



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

PLANNING DEPARTMENT

**P.O. BOX 360 – 1 Main Street
BROOKLINE, NH 03033-0360**

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Project Name: Superior Steel		
MEETING DATE: September 15, 2022	APPLICANTS: LTD 34 Comm, LLC/Superior Steel 46 NH Route 13 Brookline, NH 03033	APPLICATION TYPE: Site Plan – HOP APPLICATION NO: SP# 2022.B:H:042
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension:	APPLICANT'S REP: Meridian Land Services, Inc. Douglas Brodeur PO Box 118 Milford, NH 03055	REVIEWED BY: Michele Decoteau, Town Planner First Review: 08.08.22
EXECUTIVE SUMMARY: This is an application by Douglas Brodeur on behalf of LTD 34 Comm, LLC for a site plan on J-019 (5.3 acres) to add an addition to an existing storage building and add additional stormwater management to the paved parking area. The new 36.5' by 49.5' addition will be on the storage building on the western edge of the property. This lot is in the Commercial/Industrial District, Aquifer Protection District, and portions are in the Wetlands Conservation District.		

LOT BACKGROUND

Location: Route 13
 Parcels' ID: J-019
 Total Area: 5.3 ± acres
 Zoning: Industrial/Commercial & Residential/Agricultural
 Land Use: Industrial/Commercial
 Abutting Uses: Commercial and Residential
 Wetlands: Yes
 Aquifer: Yes
 Flood Zone: Yes, partially within the FIRM 1% annual chance of flood hazard
 Current use: Industrial/Commercial

LAND USE HISTORY

1992
 Lot Line Adjustment Lots J 17, J-18, J-19, J-23

1993

Site Plan 80'x80' addition to an existing metal building and proposed "exit only" second gravel drive – A tree line screening along Route 13 was associated with the site plan.

1994

Compliance hearing: Issue with scrap steel material piled on property still awaiting pickup, building not finished and unloading still done outside, conservation easement not finalized, driveway not built, debris at rear of property near the brook.

1998

Second compliance hearing – P.B. made a finding that the applicant has resolved all issues with the exception of the conservation easement.

2009

Site Plan for Superior Steel to replace the existing 40'x42' single-story front building by a 40'x50' two-story building, 32' high and construct a new 35'x48' metal storage building, 28.9 high in the back-west corner of the property.

2020

Site Plan - Superior Steel (Phase III) - The applicant is proposing the expansion of the existing "fabrication shop" with a 79'x30' high-bay addition, which will add to the shops production area

Waiver requests:

Section 6.1.01j – High Intensity Soil Mapping

Documents:

Name	Prepared/Submitted by	Date & Notes	New?
<u>Site Plan Application</u> <ul style="list-style-type: none">• Application• Checklist - Site Plan• Fees worksheet• Abutter labels		August 4, 2022	X
Site Plans			X
Storm Water Management Memorandum	Douglas Brodeur	August 3, 2022	X
Waiver Request	Douglas Brodeur	August 3, 2022	X
1680 sq ft storage building @ 46 Route 13 Superior Steel – 3pgs	LaBombard Engineering	6/2/22	X

PLANNING STAFF APPLICATION REVIEW & COMMENTS.

Procedure

Waiver request: review and vote on waiver request

Comments: Staff reviewed the plans dated 08/03/22 and had the following comments:

1. Stormwater – the stormwater plan should show the flow of stormwater on the lot. The location of the dry well appears to be the lowest elevation near the proposed addition.
2. Stormwater – will the dry well be fed by roof drains or surface infiltration?

3. Section 6.1.01n – renderings of buildings – the applicant provided engineering drawings of the addition. Regulations ask for at least one elevation to be in color. Please provide a color rendering of the addition at the Planning Board meeting.
4. Section 6.1.01af – artist rendering of the site – Please provide a color rendering of the site at the Planning Board meeting.

COMMENTS FROM OTHER DEPARTMENTS

Reviews have been requested.

Conservation Commission:

Health Officer :

Fire Department:

Building Inspector:

Selectboard:

COMMENTS FROM ABUTTERS/PUBLIC

Staff Check list

Tax Map/Lot	J-019
Lot Area:	5.3 acres
Current Land Use:	Commercial/manufacturing
Steep slopes:	No
Road Access/ Closest intersection	Route 13
Zoning District:	Commercial/Industrial & RA
Overlay Districts:	Wetlands, Aquifer Protection, Floodplain
Surface Waterbodies:	Stickney Brook

Issues

- ☒ Waivers ☐ Conditional Use Permit ☐ Special Exception ☐ Variance ☐ Easements
☐ HOA/Condo ☐ Road Bond
 State permits: ☐ Driveway Permit (DOT) ☐ Subdivision ☐ Wetlands (Dredge and Fill)
☐ Alteration of Terrain ☐ Shoreland

Application Acceptance Checklist

- ☒ Application properly submitted
☒ 8 print copies and one 11 x 17 pdf copy
☒ Application fees paid
☒ Abutter list and labels provided
☒ Plan meets submission requirements including all necessary waivers