



**TOWN OF  
BROOKLINE, NEW HAMPSHIRE**

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

*MDecoteau@brooklinenh.us* <http://www.brooklinenh.us>

<b>Project Name: Superior Steel</b>		
<b>MEETING DATE:</b> September 15, 2022	<b>APPLICANTS:</b> LTD 34 Comm, LLC/Superior Steel 46 NH Route 13 Brookline, NH 03033	<b>APPLICATION TYPE:</b> Site Plan – HOP <b>APPLICATION NO:</b> SP# 2022.B:H:042
<b>APPLICATION STATUS:</b> <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension:	<b>APPLICANT'S REP:</b> Meridian Land Services, Inc. Douglas Brodeur PO Box 118 Milford, NH 03055	<b>REVIEWED BY:</b> Michele Decoteau, Town Planner  First Review: 08.08.22
<b>EXECUTIVE SUMMARY:</b> 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 except for 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 feet 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?
<b><u>Site Plan Application</u></b> <ul style="list-style-type: none"><li>• Application</li><li>• Checklist - Site Plan</li><li>• Fees worksheet</li><li>• Abutter labels</li></ul>		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
Fire Department Review	Fire Chief	September 9, 2022	X
Select Board Review		9/6/2022	X
Conservation Commission Review			
Health Officer Review			
Building Inspector			

**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**

Conservation Commission:

Health Officer: declined to review

Fire Department: Summary 1. Discrepancy in size of the addition, 2. Need to know what is being stored in this location before life safety review, 3. Need a commercial fire code analysis once the contents are know. Full letter attached

Building Inspector:

Selectboard: No comment

### **COMMENTS FROM ABUTTERS/PUBLIC**

None

### **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

### Notes

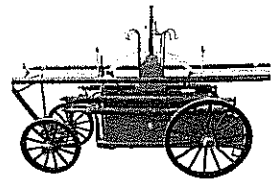
☒ Waivers      ☐ Conditional Use Permit      ☐ Special Exception      ☐ Variance      ☐ Easements  
☐ HOA/Condo ☐ Road Bond  
State permits: ☐ Driveway Permit (DOT)      ☐ Subdivision      ☐ Wetlands (Dredge and Fill)  
☐ Alteration of Terrain      ☐ Shoreland

### 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



Office of the Fire Chief  
**BROOKLINE FIRE DEPARTMENT**  
4 Bond Street, Brookline NH



September 9, 2022

SP: #2022:J-019

Dear members of the planning board:

The Brookline Fire Department has reviewed the application for an addition to the storage building located at 46 Rt 13.

The following findings need to be noted:

1. There is a discrepancy between the plan provided by Meridian and the supplemental floor plan. One plan shows a proposal for an 1809 ft<sup>2</sup> addition and the other plan calls for a 1680 ft<sup>2</sup> addition.
2. Without knowing what items, materials, substances, or what occupancy-based activities will be within the building we cannot adequately provide a proper list of life safety requirements.
3. Because this is a commercial application, a fire code analysis will need to be conducted to ensure that the proposal meets all applicable codes. Codes are including but not limited to: fire suppression, detection, and life safety.

For us to properly give a list of life and fire safety requirements, we would need to first know what is being stored and what will be happening within the building. Should you have any questions or concerns please contact us at the firehouse.

Respectfully,

Charles E. Corey, Sr.  
Fire Chief



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**Planning Department**  
P.O. BOX 360 – 1 Main Street  
Brookline, NH 03033

mdecoteau@brooklinenh.us – (603) 672-8855 x 215

**Memo**

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To: ✓ Selectboard  
Conservation Commission  
Fire Chief  
DPW

From: Michele Decoteau, Town Planner  
Date: August 30, 2022  
Case: SP #2022:J-019

Please review this application and respond to the Planning Board with comments.

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.

The Planning Board will review this case on September 15, 2022, at 7:00 PM at the Brookline Town Hall during a regular meeting of the Board. If you have any questions, please contact the Planning Department at [MDecoteau@BrooklineNH.us](mailto:MDecoteau@BrooklineNH.us) or (603) 672-3355 x 215.

Comments: \_\_\_\_\_  
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No comments: ☒

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

9-6-2022