

APPENDIX F
TOWN OF LONDONDERRY CAPITAL IMPROVEMENTS PLAN
FY2011-FY2016

Town of Londonderry, New Hampshire Capital Improvements Plan FY2011 - FY2016



Prepared by the Londonderry Capital Improvement Planning Committee

Chair: John Farrell, Planning Board
Vice Chair: Ron Campo, School Board
Brian Farmer, Town Council (Sean O'Keefe, Alt.)
Rick Brideau, Planning Board
Tom Dolan, Budget Committee (Don Jorgensen, Alt.)

Staff:

Timothy J. Thompson, AICP, Town Planner
Susan Hickey, Asst Town Mgr for Finance and Admin.
Peter Curro, School Department Business Administrator
Margo Lapietro, Executive Assist. to the Town Manager

Adopted by the Londonderry Planning Board - October 14, 2009:

Art Rugg, Chair
John Farrell, Vice Chair
Mary Wing Soares, Secretary
Robert Nichols, Asst. Secretary
Lynn Wiles
Laura El-Azem
Charles Tilgner, Ex-Officio
Rick Brideau, Ex-Officio
Paul DiMarco, Council Ex-Officio
Chris Davies, Alternate
Cole Melendy, Alternate
George Herrmann, Alternate

Listing & Discussion of Projects by Priority

Priority 1

Fire Department

□ North/West Station Replacement - \$1,900,000

Project Description: This project has been identified in the CIP for the 5 years and has been the top town project for the last 3. Land has been acquired for the North/West Fire Station. Funds were approved at the 2006 Town meeting for site work and land purchase. The design of the station is complete and site work is completed. The only cost to be included in the next process is the building only. North station was built in the 1956 and has reached its useful life as a volunteer station. Modern Fire Equipment cannot easily fit into station without some modifications. The land that the station currently sits on is not large enough to support on-site renovations or modifications. Building does not meet current building codes, fire codes, or life safety codes. Building a new Station would provide a safe working environment for employees and service the community more effectively from its new location.

Funding Source: GF/IF/GR

Proposed Funding Year: FY 2011

Priority 2

Public Works & Engineering - Highway Division

□ Roadway Rehab/Reconstruction Program - \$6,000,000 (\$1,000,000 annually)

Project Description: Implementation of a roadway rehabilitation and reconstruction program for the Town's roadway infrastructure.

Funding Source: BD/GF/GR

Proposed Funding Year: FY 2011, 2012, 2013, 2014, 2015, 2016

Priority 2

Community Development Department

□ Pettengill Road Upgrade - \$12,348,000

Project Description: This project will fund preliminary design plans and construction of the upgrade to Pettengill Road, a Class VI roadway that once upgraded will provide access to the industrial land south of Manchester Airport and connect with the NHDOT Airport Access Road. Improvement of the roadway to a class V limited access highway will open up the land to development which will help increase Londonderry industrial tax base. This approximately 800 acres of land has the potential for being developed into 3.6 million square feet of commercial and industrial development. This area is one of the key focus areas of the Master Plan, and a significant future contributor to the town's tax base. In May 2003, the Town conducted a design charrette that created a vision for the development of this area. With the airport access road schedule to be completed by 2011/12, now is Londonderry's opportunity to connect onto this project an open up a significant economic opportunity for the community.

Funding Source: TIF/GR

Proposed Funding Year: FY 2011



**Londonderry Capital Improvement Plan
Capital Project Worksheet & Submission Form**



Department: Fire Department	Department Priority: 1 ___ of 2 ___ projects
Type of Project: (check one)	Primary Effect of Project is to: <input checked="" type="checkbox"/> Replace or repair existing facilities or equipment <input type="checkbox"/> Improve quality of existing facilities or equipment <input type="checkbox"/> Expand capacity of existing service level/facility <input type="checkbox"/> Provide new facility or service capacity
Service Area of Project: (check one)	<input type="checkbox"/> Region <input type="checkbox"/> Town Center <input checked="" type="checkbox"/> Town-wide <input type="checkbox"/> Street <input type="checkbox"/> School District <input type="checkbox"/> Other Area <input type="checkbox"/> Neighborhood
Project Description: Replace the North Fire Station, building cost only. During the construction phase of South Fire Station, all site work will be completed.	
Rationale for Project: (check those that apply, elaborate below)	<input checked="" type="checkbox"/> Urgent Need <input checked="" type="checkbox"/> Removes imminent threat to public health or safety <input checked="" type="checkbox"/> Alleviates substandard conditions or deficiencies <input type="checkbox"/> Responds to federal or state requirement to implement <input checked="" type="checkbox"/> Improves the quality of existing services <input checked="" type="checkbox"/> Provides added capacity to serve growth <input checked="" type="checkbox"/> Reduces long term operating costs <input type="checkbox"/> Provides incentive to economic development <input type="checkbox"/> Eligible for matching funds available for a limited time
Narrative Justification: This project has been identified in the CIP for the 5 years and has been the top town project for the last 3. Land has been acquired for the North/West Fire Station. Funds were approved at the 2006 Town meeting for site work and land purchase. The design of the station is complete and site work is completed. The only cost to be included in the next process is the building only. North station was built in the 1956 and has reached its useful life as a volunteer station. Modern Fire Equipment cannot easily fit into station without some modifications. The land that the station currently sits on is not large enough to support on-site renovations or modifications. Building does not meet current building codes, fire codes, or life safety codes.	

Cost Estimate: (Itemize as Necessary)	Capital Costs	
	Dollar Amount (In current \$)	
	\$ _____	Planning/Feasibility Analysis
	\$ <u>Paid FY06</u>	Architecture & Engineering Fees
	\$ <u>Paid FY06</u>	Real Estate aquisition
	\$ <u>50,000</u>	Site preparation
	\$ <u>2,300,000</u>	Construction
	\$ <u>75,000</u>	Furnishings & equipment
	\$ _____	Vehicles & capital equipment
	\$ _____	
		Impact on Operating & Maint. Costs or Personnel Needs <input type="checkbox"/> Add Personnel <input type="checkbox"/> Increased O&M Costs <input type="checkbox"/> Reduce Personnel <input type="checkbox"/> Decreased O&M Costs Dollar Cost of Impacts if known: + \$ _____ Annually (-) \$ _____ Annually
	\$ <u>2,425,000</u>	Total Project Cost

Source of Funding:

Grant From: _____	\$ _____	(show type)
Loan From: _____	\$ _____	(show type)
Donation/Bequest/private	\$ _____	
User Fees & Charges	\$ _____	
Capital Reserve Withdrawal	\$ _____	
Impact Fee Account	\$ _____	
Current Revenue	\$ _____	
General Obligation Bond	\$ <u>2,300,000</u>	
Revenue Bond	\$ _____	
Special Assessment	\$ _____	
_____	\$ _____	
_____	\$ _____	
Total Project Cost:	\$ <u>2,300,000</u>	

Form Prepared By:

Signature:	<u>Kevin T. MacCaffrie</u>	<small>Digitally signed by Kevin T. MacCaffrie DN: cn=Kevin T. MacCaffrie, o=Town of Londonderry Fire Department, ou=Chief, email=kmaccafire@londonderryfd.org, c=US Date: 2009.07.13 15:01:59 -0400</small>
Title:	<u>Fire Chief</u>	
Dept./Agency:	<u>Fire/Rescue</u>	
Date Prepared:	<u>July 13, 2009</u>	



Londonderry Capital Improvement Plan
Capital Project Scoring Sheet



Department: Fire Department

Project Name: North/West Station Replacement

Evaluation Criteria

Point Score

• Addresses an emergency or public safety need	<input checked="" type="checkbox"/>	4	3	2	1	0
• Addresses a deficiency in service or facility	<input checked="" type="checkbox"/>	4	3	2	1	0
• Provides capacity needed to serve existing population or future growth	<input checked="" type="checkbox"/>	4	3	2	1	0
• Results in long-term cost savings	5	4	<input checked="" type="checkbox"/>	2	1	0
• Supports job development/increased tax base	5	4	3	2	1	<input checked="" type="checkbox"/>
• Furthers the goals of the 2004 Master Plan	<input checked="" type="checkbox"/>	4	3	2	1	0
• Leverages the non-property tax revenues	5	4	3	2	1	<input checked="" type="checkbox"/>
• Matching funds available for a limited time	5	4	3	2	1	<input checked="" type="checkbox"/>

Total Project Score: 23 of a possible 40 points

**APPENDIX G
PLAN SET FOR PROPOSED NFS**

LOTS 5-1 & 5-2, MAP 17
SITE PLAN

FIRE STATION #1 (NORTH)

GRENIER FIELD ROAD
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR

SUMNER DAVIS ARCHITECTS, INC.

959 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

RECORD OWNERS

SHARON M. DORAZIO

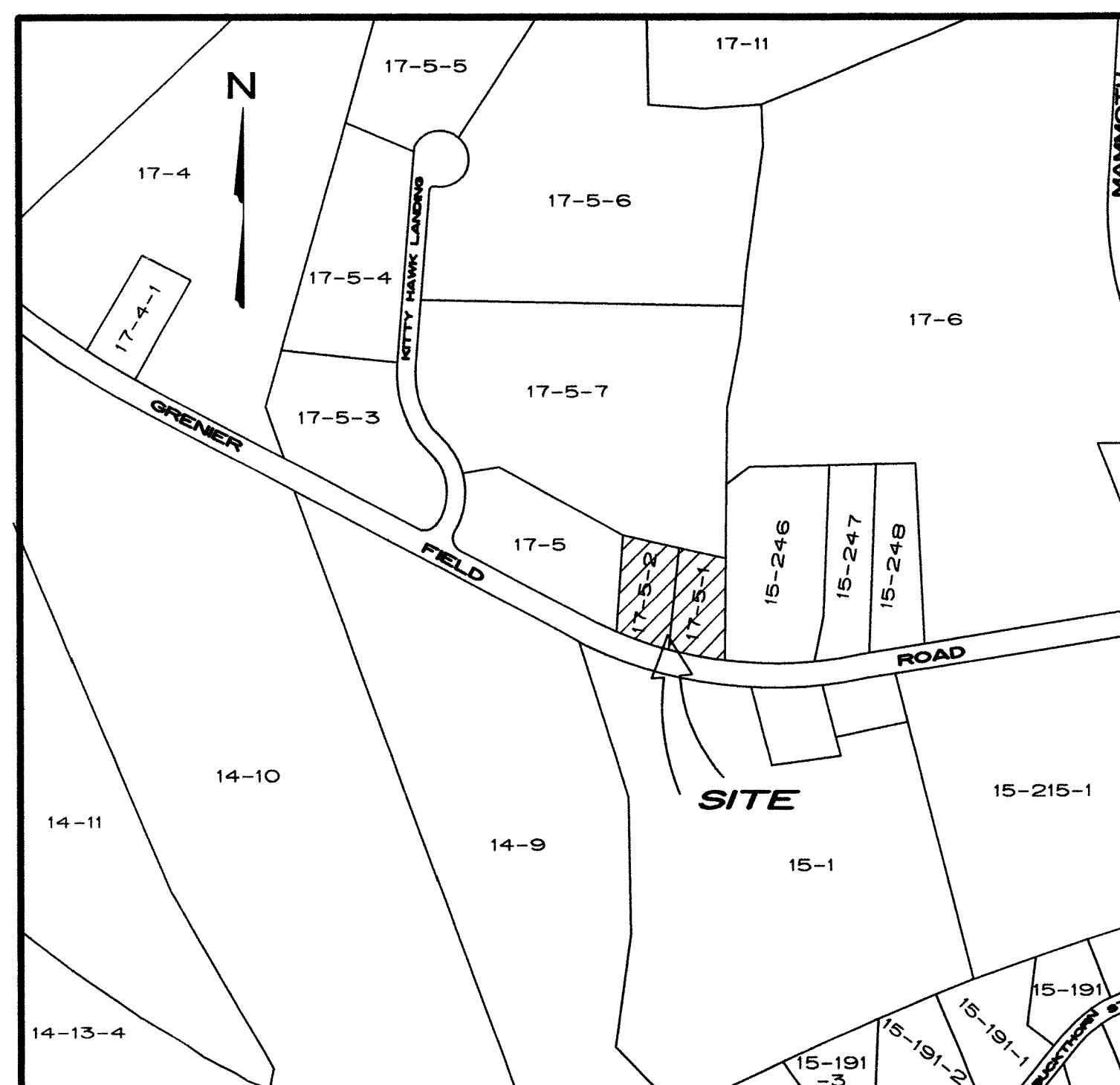
20 GRENIER FIELD ROAD
LONDONDERRY, NEW HAMPSHIRE 03053

AND

TOWN OF LONDONDERRY

268B MAMMOTH ROAD
LONDONDERRY, NEW HAMPSHIRE 03053

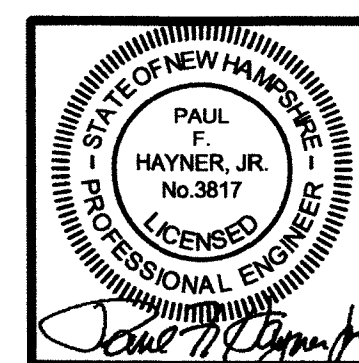
12 JANUARY 2006



VICINITY PLAN
SCALE: 1" = 400'

INDEX OF PLANS

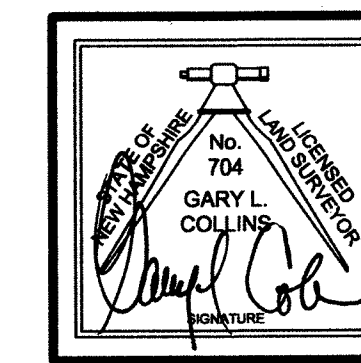
SHEET No.	TITLE	
1 OF 16	MASTER SITE PLAN	1"=40'
2 OF 16	SITE PLAN	1"=30'
3 OF 16	EXISTING CONDITIONS PLAN	1"=30'
4 OF 16	DEMOLITION PLAN	1"=30'
5 OF 16	UTILITY PROFILES	Hor 1"=20' Vert 1"=4'
6-10 OF 16	DETAIL SHEET-GENERAL SITE	
11 OF 16	DETAIL SHEET-WATER	
12 OF 16	SIGHT DISTANCE PLAN & PROFILE	Hor 1"=40' Vert 1"=4'
13 OF 16	DETAIL SHEET-SANITARY SEWER	
14 OF 16	EROSION CONTROL PLAN (PHASE I)	1"=30'
15 OF 16	EROSION CONTROL PLAN (PHASE II)	1"=30'
16 OF 16	DETAIL SHEET-SWPPP	



Civil Engineers/Land Surveyors

Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 Fax (603) 883-5057

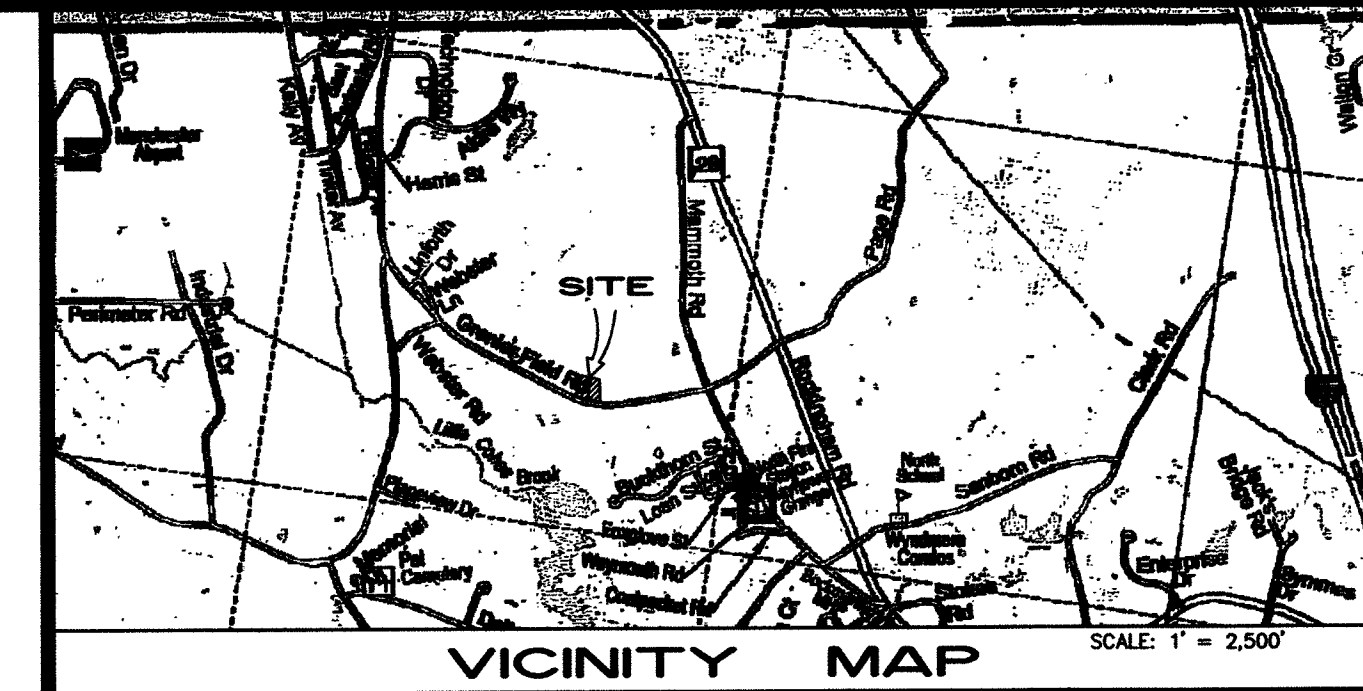
www.hayner-swanson.com



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MAGNETIC 2005



PLAN INDEX		
1 OF 16	MASTER SITE PLAN	1"=40'
2 OF 16	SITE PLAN	1"=30'
3 OF 16	EXISTING CONDITIONS PLAN	1"=30'
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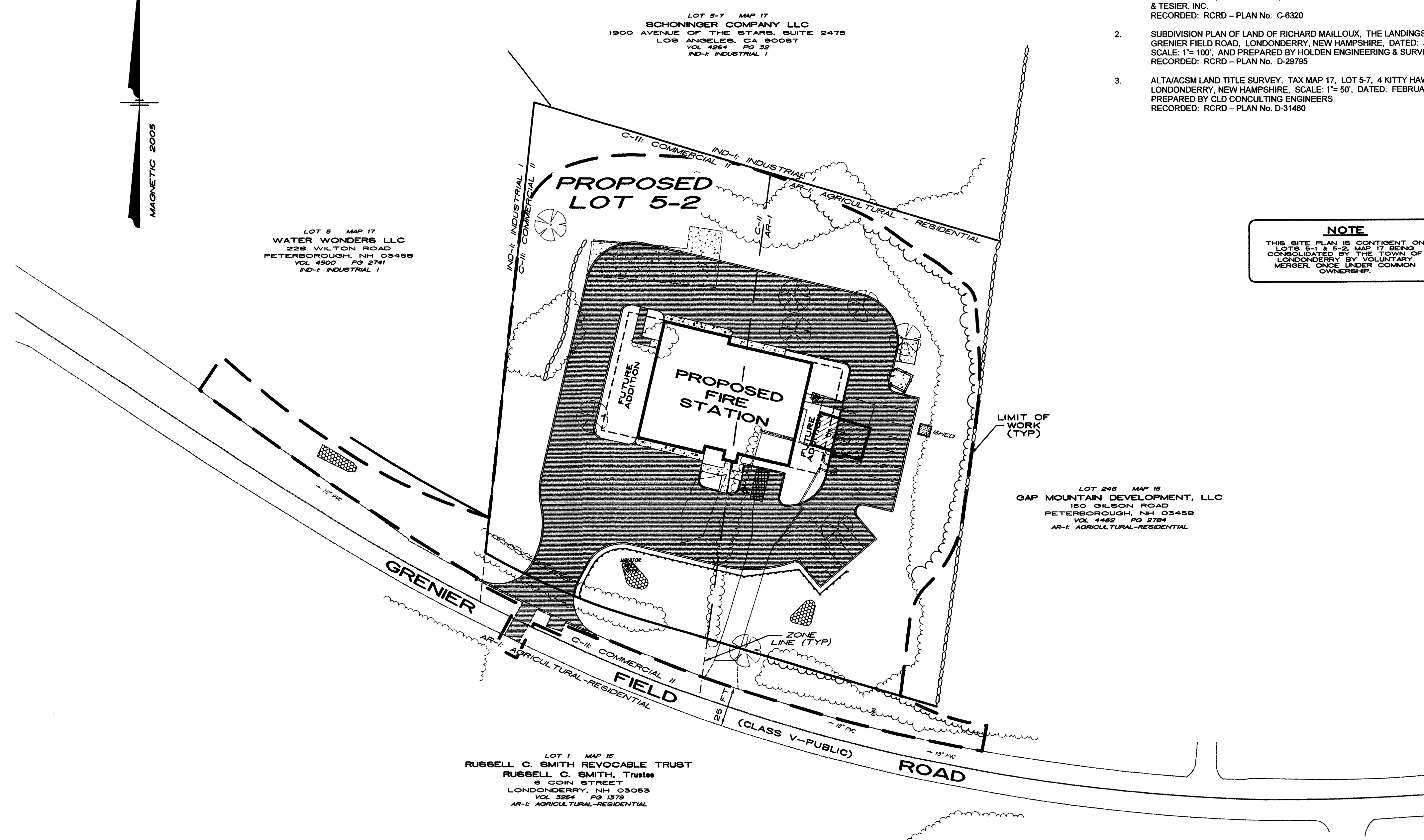
PLAN REFERENCES:

- SUBDIVISION PLAN, TAX MAP 17, LOT 5, LONDONDERRY, NEW HAMPSHIRE, OWNED BY HELEN POITRAS, SCALE: 1"= 50', DATED: JUNE 9, 1976, AND PREPARED BY DAVIS, BENOIT & TESSIER, INC. RECORDED: RCRD - PLAN No. C-6320
- SUBDIVISION PLAN OF LAND OF RICHARD MAILLOUX, THE LANDINGS, TAX MAP 17, LOT 5, GRENIER FIELD ROAD, LONDONDERRY, NEW HAMPSHIRE, DATED: JANUARY 5, 2000, SCALE: 1"= 100', AND PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. RECORDED: RCRD - PLAN No. D-29795
- ALTA/ACSM LAND TITLE SURVEY, TAX MAP 17, LOT 5-7, 4 KITTY HAWK LANDING, LONDONDERRY, NEW HAMPSHIRE, SCALE: 1"= 50', DATED: FEBRUARY 2004, AND PREPARED BY CLD CONSULTING ENGINEERS RECORDED: RCRD - PLAN No. D-31480

NOTES:

- PURPOSE OF PLAN:
TO PROPOSE A 7,060 SF, 1-STORY, FIRE STATION WITH SITE IMPROVEMENTS.
- LOT AREA: **LOTS 5-1 & 5-2**
EXISTING: 2.004 ACRES
PROPOSED: 2.004 ACRES
- PRESENT ZONING: **C-II; C-II COMMERCIAL**
AR-1; AGRICULTURAL-RESIDENTIAL
MINIMUM LOT REQUIREMENTS: **LOT 5-1** **LOT 5-2**
-LOT AREA 40,000 SF 1.0 ACRE
-LOT FRONTAGE 150 FT 150 FT
MINIMUM BUILDING SETBACKS:
-FRONT YARD 40 FT 60 FT
-SIDE YARD 15 FT 30 FT
-REAR YARD 15 FT 30 FT
-MAX STRUCTURE HEIGHT 35 FT 50 FT
- EXISTING USE: RESIDENCE & VACANT LOT (FORMER JUNK YARD)
PROPOSED USE: FIRE STATION
- THE SITE WILL BE SERVICED BY MUNICIPAL SEWER AND WATER BY MANCHESTER WATER WORKS.
- PARKING:
REQUIRED: N/A
PROVIDED (INCLUDING 1 HANDICAP SPACE): = 15 SPACES
- THE PARCEL APPEARS TO BE LOCATED IN ZONE 'X' AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), ROCKINGHAM COUNTY, TOWN OF LONDONDERRY, NH, COMMUNITY No. 330134, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER: 33015C0316E, DATED: MAY 17, 2005.
- GREEN AREA PROPOSED: 60.1%
- BUILDING COVERAGE PROPOSED: 8.0%
- PROPOSED SITE LIGHTING SHALL NOT EXCEED 0.2 FOOT-CANDELES AT THE PROPERTY LINE.
- SHEETS 1-16 OF 16 OF THIS PLAN SET ARE ON FILE AT THE LONDONDERRY TOWN OFFICES.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- THE OWNER/CONTRACTOR IS REQUIRED TO FILE AN EPA-NPDES NOTICE OF INTENT UNDER GENERAL PERMIT No. NHR100000 AT LEAST SEVEN (7) DAYS PRIOR TO START OF CONSTRUCTION.
- OWNERS OF RECORD:
LOT 5-1, MAP 17 **LOT 5-2, MAP 17**
SHARON M. DORAZIO TOWN OF LONDONDERRY
20 GRENIER FIELD ROAD 288 B MAMMOTH ROAD
LONDONDERRY, NH 03053 LONDONDERRY, NH 03053
RCRD - BK 3384, PG 0170 RCRD - BK 3395, PG 0555

NOTE
THIS SITE PLAN IS CONTIGENT ON LOTS 5-1 & 5-2, MAP 17 BEING CONSOLIDATED BY THE TOWN OF LONDONDERRY BY VOLUNTARY MERGER, ONCE UNDER COMMON OWNERSHIP.



LOT 5, MAP 17
WATER WONDERS LLC
228 WILTON ROAD
PETERBOROUGH, NH 03458
VOL 4500 PG 2741
IND-1 INDUSTRIAL 1

LOT 5-7, MAP 17
SCHONINGER COMPANY LLC
1900 AVENUE OF THE STARS, SUITE 2475
LOS ANGELES, CA 90067
VOL 4284 PG 32
IND-1 INDUSTRIAL 1

LOT 248, MAP 15
GAP MOUNTAIN DEVELOPMENT, LLC
150 GILSON ROAD
PETERBOROUGH, NH 03458
VOL 4482 PG 2784
AR-1 AGRICULTURAL-RESIDENTIAL

LOT 1, MAP 15
RUSSELL C. SMITH REVOCABLE TRUST
RUSSELL C. SMITH, Trustee
5 COIN STREET
LONDONDERRY, NH 03053
VOL 3284 PG 1579
AR-1 AGRICULTURAL-RESIDENTIAL

SHARON M. DORAZIO _____ DATE _____
FOR TOWN OF LONDONDERRY _____ DATE _____

MASTER SITE PLAN
(LOTS 5-1 & 5-2, MAP 17)
FIRE STATION #1 (NORTH)
GRENIER FIELD ROAD
LONDONDERRY, NEW HAMPSHIRE
PREPARED FOR:
SUMNER DAVIS ARCHITECTS, INC.
959 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE 03801
RECORD OWNERS:
SHARON M. DORAZIO and
TOWN OF LONDONDERRY

40 0 40 80 120 160 FEET
20 0 20 40 METERS
SCALE: 1"=40 Feet
1"=12.192 Meters

12 JANUARY 2006

HSI *Hayner/Swanson, Inc.*
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 www.haynerswanson.com Fax (603) 883-5057

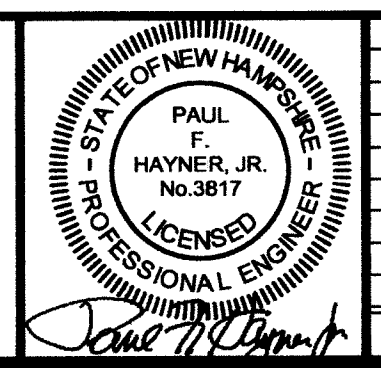
SHEET 1 OF 16 1139 4928-A FQ41
Title Book Page File Name Dwg

LEGEND

- TREE LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- CURBING

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BENCHMARK
STONE BOUND FOUND
SIDE OF GRENIER FIELD ROAD
SOUTH WEST CORNER OF SITE
ELEV 214.4
(LEGS DATUM)



No.	DATE	REVISION	BY

XREF: 4928/4928-A/ A-BASE, A-TITLE



NOTE
 PRIOR TO COMMENCEMENT OF MAJOR CONSTRUCTION ACTIVITIES, THE ENGINEER SHALL PROVIDE THE CONTRACTOR WITH LAYOUT PLANS OF COORDINATE VALUES FOR STRATEGIC ELEMENTS OF THE SITE. INCLUDING THE FOLLOWING:
 1. BASE LINE CONTROLS FOR THE BUILDING AREA
 2. PARKING LOT CORNERS AND MAJOR RADIIUS POINTS
 3. CATCH BASIN CENTERLINE POINTS

NOTE
 ALL DISTURBED AREAS SHALL BE LOANED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.

NOTE
 SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.

NOTE
 IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN A COPY OF THE GEOTECHNICAL REPORT PREPARED BY R.W. GILLESPIE & ASSOCIATES, INC. 200 INTERNATIONAL DRIVE SUITE 170, PORTSMOUTH, NH 03801

NOTE
 SEE ARCHITECTURAL PLANS FOR LIGHT POLE BASE LOCATIONS/DETAILS AND TYPICAL CONDUIT TRENCH DETAILS.

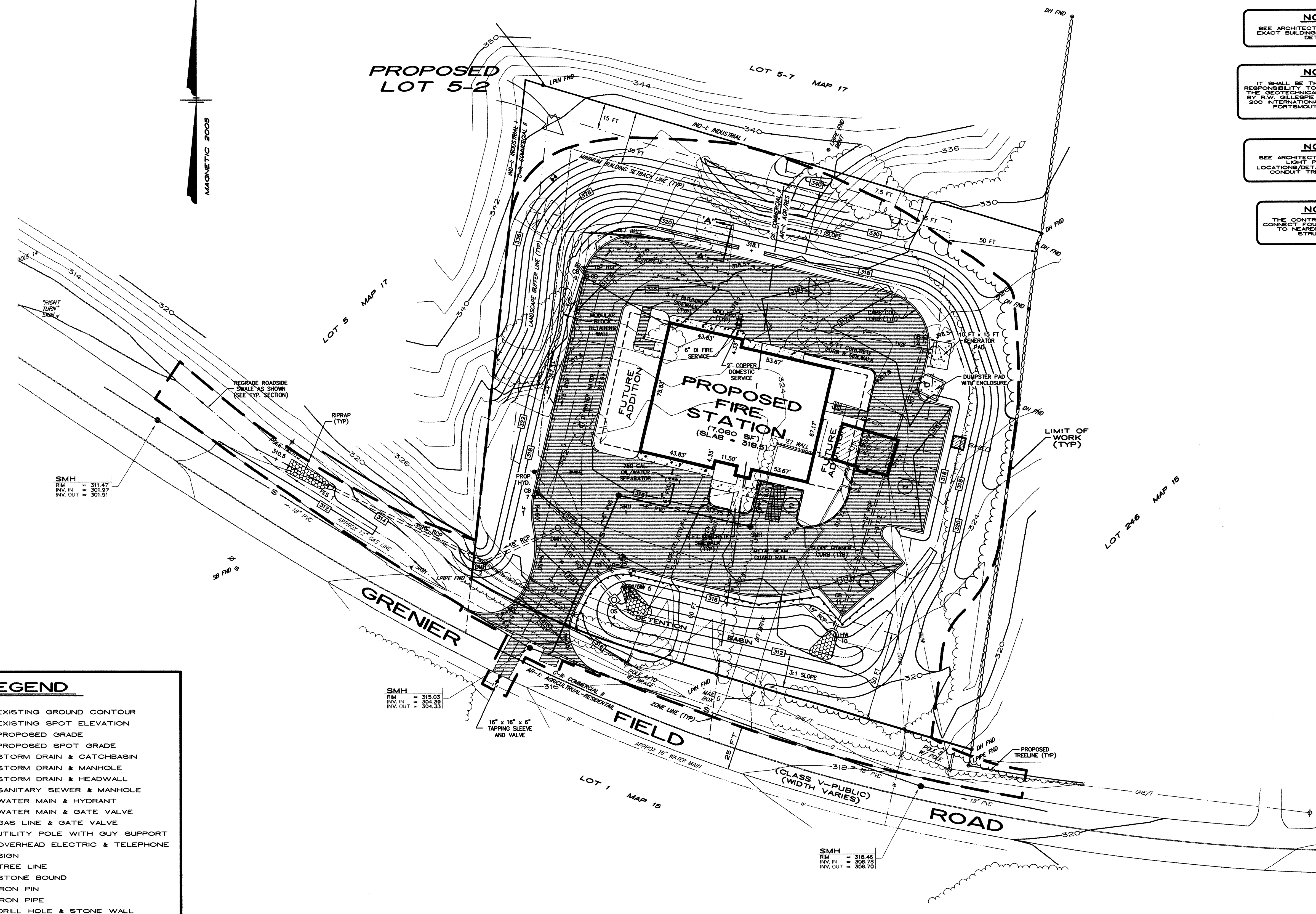
NOTE
 THE CONTRACTOR SHALL CONNECT FOUNDATION DRAINS TO NEAREST DRAINAGE STRUCTURE.

