



RANGER ENGINEERING GROUP, INC.

13 Branch St., Suite 101
Methuen MA 01844
Tel: 978-208-1762
www.rangereng.com

July 6, 2020

Warner Planning Board
Ben Frost, Chairman
Town Hall
5 East Main Street
Warner, NH 03278

RE: Comet, LLC Site Plan Application

Dear Mr. Chairman,

This office has been working on revised plans for the above referenced site plan to address comments and to complete the AOT permitting application. At this point in time the plans are not 100% complete and further review will be required, however, I would like to briefly address comments received to date.

Comments from Ben Frost, Chairman, Warner Planning Board

General questions and observations:

- The planning board will need a written waiver request for parking (shared parking, reduction from 96 to 87). **A written waiver request will be provided when the final parking space count has been determined.**
 - Pylon sign location: this will require a variance by ZBA; the planning board cannot approve this as proposed; is it possible to meet the zoning requirement by placing the sign elsewhere? **Alternate locations will be investigated, and the signs will be moved if possible.**
 - What is the status of discussions regarding a connection to Evans Expressmart/Sunoco? **Contact has been made with Evens by the owner last week but with the holiday weekend no detailed discussions have been initiated.**
 - The planning board may consider imposing a restriction on the use of hazardous materials on site without prior board approval. **No Comment**
 - Provide (or get them to provide) a letter from the Warner Village District. **We will request a letter from the Warner Village District. As mentioned verbal indications are that there is plenty of water and sewer capacity available.**
 - Consider one driveway access for both lots.
 - Address the issues raised by the Warner River Local Advisory Committee.
 - Of particular concern to me is that there is significant stormwater infrastructure that straddles the two lots. I believe that this would be better presented as a condominium subdivision, with all of the infrastructure (stormwater, parking, etc.) being owned by the association. As is has been proposed, I'm very concerned about who will assume
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responsibility for maintaining the infrastructure. **Documentation will be provided. The lots are both owned by the same entity who will be responsible for the maintenance. Language will need to be added to the property deeds to address any future sale of one or both of the lots.**

Plan review questions and comments:

- What is the status of the lighting plan? **See enclosed photometric plan**
- Provide sign typicals. **To be provided**
- Elevation views of Dunkin' Donuts indicate that the signs are to be internally illuminated. Internally illuminated signs are not permitted under the zoning ordinance. **The illumination will be eliminated.**
- "Something Fresh Is Always Brewing" and "America Runs on Dunkin'"– these constitute signage, and should be included in the sign area calculations relative to what is permitted under the zoning ordinance. **Additional signage plans will be provided.**

Plan set:

- Sheet 2 Notes
 - B. 6 inches of top soil – conflicts with Sheet 14, which says 4 inches (2 places); correct sheet 14 to indicate 6 inches. **Change will be made**
 - D. Reference to Massachusetts agency **This will be changed**
 - Sheet 3
 - Show all abutters. **Added to the revised plans**
 - Flood Zone Information states: "No field elevation surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination." Field elevation survey should be performed. **The flood zone has been determined by elevation The plan note will be revised.**
 - Sheet 4
 - Cross-hatch patterns of the proposed easements are too similar to distinguish when overlapped. **This will be made more clear**
 - Sheet 5
 - Is there a better location for the pylon sign shown at the NW corner of the property? Topography may limit visibility; could be improved by moving it eastward (and in compliance with zoning standard). **Same comment as above**
 - Dumpsters should have fencing on all four sides; show detail for dumpster fencing. **The owner has used this enclosure type with good results, he would like the board to consider this alternative**
 - "Do Not Enter" sign should be shown at curb bump-out at SE corner of retail building. **Additional directional signage will be added to the plan**
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Comments from George Holt, review engineer

I'm going through the Alteration of Terrain (AoT) Permit Application and have the following initial comments:

