

WARNER RIVER LOCAL ADVISORY COMMITTEE

5 East Main Street
P.O. Box 265
Warner, New Hampshire 03278

Via email: landuse@warner.nh.us; benjamindfrost@gmail.com

May 28, 2020

Ms. Deb Moody, Land Use Secretary
PLANNING BOARD
TOWN OF WARNER
P.O. Box 265
Warner, New Hampshire 03278

RE: Proposed Retail Development
Comet, LLC
9 Route 103 West
Warner, New Hampshire

Dear Ms. Moody:

Warner River Local Advisory Committee (WRLAC) has reviewed Comet, LLC's civil engineering plan set (dated 05-06-2020) as prepared by Ranger Engineering Group, Inc. of Methuen, Massachusetts. Kindly note that the proposed development is within the Warner River Protected Corridor; as such, we think it imperative that the proposed 9 Route 103 West development take into consideration its critical location along the Warner River. We have reviewed the site plans and have a number of questions and comments that we would appreciate being added into the public record.

Administrative Considerations

- Sheet CS0201 (Sheet 3 of 18) and following, as needed, should identify the depicted Warner River line (is this line the ordinary high-water line?).
- The plan set does not contain a photometrics (lighting) plan. Light pollution is a concern.
- How thick will the asphalt pavement binder course be? CS0002 (Sheet 2) indicates 2½ inches; CS6001 (Sheet 9) shows 2 inches.
- Applicant would be well advised to refer to NHDOT *Standard Specifications for Roads and Bridges* instead of the MassDOT *Standard Specifications for Highways and Bridges* in order to save on the contractor and supplier confusion when specifying and ordering his aggregates and hot mix asphalt (CS0002 and CS6001, Sheets 2 and 9).
- Sheet CS8501 (Sheet 16) has an incorrect title (it's called "Existing Conditions Plan").

Technical Concerns

- Applicant should clarify and specify what the final slope angles will be for the fill slopes, and provide justification for these slope angles (CS1501, Sheet 7).
- Applicant should specify the means by which the soils used on the fill slopes will be prevented from eroding following construction (CS1501, Sheet 7).
- We suggest that the 3H:1V side slopes proposed for the stormwater management basins are too steep to allow for the stable vegetative growth that will be necessary to slow the velocity of surface runoff and for efficient maintenance during the growing season.
- We are very concerned about the potential that the proposed development will discharge stormwater with little to no treatment directly to the wetlands that border the Warner River; the provisions for post-construction stormwater management are not at all clear. While we hesitate to write this, we find the plans and provisions for stormwater management wholly inadequate for a proposed retail development within the protected corridor of a Designated River in New Hampshire. To wit:

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- Sheet CS 1701 (Sheet 8) does not clearly denote the location and bounds of the proposed system or its components.
- The plan set does not indicate whether the stormwater will be passed through any kind of stormwater treatment train.
- Will stormwater from the south basin, fed back to the infiltration chambers, be short-circuited into the overflow outlet without treatment?
- The plan set does not indicate the location of feature “Pond 1 (open basin)” that is referenced on Sheet CS6021 (Sheet 11).
- There are no infiltration or drainage calculations included in the plan set.
- Where will snow be piled?
- What provisions have been made for reducing the discharge of salt-laden meltwater to the river?
- We formally request that Warner Planning Board specify that the Applicant will make provisions for employing a winter maintenance firm with NHDES “Green SnowPro” certification.

By this letter, WRLAC urges the Warner Planning Board to not accept this application for further consideration until the Applicant has provided the additional information requested above.

We appreciate the Board’s attention to our concerns. And thank you for your public notice and the ability to obtain the drawings electronically! Please contact me if you have questions or require additional information.

Very truly yours,
WARNER RIVER LOCAL ADVISORY COMMITTEE



Kenneth W. Milender
Chair

cc: via email B. Frost (Warner Planning Board)