UTILITY COMPANY CONTACTS

- WATER:**
 MANCHESTER WATER WORKS
 281 LINCOLN STREET
 MANCHESTER, NH 03103
 PETER BOISSONEAULT
 (603) 624-6494
- POWER:**
 PSNH
 PO BOX 330
 60 WEST PENACOOK STREET
 MANCHESTER, NH 03105-0330
 ATT: MARK GAGNON
 (800) 362-7764
- TELEPHONE:**
 VERIZON
 100 GAY STREET
 MANCHESTER, NH 03103
 ATT: JEFFREY WALZ
 (603) 645-2715

TOWN OF LONDONDERRY

- FIRE DEPARTMENT**
 280 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 ATT: RONALD ANSTNEY
 (603) 432-1124
- PUBLIC WORKS DEPARTMENT**
 268B MAMMOTH ROAD
 LONDONDERRY, NH 03053
 ATT: JOHN TROTTER
 (603) 432-1100 EXT. 146
- PLANNING DEPARTMENT**
 268B MAMMOTH ROAD
 LONDONDERRY, NH 03053
 ATT: TIM THOMPSON
 (603) 432-1100 EXT. 103

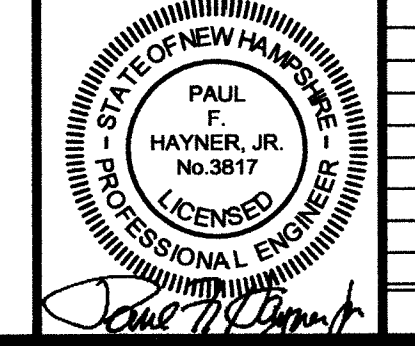


LEGEND

- 100— EXISTING GROUND CONTOUR
- 100.5+ EXISTING SPOT ELEVATION
- 100.5+ PROPOSED GRADE
- 100.5+ PROPOSED SPOT GRADE
- STORM DRAIN & CATCHBASIN
- STORM DRAIN & MANHOLE
- STORM DRAIN & HEADWALL
- S— SANITARY SEWER & MANHOLE
- W— WATER MAIN & HYDRANT
- W— WATER MAIN & GATE VALVE
- G— GAS LINE & GATE VALVE
- U— UTILITY POLE WITH GUY SUPPORT
- OHE/T— OVERHEAD ELECTRIC & TELEPHONE
- SIGN— SIGN
- TREE LINE— TREE LINE
- B SP— STONE BOUND
- IPIN— IRON PIN
- LPIPE— IRON PIPE
- DRILL HOLE & STONE WALL— DRILL HOLE & STONE WALL
- STONE BOUND TO BE SET— STONE BOUND TO BE SET
- IRON PIN TO BE SET— IRON PIN TO BE SET
- BUILDING SETBACK LINE— BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE— LANDSCAPE BUFFER LINE
- CURBING— CURBING
- STORMWATER RUNOFF DIRECTION— STORMWATER RUNOFF DIRECTION
- HANDICAP PARKING SPACE— HANDICAP PARKING SPACE
- PARKING SPACE COUNT— PARKING SPACE COUNT

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BENCHMARK
 SOUTH STONE BOUND FOUND
 SIDE OF GRENIER FIELD ROAD
 SOUTHWEST OF SITE
 ELEV. 214.14
 (USGS DATUM)



SITE PLAN
 (LOTS 5-1 & 5-2, MAP 17)
FIRE STATION #1 (NORTH)
 GRENIER FIELD ROAD
 LONDONDERRY, NEW HAMPSHIRE
 PREPARED FOR:
SUMNER DAVIS ARCHITECTS, INC.
 959 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE 03801
 RECORD OWNERS:
SHARON M. DORAZIO and
TOWN OF LONDONDERRY

30 0 30 60 90 120 FEET
 15 0 15 30 METERS
 SCALE: 1"=30 Feet
 1"=9.144 Meters

12 JANUARY 2006

HSI Hayner/Swanson, Inc.
 Three Congress Street Nashua, New Hampshire 03062-3301
 Tel (603) 883-2057 www.haynerswanson.com Fax (603) 883-2057

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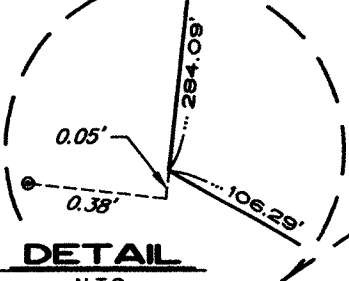
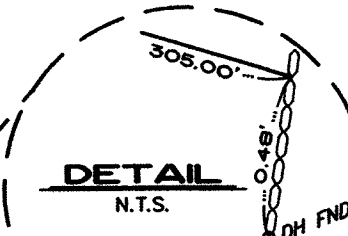
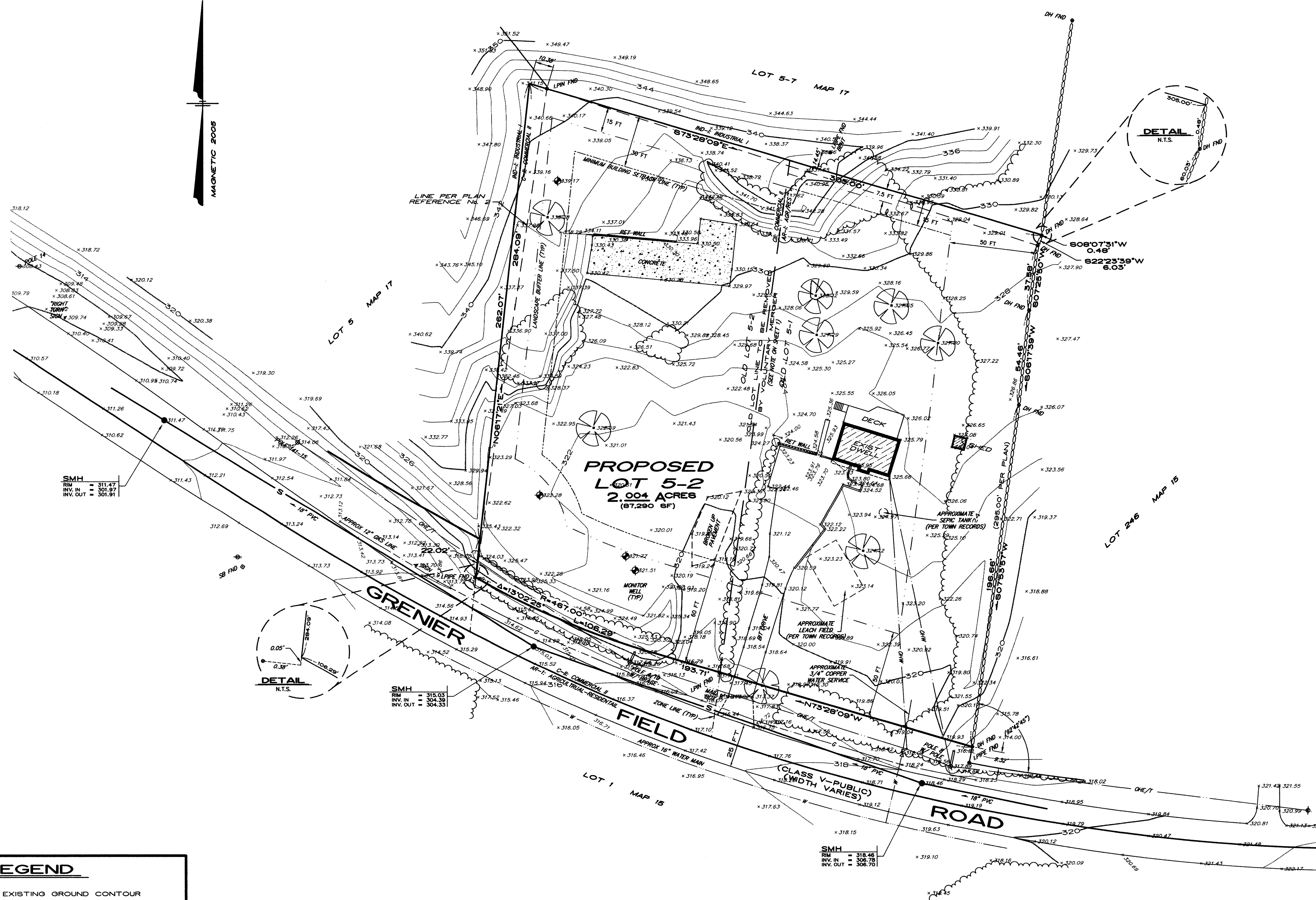
MAGNETIC 2005

*** ZONING NOTE ***

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



SMH
RM = 311.47
INV. IN = 301.97
INV. OUT = 301.91

SMH
RM = 315.03
INV. IN = 304.33
INV. OUT = 304.33

SMH
RM = 318.46
INV. IN = 308.78
INV. OUT = 308.70

LEGEND

- 100 — EXISTING GROUND CONTOUR
- 100.5+ EXISTING SPOT ELEVATION
- S — SANITARY SEWER & MANHOLE
- W — WATER MAIN & GATE VALVE
- G — GAS LINE & GATE VALVE
- U — UTILITY POLE WITH GUY SUPPORT
- O/E/T — OVERHEAD ELECTRIC & TELEPHONE SIGN
- T — TREE LINE
- S — STONE BOUND
- I.P.H. — IRON PIN
- I.P.P. — IRON PIPE
- D.H. — DRILL HOLE & STONE WALL
- B.S.L. — BUILDING SETBACK LINE
- W.F. — WIRE FENCE

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BENCHMARK

STONE BOUND FOUND
SIDE OF GRENIER FIELD ROAD
SOUTHWEST OF SITE
ELEV. = 314.14
(USGS DATUM)

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN SEPTEMBER 2005 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED. THE SURVEY WAS PERFORMED AS AN URBAN STANDARD PROPERTY SURVEY, (CATEGORY I, CONDITION 1, NHLSA STANDARDS) WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 15,000.

2/1/06
DATE

No.	DATE	REVISION	BY

EXISTING CONDITIONS PLAN
(LOTS 5-1 & 5-2, MAP 17)

FIRE STATION #1 (NORTH)

GRENIER FIELD ROAD
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR:
SUMNER DAVIS ARCHITECTS, INC.
959 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE 03801

RECORD OWNERS:
**SHARON M. DORAZIO and
TOWN OF LONDONDERRY**

30 0 30 60 90 120 FEET
15 0 15 30 METERS
SCALE: 1"=30 Feet
1"=9.144 Meters

12 JANUARY 2006

HSI Hayner/Swanson, Inc.
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 www.hayner-swanson.com Fax (603) 883-5037

SHEET 3 OF 16 1139 4928-A EC31
Field Book & Plan File Number Date

XREF: 4928/4928-A -BASE, A-TITLE

SITE DEMOLITION NOTES:

- THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OF THE FOLLOWING ITEMS AS NECESSARY FOR CONSTRUCTION OF THE PROJECT:
 - MISCELLANEOUS SITE STRUCTURES INCLUDING LIGHT POLES AND BASES, GUARD RAIL, CONCRETE PADS, BOLLARDS, CURBING, FENCES, POSTS, SIGNS AND RETAINING WALLS THAT ARE NOT TO REMAIN OR BE SALVAGED.
 - SITE UTILITIES THAT ARE BEING ABANDONED (SEWER, WATER, STORMWATER, GAS, POWER AND TELEPHONE).
 - EXISTING BUILDINGS WITHIN THE LIMIT OF WORK.
- "DIG SAFE" AT 1-888-344-7233 OR www.digsafe.com SHALL BE NOTIFIED AT LEAST 72 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION ACTIVITY.
- ALL UTILITIES BEING ABANDONED SHALL BE DISCONNECTED AND TERMINATED AT THE SERVICE MAINS BY LICENSED TRADESMEN IN CONFORMANCE WITH THE REQUIREMENT OF THE UTILITY COMPANIES OR THE MUNICIPALITY OWNING OR CONTROLLING THEM.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY TO PROVIDE NEW OR CONTINUOUS SERVICE TO ANY ADJUTING PROPERTY.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF LONDONDERRY REGULATIONS.
- EXISTING PAVEMENT AREAS MAY BE RECLAIMED (CONTRACTORS OPTION) AND STOCKPILED ON SITE. THIS MATERIAL MAY BE RE-USED AS SUB-BASE FOR THE PROPOSED PAVING AREAS AS LONG AS IT CONFORMS TO THE GRADATION REQUIREMENTS SET FORTH IN THE SITE WORK SPECIFICATIONS. (SECTION 02510)
- ALL FEES, DISPOSAL COSTS, TAXES, PERMITS, INSPECTIONS AND THE LIKE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- THE MATERIALS SHALL BE SEGREGATED AND DISPOSED AT FACILITIES PERMITTED TO ACCEPT THE VARIOUS WASTES IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL FURNISH & INSTALL THE APPROPRIATE EROSION CONTROL MEASURES PRIOR TO ANY CONSTRUCTION ACTIVITY THAT INVOLVES THE EXPOSURE OF SOIL.

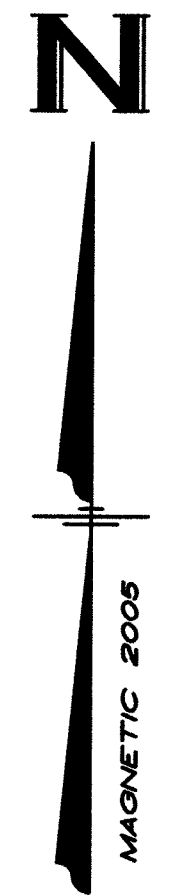
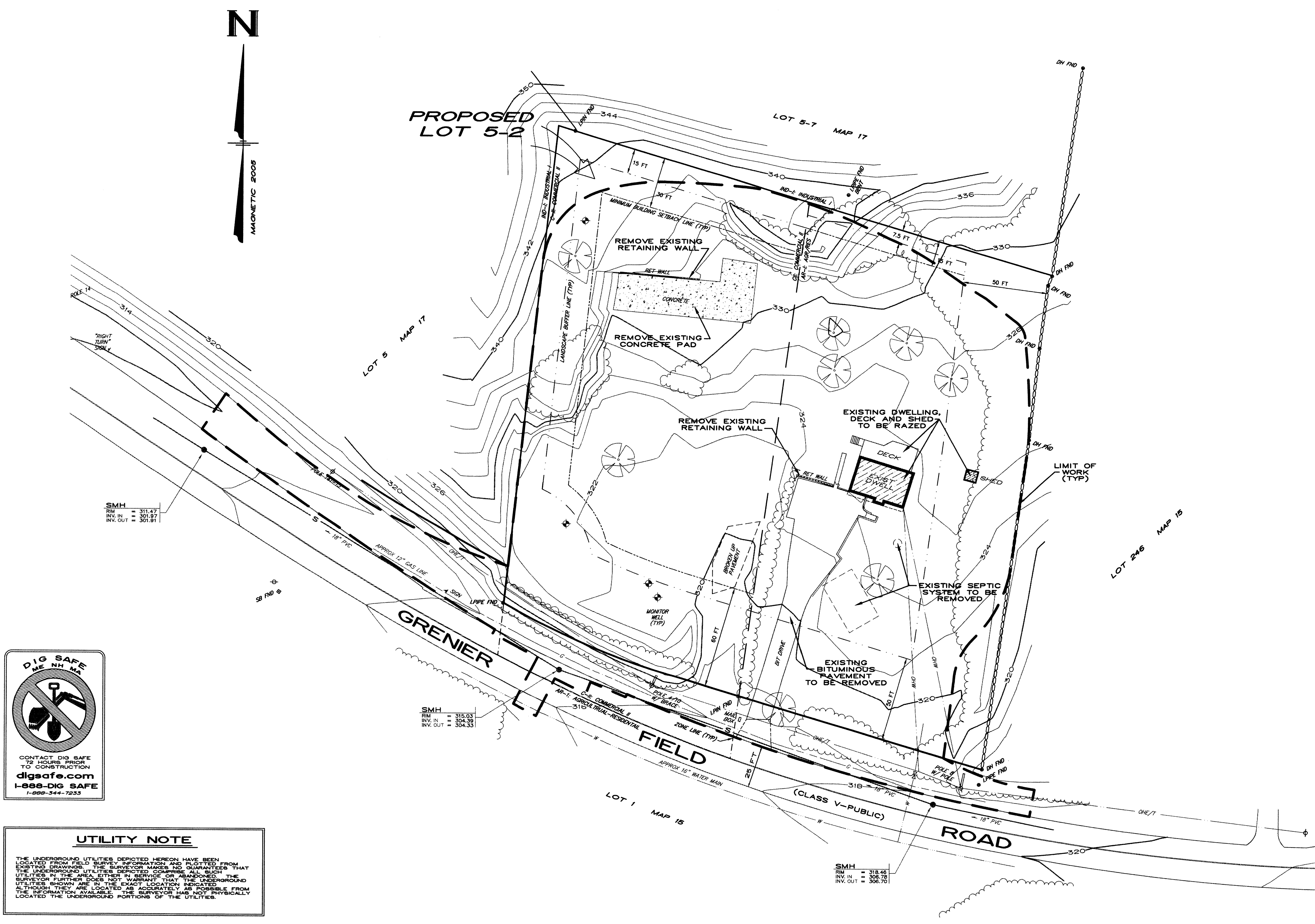
NOTE
THE SITE CONTRACTOR SHALL COORDINATE ALL SITE DEMOLITION ACTIVITIES WITH THE CONSTRUCTION MANAGER PRIOR TO ANY WORK BEING PERFORMED.

NOTE
DEMOLITION OF EXISTING FOUNDATIONS AND BUILDINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

NOTE
ALL TREES/SHRUBS WITHIN THE LIMIT OF WORK SHALL BE REMOVED UNLESS OTHERWISE NOTED.

NOTE
THE CONTRACTOR SHALL DISCONTINUE AND ABANDON ALL EXISTING UTILITIES TO THE SUBJECT PROPERTIES IN ACCORDANCE WITH THE REQUIREMENTS OF EACH RESPECTIVE UTILITY COMPANY.

NOTE
DEMOLITION/REMOVAL OF EXISTING ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE TOWN OF LONDONDERRY DEPARTMENT OF PUBLIC WORKS (DPW).

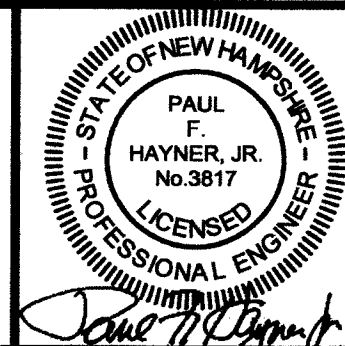


UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

LEGEND
 - - - - - EXISTING UTILITY TO BE REMOVED
 [Hatched Box] PAVEMENT TO BE REMOVED
 [Dashed Line] CONSTRUCTION FENCE

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BENCHMARK
STONE BOUND FOUND SOUTH SIDE OF GRENIER FIELD ROAD SOUTHWEST OF SITE
ELEV. 314.11 (USGS DATUM)



DEMOLITION PLAN
(LOTS 5-1 & 5-2, MAP 17)
FIRE STATION #1 (NORTH)
 GRENIER FIELD ROAD
 LONDONDERRY, NEW HAMPSHIRE
 PREPARED FOR:
SUMNER DAVIS ARCHITECTS, INC.
 959 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE 03801
 RECORD OWNERS:
SHARON M. DORAZIO and
TOWN OF LONDONDERRY

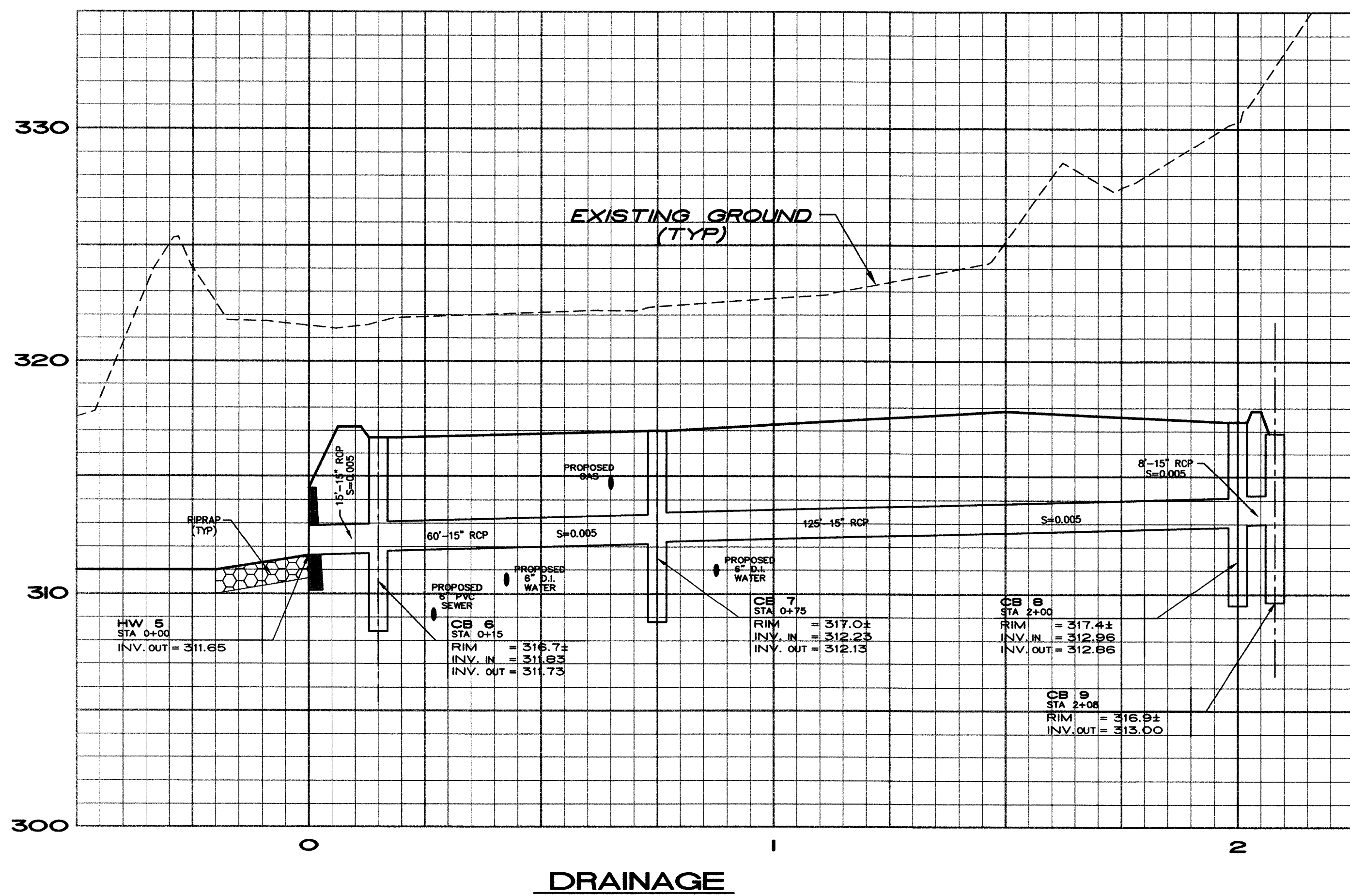
SCALE: 1"=30 Feet
1"=9.144 Meters

12 JANUARY 2006

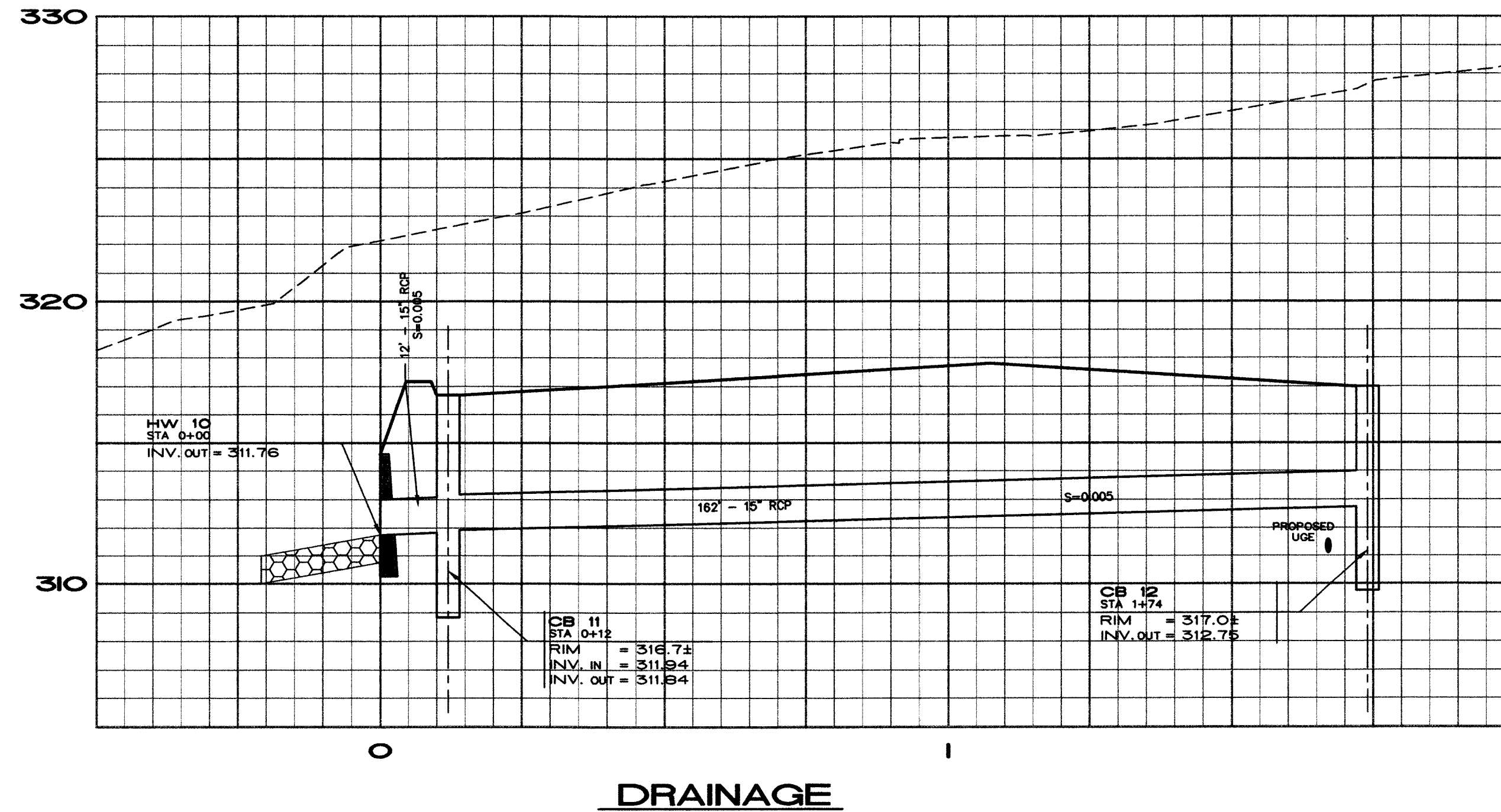
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Three Congress Street Nashua, New Hampshire 03062-3301
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SHEET 4	OF 16	1139	4928-A	DM31
Field Book & Page	File Number	File Number	File Number	File Number

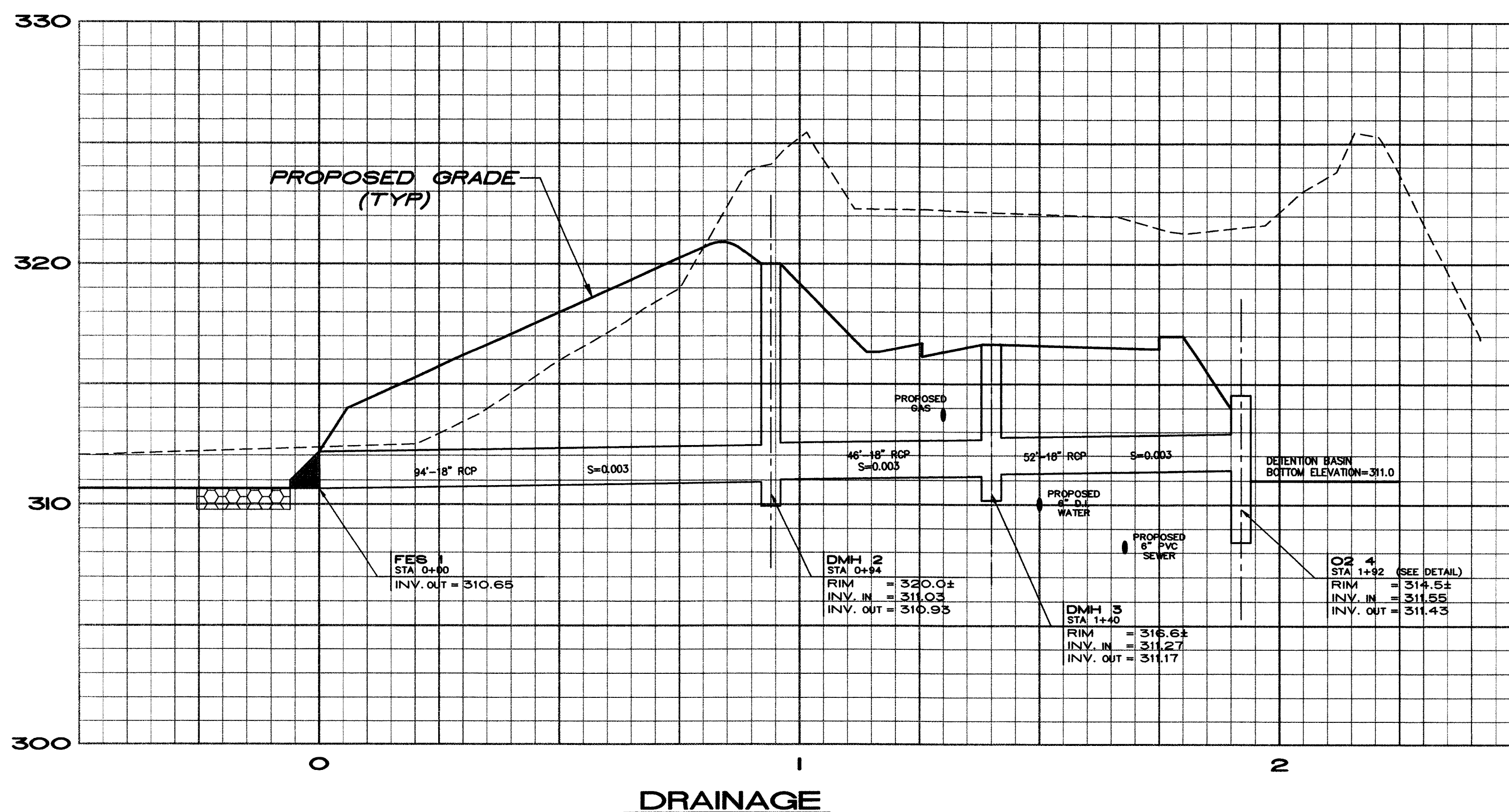
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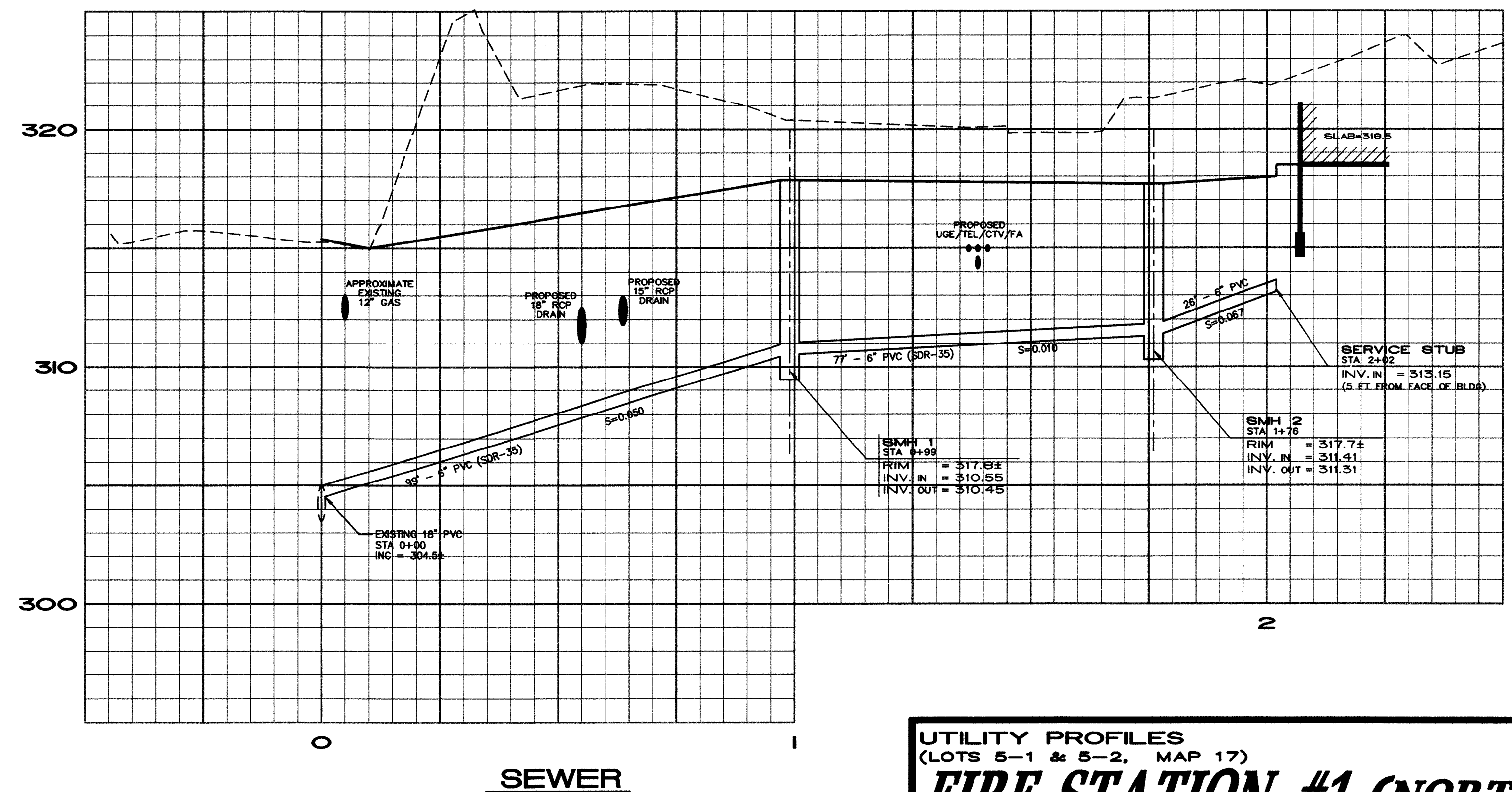
DRAINAGE