1. Section VI references Mass DEP Stormwater Management Standards. Section XI references Mass stormwater policy. Please revise to applicable NHDES rules. **Will be corrected**
 2. Section VII referenced the Town of Wilmington and Route 125. Please update to include site-specific information. **Will be corrected**
 3. Section VII. Please provide a copy of the NH Heritage Bureau's site-specific report. **Will be included**
 4. The AoT Application is incomplete and is missing the following contents:
 - a. Copy of Signed Application Form
 - b. Application Checklist
 - c. USGS Map with Property Boundary
 - d. Web GIS Printout with "Surface Water Impairments"
 - e. Web GIS Printout with AoT Screening Layers
 - f. NHB Determination Letter
 - g. Aerial Photograph with Property Boundary
 - h. Site Photographs
 - i. BMP Worksheets
 - j. Tab 7: Site Specific Soil Report
 - k. Site Specific Soil Map**These will all be included in the final report**
 5. Has a Request for Historical Review been submitted? **No**
 6. The AoT plan includes a sand filter in place of catch basins to protect turtles. However, there are catch basins at the front of the property, too. Please explain the difference and why you do not have alternatives to catch basins in the front of the property. Are there different grates? **In discussions with Kim Tuttle at NH Wildlife she was concerned about catch basins in the back parking lot, she indicated that catch basins in front would be acceptable. The revised plans will be submitted to NH Wildlife for approval.**
 7. The AoT report that I received only has the 10-Year post-development storm calculations; the HydroCAD model peak discharge rate of 0.43 cubic feet per second (cfs) does not match the 10-Year post-development result of 0.49 cfs in the Flow Rate Tables in Section IX of the report. **This typo will be corrected**
 8. The report provides the drainage analyses for the pre-development 1, 2, 5, 10, 50 and 100-year frequency storms. **No Comment**
 9. The proposed stormwater management system (SMS) will require significant maintenance and monitoring, as described in the plan. Do you have a draft agreement or deed reference that will be provided as part of the application to ensure that the SMS will be maintained and monitored? **Maintenance agreements will be provided**
 10. The AoT permit application is incomplete as provided. I think you mentioned this during the site walk. Also, as we discussed on the phone, you mentioned that underlying fill material beneath the SMS would need to be excavated. I anticipate that your drainage analyses will have also
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changed. Please provide me with updated site plans and drainage analyses when they are available. **They will be provided.**

11. The next planning board meeting will be next Monday. Are you submitting additional information for this meeting? Do you plan to attend? Based on my understanding that you are working with the owner to revise the site plan, I have held off on generating a report for your project until I receive updated and generally finalized plans. If you can provide these to me by 8 am on Monday morning, I will attempt to draft our comment letter in time for the meeting that night. **The plans provided at the site walk are the most recent plans available. A final set will be generated this week.**

Questions from Andy Bodnark

1. A revised copy of the site plan application will be provided.
 2. The plans have been submitted to NH DOT but no response has been received. The distance between the existing Sunoco and the right turn in driveway is 160' as shown on sheet CS1001.
 3. The east entrance allows left and right in and left and right out movements.
 4. There are several utility easements shown on the plan. One is for the electric service that will cross over lot 1 for use by lot 2. The easement in front is to allow the water to cross lot 1 for use by lots 2 and 3, and sewer lines to cross lot 1 for use by lots 2 and 3.
 5. In any parking lot there will be conflicts with cars backing from spots into drive aisles. Traffic speeds will be low in the parking lot and safety will not be an issue.
 6. There is a curb with a landscape island.
 7. Travel in back of the building is one way but it can be two way in front.
 8. The FEMA flood elevation shown on the plan was established by survey. The most current flood map shows the flood elevation of 421 feet being at this site as well as upstream at the RT. 89 bridge over the river as shown on the most recent 2010 map published by FEMA. The flood way was traced from that 2010 FEMA map. The location of the Warner River was taken from plans of record and GIS mapping. No work is proposed in the flood plain, the flood way, or the 250 shoreland protection area.
 9. The site will be filled approximately 6 to 8 feet above existing grade.
 10. The plans have not been reviewed by the highway department or the fire department. We will contact each and address any of their concerns. The driveway grades are within what is acceptable engineering design, especially given the short distance.
 11. We will request a letter from the Warner Village Water District.
 12. A detailed photometric plan has been provided.
 13. Additional signage and lighting details will be provided.
 14. Revised architectural plans are being developed and will be provided.
 15. In a pre-submittal meeting with NH DOT, they indicated that traffic impacts to the roundabout would not need to be evaluated as they were considered in the design. The change in traffic volume is based upon the traffic generated by this site which is a fixed volume dictated by the uses that are being proposed. The intent of the table is to demonstrate the impact of this project between 2021 and 2031 on a calculated general increase in traffic over time due to other development that will naturally occur. Appendix E shows the turn treatment assessments which are computer generated based upon actual
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traffic counts and project increases in traffic movements. None of the assessments indicate turn lanes are required.

