

MERIDIAN

LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

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www.MeridianLandServices.com

February 14, 2023

**Michele Decoteau
Brookline Town Planner
Town of Brookline Planning Department
1 Main Street
Brookline, NH 03033**

**Re: Flawless Floors at Post Office Drive
8 Post Office Drive
Map F Lot 4-3
Brookline, NH 03033**

Site Plan Application

As part of the Site Plan review process for the above referenced project, the following waivers are being requested from Town of Brookline Site Plan Regulations. These requests are to allow the applicant to construct a better project.

The following is a list of the waivers requested and justification.

Waiver Request #1 – Section 4.6.03.b of the Brookline, NH Site Plan Regulations

The applicant request relief from Section 4.6.03.:

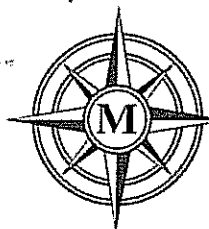
Parking shall not be permitted in the front setback nor between the principal structure and a public street, including corner lots. Parking may be located to the side or rear of the principal structure. The Planning Board may waive this requirement in situations where lot configuration and/or use renders such parking lot location impractical. See Diagram 1.

To allow parking in front of the building and within the front setback.

Justification

The existing topography of the subject site dictates where the parking needed to be located. The site slopes up from Post Office Drive. The parking needed to be in front of the site building to keep the parking elevation close to the finish floor elevation. If the parking was to be placed at the rear of the building it would be about 4 feet above the building finish floor which does not allow for easy access to the front door. The topography of the site also dictates the parking to be within the front building setback. This is required because to move the parking out of the setback would require the entire site to move to the rear and up the hill. Moving the site to rear would increase the amount of grading on the site for the driveway and side parking. The increase grading would increase the amount of retaining walls and the height of the wall. The proposed site fits to the land in the most reasonable way possible, while not creating excessive cuts and fills.

The parking in the front is consistent with the surrounding area. All of the 7 commercial/maniple sites within a 1,000 foot radius of the site have parking in the front and/or between the building and the ROW.



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Superior Steel Site Plan
Project #00650.07
RMI #1 Response Letter

September 14, 2022

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The two closest developed lots F-4(post office) and F-155 (Safety Complex) have parking 20' and 17' off Post Office Drive respectively.

To mitigate for the parking in the front and within the front setback, landscaping has been provided to further to screen it from view.

Waiver Request #2 – Section 6.1.01.i of the Brookline, NH Site Plan Regulations

The applicant request relief from Section 6.1.01.i:

High Intensity Soils Maps as certified by a qualified Soils Scientist

To allow relief from the submittal requirement.

Justification

The subject site was included in a previously drainage design and analysis for the master stormwater management system which was approved by the Brookline planning board. The proposed site is below the land coverage assumed thresholds. No further stormwater analysis is required for the site therefore soils are not required to complete the design. Additionally, the septic was design with a test pit in the location of the leach field. This test pit was used to determine soil typic and infiltration rate in the area where it is required. No further soil analysis is required for the septic design.