DRAINAGE



DRAINAGE



SEWER

UTILITY PROFILES
(LOTS 5-1 & 5-2, MAP 17)
FIRE STATION #1 (NORTH)
GRENIER FIELD ROAD
LONDONDERRY, NEW HAMPSHIRE
PREPARED FOR:
SUMNER DAVIS ARCHITECTS, INC.
959 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE 03801
RECORD OWNERS:
SHARON M. DORAZIO and
TOWN OF LONDONDERRY

SCALE: HORIZ. 1" = 20'
VERT. 1" = 4'

12 JANUARY 2006

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LEGEND

--- EXISTING GROUND
— PROPOSED GRADE

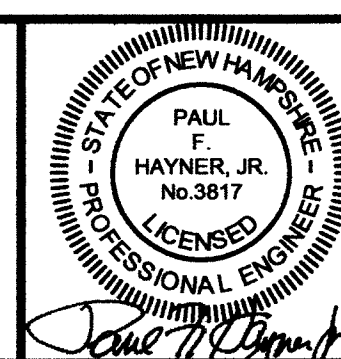
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BENCHMARK

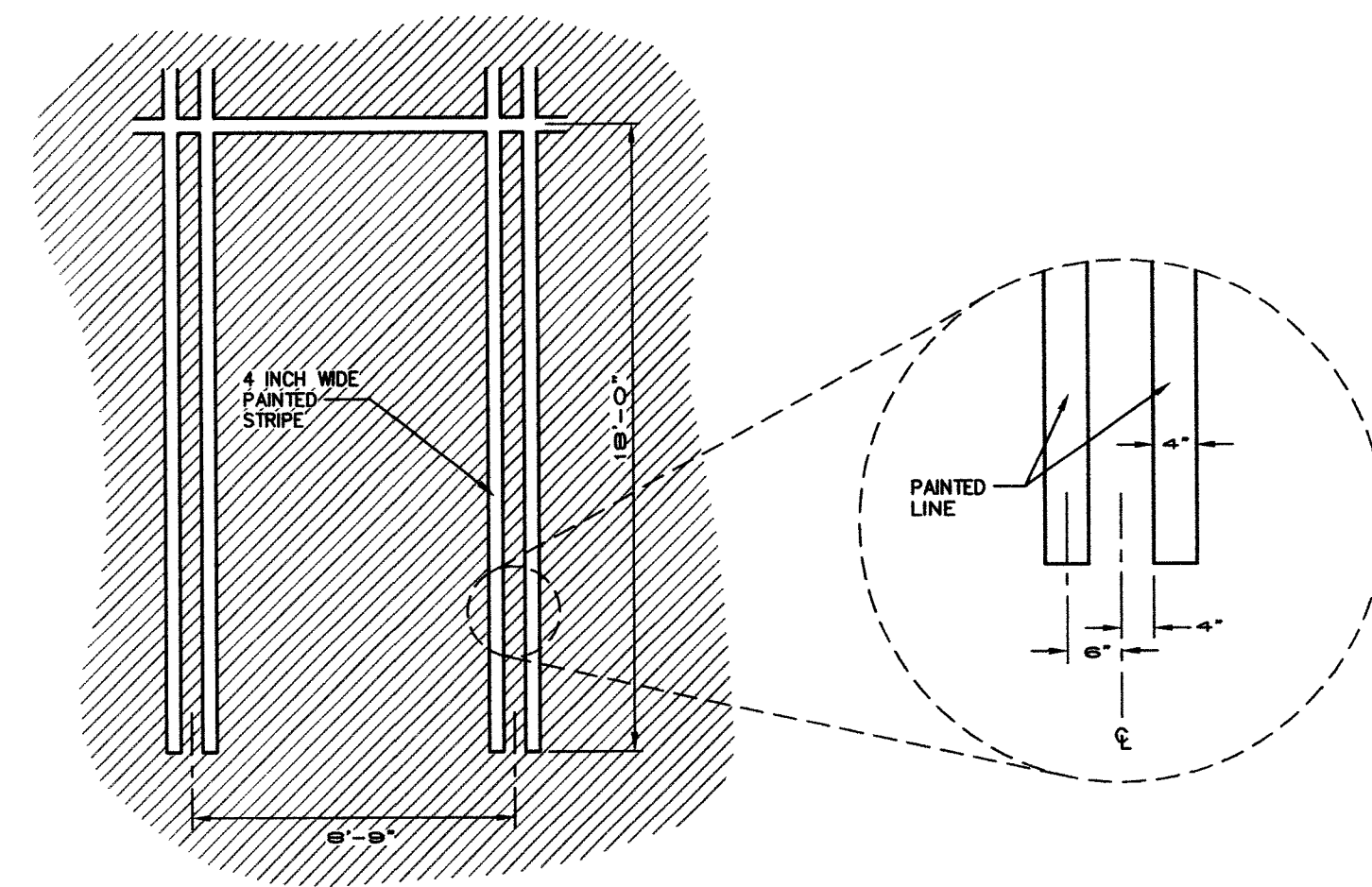
STATIONED BENCHMARK (BENCH)
SOUTHSTREET GREENIER FIELDS ROAD
CORNER OF GREENIER FIELDS ROAD
ELEV. = 312.25
(USGS DATUM)

NOTES

- STRUCTURE DIAMETERS AS SHOWN ON DRAINAGE PROFILES ARE CONSIDERED TO BE MINIMUM INSIDE DIMENSIONS, LARGER STRUCTURES MAY BE NECESSARY DUE TO ALIGNMENT AND/OR PIPE SIZES. STRUCTURE MANUFACTURER SHALL DETERMINE FINAL SIZE.
- PIPE LENGTHS ARE MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.

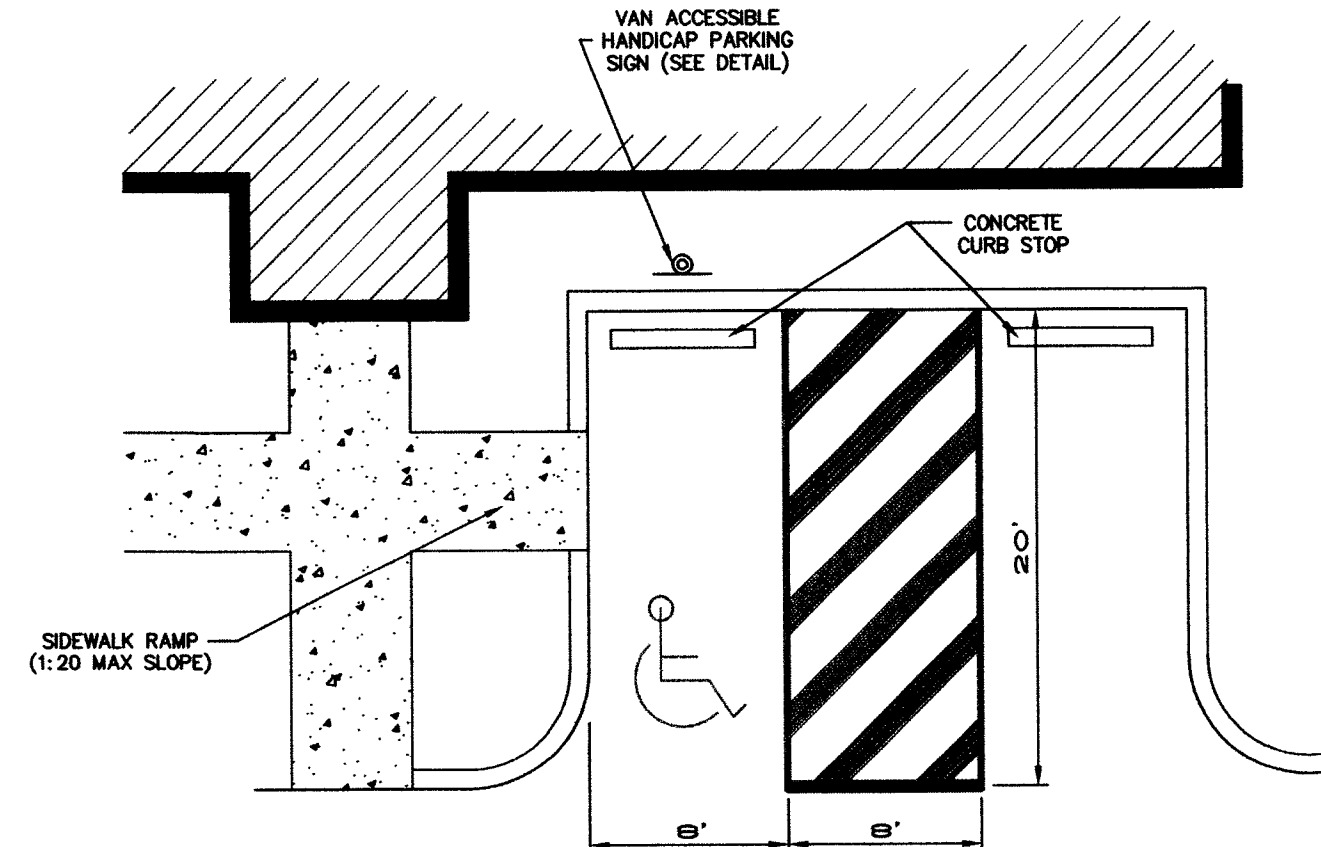


No.	DATE	REVISION	BY



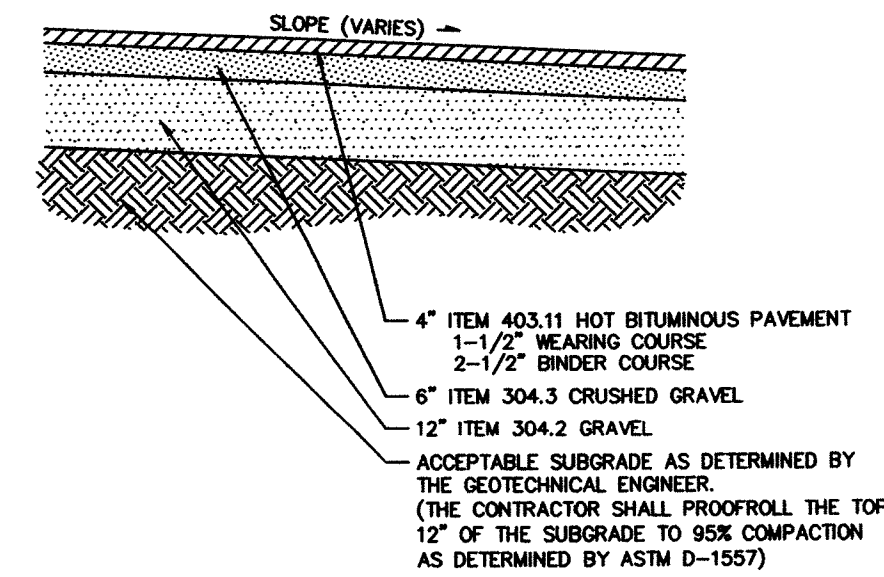
DOUBLE-STRIPED PARKING STALL DETAIL

NOT TO SCALE



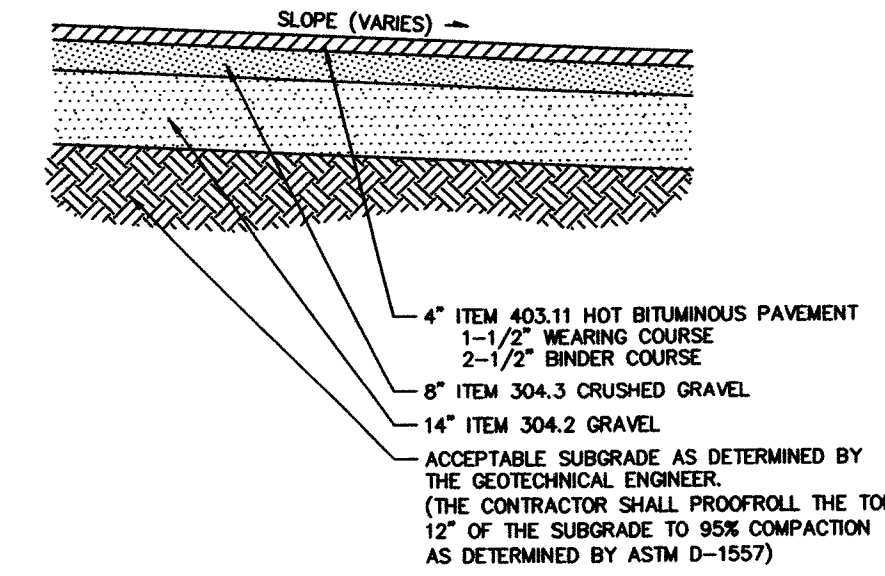
HANDICAP PARKING DETAIL

NOT TO SCALE



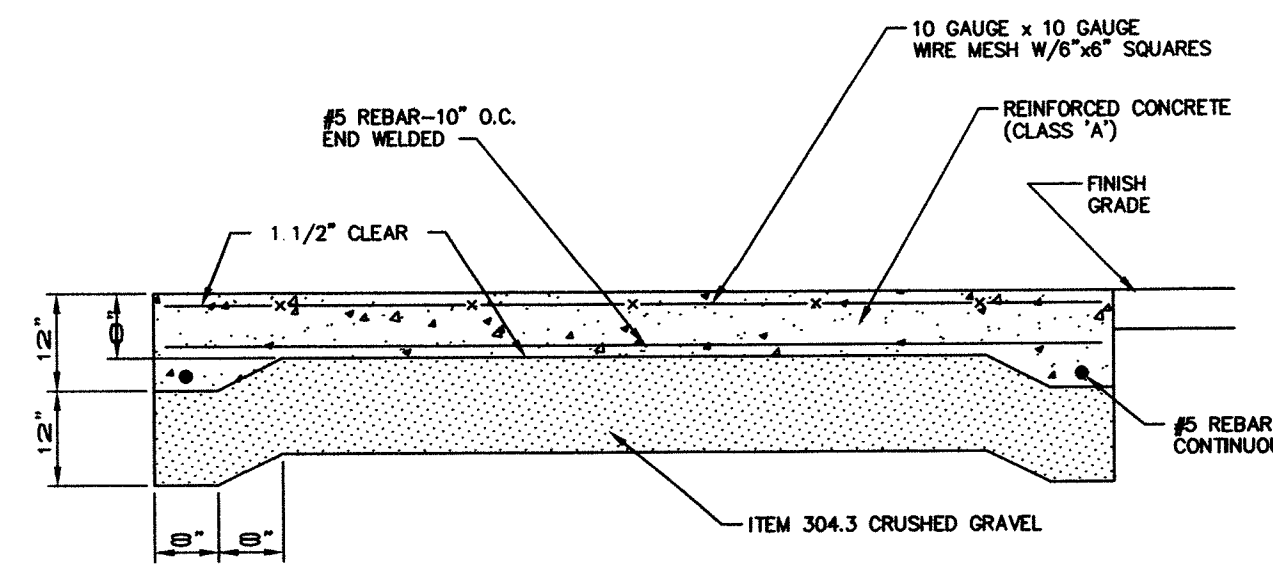
TYPICAL STANDARD DUTY PAVEMENT SECTION (FOR USE IN PARKING SPACES ONLY)

NOT TO SCALE



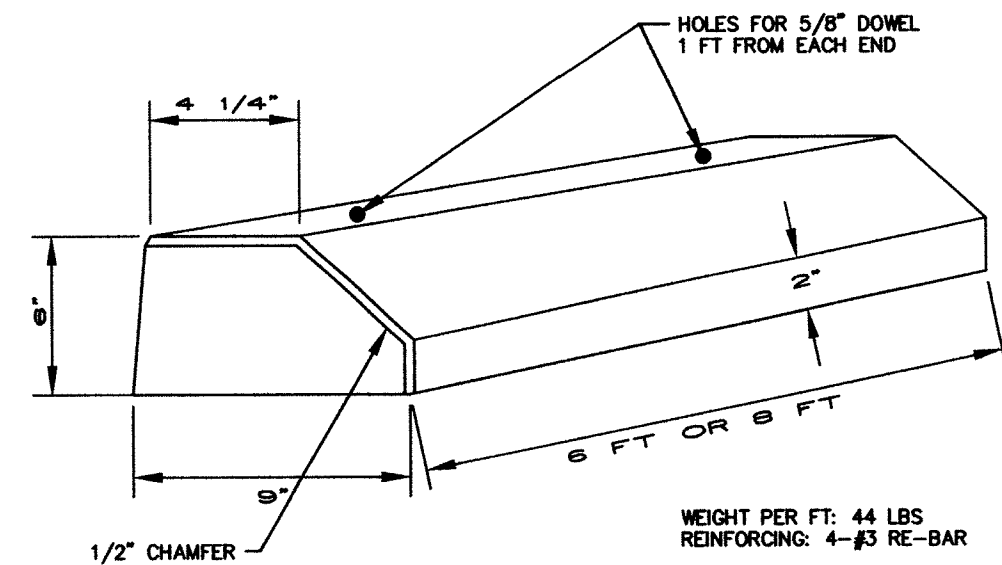
TYPICAL HEAVY DUTY PAVEMENT SECTION

NOT TO SCALE



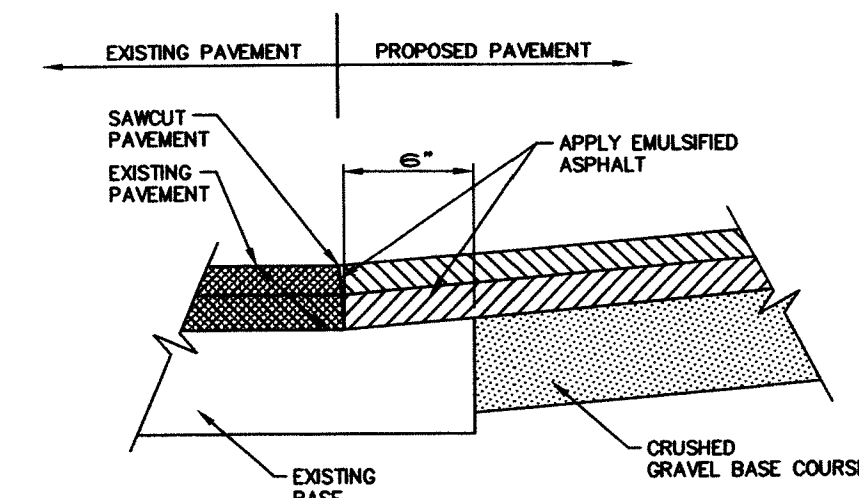
DUMPSTER PAD DETAIL

NOT TO SCALE



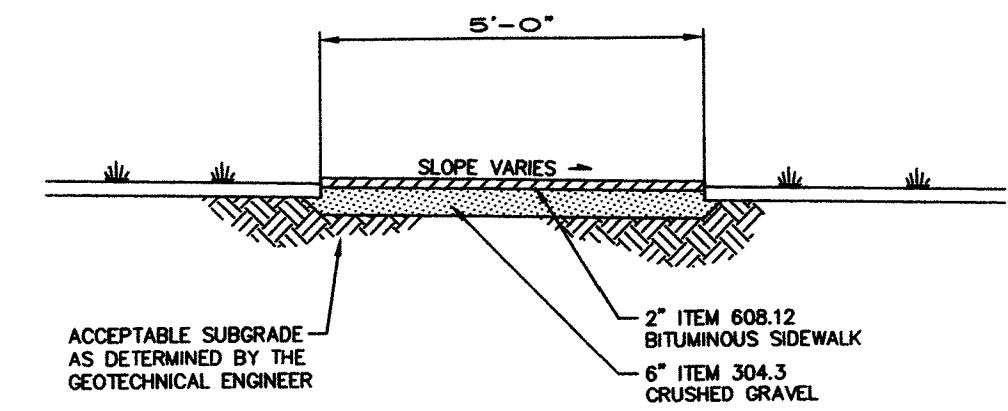
CURBSTOP DETAIL

NOT TO SCALE



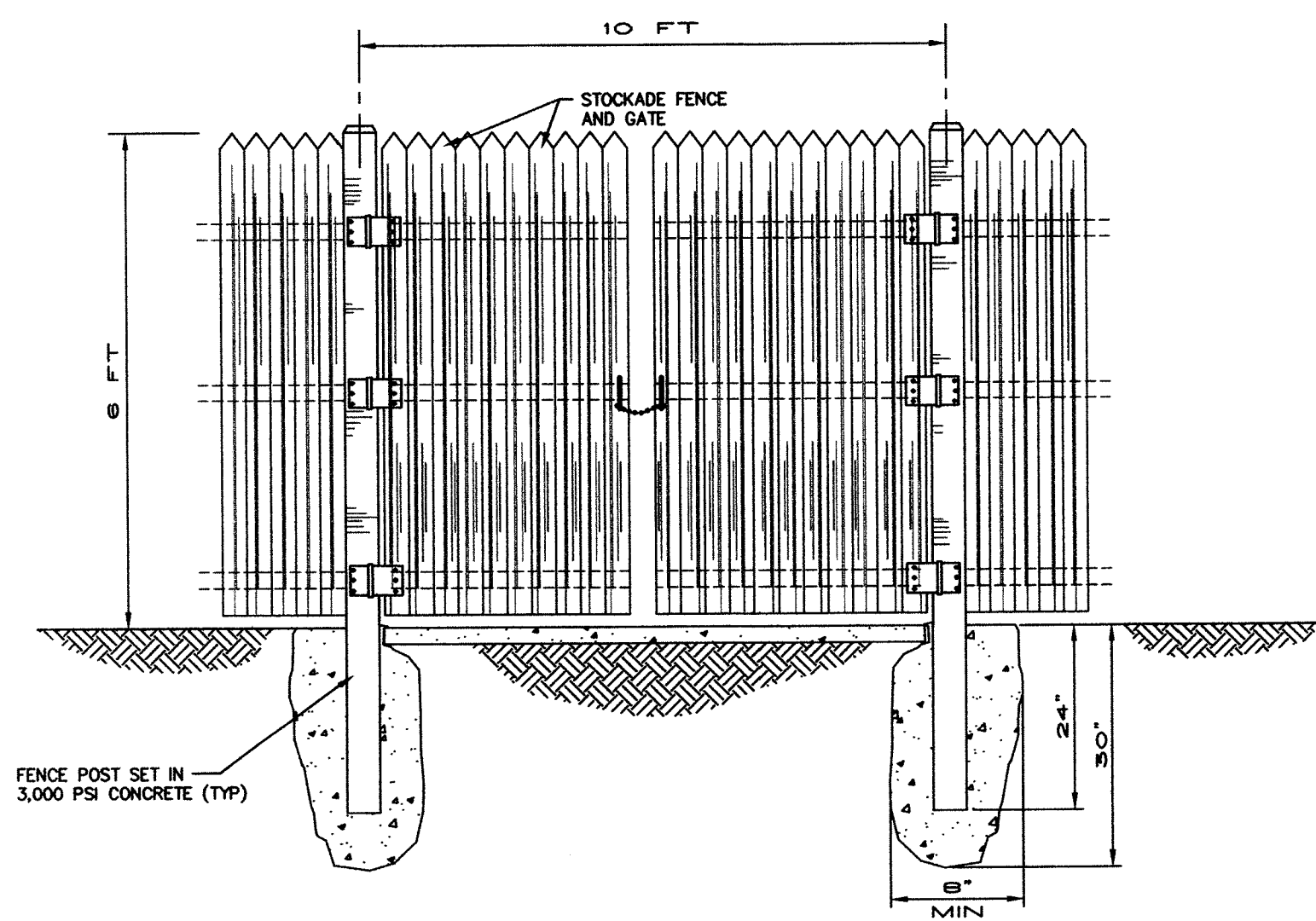
SAWCUT PAVEMENT DETAIL

NOT TO SCALE



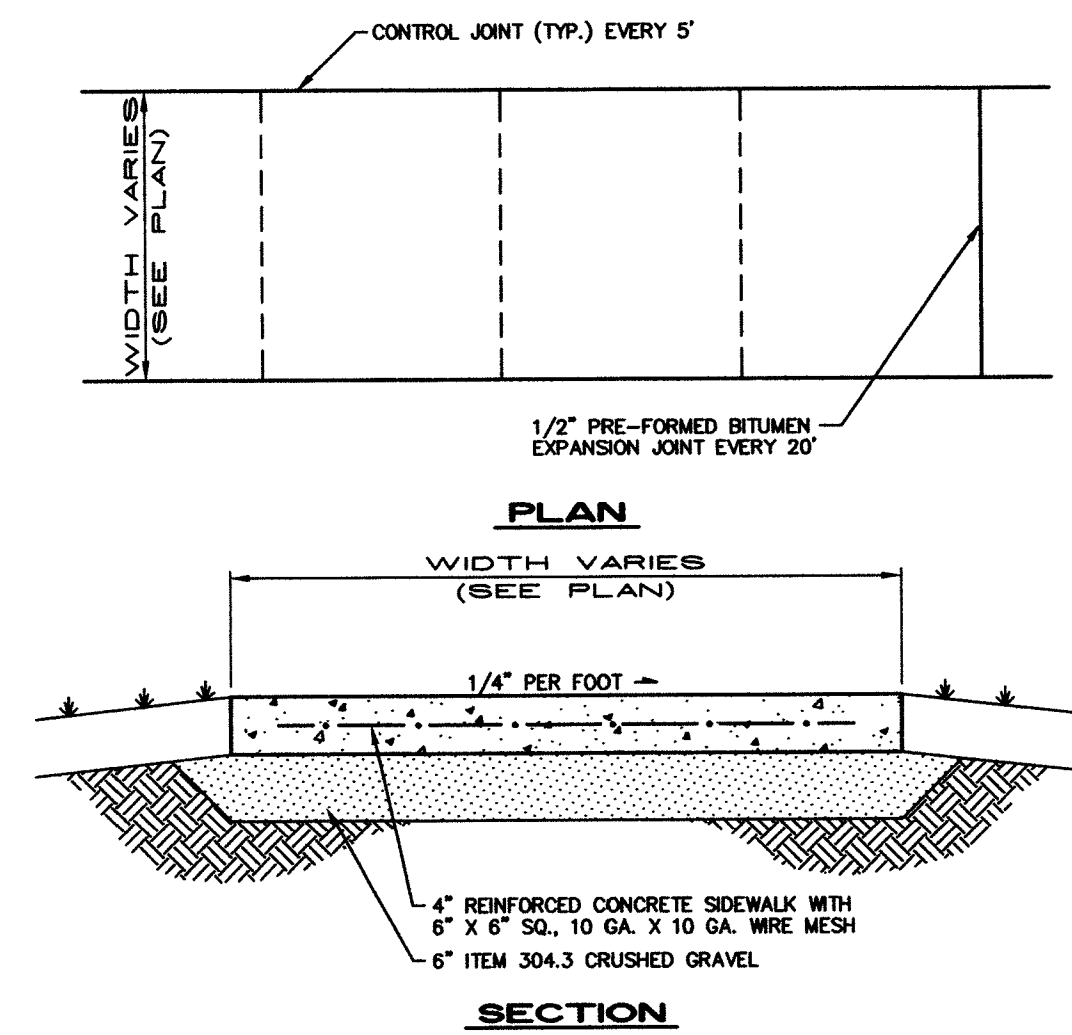
TYPICAL SECTION BITUMINOUS SIDEWALK

NOT TO SCALE



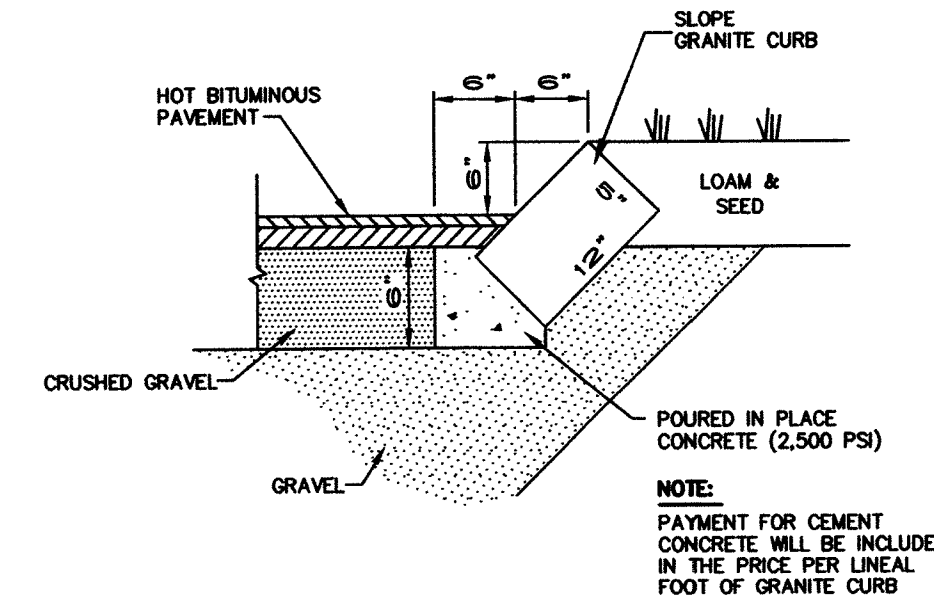
SCREEN FENCE and GATE FOR DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE



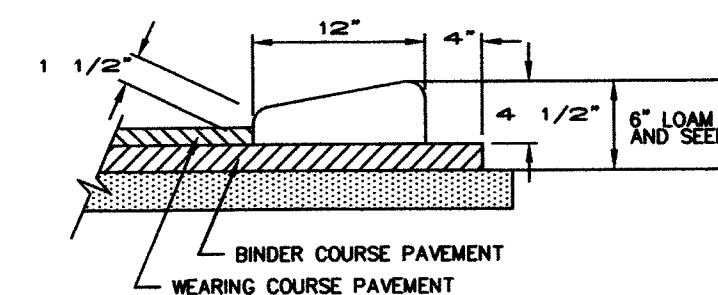
REINFORCED CONCRETE SIDEWALK DETAIL

NOT TO SCALE



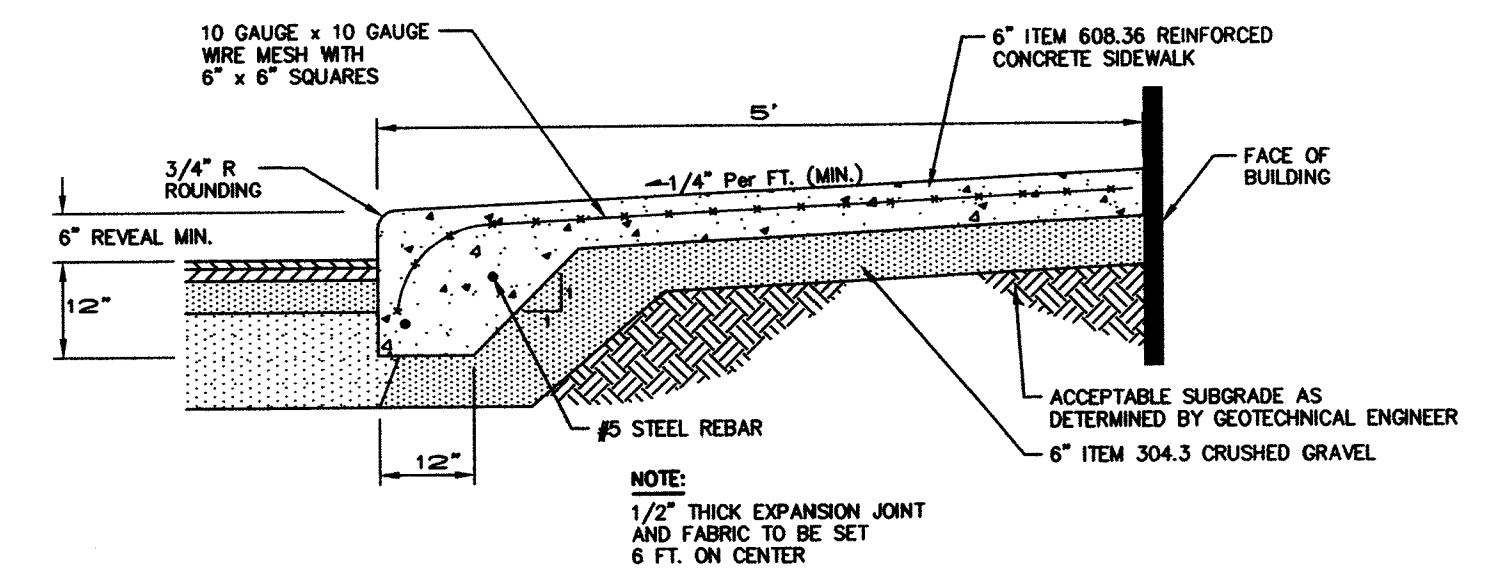
SLOPE GRANITE CURB DETAIL

NOT TO SCALE



CAPE COD BERM DETAIL

NOT TO SCALE



CONCRETE SIDEWALK AND CURB DETAIL

NOT TO SCALE

DETAIL SHEET - GENERAL SITE
(LOTS 5-1 & 5-2, MAP 17)

FIRE STATION #1 (NORTH)
GRENIER FIELD ROAD
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR:
SUMNER DAVIS ARCHITECTS, INC.
959 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE 03801

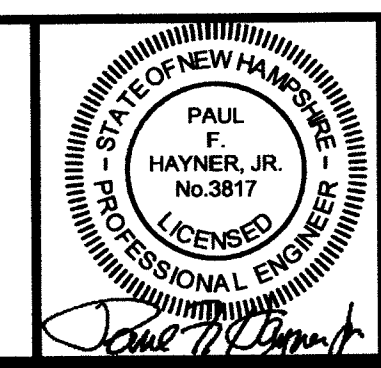
RECORD OWNERS:
SHARON M. DORAZIO and TOWN OF LONDONDERRY

SCALE AS SHOWN

12 JANUARY 2006

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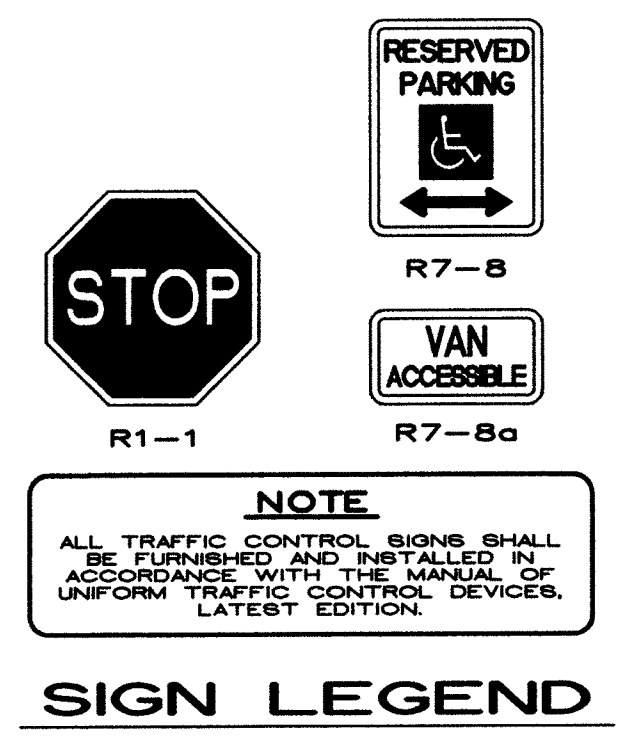
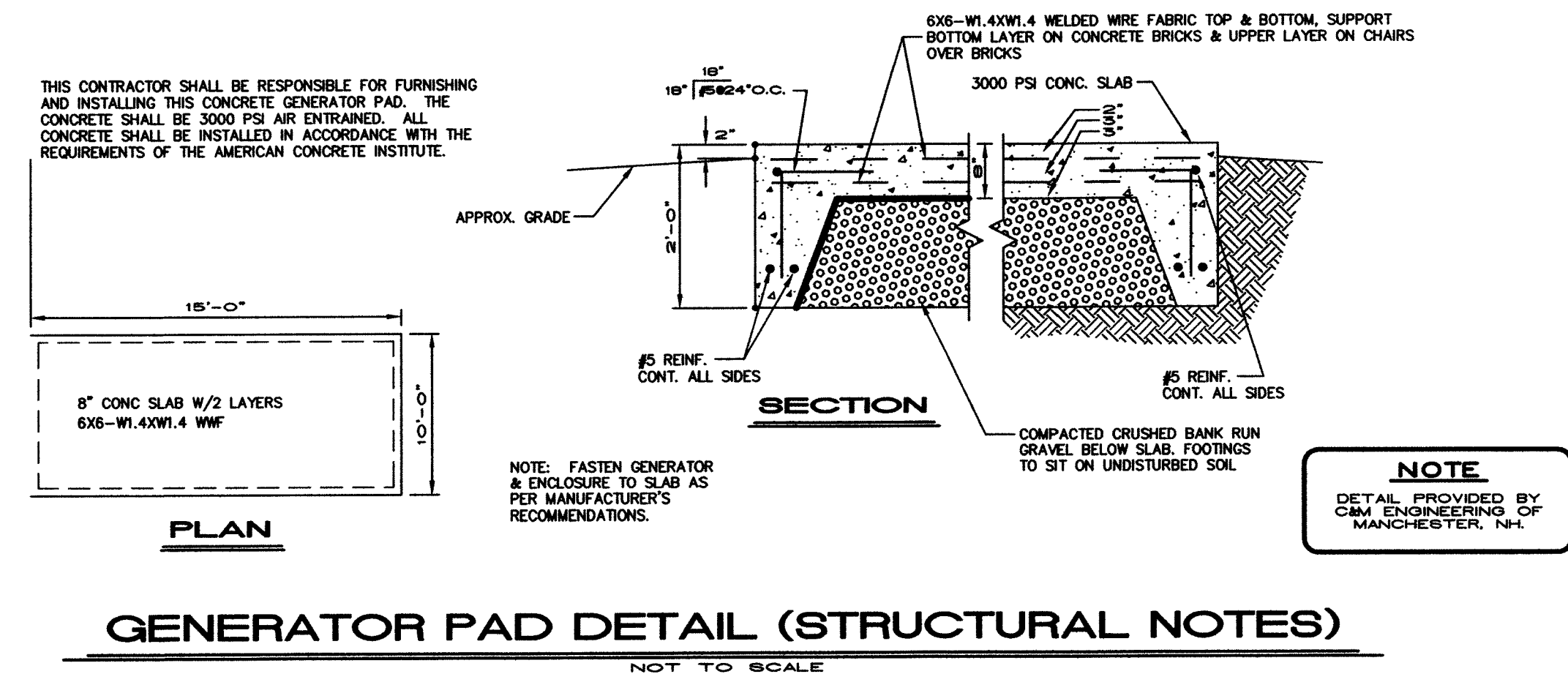
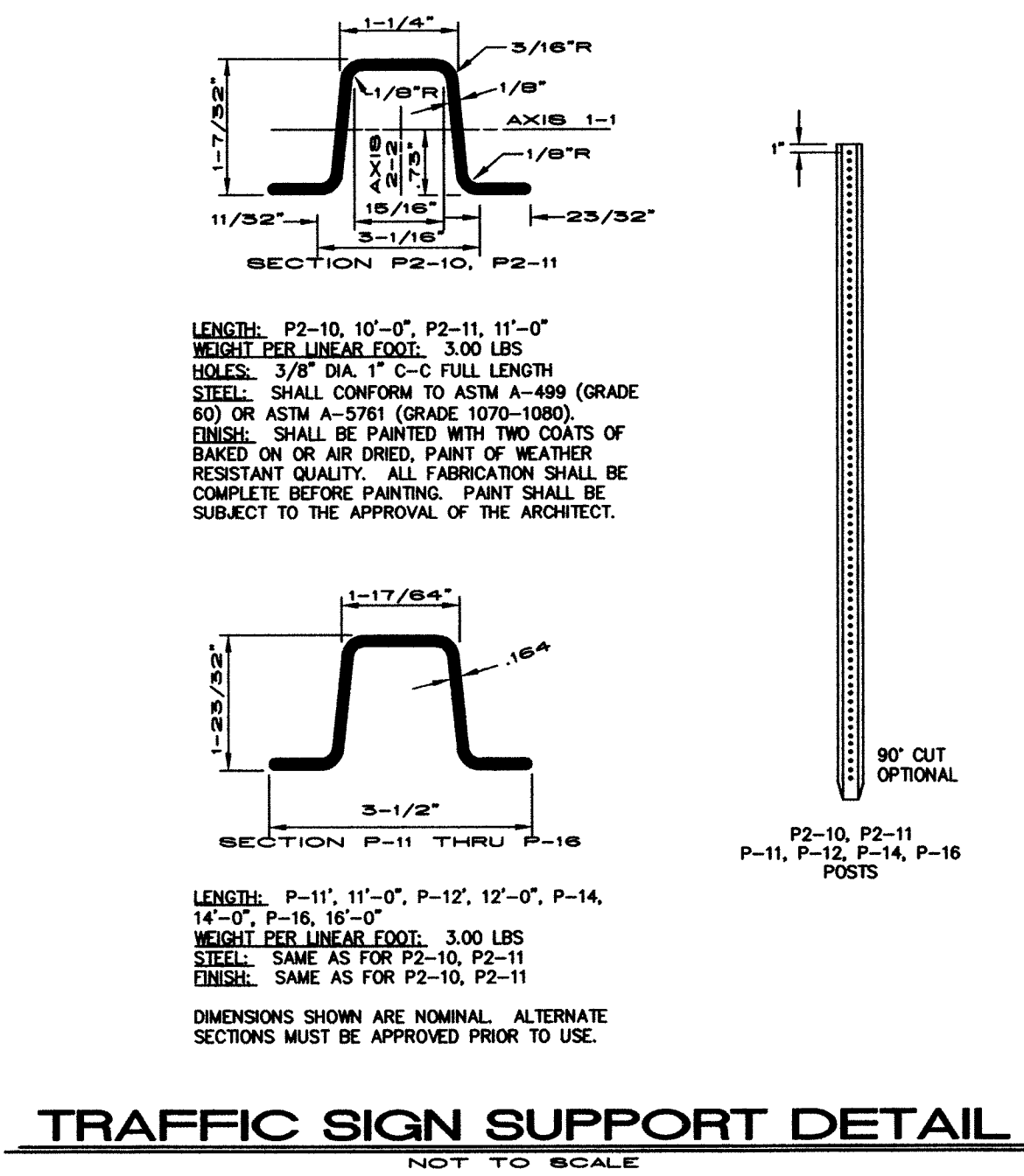
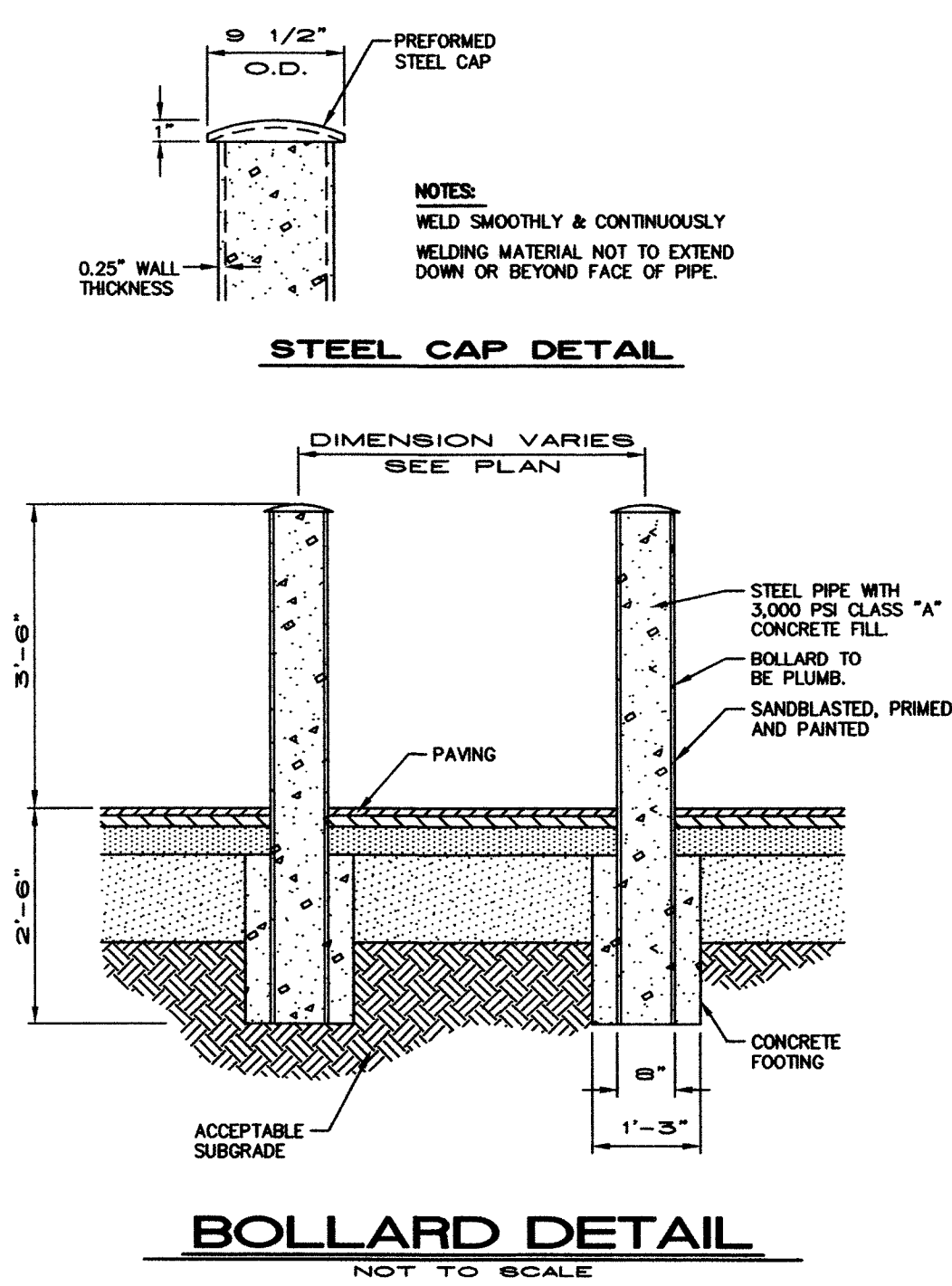
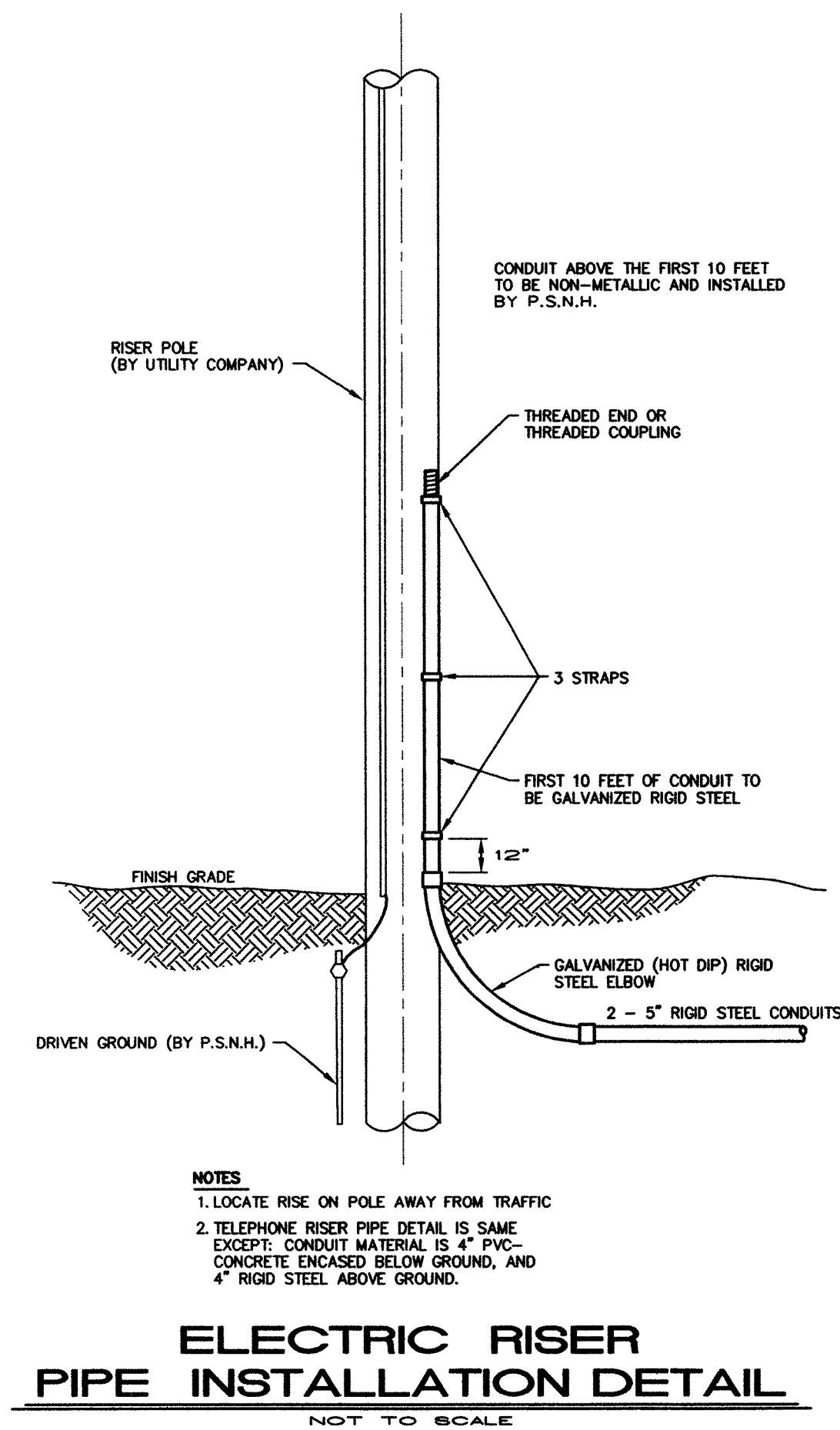
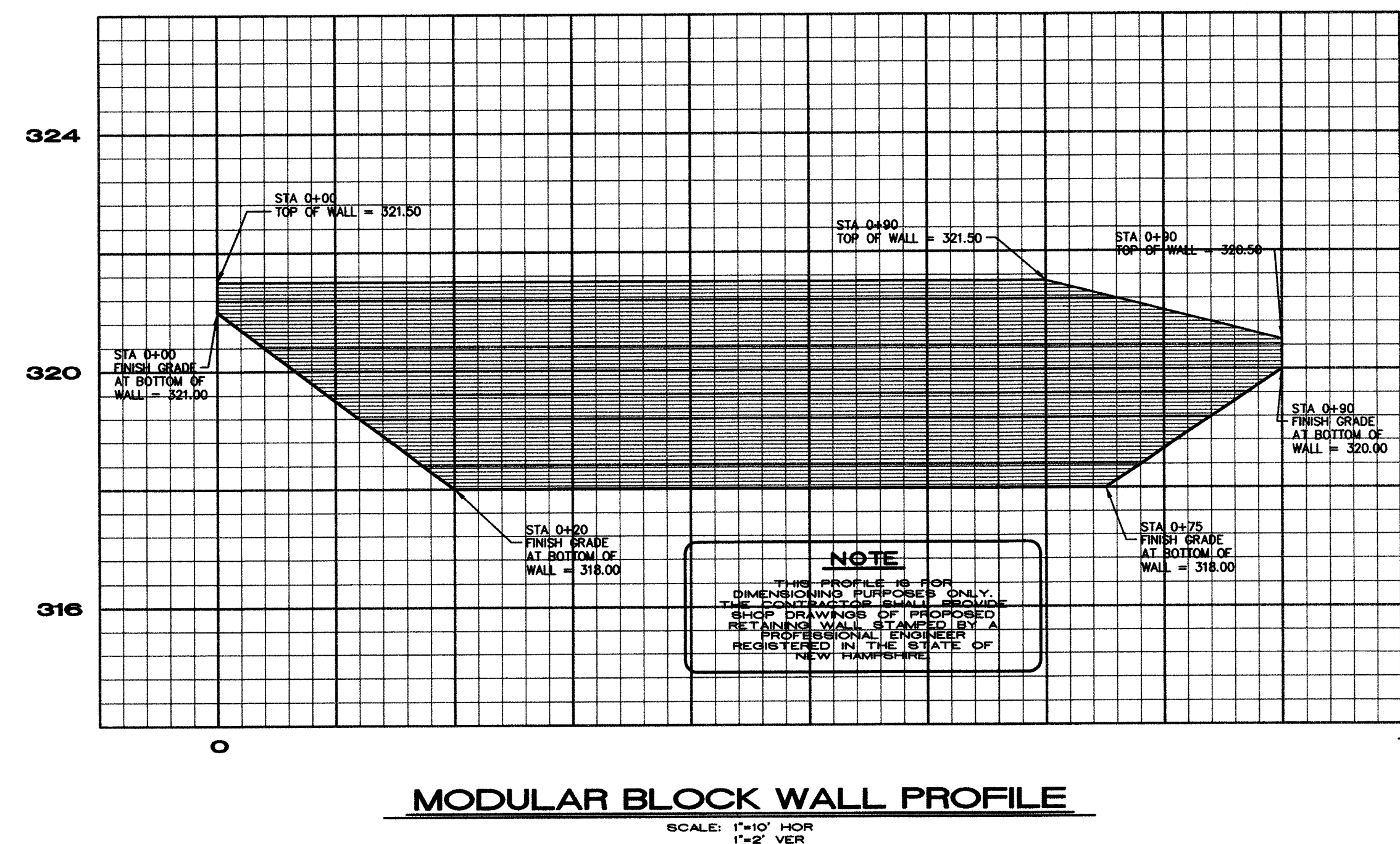
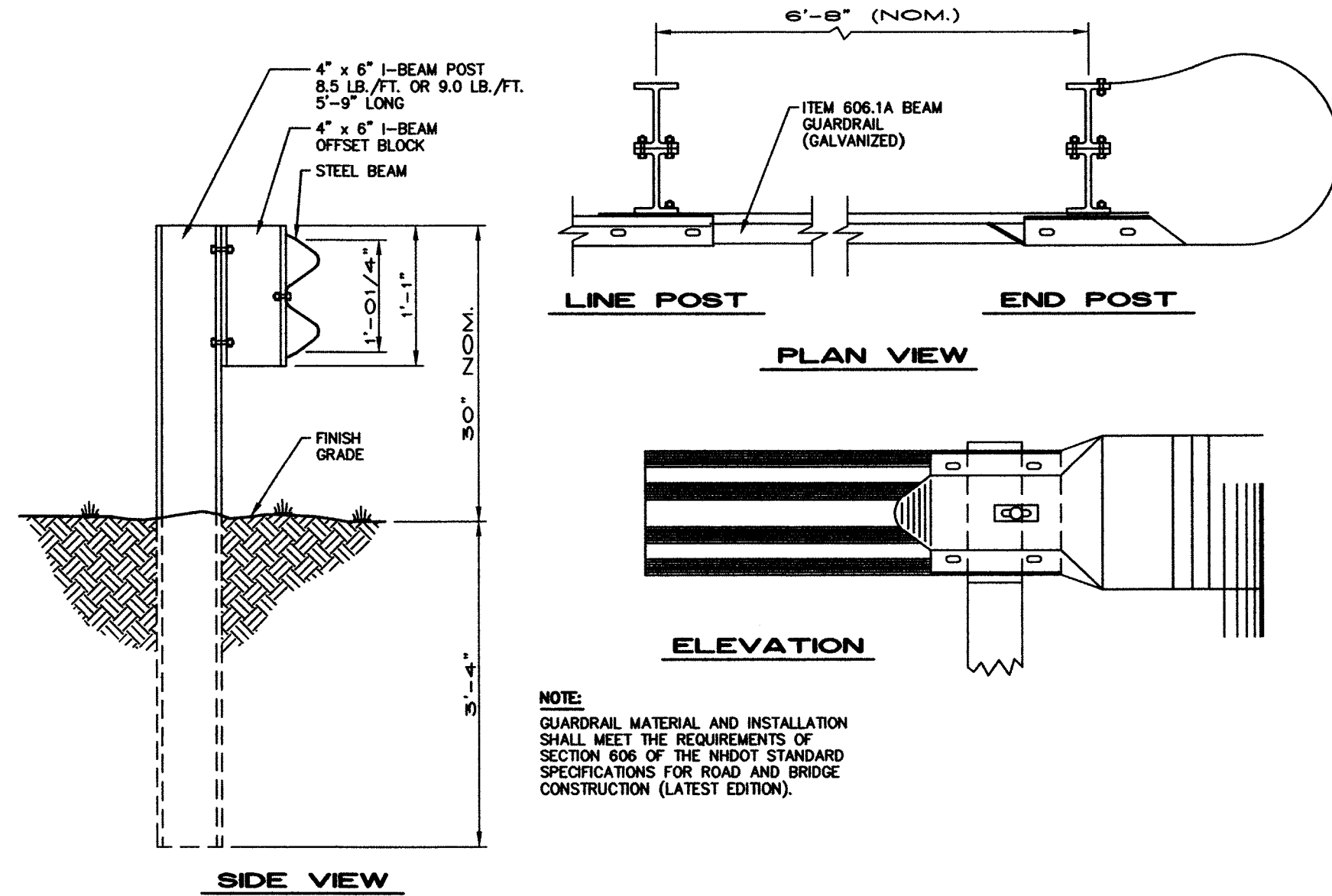
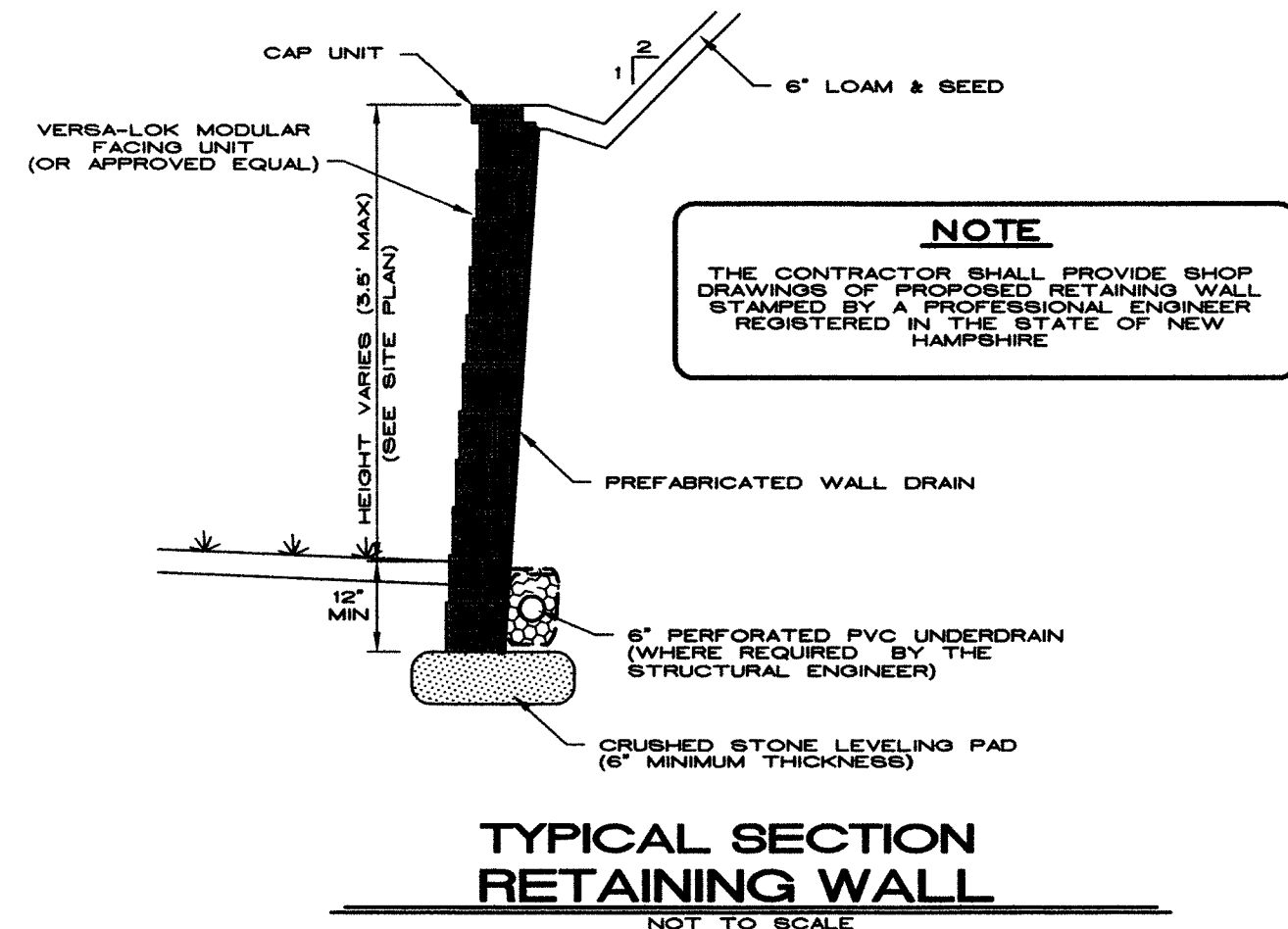
BENCHMARK
STONE BOUND FOUND
SOUTH OF GRENIER FIELD ROAD
SOUTHWEST OF SITE
ELEV. = 314.14
(USGS DATUM)



No.	DATE	REVISION	BY

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Tel (603) 883-2057 www.hayner-swanson.com Fax (603) 883-5057

SHEET 6 OF 16 1139 4928-A DET1
File Book & Page File Number Dwg



DETAIL SHEET - GENERAL SITE
(LOTS 5-1 & 5-2, MAP 17)

FIRE STATION #1 (NORTH)
GRENIER FIELD ROAD
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR:
SUMNER DAVIS ARCHITECTS, INC.
959 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE 03801

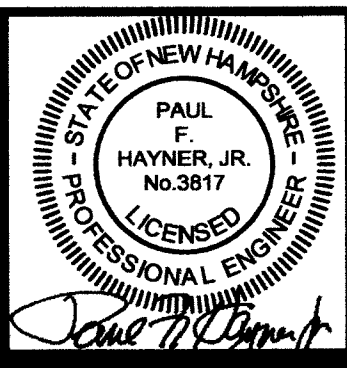
RECORD OWNERS:
SHARON M. DORAZIO and TOWN OF LONDONDERRY