Comments from Romeo Dubreuil

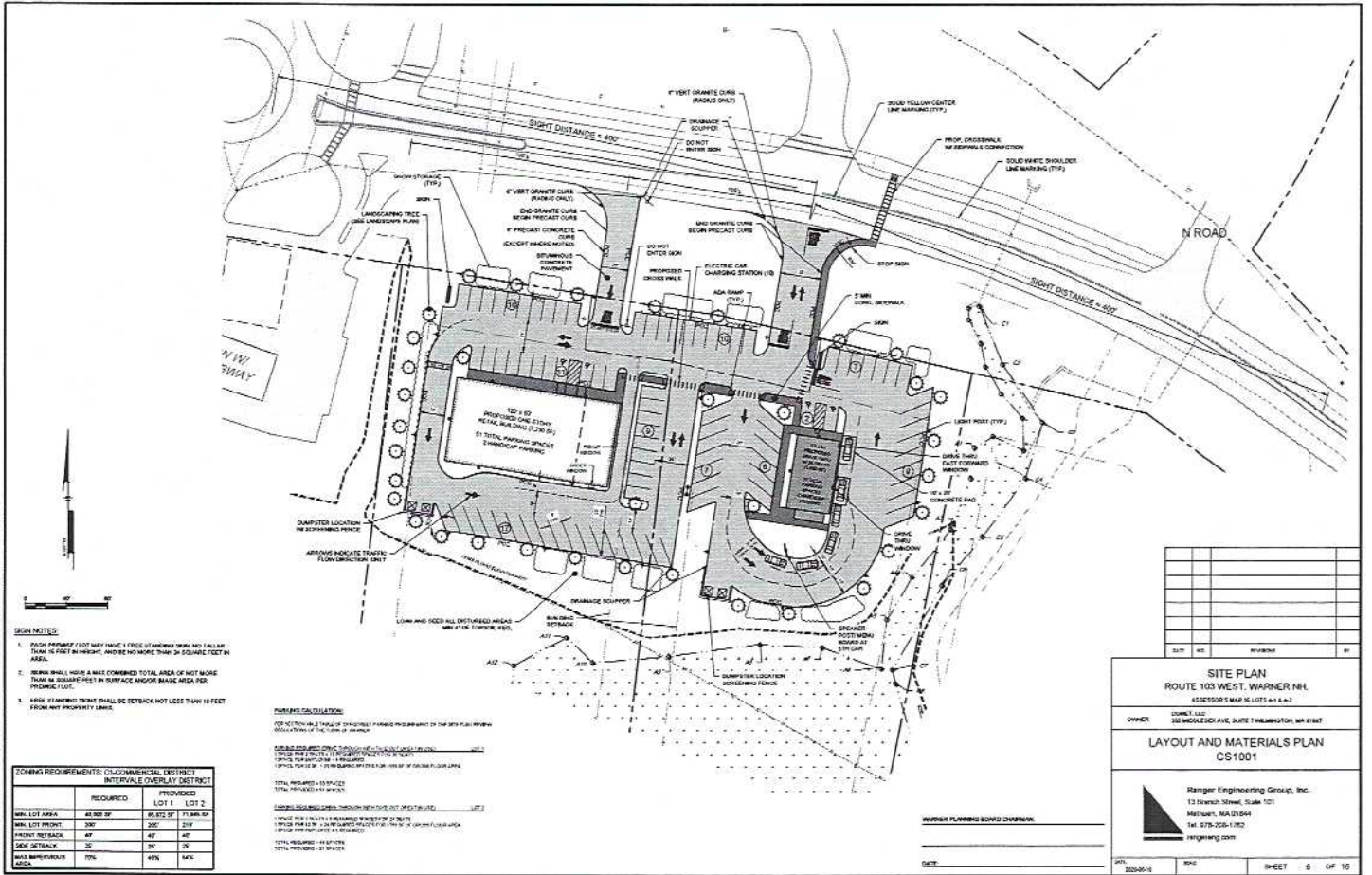
- 1 Field Inspections requirements can be a condition of approval.**
- 2 Same Comment as above**
- 3 Same Comment as above**
- 4 Snow storage areas are shown.**
- 5 Landscape will be native plantings that require a minimal amount of maintenance.**
- 6 Concrete curb is proposed and preferred by the property owner.**
- 7 A lighting plan is attached.**
- 8 Two driveways are desirable.**

I will attend the zoom meeting tonight to give a brief review of these items. A continuance will be requested to further address comments.

