

MERIDIAN

LAND SERVICES, INC.

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

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 * Fax 603-673-1584

www.MeridianLandServices.com

August 3, 2022

00650.07

Town of Brookline
Planning Board
c/o Michele Decoteau, Town Planner
PO Box 360
Brookline, NH 03033
(603) 673-8855 x 215
mdecoteau@brooklinenh.us

Re: Site Plan Application
LTD 34 Comm, LLC (Superior Steel Site)
Map J Lot 19
46 NH Route 13; Brookline, NH

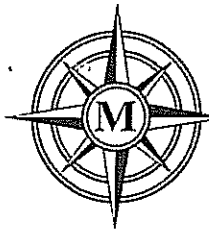
Dear Members of the Board

On behalf of the applicant, LTD 34 Comm, LLC (Applicant/Owner), Meridian Land Services, Inc (Meridian) is formally submitting Site Plans and ancillary materials for Non-Residential Site Plan review, as required by the Town of Brookline Non-Residential Site Plan Regulations, for the referenced project.

The project involves the expansion of the existing 'Storage Building' with a 36.5 x 49.5' addition, which will add to the site's indoor storage, as indicated on the project drawings. The addition will be on the easterly face of the building, towards Route 13, and is fully screened from the public right-of-way and abutting residential properties to east, by a dense stand of primarily white pines along Route 13 corridor, and the existing onsite buildings. The residential properties to the north and west of the project are screened by the Stickney Brook corridor, which has a stand of mature vegetation on either side of the stream.

The project location (site) is on the westerly side of NH Route 13 adjacent to the South Main Street intersection, as shown on the locus map below. The site is identified as Map J Lot 19 on the Brookline Tax Assessors maps (Site), and is located in both the Industrial/Commercial and Residential/Agricultural zoning districts, with the existing and proposed active portions of the property entirely located in the Industrial/Commercial zone, and is also within the Aquifer Protection District, as indicated on the site plan. The site contains Stickney Brook, on its northerly and westerly extents, with periphery wetlands adjacent to the stream. Abutting land uses consist of a commercial site to the south (state line plaza), and residential single-family housing to the north, west, and east.

The site is currently occupied by three structures, an office, shop fabrication, and storage building, with intermixed paved, gravel, and grass covers, which are used for outdoor storage of steel product, and parking of vehicles. The property is serviced by private onsite septic system and well, and overhead utilities (ie electric, telephone, etc.).



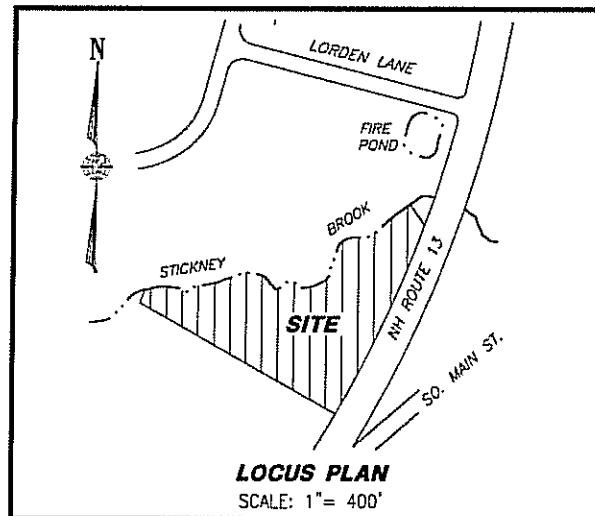
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The intent of the expansion is to provide additional indoor storage of product and equipment, there is currently no intent to increase the number of onsite employees, and therefore the parking area, septic system, and other requirements relative to the number of employees. If and when onsite employment increases, the septic system is designed for 14 employees, which there are currently 7 full time and 1 part time personnel.

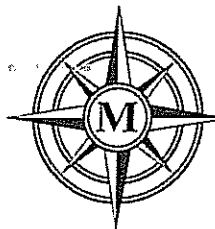
As the project is located in the aquifer protection district, all stormwater from the proposed roof area, and a portion of the existing roof, will be infiltrated into a drywell system, for up to the 50-year storm event, where a 10-year storm is required by the town regulations.

The applicant is formally requesting a waiver from the requirements of the Site Plan Regulations, §6.1.01i High Intensity Soil Mapping (HISS). For the reasons that the septic system in its current configuration is adequate to handle the current loading, an in-situ test pit was conducted for the drywell infiltration system, and there is no value in conducting this survey.

Also, the applicant is requesting that the Board although the approval process to move forward, without having a lighting plan. The applicant desires to install flood lights over each overhead door on the easterly face of the addition, as well as a light next to the entrance door. The lights will comply with all requirements of the site plan regulations, will be on timed motion detectors, and only used during infrequent night time visits.

Should you have any questions or concerns, please do not hesitate to contact me.

Thank you for time and consideration in this matter.



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Sincerely,
Meridian Land Services, Inc.

Douglas V Brodeur, PE
Project Manager

cc: Daniel Goguen (dan@gcinh.com)