SCALE AS SHOWN

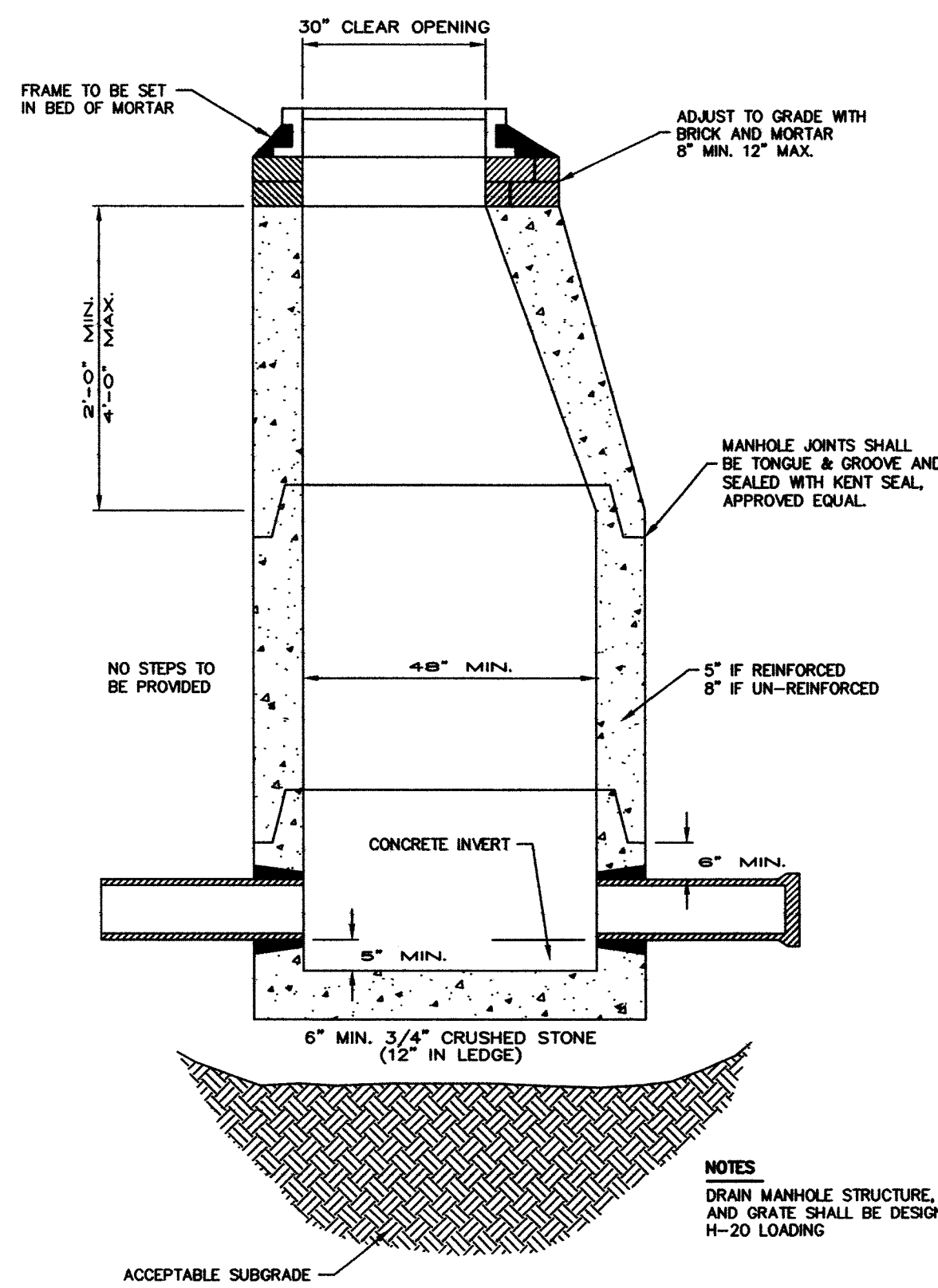
12 JANUARY 2006

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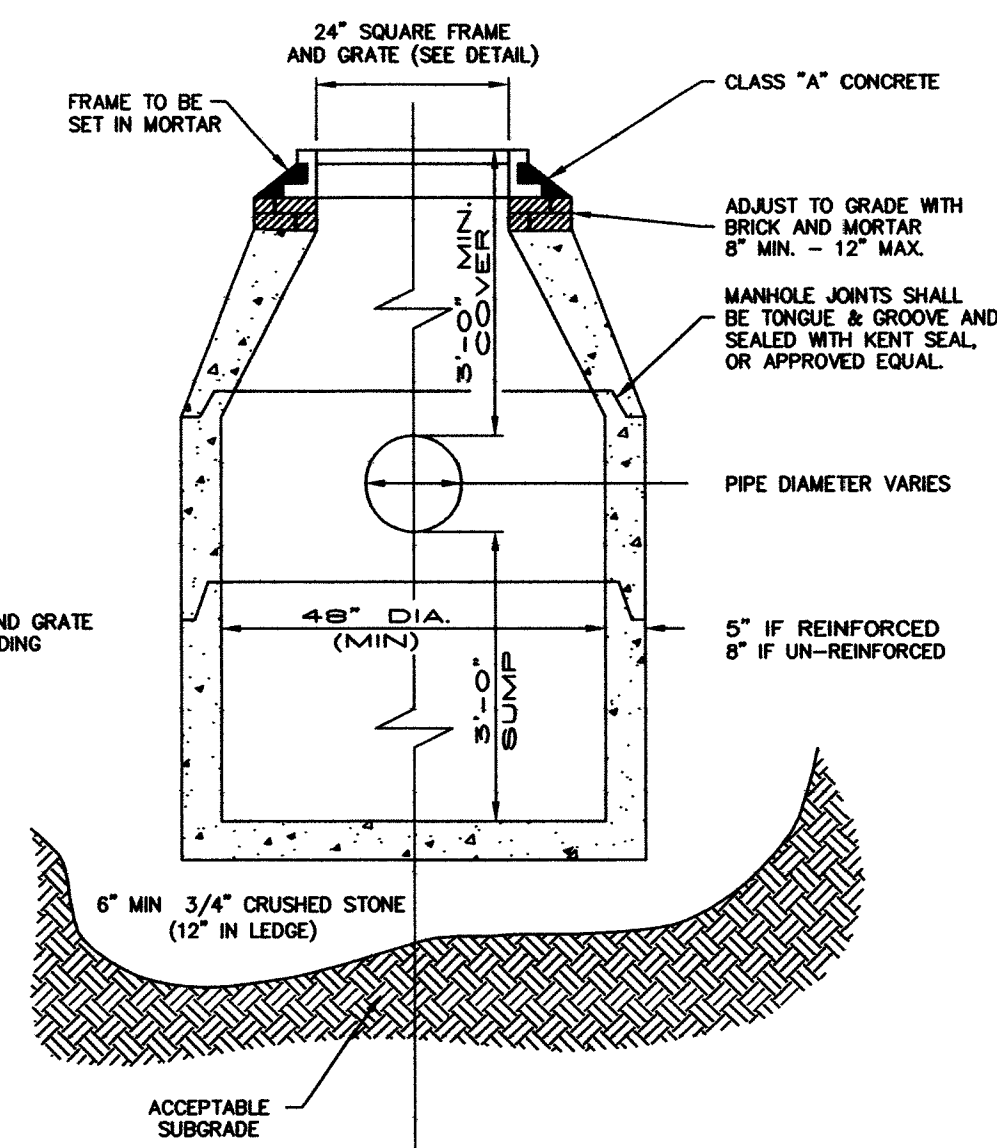
BENCHMARK
STONE BOUND FOUND
SIDE OF GRENIER FIELD ROAD
SOUTHWEST OF SITE
(USGS DATUM)



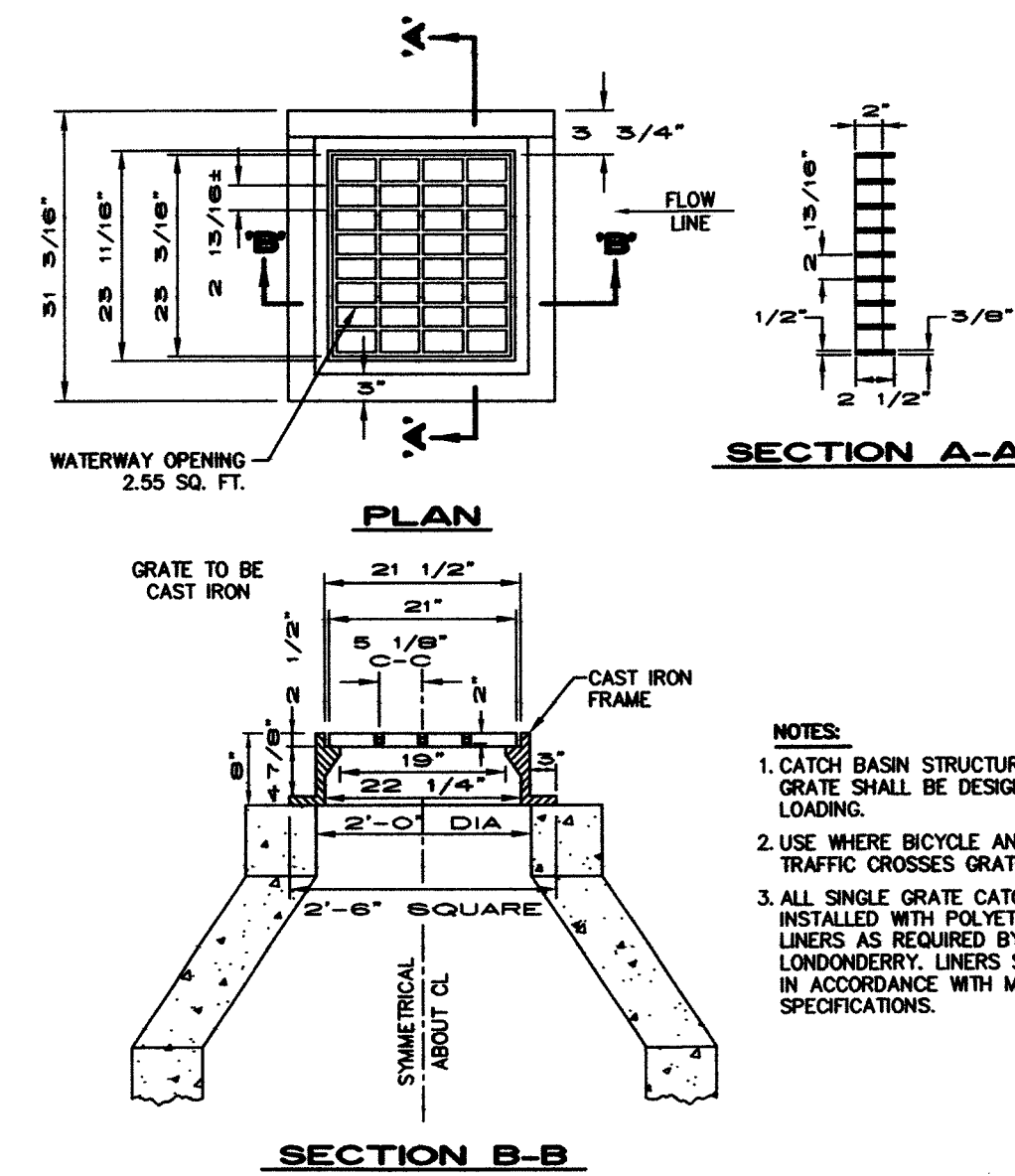
NO.	DATE	REVISION	BY



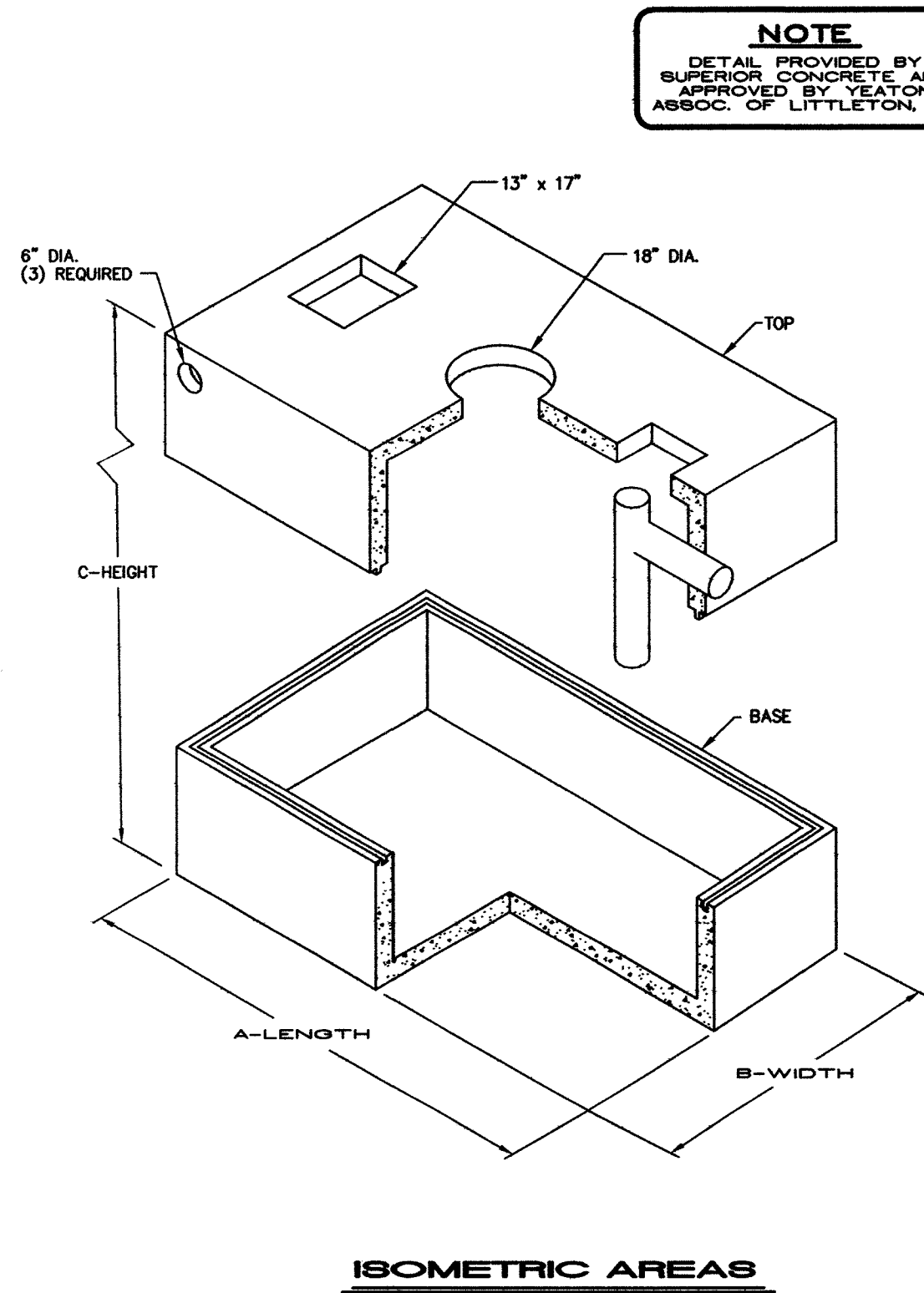
DRAIN MANHOLE DETAIL
NOT TO SCALE



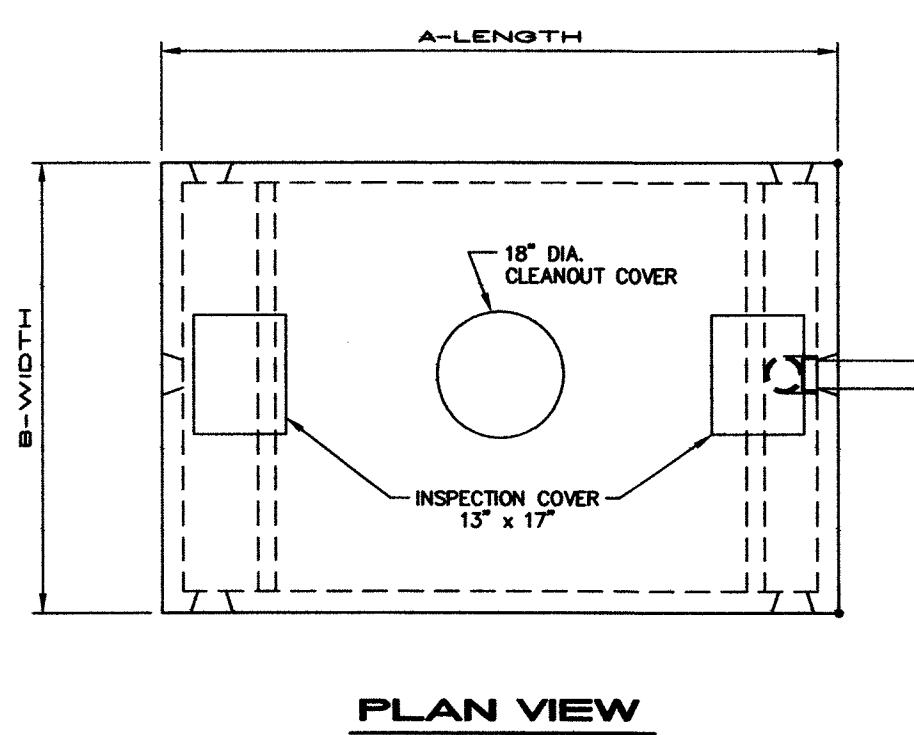
CATCH BASIN DETAIL
NOT TO SCALE



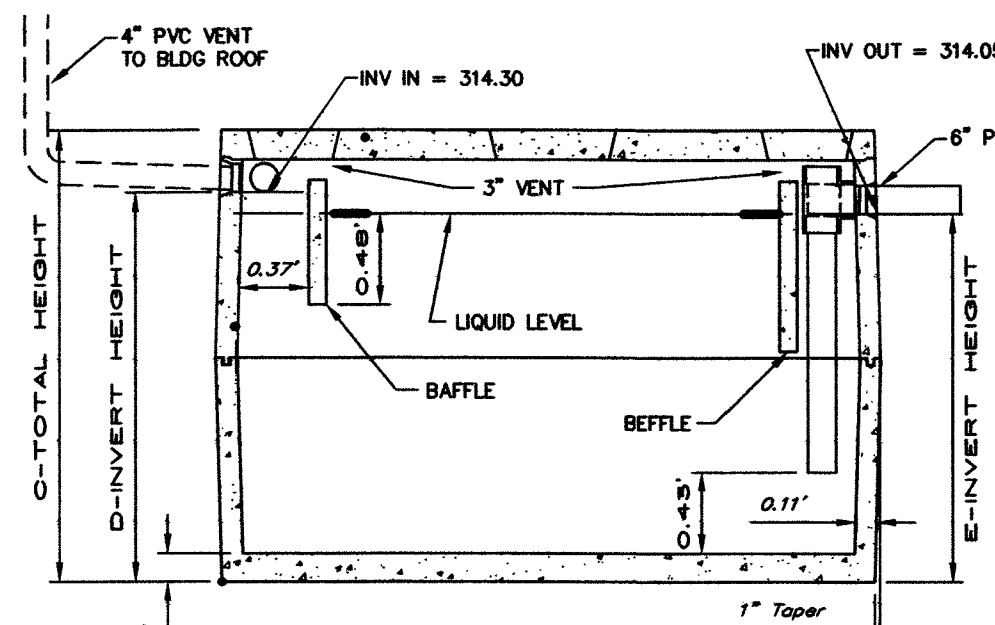
**CATCH BASIN - TYPE B
FRAME AND COVER DETAIL**
(N.H.C.O.T. STANDARD)
NOT TO SCALE



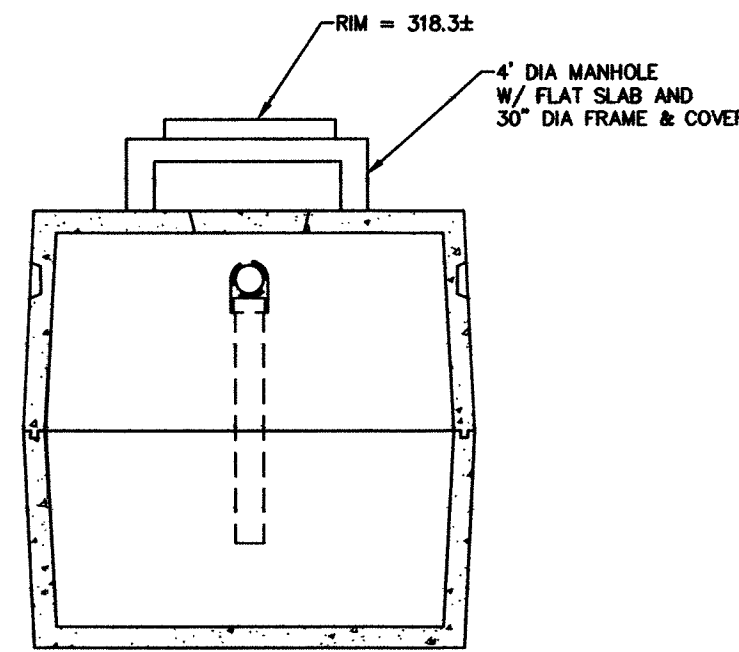
ISOMETRIC VIEWS



PLAN VIEW



SECTION



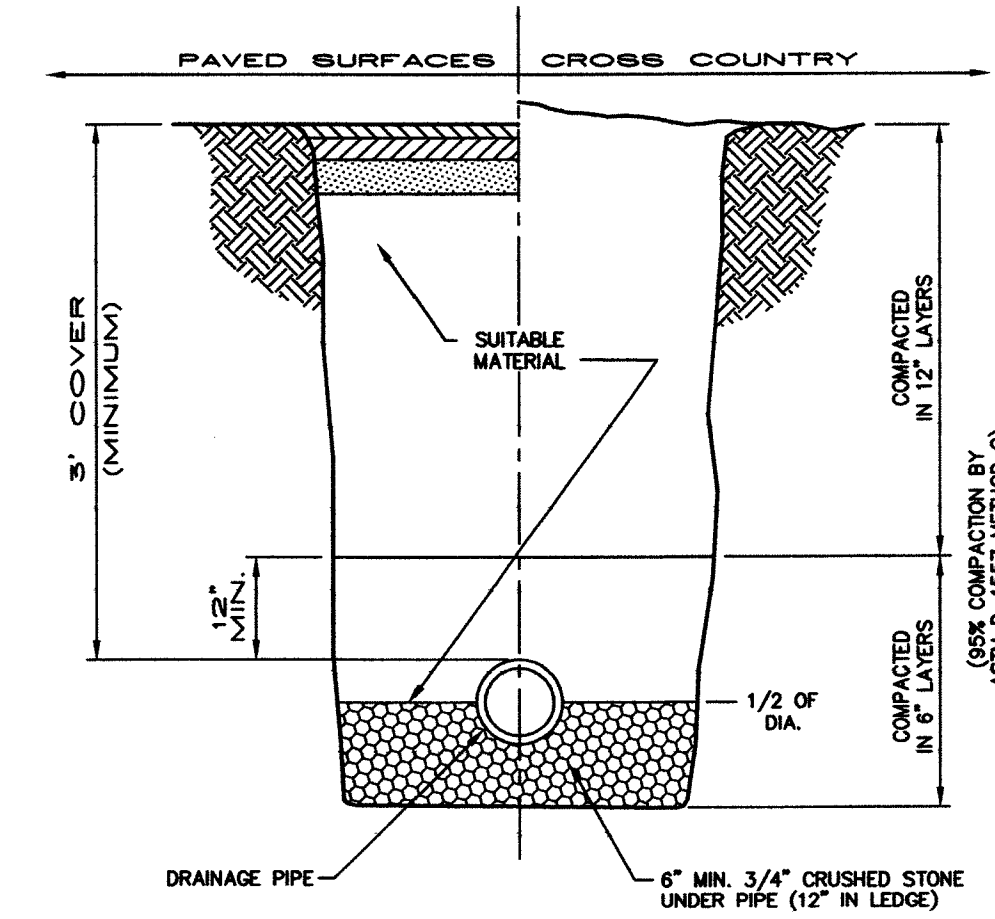
END SECTION

- NOTES**
1. CONCRETE COMPRESSIVE STRENGTH 4,000 PSI @ 28 DAYS, WITH STEEL REINFORCEMENT
 2. HEAVY DUTY (HS-10) SEPTIC TANKS AVAILABLE.
 3. KEYS JOINT SEALED WITH BUTYL RUBBER.
 4. 3-5" PLASTIC PIPE SEAL KNOCKOUTS AT INLET & OUTLET END.
 5. MANUFACTURED BY: SUPERIOR CONCRETE CO., AUBURN, ME 207-794-8144.
 6. SEPARATOR MUST BE CAPABLE OF H-20 LOADING

Liquid Capacity	A Length	B Width	C Height	D Inlet	E Outlet	Weight
750LB.	8'-0"	5'-1"	4'-1"	3'-2"	2'-11"	6400
1000	8'-0"	5'-1"	5'-4"	4'-6 1/2"	4'-3 1/2"	8400
1000LB	10'-6"	6'-4"	4'-0"	3'-1"	2'-10"	9500
1500	10'-6"	6'-4"	5'-4"	4'-5"	4'-2"	11000
2000	10'-6"	6'-4"	6'-2"	5'-3"	5'-0"	12500

750 L.B. OIL/WATER SEPARATOR
NOT TO SCALE

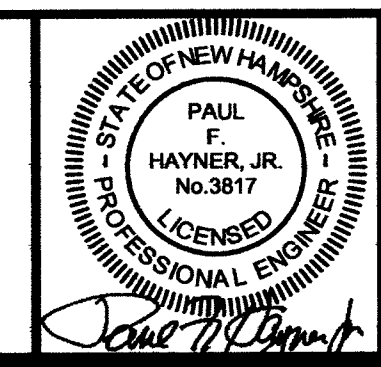
NOTE
SEPARATOR TO BE MONITORED FOR OIL AND WATER REMOVAL ON A QUARTERLY BASIS OR MORE OFTEN IF NECESSARY.



**TYPICAL DRAINAGE
TRENCH SECTION**
NOT TO SCALE

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BENCHMARK
STONE BOUND FOUND
SIDE OF GRENIER FIELD ROAD
SOUTHWEST OF SITE
ELEV. 214.14
(1986 DATUM)



NO.	DATE	REVISION	BY

DETAIL SHEET - GENERAL SITE
(LOTS 5-1 & 5-2, MAP 17)

FIRE STATION #1 (NORTH)
GRENIER FIELD ROAD
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR:
SUMNER DAVIS ARCHITECTS, INC.
959 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE 03801

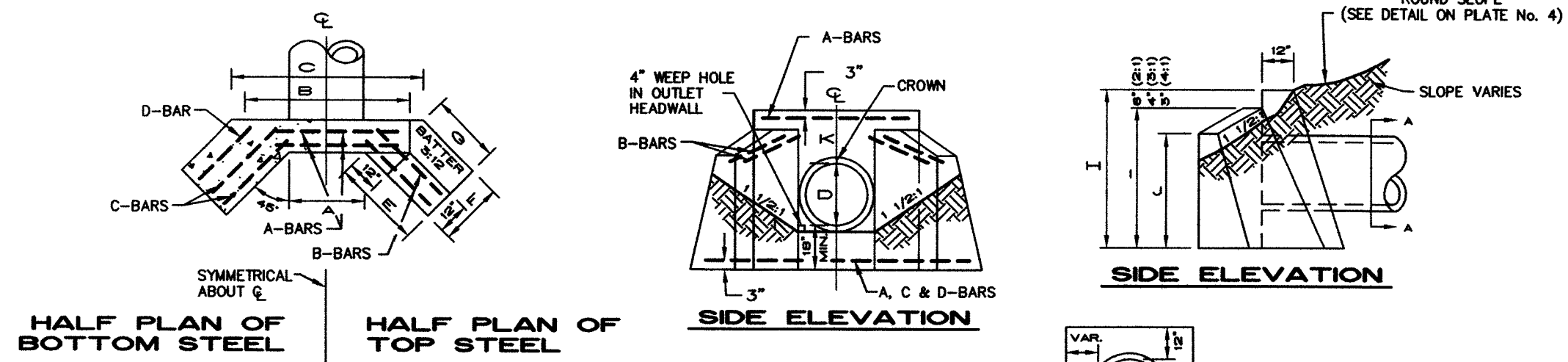
RECORD OWNERS:
**SHARON M. DORAZIO and
TOWN OF LONDONDERRY**

SCALE AS SHOWN

12 JANUARY 2006

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Three Congress Street Nashua, New Hampshire 03062-3301
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SHEET 8 OF 16	1139	4928-A	DET1
Field Book & Page	File Number		



NOTE:
ALL LIKE BARS IN EACH HEADWALL ARE SAME SIZE. EACH STD. HEADER HAS 4A, B & C BARS, AND 2 D-BARS.

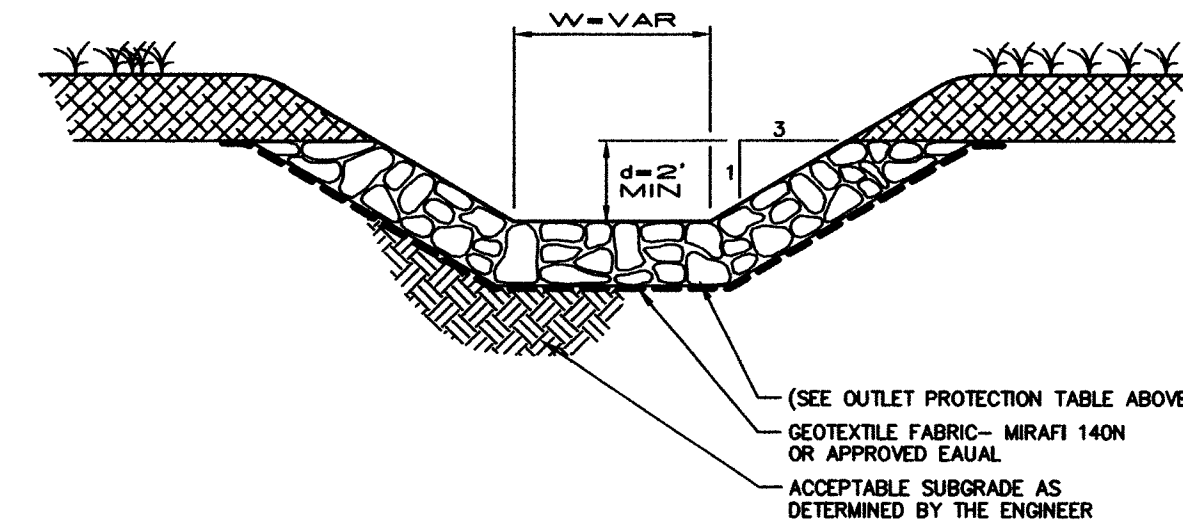
DIA. D INCHES	AREA OF PIPE SQ. FT.	QUANTITIES IN CU. YD.				DIMENSIONS											REINFORCING STEEL						
		CONC.	STEEL	FORM	ITEM 209	A	B	C	E	F	G	H	I	J	K	SIZE	LENGTH	#	3U				
24	3.14	1.97	36	1.58	1.48	0.41	2'-6"	5'-4"	6'-7"	3'-0"	1'-11"	2'-3"	5'-0"	4'-6"	3'-10"	1'-6"	1/2"	5'-0"	3'-2"	3'-0"	4'-8"	2'-5"	2'-3"
30	4.91	2.57	42	1.80	1.85	0.56	3'-1"	5'-11"	7'-8"	3'-7"	2'-0"	2'-9"	5'-8"	5'-0"	4'-3"	1'-6"	1/2"	5'-7"	3'-9"	3'-7"	5'-3"	2'-6"	2'-9"
36	7.07	3.24	47	2.12	2.22	0.72	3'-8"	6'-8"	8'-3"	4'-2"	2'-3"	3'-8"	6'-8"	6'-4"	4'-11"	1'-6"	1/2"	6'-2"	4'-3"	4'-1"	5'-10"	2'-8"	3'-2"
42	9.62	4.46	125	2.95	2.99	0.90	4'-3"	7'-1"	9'-4"	5'-11"	2'-4"	4'-0"	6'-9"	6'-3"	4'-10"	1'-9"	3/4"	6'-9"	5'-3"	4'-11"	7'-10"	3'-10"	4'-0"
48	12.57	5.38	139	2.88	2.96	1.10	4'-10"	7'-8"	10'-5"	5'-9"	2'-3"	4'-6"	7'-3"	6'-9"	5'-1"	1'-9"	3/4"	7'-4"	5'-11"	5'-7"	8'-3"	3'-10"	4'-9"
54	15.90	6.46	151	3.15	3.33	1.32	5'-3"	8'-3"	11'-3"	6'-4"	2'-4"	5'-0"	7'-9"	7'-3"	5'-4"	1'-9"	3/4"	7'-11"	6'-7"	6'-1"	9'-2"	4'-1"	5'-1"
60	19.63	7.55	162	3.51	3.70	1.55	6'-0"	9'-10"	12'-2"	6'-11"	2'-5"	5'-4"	8'-3"	7'-9"	5'-4"	1'-9"	3/4"	8'-8"	7'-1"	6'-8"	9'-9"	4'-1"	5'-8"
66	23.76	8.90	176	3.80	4.07	1.79	6'-7"	9'-5"	13'-2"	7'-0"	2'-6"	6'-0"	8'-9"	8'-3"	5'-11"	1'-9"	3/4"	9'-1"	7'-8"	7'-3"	10'-9"	4'-2"	6'-3"
72	28.27	10.29	188	4.12	4.45	2.05	7'-2"	10'-0"	14'-0"	8'-2"	2'-7"	6'-6"	9'-3"	8'-9"	6'-3"	1'-9"	3/4"	9'-8"	8'-3"	7'-10"	11'-0"	4'-3"	6'-9"