If you have any questions, please do not hesitate to contact this office.

Sincerely,


Benjamin C. Osgood, Jr., PE
Senior Engineer



- GENERAL NOTES:**
1. FOUNDATION SHALL HAVE 1' FREE VERTICAL CLEARANCE UNDER IT FROM THE FIRST BALCONY AND BE NO MORE THAN 24" SQUARE FEET IN AREA.
 2. FOUNDATION SHALL HAVE A MAXIMUM COMBINED TOTAL AREA OF NOT MORE THAN 300 SQ. FT. PER STORY AND/OR BASE AREA PER STORY.
 3. FOUNDATION SHALL BE SETBACK NOT LESS THAN 10 FEET FROM ANY PROPERTY LINE.

ZONING REQUIREMENTS: C1-COMMERCIAL DISTRICT

	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 SF	95,872 SF
MIN. LOT FRONT	200'	200'
FRONT SETBACK	40'	40'
SIDE SETBACK	20'	20'
REAR SETBACK	10%	10%

PERMITS/REGULATIONS:

FOR ALL PERMITS AND REGULATIONS, THE APPLICANT SHALL CONSULT WITH THE LOCAL PLANNING BOARD AND THE LOCAL HEALTH DEPARTMENT.

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SITE PLAN
ROUTE 103 WEST, WARNER NH
 ASSESSOR'S MAP 36 LOTS #1 & #2

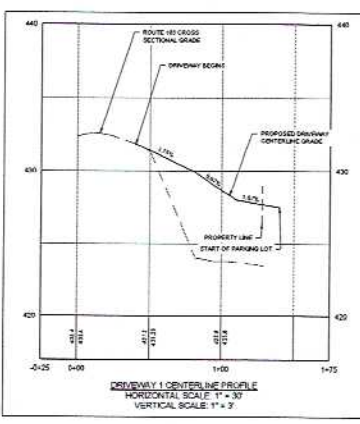
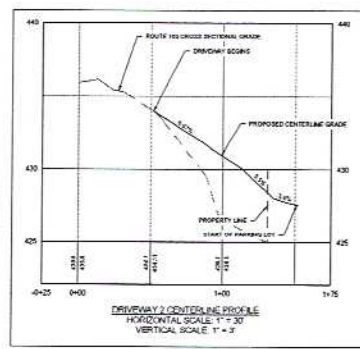
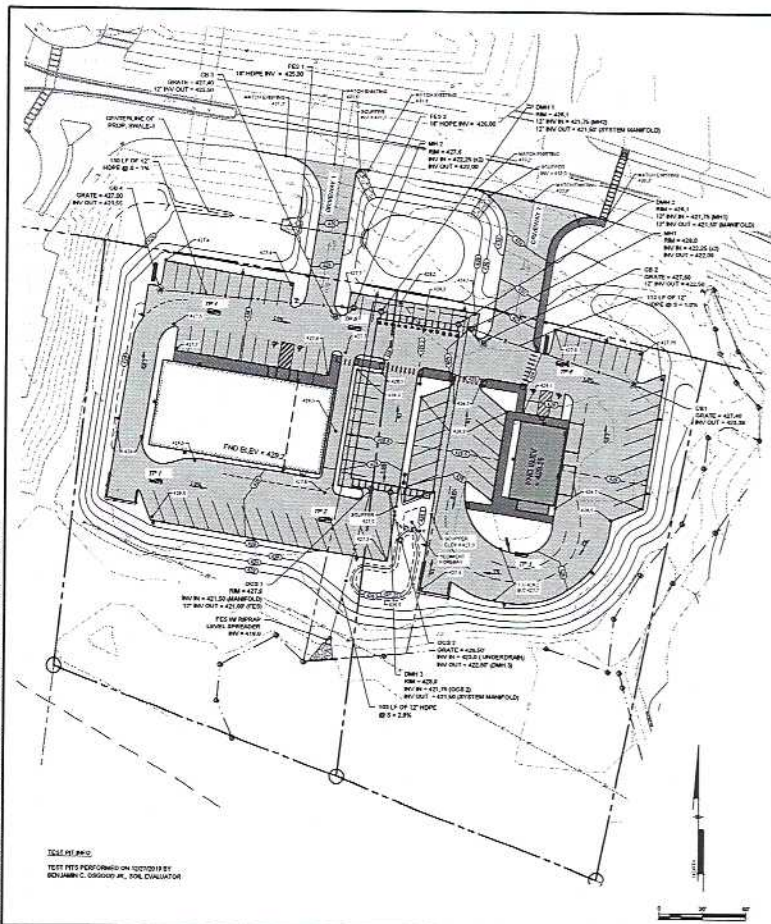
OWNER: []
 DRAWN BY: []