CONCRETE HEADWALL WITH 45° WINGS FOR R.C. PIPE

NOT TO SCALE (N-HOOT STANDARD)

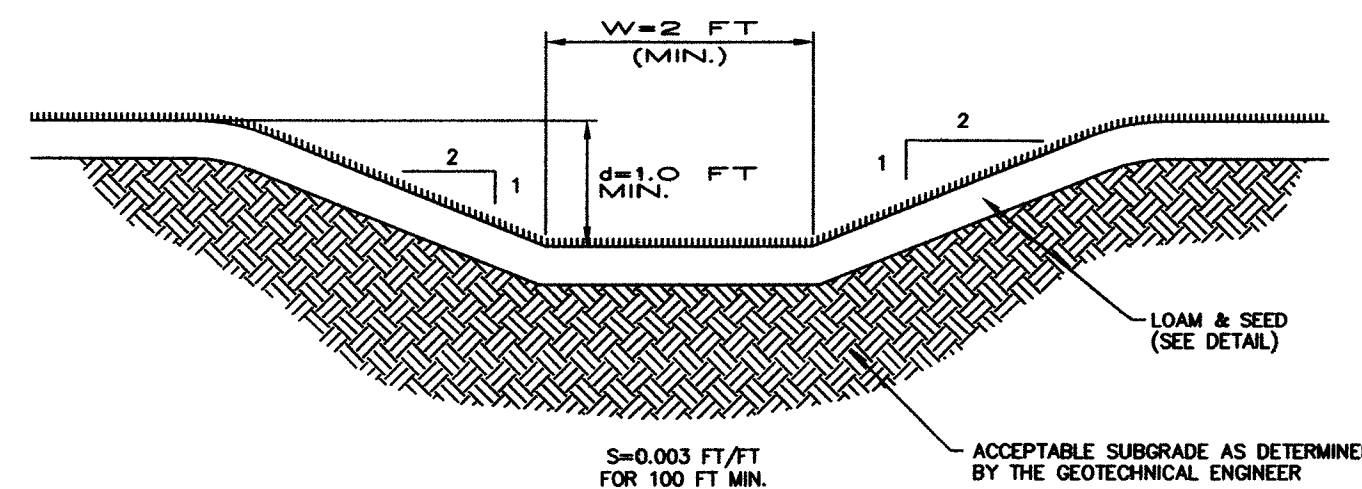
RIPRAP OUTLET PROTECTION SPECIFICATION TABLE

LOCATION	WIDTH (FT)	LENGTH (FT)	DEPTH (FT)	d 90 (IN)	MATERIAL
FES 1	5	20	1	4	ITEM 585.3 STONE FILL CLASS C
HEADWALL 5	4-20	15	1	4	ITEM 585.3 STONE FILL CLASS C
HEADWALL 10	4-20	15	1	4	ITEM 585.3 STONE FILL CLASS C



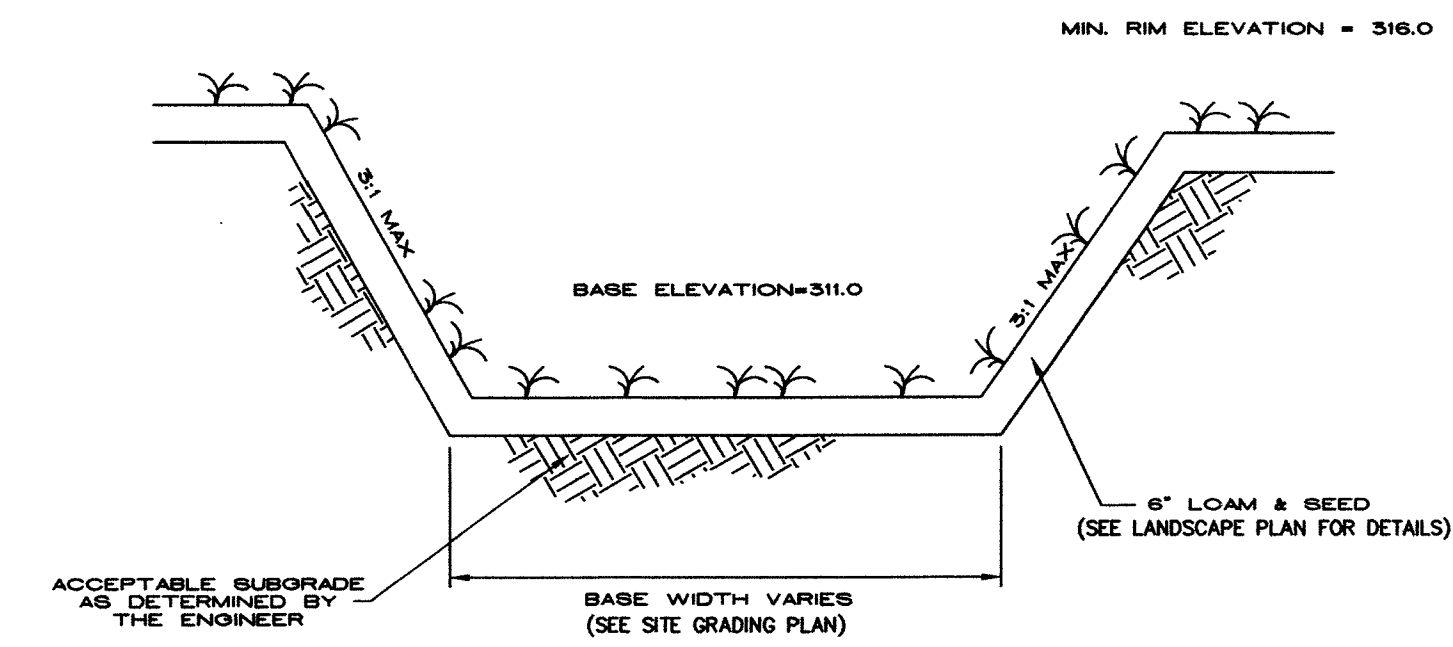
RIPRAP DETAIL AT HEADWALL/OUTLET DETAIL

NOT TO SCALE



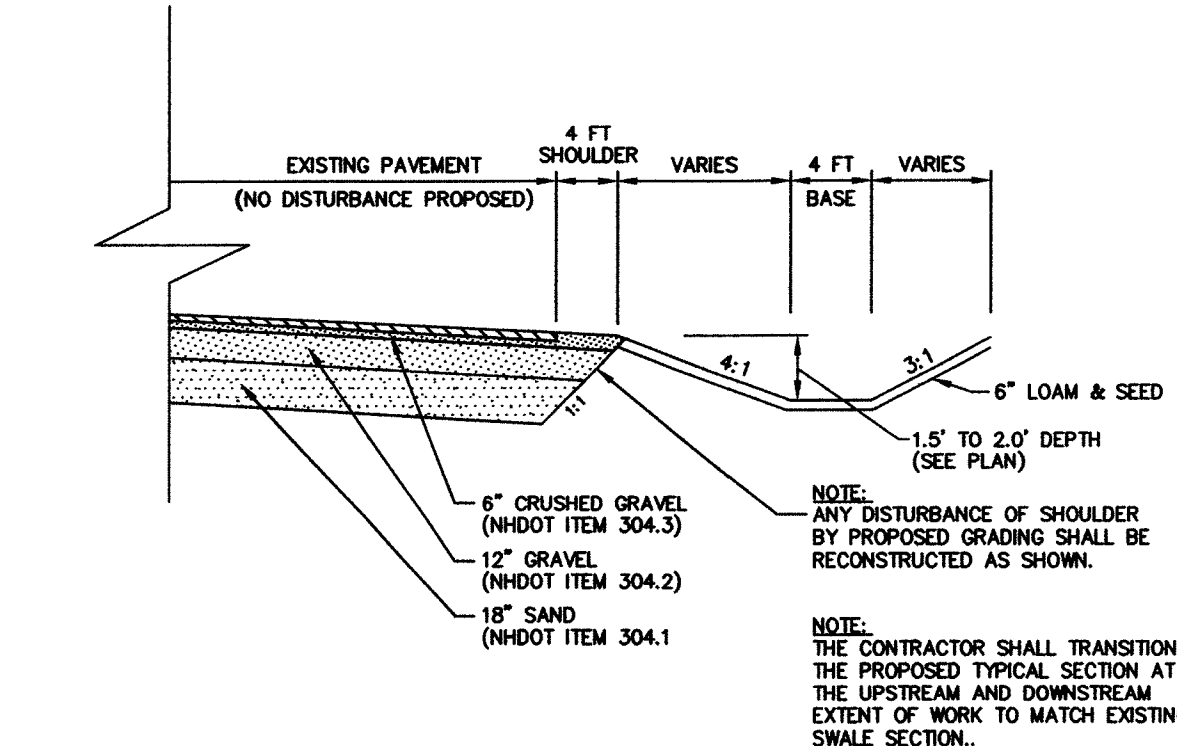
TYPICAL SWALE SECTION 'A'-A'

NOT TO SCALE



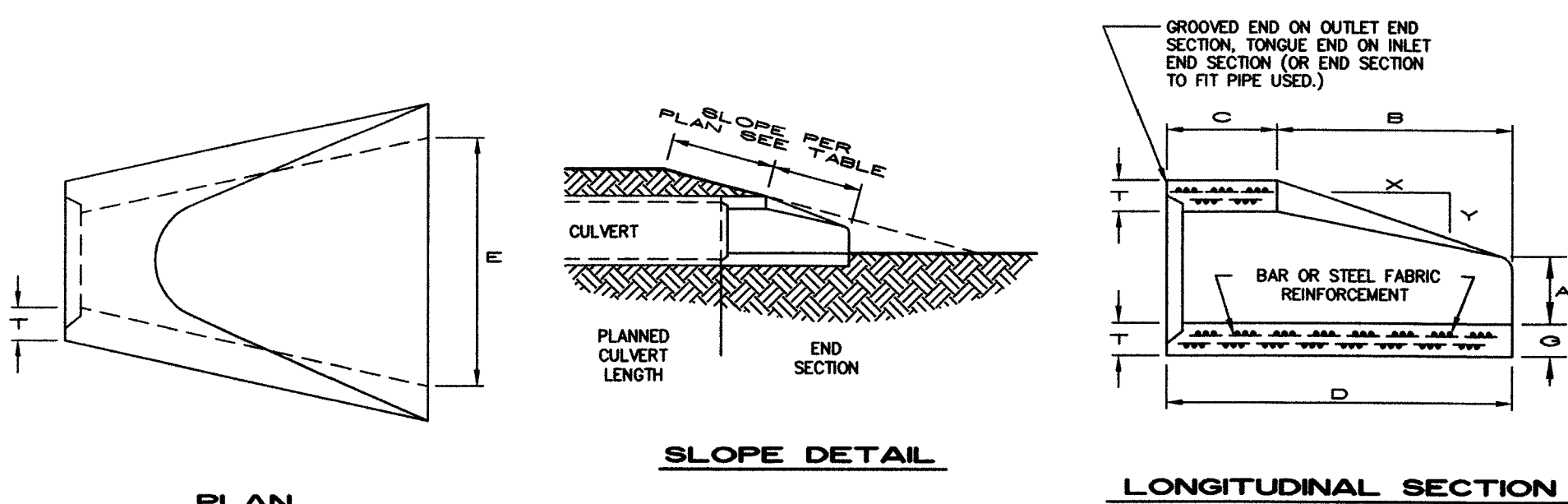
DETENTION BASIN TYPICAL SECTION

NOT TO SCALE



TYPICAL SECTION GRENIER FIELD ROAD SWALE REGRADING

NOT TO SCALE

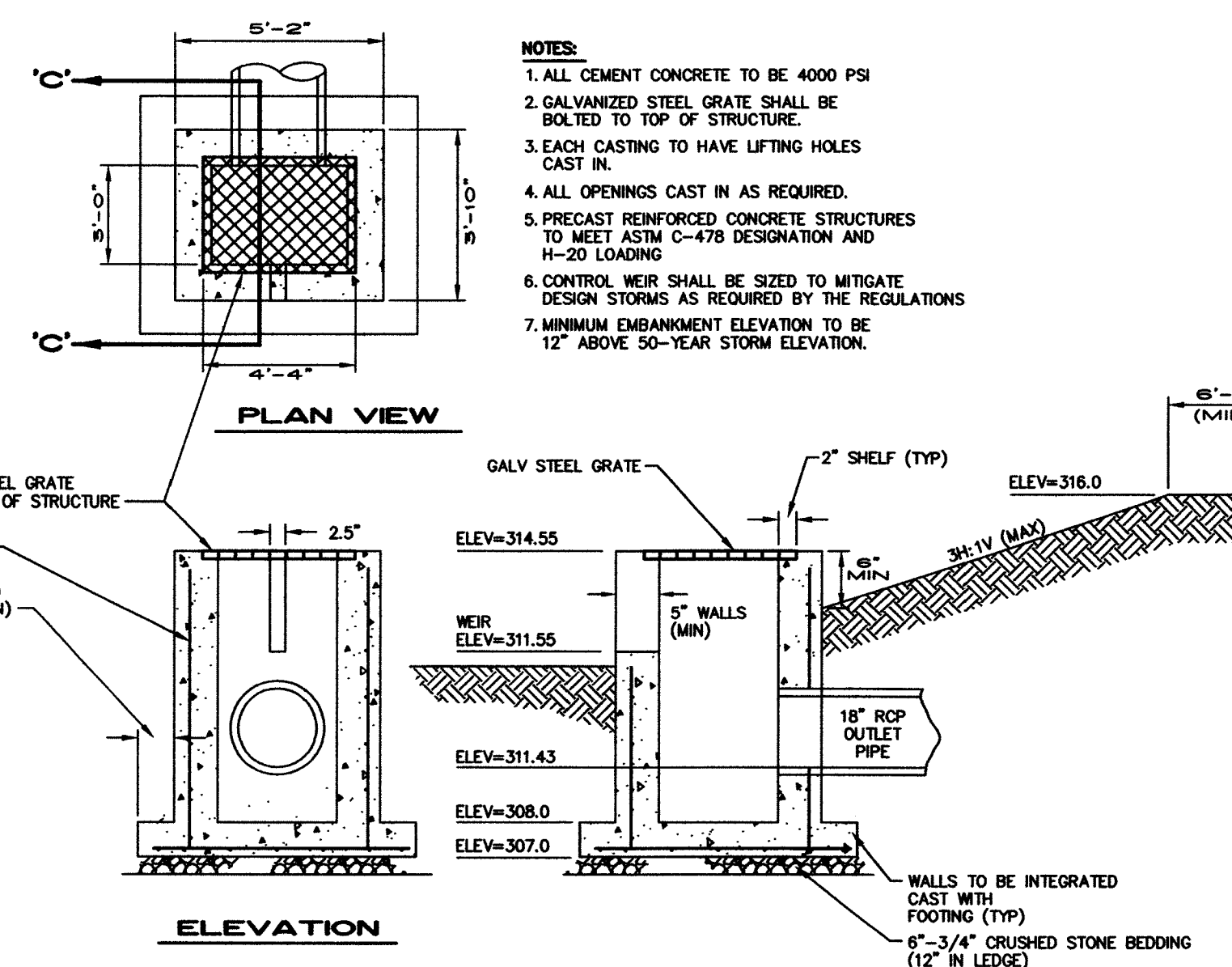


NOTE:
DESIGN OF END SECTION SHALL CONFORM TO STANDARD REINFORCED CONCRETE PIPE, AASHTO CLASS III

DIA.	WEIGHT PER SECTION	APPROX. SLOPE X to Y	A	B	C	D	E	G	R	T
12"	530	3 TO 1	4'	24'	48	7	87	2	7	8
15"	740	3 TO 1	6'	27'	46'	73	30'	2	1/4"	1 1/2"
18"	990	3 TO 1	9'	27'	46'	73	36'	2	1/2"	2 1/2"
24"	1520	3 TO 1	9	1/2"	43	1/2"	30'	73	1/2"	48'

CONCRETE END SECTION FOR R.C.P.

NOT TO SCALE



SLOTTED WEIR OUTLET CONTROL STRUCTURE DETAIL

NOT TO SCALE

DETAIL SHEET - GENERAL SITE
(LOTS 5-1 & 5-2, MAP 17)
FIRE STATION #1 (NORTH)
GRENIER FIELD ROAD
LONDONDERRY, NEW HAMPSHIRE
PREPARED FOR:
SUMNER DAVIS ARCHITECTS, INC.
959 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE 03801
RECORD OWNERS:
SHARON M. DORAZIO and TOWN OF LONDONDERRY
SCALE AS SHOWN

12 JANUARY 2006

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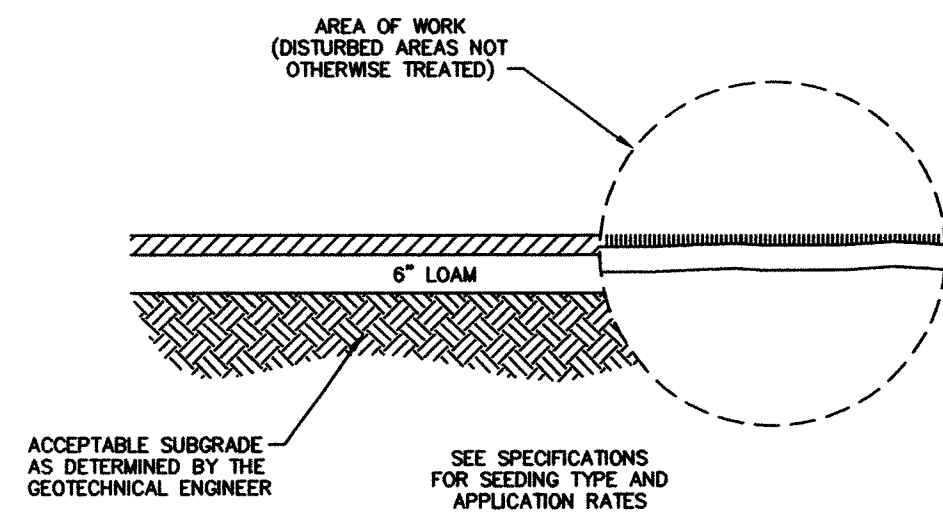
SHEET 9 OF 16	1139	4928-A	DET1
Field Book & Page	File Number	Day	

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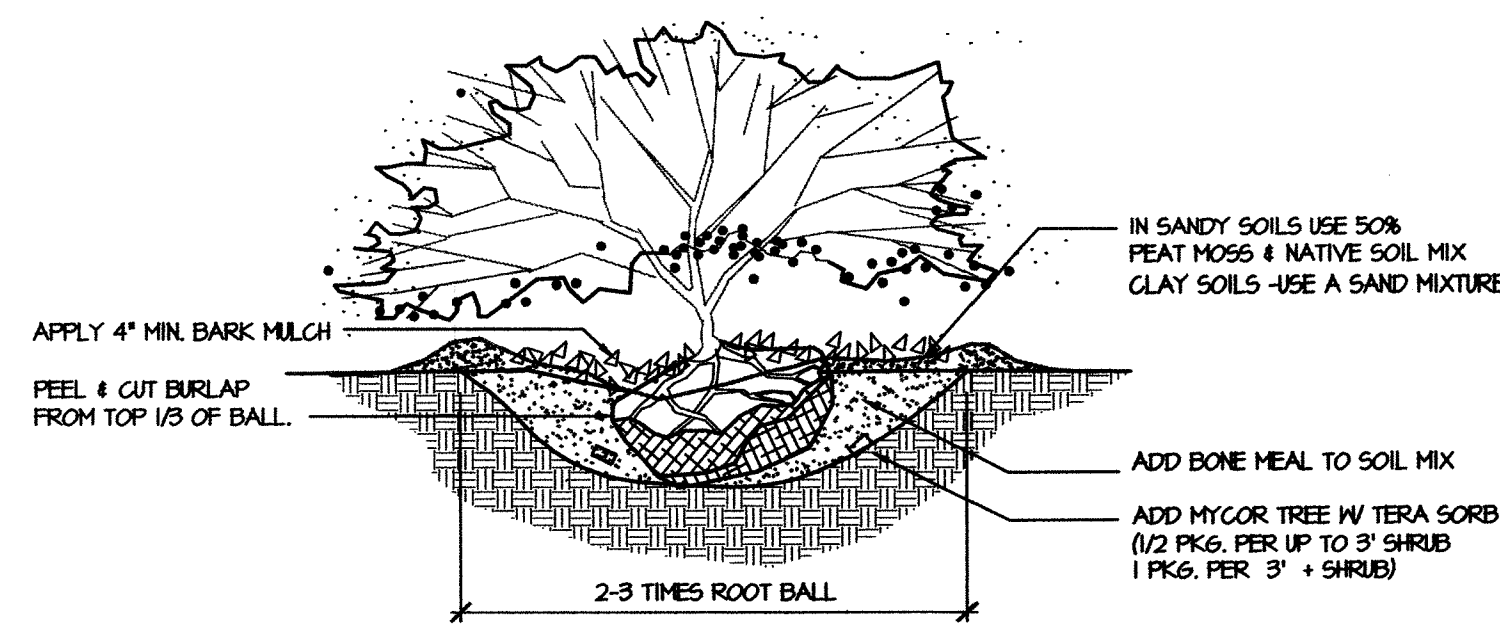
BENCHMARK
STONE BOUND FOUND SOUTH GRENIER FIELD ROAD SOUTHWEST 1/4 SITE (USGS DATUM)

PAUL F. HAYNER, JR.
No. 3817
LICENSED PROFESSIONAL ENGINEER

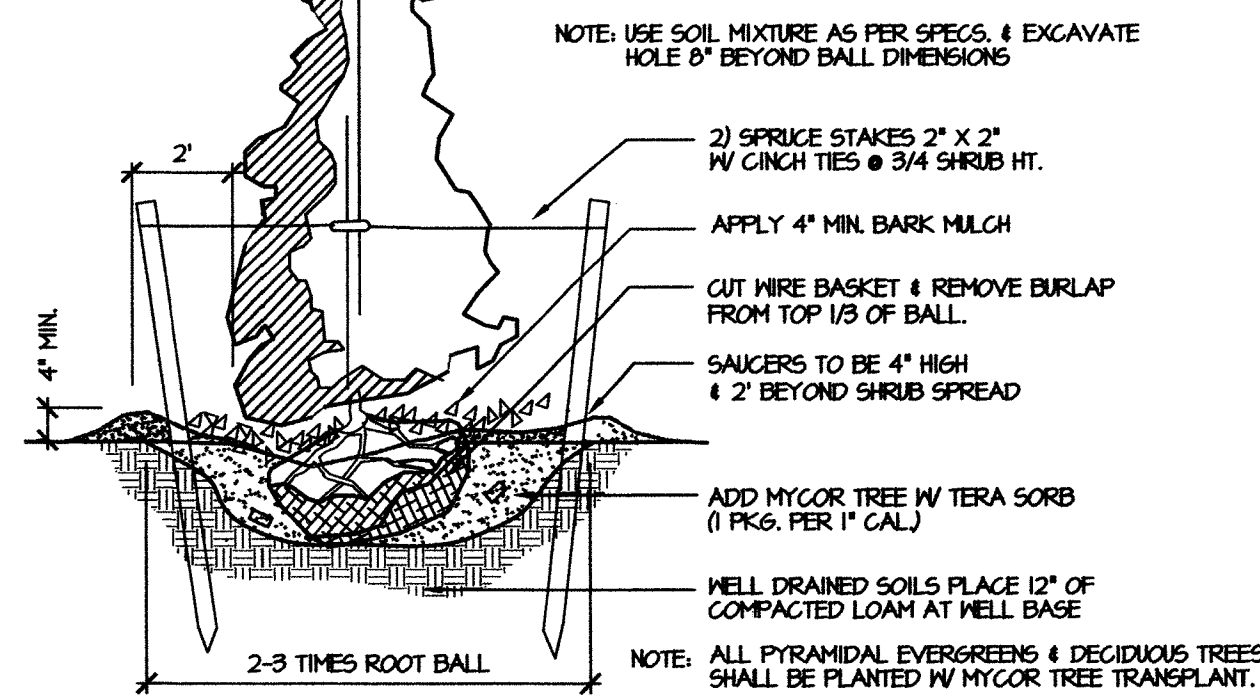
NO.	DATE	REVISION	BY



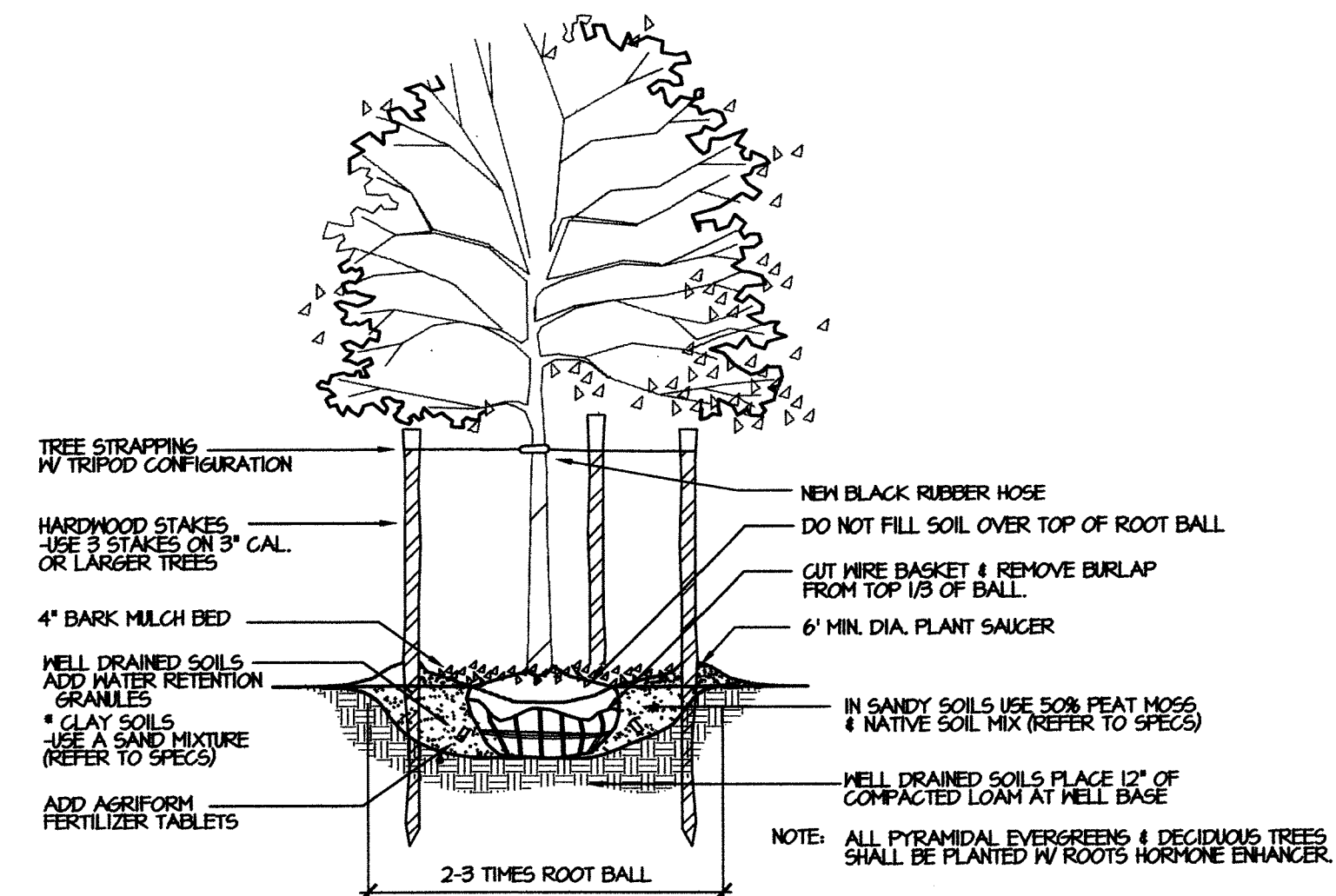
LOAM AND SEED DETAIL
NOT TO SCALE



B&B SHRUB PLANTING
NOT TO SCALE



PYRAMIDAL EVERGREEN TREE PLANTING
NOT TO SCALE



TREE PLANTING 2\"/> NOT TO SCALE

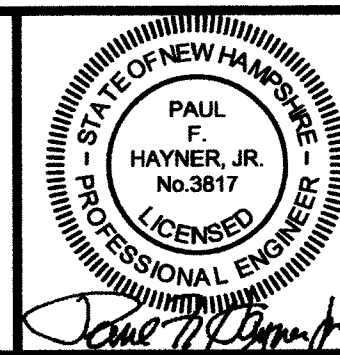
DETAIL SHEET - GENERAL SITE
(LOTS 5-1 & 5-2, MAP 17)
FIRE STATION #1 (NORTH)
GRENIER FIELD ROAD
LONDONDERRY, NEW HAMPSHIRE
PREPARED FOR:
SUMNER DAVIS ARCHITECTS, INC.
959 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE 03801
RECORD OWNERS:
SHARON M. DORAZIO and
TOWN OF LONDONDERRY

SCALE AS SHOWN

12 JANUARY 2006

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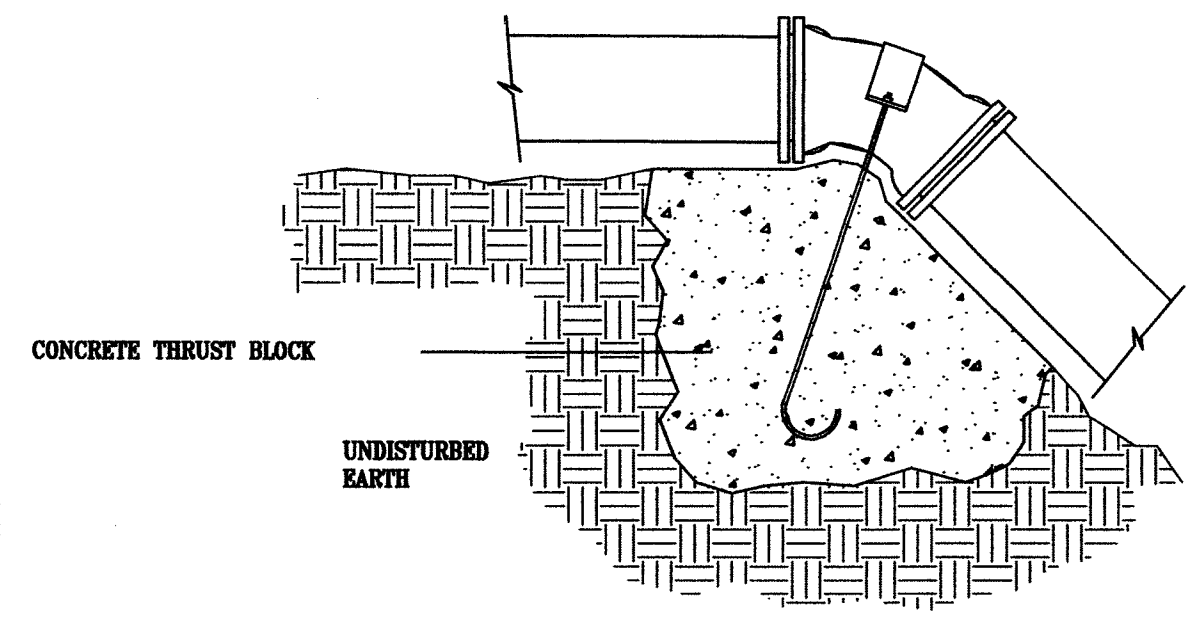
BENCHMARK
STONE SOUND FOUND
SIDE OF GRENIER FIELD ROAD
SOUTHWEST OF SITE
ELEV. 214.14
(LEGS DATUM)



No.	DATE	REVISION	BY

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SHEET 10 OF 16	1139	4928-A	DET1
Field Book & Page	File Number		



ELEVATION - VERTICAL BENDS

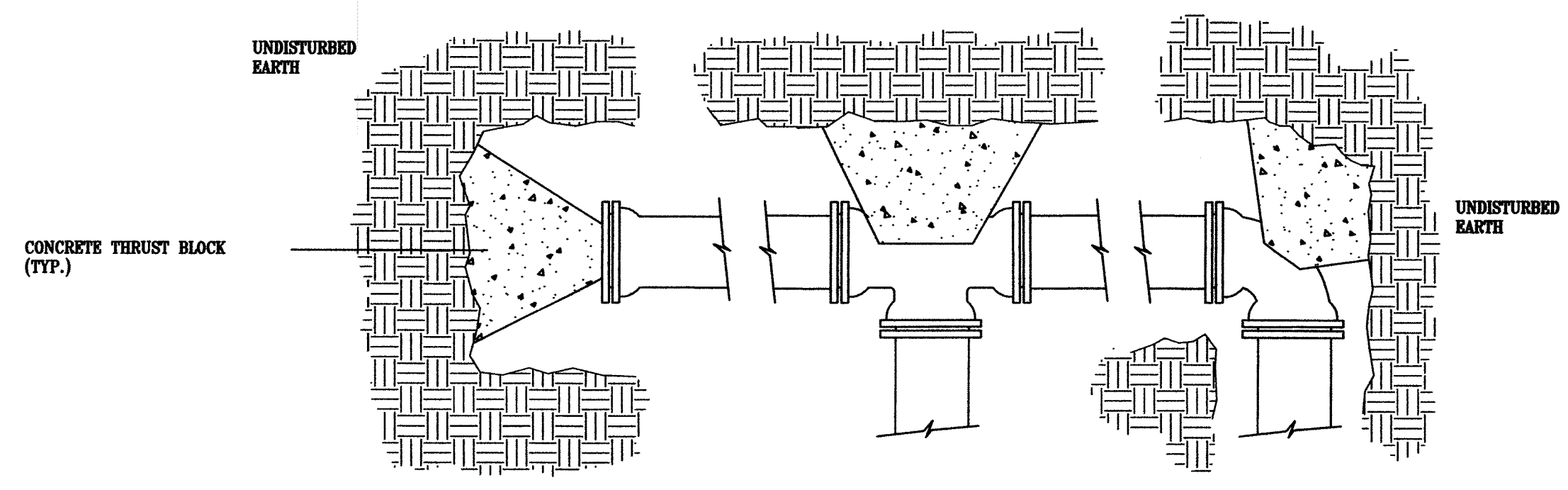
NOTE
ALL WATER MAIN MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANCHESTER WATER WORKS SPECIFICATIONS AND REGULATIONS

NOTE
DETAILS SHOWN SUPPLIED BY CITY OF MANCHESTER, NEW HAMPSHIRE MANCHESTER WATER WORKS STANDARD DETAILS

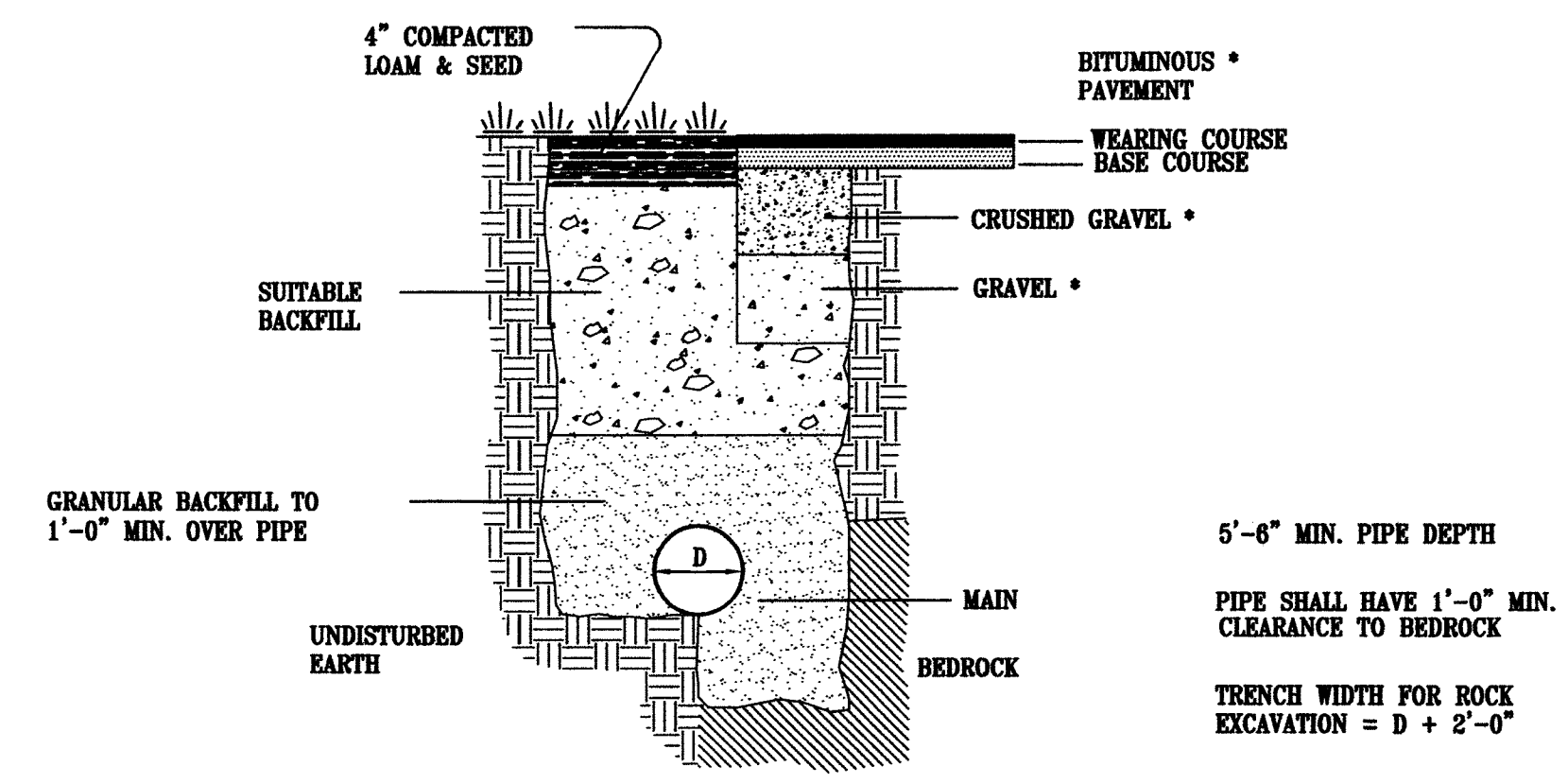
THRUST BLOCK DIMENSIONS TO BE DETERMINED IN FIELD BY ENGINEER BASED ON PIPE SIZE, WATER PRESSURE AND SOIL TYPE.

STONE BACKING MAY BE SUBSTITUTED FOR CONCRETE THRUST BLOCKS PROVIDED THE STONE(S) ARE OF EQUAL SIZE AND BEAR ON UNDISTURBED EARTH.

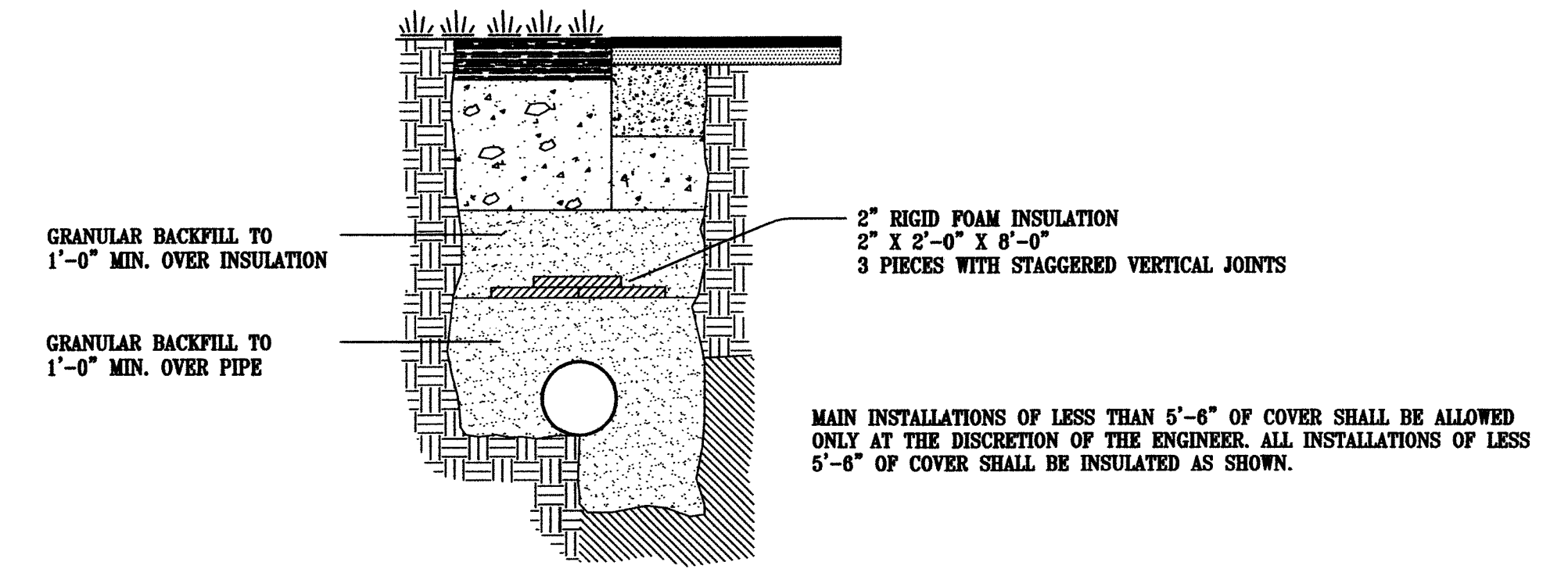
USE OF JOINT RESTRAINT SYSTEMS SHALL NOT ELIMINATE THRUST BLOCK REQUIREMENTS (WHERE POSSIBLE).



PLAN - HORIZONTAL BENDS, TEES AND PLUGS



TYPICAL TRENCH DETAIL



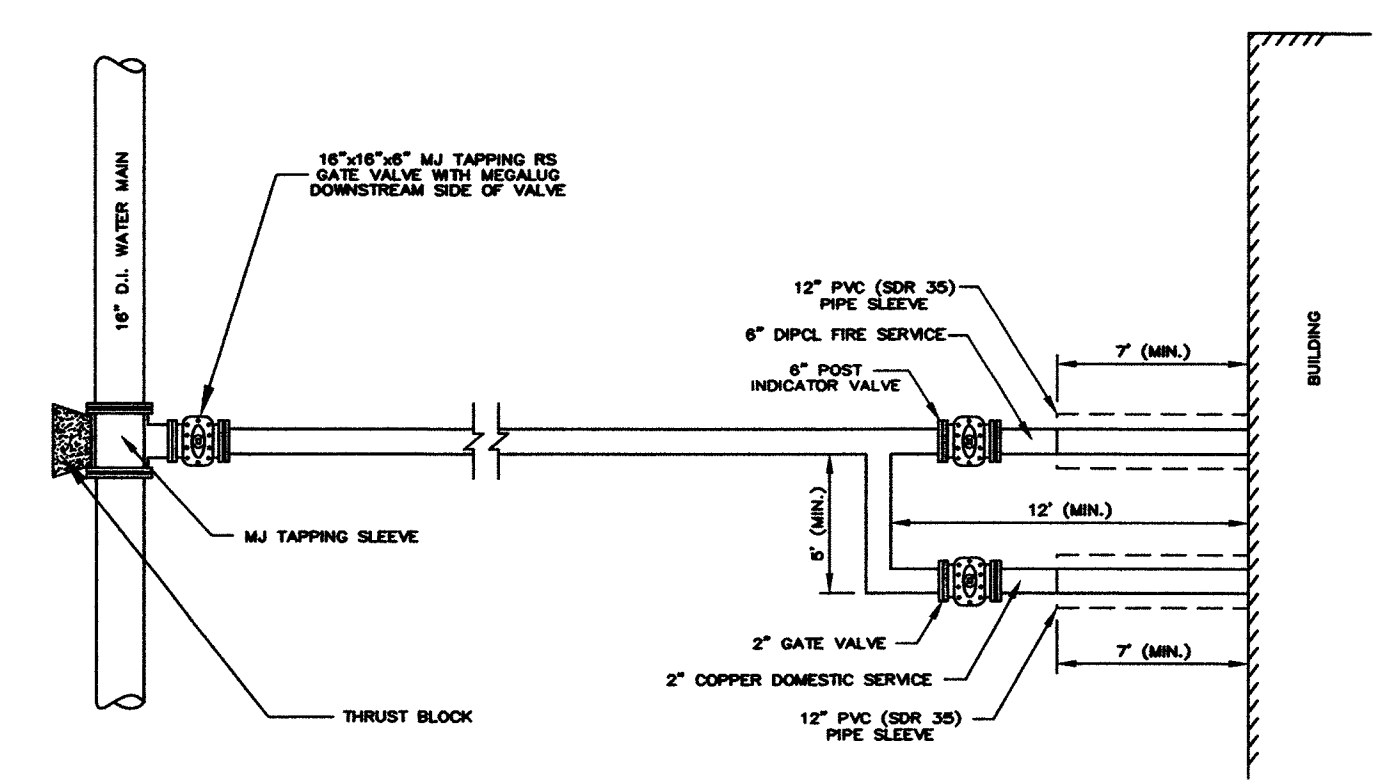
INSULATED MAIN

TYPICAL THRUST BLOCKS

NOT TO SCALE

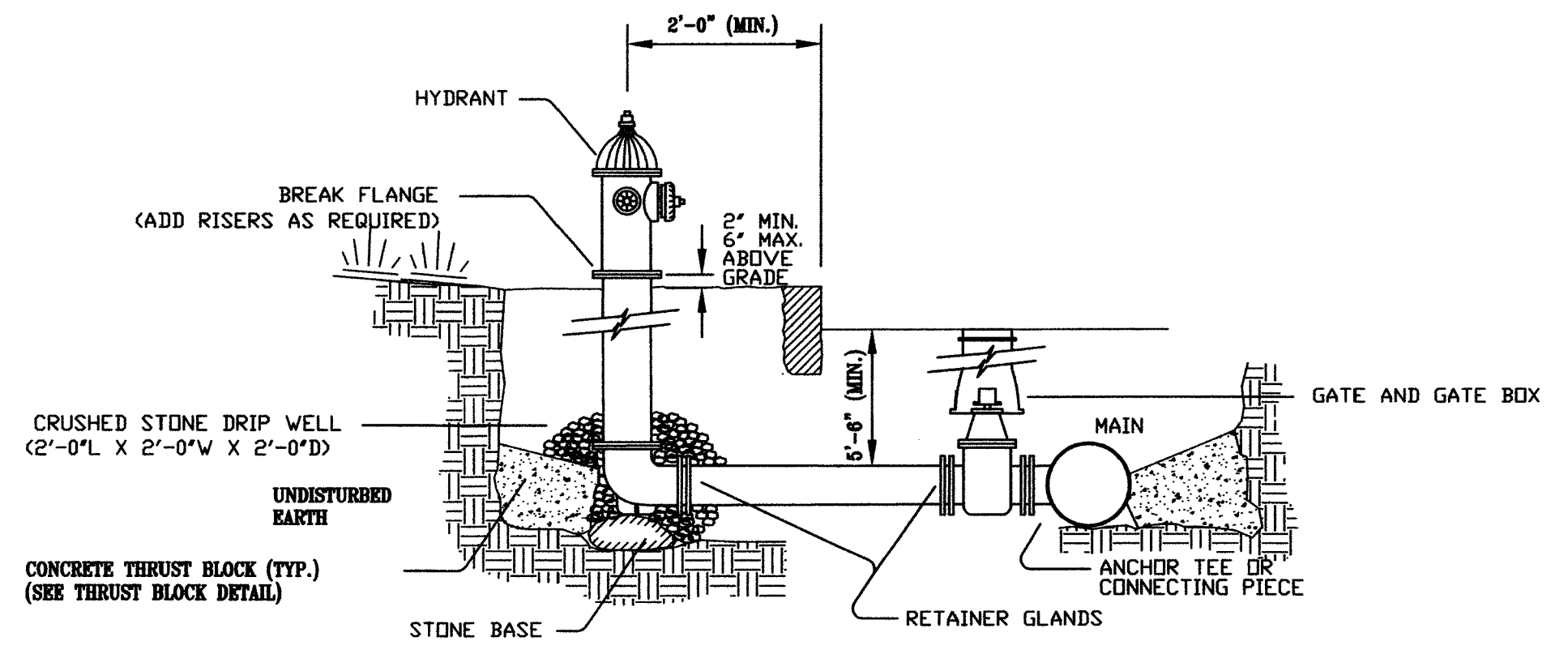
NOT TO SCALE

NOT TO SCALE



TYPICAL COMBINED FIRE/DOMESTIC SERVICE

NOT TO SCALE

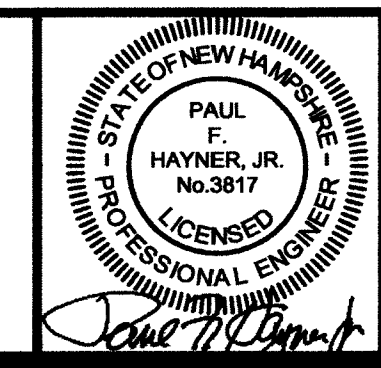


TYPICAL HYDRANT INSTALLATION

NOT TO SCALE

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BENCHMARK
STONE BOUND FOUND SOUTH OF GRENIER FIELD ROAD SOUTHWEST OF SITE (USGS DATUM)



No.	DATE	REVISION	BY

DETAIL SHEET - WATER
(LOTS 5-1 & 5-2, MAP 17)

FIRE STATION #1 (NORTH)
GRENIER FIELD ROAD
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR:
SUMNER DAVIS ARCHITECTS, INC.
959 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE 03801

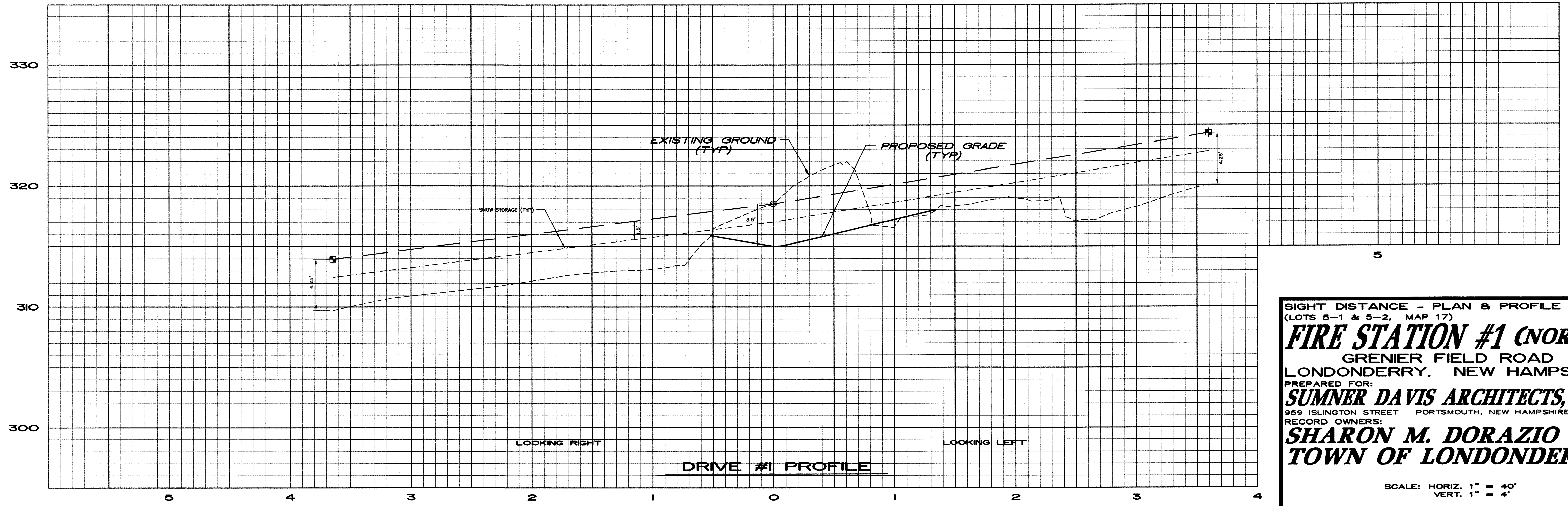
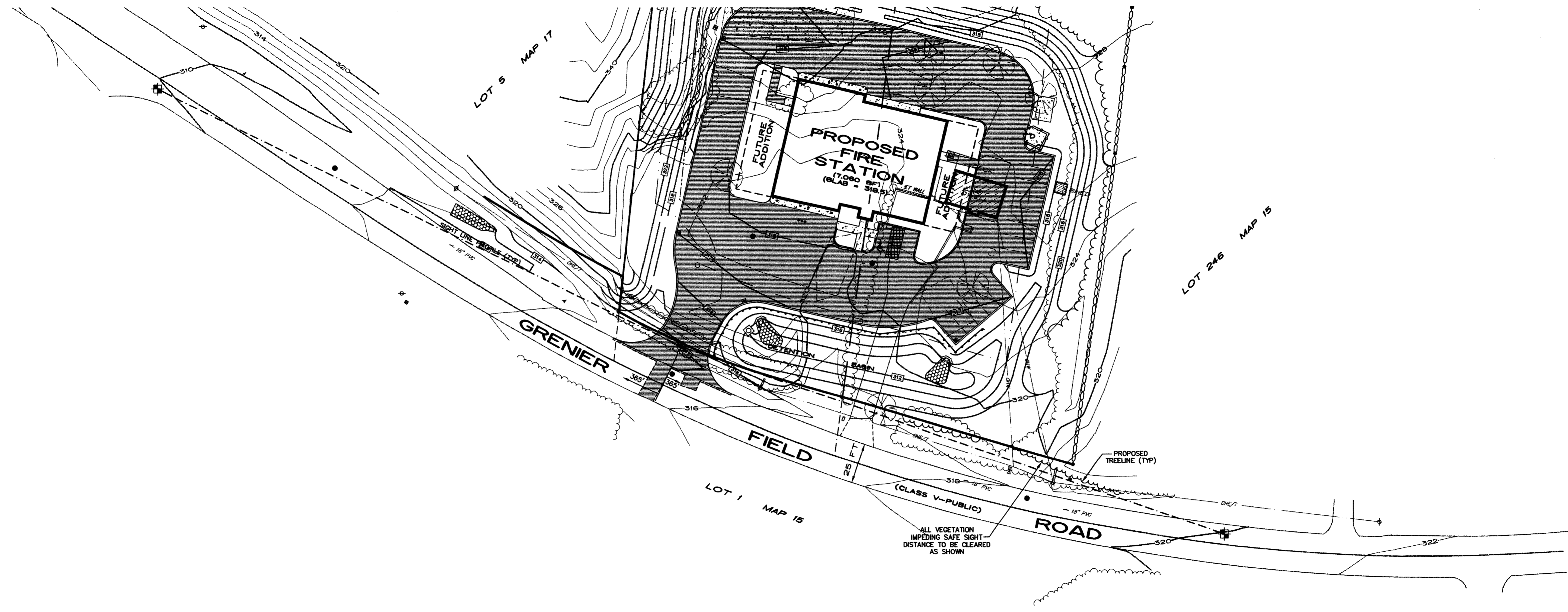
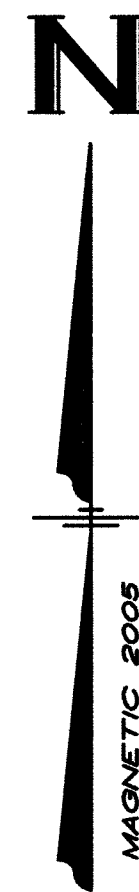
RECORD OWNERS:
SHARON M. DORAZIO and TOWN OF LONDONDERRY

SCALE AS SHOWN

12 JANUARY 2006

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SHEET 11 OF 16
1139 4928-A DET1
Field Book & Plans File Number



SIGHT DISTANCE - PLAN & PROFILE
 (LOTS 5-1 & 5-2, MAP 17)
FIRE STATION #1 (NORTH)
 GRENIER FIELD ROAD
 LONDONDERRY, NEW HAMPSHIRE
 PREPARED FOR:
SUMNER DAVIS ARCHITECTS, INC.
 959 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE 03801
 RECORD OWNERS:
SHARON M. DORAZIO and
TOWN OF LONDONDERRY

SCALE: HORIZ. 1" = 40'
 VERT. 1" = 4'

12 JANUARY 2006

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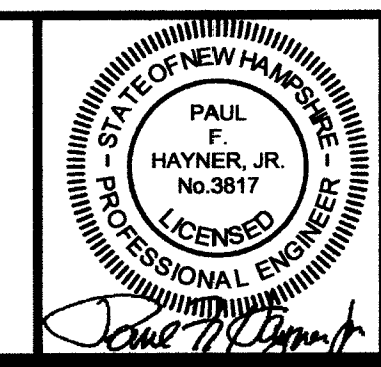
SHEET 13 OF 16	1139	4928-A	SD41
Field Book & Plan	File Number	File Number	Date

LEGEND

- ⊕ DRIVERS EYE
- ⊙ OBJECT TARGET
- SIGHT LINE

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BENCHMARK
 STONE BOUND FOUND
 SIDE OF GRENIER FIELD ROAD
 SOUTHWEST OF SITE
 ELEV. = 314.14
 (USGS DATUM)



NO.	DATE	REVISION	BY

N

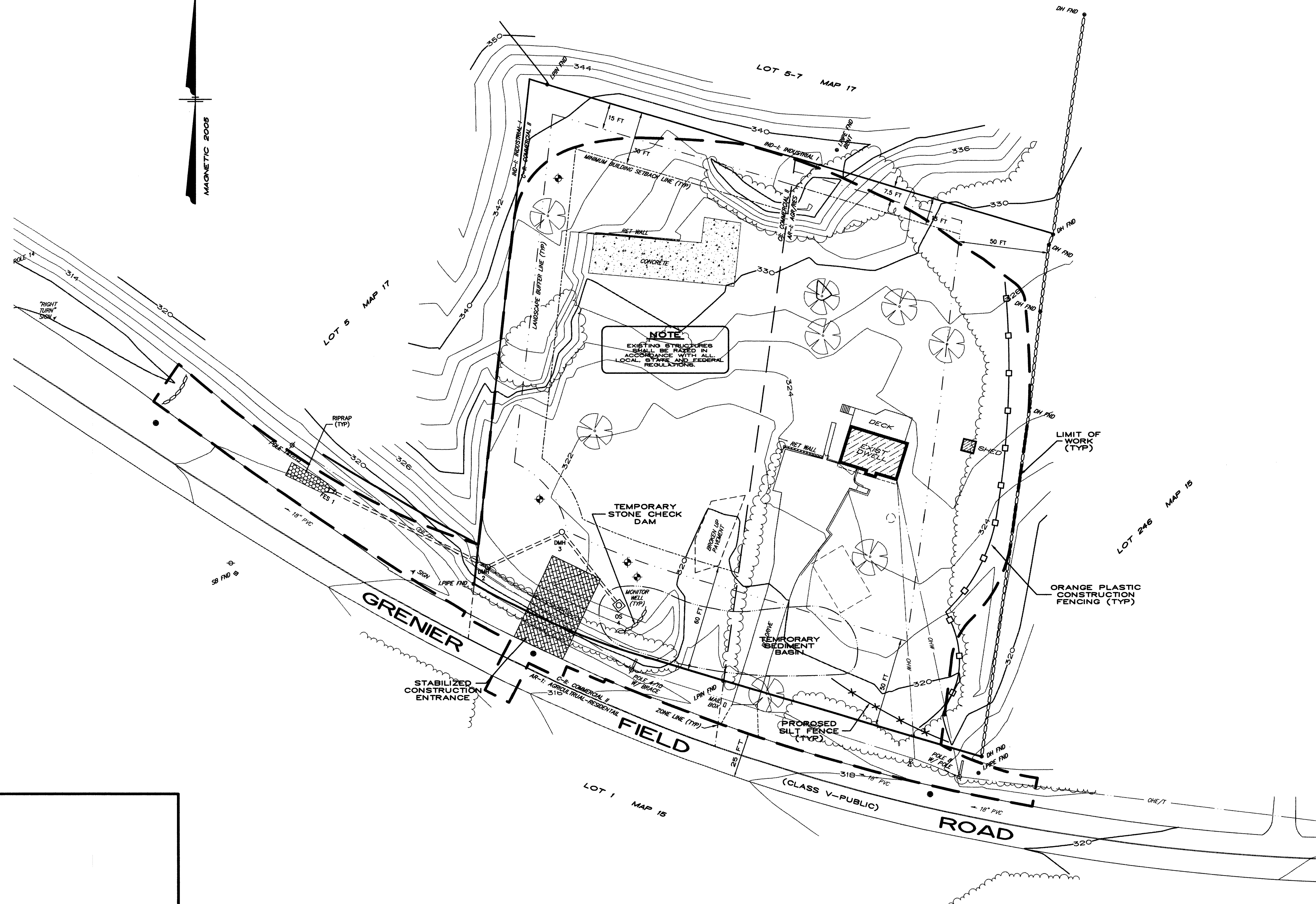
MAGNETIC 2005

CONSTRUCTION SEQUENCE (PHASE I):

1. INSTALL SILT FENCING, CONSTRUCTION FENCING, AND CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
2. CLEAN & GRUB SITE ACCORDING TO PLAN. CUT AND DISPOSE OF ANY DEBRIS PRODUCED DURING THE CLEARING AND GRUBBING ACTIVITY.
3. CONSTRUCT TEMPORARY SEDIMENT BASIN AND DRAIN LINE FROM FES 1 TO OS 4.
4. DEMOLITION OF EXISTING SITE STRUCTURES IN ACCORDANCE WITH DEMOLITION PLAN (SHEET 4 OF 16).
5. PERFORM SITE GRADING OF BUILDING AND PARKING AREAS. THE CUT SLOPE IN THE REAR OF THE PROPERTY SHALL BE LOAMED AND SEEDED AND MULCHED IMMEDIATELY AFTER BEING CONSTRUCTED.
6. BEGIN BUILDING CONSTRUCTION.
7. INSTALL SITE UTILITIES IN ACCORDANCE WITH THE PLAN.

LEGEND

- ORANGE PLASTIC CONSTRUCTION ENTRANCE
- TEMPORARY STONE CHECK DAM
- SILT FENCE BARRIER
- STABILIZED CONSTRUCTION ENTRANCE



NOTE
SEE SHEET 15 OF 16 FOR EROSION CONTROL NOTES AND DETAILS.