LAYOUT AND MATERIALS PLAN
 CS1001

Ranger Engineering Group, Inc.
 13 Haverhill Street, Suite 101
 Methuen, MA 01844
 Tel: 978-282-1100
 rangereng.com

DATE: []

DATE	BY	REVISION



TOP ELEV 425.00 Elevation

TP1				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0.00	11.0	1	100% BK	
0.00	11.0	1	100% BK	
0.00	11.0	1	100% BK	

TOP ELEV 424.00 Elevation

TP2				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0.00	11.0	1	100% BK	
0.00	11.0	1	100% BK	
0.00	11.0	1	100% BK	

TOP ELEV 423.00 Elevation

TP3				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0.00	11.0	1	100% BK	
0.00	11.0	1	100% BK	
0.00	11.0	1	100% BK	

TOP ELEV 422.00 Elevation

TP4				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0.00	11.0	1	100% BK	
0.00	11.0	1	100% BK	
0.00	11.0	1	100% BK	

TOP ELEV 421.00 Elevation

TP5				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0.00	11.0	1	100% BK	
0.00	11.0	1	100% BK	
0.00	11.0	1	100% BK	

TOP ELEV 420.00 Elevation

TP6				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0.00	11.0	1	100% BK	
0.00	11.0	1	100% BK	
0.00	11.0	1	100% BK	

DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING

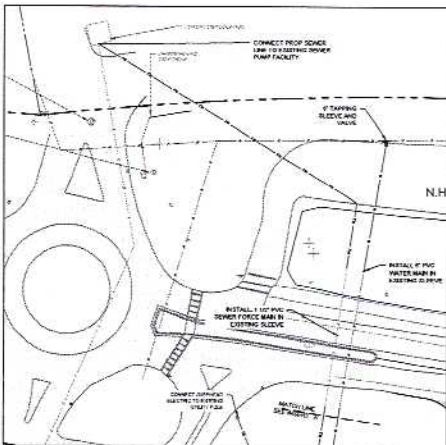
SITE PLAN
 ROUTE 103 WEST, WARNER NH.
 ADDRESS: 103 WEST, WARNER NH 03270
 OWNER: COMET LLC
 200 MEDICINE AVE, SUITE 1 WILMINGTON, NH 03097

GRADING AND DRAINAGE PLAN
 CS1501

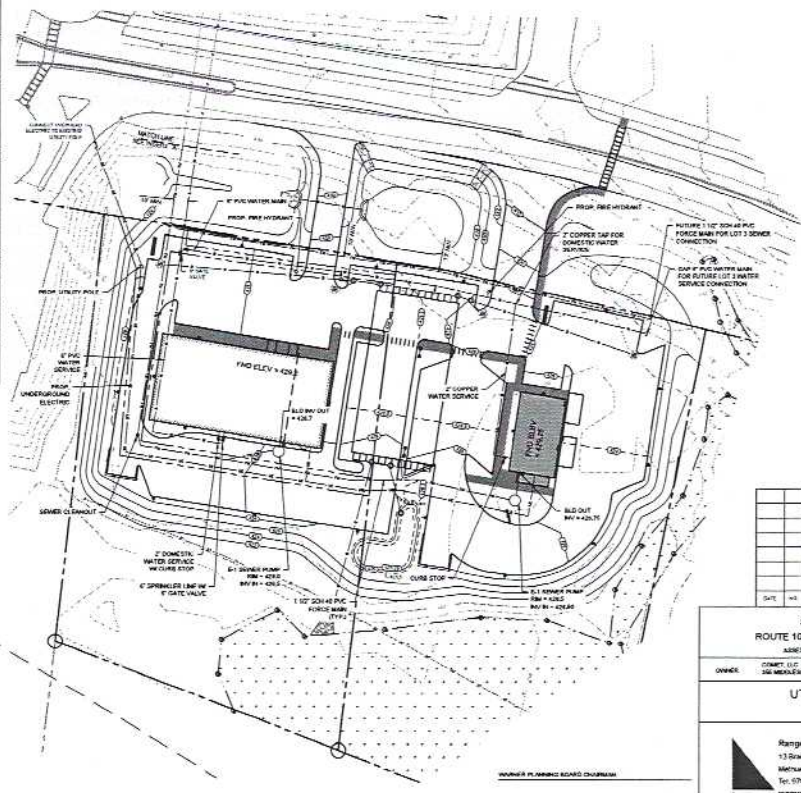
Ranger Engineering Group, Inc.
 13 South Street, Suite 101
 Methuen, MA 02844
 Tel: 878-258-1782
 rangereng.com

WARREN PLANNING BOARD CHAIRMAN

DATE: _____



INSET: SEWER AND WATER TIE IN



DATE	BY	REVISION	BY

SITE PLAN
 ROUTE 102 WEST, WARNER, NH.
 ADDRESS: 102 WEST MAIN ST. LOTS 1 & 2

OWNER: COMPT, LLC
 266 MIDDLESEX AVE., SUITE 7 WILMINGTON, MA 01897

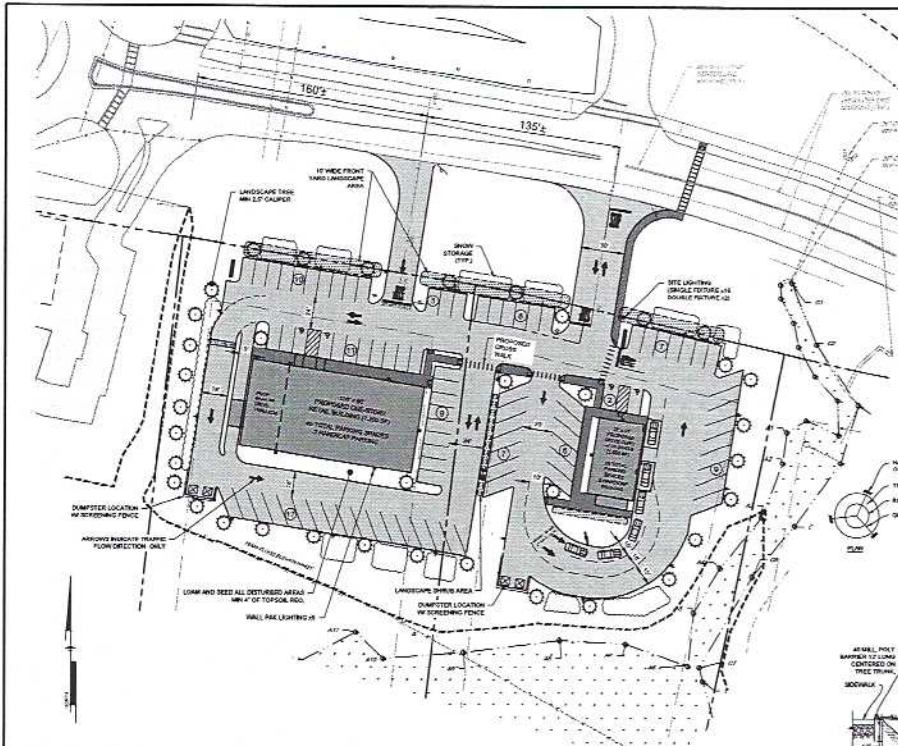
UTILITY PLAN
 CS1701

Ranger Engineering Group, Inc.
 13 Branch Street, Suite 101
 Methuen, MA 01555
 Tel: 978-206-1700
 rangereng.com

WARNER PLANNING BOARD CHAIRMAN

DATE: 12/20/2011

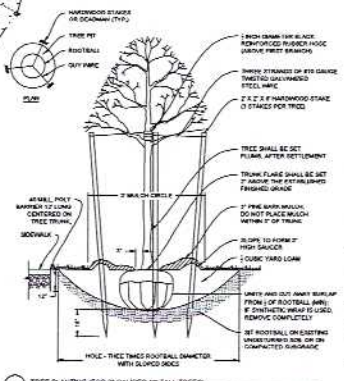
DATE: 12/20/2011



WETLAND SEED MIX		
COMMON NAME	AMOUNT	SUPPLIER
NEW ENGLAND CONSERVATION WILDLIFE MIX	1.0 LB./1750 S.F.	NEW ENGLAND WILDLIFE PLANTS, INC.

APPROVED TREE SPECIES	
SCIENTIFIC NAME	COMMON NAME
CAMPANULUS CAROLINIANA	AMERICAN HORSEBEAM
PRINUS GLAUCA	WHITE SPRUCE
JUNIPERUS VIRGINIANA	RED CEDAR
ACER RUBRUM	RED MAPLE
QUERCUS RUBRA	CRAB APPLE
QUERCUS ALBA	WHITE OAK
PRINUS STROBUS	WHITE PINE

APPROVED SHRUB SPECIES	
SCIENTIFIC NAME	COMMON NAME
VIBURNUM DENTATUM	ARROWWOOD VIBURNUM
SPIREA BETULIFOLIA	WHITE SPIREA
ILEX GLABRA	EVERGREEN WINTERBERRY
RHOXODODENDRON FERRUGINEUM	RHOXODODENDRON
SUKUS MICROPHYLLA	WINTERGEM BOXWOOD
CLAYTONIA ALTERNIFOLIA	ALTERNATE LEAVED DOGWOOD



- PERFORMANCE SPECIFICATIONS**
- CLEAN AND GRUB TOP SOIL OF ALL UNSUITABLE MATERIALS INCLUDING BUT NOT LIMITED TO STumps, ROOTS, TRUNKS AND BRANCHES OF DEAD TREES, SOIL WITH INVASIVE SPECIES SHALL BE REMOVED OR OFF SITE.
 - AFTER SLOPES AND FENCES HAVE BEEN INSTALLED, LOAM AND SEED (AS PER MOVEMENT AND CONSTRUCTION SPECIFICATIONS) SHALL BE APPLIED TO TOPSOIL TO FOLLOW.
 - UPON COMPLETION OF FINISH AND ALL SITE WORK, OPEN SPACE AREAS AND TO BE MAINTAINED AND LANDSCAPE PLANTINGS ARE TO BE PLANTED.
 - WITHIN ONE YEAR OF PLANTING, ALL DEAD, DYING OR DISEASED VEGETATION SHALL BE PROMPTLY REPLACED. BASED ON SEASONAL PLANTING PRACTICES, HEALTHY PLANTS IN ALL SURROUNDING LANDSCAPE AREAS.

- LANDSCAPE NOTES**
- A MINIMUM OF ONE (1) TREE AND 10 SHRUBS PER 500 SQUARE FEET OF LANDSCAPE AREA.
 - DECEASED TREES SHALL BE MIN. 4" CALIBER AND 12' IN HEIGHT.
 - UNDESIRABLE TREES SHALL BE MIN. 4" CALIBER.
 - BRANCHES SHALL BE MIN. 2" CALIBER.
 - LOAM AND SEED ALL DISTURBED AREAS TO A MIN. DEPTH OF 4" BELOW FINISH GRADE.
 - IF ANY DISTURBED AREAS ARE 2" OR GREATER, DEEP ROOTED SPECIES SHALL BE PLANTED TO PREVENT EROSION.

SITE PLAN
 ROUTE 103 WEST, WARNER NH,
 ASSESSOR'S MAP 25 LOTS 1 & 2

OWNER: COMET, LLC
 200 NEEDS AVE. SUITE 7 WILMINGTON, MA 01897

LANDSCAPE & LIGHTING PLAN
 CS7001

Ranger Engineering Group, Inc.
 13 Branch Street, Suite 101
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DATE: 10/20/2014
 SHEET 14 OF 18