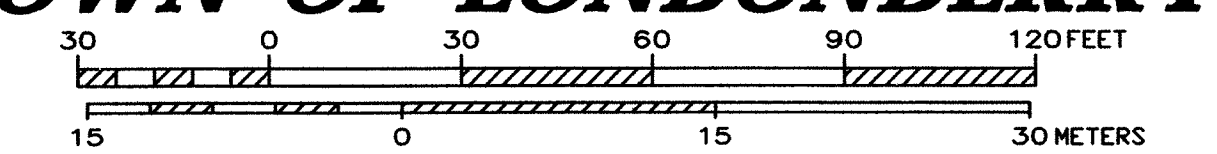
EROSION CONTROL PLAN (PHASE I)
(LOTS 5-1 & 5-2, MAP 17)

FIRE STATION #1 (NORTH)

GRENIER FIELD ROAD
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR:
SUMNER DAVIS ARCHITECTS, INC.
959 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE 03801

RECORD OWNERS:
**SHARON M. DORAZIO and
TOWN OF LONDONDERRY**



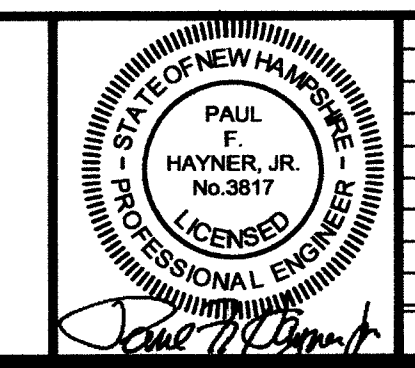
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SHEET 14 OF 16 1139 4928-A ER31

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BENCHMARK
STONE BOUND FOUND
SIDE OF GRENIER FIELD ROAD
SOUTHWEST CORNER OF SITE
ELEV. 214.14
(USGS DATUM)



No.	DATE	REVISION	BY

XREF: 4928/4928-A ALBANE, A-TTT

SILTSAK® NOTES

- THE SILTSAK® SHALL BE MANUFACTURED FROM WOVEN POLYPROPYLENE AND SEWN BY A DOUBLE NEEDLE MACHINE, USING A HIGH STRENGTH NYLON THREAD.
- THE SILTSAK® SEAMS SHALL HAVE A CERTIFIED AVERAGE WIDE WIDTH STRENGTH PER ASTM D-4884 STANDARDS AS FOLLOWS:

SILTSAK® STYLE	TEST METHOD	TEST RESULT
REGULAR FLOW	ASTM D-4884	165.0 LBS/IN
HI-FLOW	ASTM D-4884	114.6 LBS/IN

- THE SILTSAK® WILL BE MANUFACTURED TO FIT THE OPENING OF THE CATCH BASIN OR DROP INLET. THE SILTSAK® WILL HAVE THE FOLLOWING FEATURES: TWO DUMP STRAPS ATTACHED AT THE BOTTOM TO FACILITATE THE EMPTYING OF THE SILTSAK®, THE SILTSAK® SHALL HAVE LIFTING LOOPS AS AN INTEGRAL PART OF THE SYSTEM TO BE USED TO LIFT THE SILTSAK® FROM THE BASIN. THE SILTSAK® SHALL HAVE A RESTRAINT CORD APPROXIMATELY HALFWAY UP THE SACK TO KEEP THE SIDES AWAY FROM THE CATCH BASIN WALLS. THIS YELLOW CORD IS ALSO A VISIBLE MEANS OF INDICATING WHEN THE SACK SHOULD BE EMPLOYED, CLEANED, AND PLACED BACK INTO THE BASIN.
- THE GEOTEXTILE FABRIC SHALL BE WOVEN POLYPROPYLENE FABRIC WITH THE FOLLOWING PROPERTIES:

PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4832	300 LBS
GRAB ELONGATION	ASTM D-4831	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4833	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/FT ²
PERMITTIVITY	ASTM D-4491	0.55 SEC

PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4832	265 LBS
GRAB ELONGATION	ASTM D-4832	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4833	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/FT ²
PERMITTIVITY	ASTM D-4491	1.5 SEC

CONSTRUCTION SEQUENCE

- CLEAR SITE ACCORDING TO PLAN.
- CONSTRUCTION OF TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES, TO BE IN ACCORDANCE WITH THE PLANS.
- GRUB SITE ACCORDING TO PLAN.
- CUT AND DISPOSE OF ANY DEBRIS PRODUCED DURING THE CLEARING AND GRUBBING ACTIVITY. EXCAVATED MATERIALS WILL BE PLACED WITHIN UPLAND AREAS AS FILL OR WILL BE HAULED OFF SITE.
- CONSTRUCTION OF DETENTION BASIN AND DRAIN LINE BETWEEN FES 1 AND OS 4. NO STORM WATER SHALL BE DISCHARGED OUT OF THE DETENTION BASIN UNTIL BOTH THE GRASS TREATMENT SWALE AND DETENTION BASIN ARE PERMANENTLY STABILIZED.
- SITE GRADING OF BUILDING AND PARKING AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED AFTER BEING CONSTRUCTED.
- INSTALLATION OF UNDERGROUND UTILITIES AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT IN ACCORDANCE WITH THE "SILTSAK DETAIL". THE CONTROL SHALL REMAIN UNTIL THE SITE IS SUFFICIENTLY STABILIZED. RIPRAP SHALL BE PLACED AT EACH HEADWALL OUTLET.
- AS THE BUILDING IS COMPLETED, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED.
- NO PORTION OF THE PROJECT SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR A PERIOD OF TWO (2) MONTHS OR GREATER. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED PRIOR TO WINTER CONDITIONS. STABILIZATION SHALL BE DEFINED AS 85% VEGETATIVE GROWTH BY OCTOBER 15TH OR INSTALLATION OF EROSION CONTROL MATTING.
- ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
- COMPLETED AREAS SHALL BE STABILIZED 72 HOURS AFTER COMPLETION.
- ALL PERMANENT STORM WATER MANAGEMENT MEASURES SHALL HAVE A HEALTHY STAND OF VEGETATION ESTABLISHED PRIOR TO DIRECTING RUNOFF INTO THEM.
- FINAL PAVING OF PARKING LOT.
- LOAM AND SEED ALL DISTURBED AREAS.
- INSPECTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES.
- SITE LANDSCAPING ALONG WITH PERMANENT SEEDING OF ALL DISTURBED AREAS, INCLUDING TEMPORARY WETLAND IMPACT AREA (SEE LANDSCAPING PLAN AND DETAILS SHEETS 6 & 7).
- REMOVE ANY TEMPORARY EROSION CONTROL MEASURES NOT NEEDED.

GENERAL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS OF NEW HAMPSHIRE", AUGUST 1992, PREPARED BY NHDES AND RCDD IN COOPERATION WITH USDA-SCS.
- THE WORK AREA SHALL BE GRADED, SHAPED, AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA. SILT FENCES, HAY BALES AND/OR DETENTION BASINS WILL BE NECESSARY TO ACCOMPLISH THIS END.
- STRIPPED TOPSOIL SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION IN ACCORDANCE WITH "TEMPORARY STABILIZATION OF DISTURBED AREAS", AS OUTLINED IN NOTE NO. 4.
- TEMPORARY STABILIZATION OF DISTURBED AREAS:
SEED BED PREPARATION: 10-10-10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS PER 1,000 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1,000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.
SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1"	08/15 TO 09/15
OATS	2.5 LBS	1"	04/15 TO 10/15
ANNUAL RYE GRASS	1.0 LBS	0.25"	08/15 TO 09/15

 MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODIBLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE & COMMENTS
HAY OR STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS. MUST BE ANCHORED TO BE USED ALONE.
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE.
CRUSHED STONE	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED.
- PERMANENT STABILIZATION OF DISTURBED AREAS:
SEED PLANS, DETAILS AND SPECIFICATIONS FOR SEED TYPES, LOCATIONS, APPLICATION RATES AND RECOMMENDED SEEDING DATES.
- NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES
SITE SPECIFIC PERMIT NO. NIA.....
- SITE LOCATION:
LATITUDE 42° 50' 31.6" N, LONGITUDE 71° 22' 9.7" W
- TOTAL AREA OF DISTURBED SOILS: 2.1 ACRES
- REFERENCE IS MADE TO THE LATEST EDITION OF THE FEDERAL REGISTER (83 FR 7857), ENVIRONMENTAL PROTECTION AGENCY NPDES GENERAL PERMITS FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. FOR ADDITIONAL INFORMATION CONTACT (202) 564-8545 OR www.epa.gov/npdes/stormwater.
- THE ENTIRE CONTENTS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE RETAINED ON-SITE FOR THE DURATION OF THE CONTRACT AND BE MADE AVAILABLE TO LOCAL, STATE AND FEDERAL CODE ENFORCEMENT PERSONNEL.

SITE MAINTENANCE/INSPECTION PROGRAM

THE FOLLOWING PROVIDES AN ITEMIZATION OF SPECIFIC SITE MAINTENANCE PRACTICES THAT WILL BE EMPLOYED ON THE SITE TO MINIMIZE POLLUTANT GENERATION AND TRANSPORT FROM THE SITE. THE SITE MAINTENANCE PROGRAM INCLUDES ROUTINE INSPECTIONS, PREVENTATIVE MAINTENANCE AND "GOOD HOUSEKEEPING" PRACTICES.

ROUTINE INSPECTIONS

- THE CONTRACTOR SHALL INSPECT ALL CONTROL MEASURES AT LEAST ONCE A WEEK AND WITHIN TWELVE (12) HOURS OF THE END OF A STORM WITH RAINFALL AMOUNT GREATER THAN 0.5 INCHES. THE INSPECTIONS WILL VERIFY THAT THE STRUCTURAL BARRIERS DESCRIBED IN THE PLANS ARE IN GOOD CONDITION AND ARE MINIMIZING EROSION. A MAINTENANCE INSPECTION REPORT WILL BE MADE WITH EACH INSPECTION. COMPLETED INSPECTION FORMS SHALL BE KEPT ON-SITE FOR THE DURATION OF THE PROJECT. FOLLOWING CONSTRUCTION, THE COMPLETED FORMS SHALL BE RETAINED AT THE CONTRACTOR'S OFFICE FOR A MINIMUM OF ONE YEAR.

PREVENTATIVE MAINTENANCE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY AND PERMANENT CONTROLS THROUGHOUT THE DURATION OF THIS CONTRACT. MAINTENANCE PRACTICES SHALL INCLUDE, BUT ARE NOT LIMITED TO:

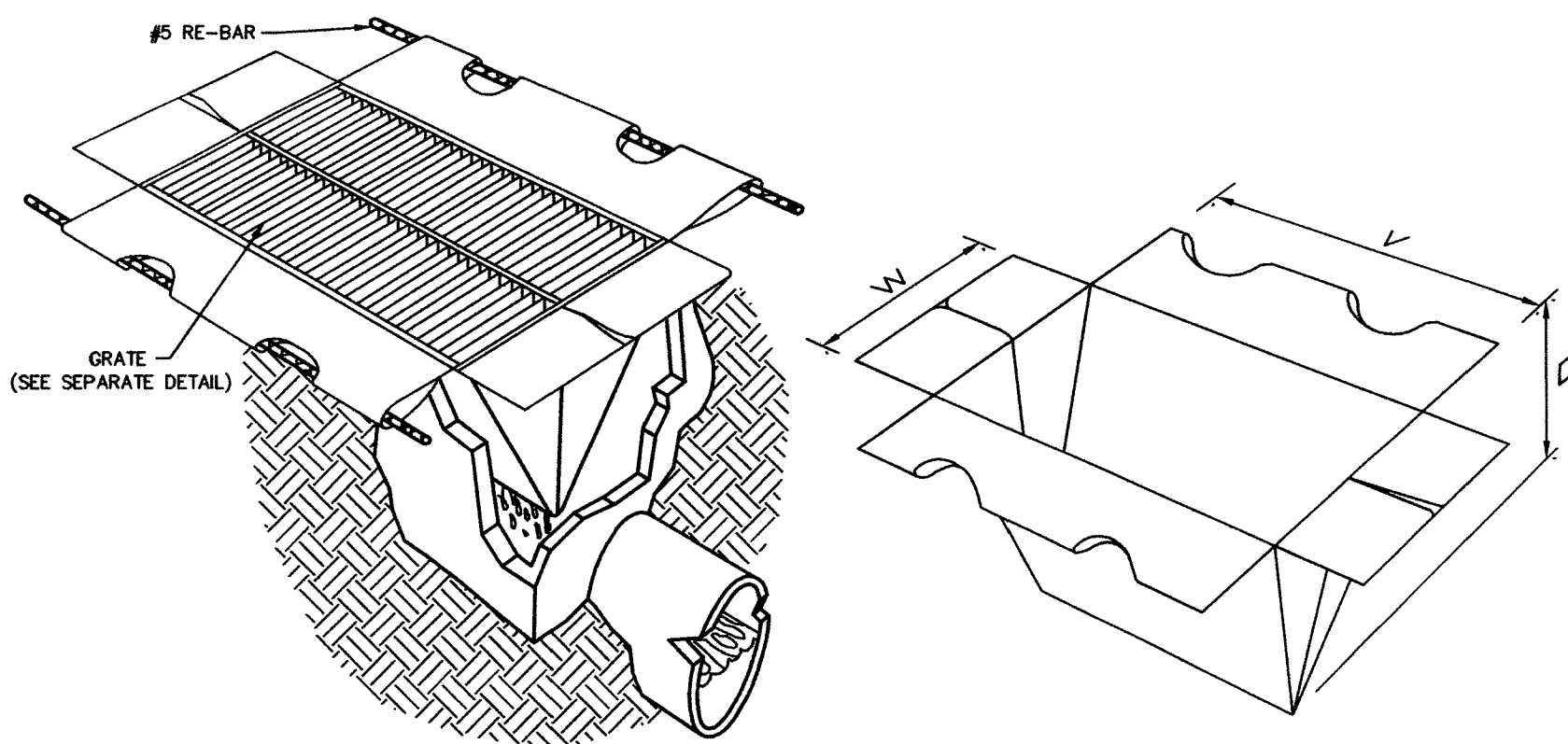
- CLEANING OF CATCH BASINS TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY QUARTERLY INSPECTIONS.
- CLEANING OF SEDIMENT AND DEBRIS FROM STORMWATER MANAGEMENT AREA FOREBAY TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY MONTHLY INSPECTIONS.
- IMPLEMENTATION OF OTHER MAINTENANCE OR REPAIR ACTIVITIES AS DEEMED NECESSARY BASED UPON WEEKLY INSPECTIONS.
- REMOVAL OF BUILT UP SEDIMENT ALONG SILT FENCES AND/OR HAY BALE BARRIERS.
- REMOVAL OF BUILT UP SEDIMENT IN BOTH TEMPORARY AND PERMANENT CONTROLS SUCH AS GRASS SWALES, SEDIMENT FOREBAYS AND RECHARGE/DETENTION BASINS.
- RECONSTRUCTING THE STABILIZED CONSTRUCTION ENTRANCE IF NOT WORKING PROPERLY.
- TREATMENT OF NON-STORM WATER DISCHARGES SUCH AS WATER FROM WATER LINE FLESHINGS OR GROUNDWATER FROM DEWATERING EXCAVATIONS. SUCH FLOWS SHOULD BE DIRECTED TO A TEMPORARY SEDIMENTATION BASIN OR STORM WATER MANAGEMENT AREA.
- SWEEP PARKING LOTS AND DRIVES REGULARLY TO MINIMIZE SEDIMENT ACCUMULATION. FREQUENCY WILL VARY SEASONALLY ACCORDING TO SEDIMENT ACCUMULATION ON PAVE SURFACES (E.G., MORE FREQUENT SWEEPING DURING THE WINTER AND SPRING).

GOOD HOUSEKEEPING PRACTICES

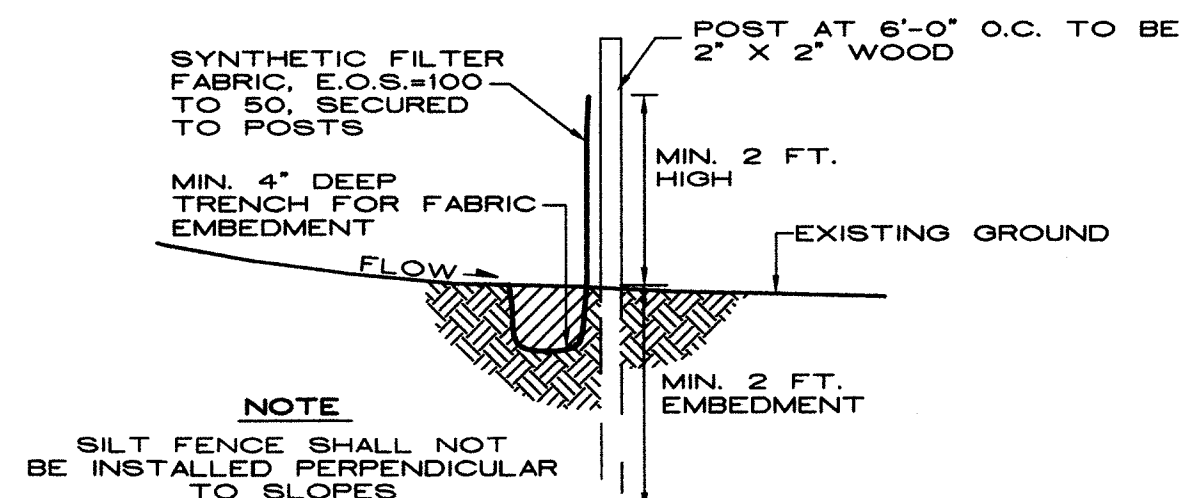
- THE CONTRACTOR SHALL EMPLOY MEASURES AND PRACTICES TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS TO STORM AND WATER RUNOFF. THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO THE HANDLING, USE AND DISPOSAL OF MATERIALS SUCH AS PETROLEUM PRODUCTS, FERTILIZERS AND PAINTS TO ENSURE THAT THE RISK ASSOCIATED WITH THE USE OF THESE PRODUCTS IS MINIMIZED. THE FOLLOWING "GOOD HOUSEKEEPING" PRACTICES SHALL BE FOLLOWED DURING CONSTRUCTION OF THE PROJECT:
 A. AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
 B. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
 C. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR MANUFACTURERS' LABELS.
 D. WHENEVER POSSIBLE, ALL OF A PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER.
 E. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
 F. THE CONTRACTOR SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.

SPILL PREVENTION AND CLEANUP PRACTICES

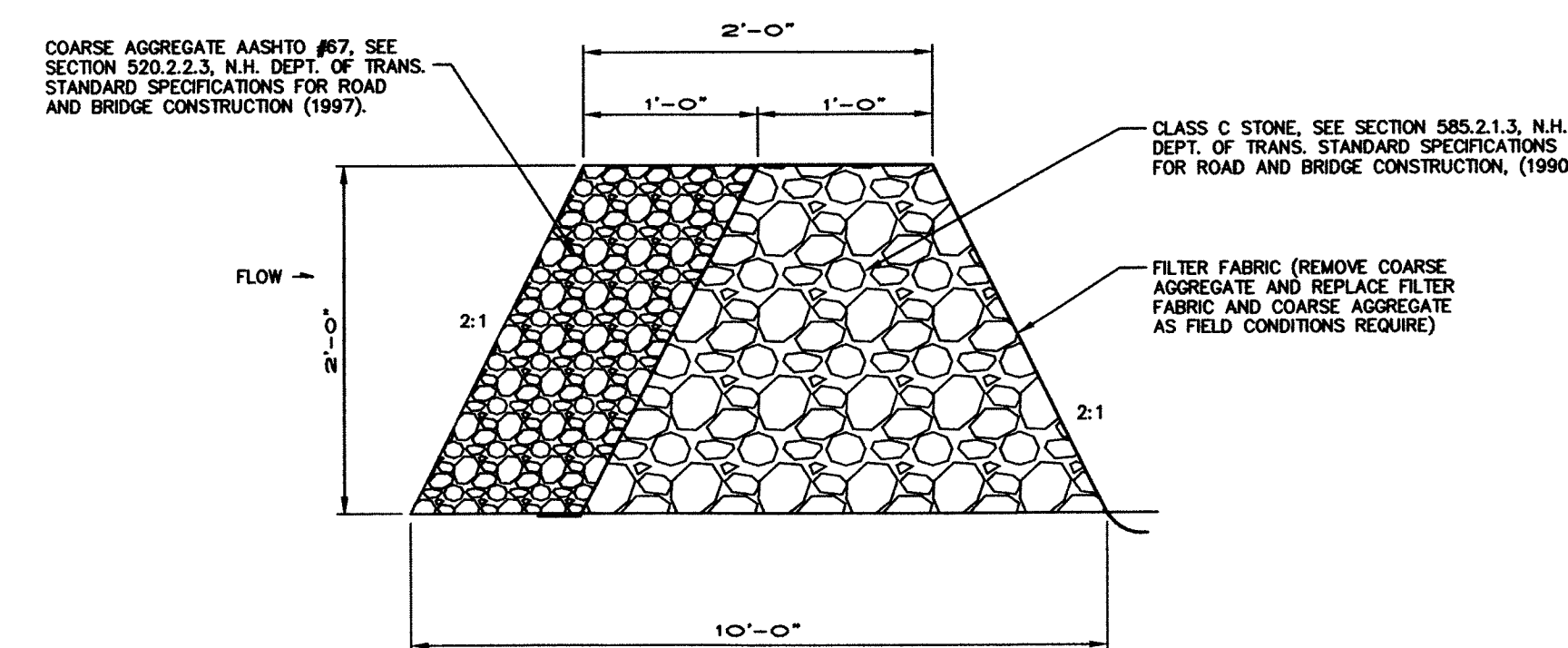
- MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIAL WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, HOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL. IF THERE IS ANOTHER ONE, A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.



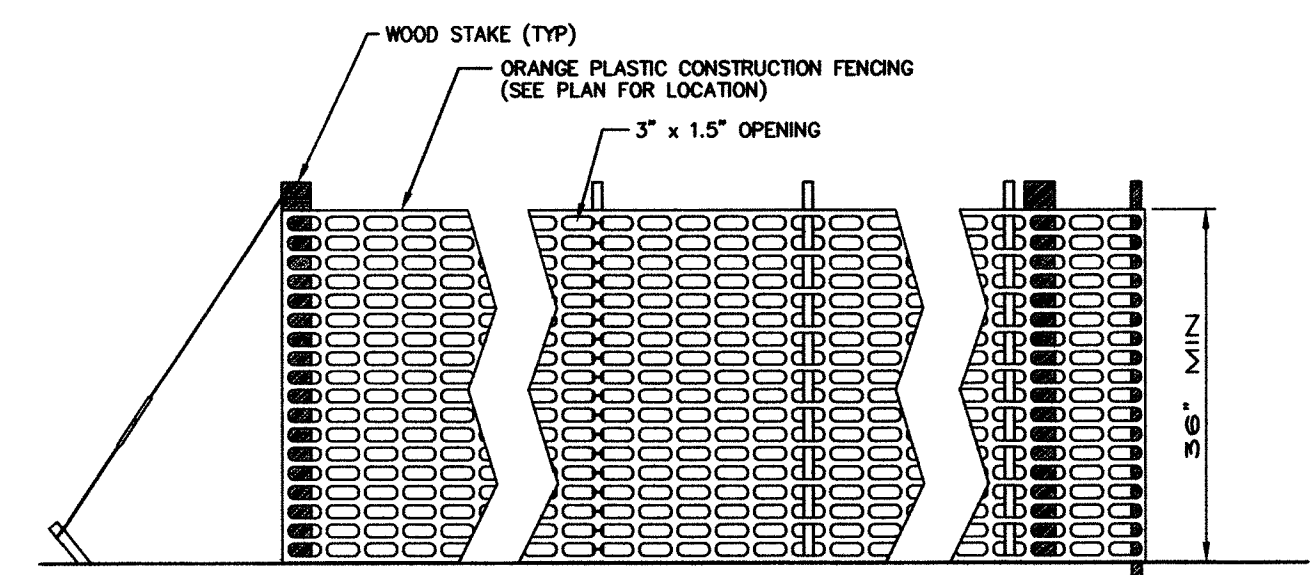
SILTSAK® DETAIL
NOT TO SCALE



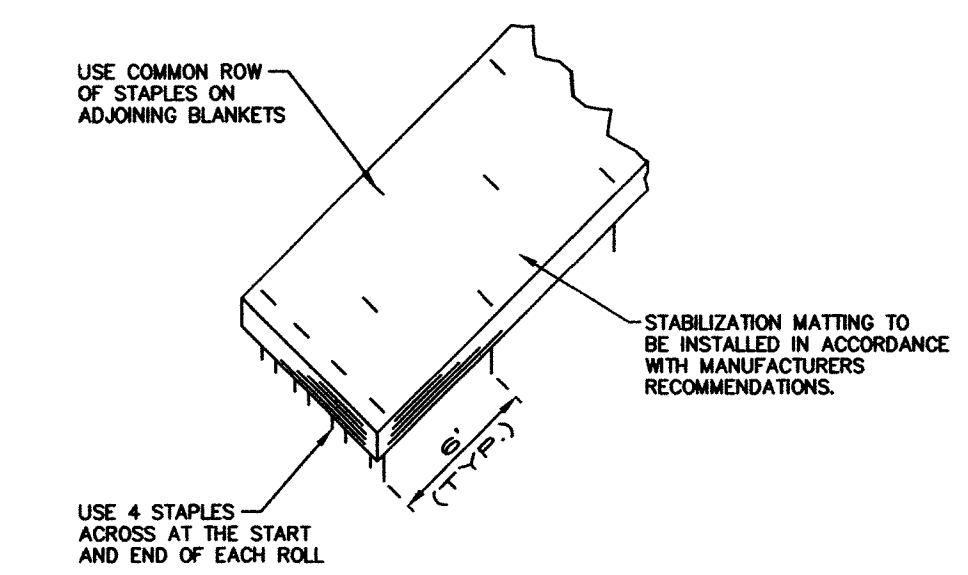
SILT FENCE



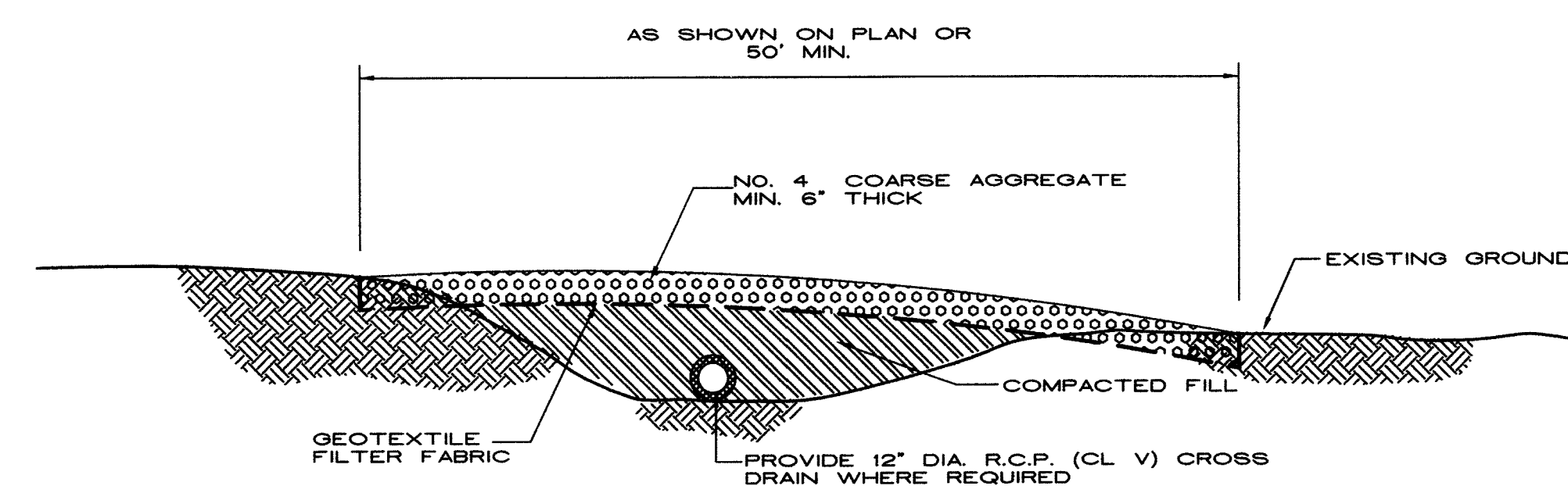
TEMPORARY STONE CHECK DAM TYPICAL SECTION



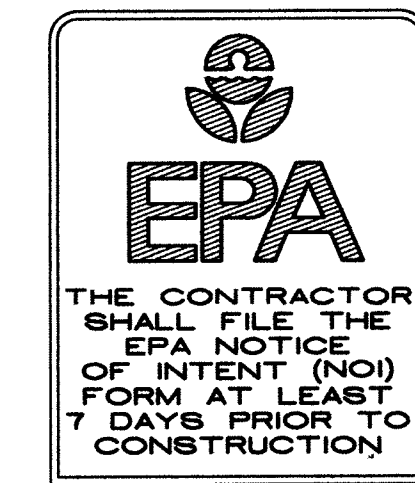
TEMPORARY CONSTRUCTION FENCE DETAIL
NOT TO SCALE



SLOPE STABILIZATION MATTING DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE DETAIL



DETAIL SHEET - STORMWATER POLLUTION PREVENTION PLAN (LOTS 5-1 & 5-2, MAP 17)

FIRE STATION #1 (NORTH)
GRENIER FIELD ROAD
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR:
SUMNER DAVIS ARCHITECTS, INC.
959 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE 03801

RECORD OWNERS:
SHARON M. DORAZIO and TOWN OF LONDONDERRY

SCALE AS SHOWN

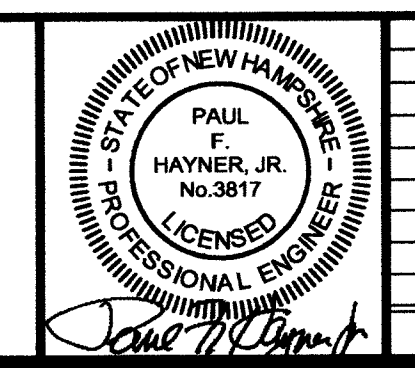
12 JANUARY 2006

HSI Hayner/Swanson, Inc.
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 www.haynerswanson.com Fax (603) 883-9057

SHEET 16 OF 16 1139 4928-A DET1
First Book & Page File Number Date

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BENCHMARK
STONE BOUND FOUND
SIDE OF GRENIER FIELD ROAD
SOUTHWEST OF SITE
ELEV. 1214.14
(USDS DATUM)



No.	DATE	REVISION	BY

**APPENDIX Q
TOWN OF LONDONDERRY
PLANNING BOARD MINUTES APRIL 5, 2006**

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF APRIL 5, 2006 AT THE MOOSE HILL COUNCIL**
3 **CHAMBERS**
4

5 7:00 PM: Members Present: Art Rugg; Paul DiMarco; John Farrell; Rick Brideau, Ex-
6 Officio; Joe Paradis, Ex-Officio; Charles Tilgner, Ex-Officio; Tom Freda (Arrived at
7 7:04PM); Lynn Wiles, alternate member; Rob Nichols, alternate member (arrived at
8 7:09PM)
9

10 Also Present: Tim Thompson, AICP; and John Trottier, P.E.
11

12 A. Rugg called the meeting to order at 7:03 PM. The Board welcomed new alternate
13 member L. Wiles and new Council ex-officio J. Paradis to the Planning Board. A. Rugg
14 appointed L. Wiles to vote for D. Coon's vacant regular position, and R. Nichols to vote
15 for M. Soares.
16

17 **Administrative Board Work**
18

19 **A. Organizational Meeting**
20

21 *Election of Officers.* **J. Farrell moved to elect A. Rugg as Chair, J. Farrell as Vice**
22 **Chair, P. DiMarco as Secretary, and M. Soares as Asst. Secretary, based on the**
23 **Board's practice of elevating officers to the next highest position following a**
24 **vacancy in the officers, with the resignation of D. Coons. P. DiMarco seconded**
25 **the motion. No discussion on the motion. Vote on the motion: 9-0-0.**
26

27 *Committee Assignments.* A. Rugg appointed the following members to the noted
28 committees:

- 29 CIP Committee: J. Farrell and R. Brideau
- 30 Conservation Subdivision Subcommittee: P. DiMarco
- 31 Heritage Commission: A. Rugg
- 32 Open Space Taskforce: M. Soares & P. Dimarco (alternate)
- 33 Historic Properties Preservation Taskforce: A. Rugg & C. Tilgner.
34

35 T. Freda questioned whether it was legal to have multiple Planning Board members
36 on the CIP committee. T. Thompson referred to RSA 674:5, relative to the make-up
37 of CIP committees, and verified that it was OK per the statute, and the second
38 Planning Board representative was added in a charter change in 2005.
39

40 **B. Plans to Sign – Manchester Motor Freight Site Plan, Map 14, Lot 44-34**
41

42 J. Trottier verified that all conditions of approval had been met. **P. DiMarco**
43 **motioned to authorize the Chair and Secretary to sign the site plan. R. Brideau**
44 **seconded the motion. No discussion. Vote on the Motion: 9-0-0. Plans will be**
45 **signed at the conclusion of the meeting.**
46

47 **C. Plans to Sign – Glenberrie Minor Site Plan, Map 28, Lot 22-29**
48

49 J. Trottier verified that all conditions of approval had been met. **J. Farrell motioned**
50 **to authorize the Chair and Secretary to sign the minor site plan. R. Brideau**

1 **seconded the motion.** No discussion. **Vote on the Motion: 9-0-0.** Plans will be
2 signed at the conclusion of the meeting.

3
4 **D. Plans to Sign - LHRA Lot Line Adjustment, Map 6, Lots 6, 6-1, & 6-2**

5
6 J. Trottier verified that all conditions of approval had been met. **J. Farrell motioned**
7 **to authorize the Chair and Secretary to sign the lot line adjustment plans.** **R.**
8 **Nichols seconded the motion.** No discussion. **Vote on the Motion: 9-0-0.** Plans
9 will be signed at the conclusion of the meeting.

10
11 **E. Extension Request – DiLorenzo Site Plan (60 Day Extension)**

12
13 T. Thompson addressed the Board relative to the letter from Ms. DiLorenzo in the
14 packet, and the follow up e-mail from Ms. DiLorenzo relative to the state septic
15 approval being granted. He stated that staff supports the 60 day extension request,
16 and verified that he believed that 60 days should be sufficient for the applicant to
17 meet the remaining conditions of approval. **J. Farrell motioned to grant the**
18 **extension request.** **R. Nichols seconded the motion.** J. Farrell asked staff if they
19 felt 60 days was sufficient time. T. Thompson verified that he believed it was now
20 that the septic approval has been granted by the State. **Vote on the Motion: 9-0-0.**

21
22 Chair Rugg noted that under the Public Hearing Portion of the meeting there were
23 two continuance requests. He stated that he would like to deal with these now, in
24 case there were any members of the public here for those hearings. The Board
25 agreed.

26
27 **Public Hearings**

28
29 **B & C. AICuMet, Inc. - Map 14, Lots 13 & 13-4 - Application Acceptance and**
30 **Public Hearing for a lot line adjustment, roadway discontinuance,**
31 **and a Conditional Use Permit.**

32
33 **AICuMet, Inc - Map 14, Lot 13 - Application Acceptance and Public**
34 **Hearing for a site plan to construct a 5000 sq. ft. building addition**
35 **and a Conditional Use Permit.**

36
37 T. Thompson directed the Board to the 2 letters from Northpoint Engineering asking
38 for a continuance of the two hearings so that the outstanding checklist items could be
39 resolved for both projects. He indicated that May 3 would be the appropriate date to
40 continue the projects to. **J. Farrell made a motion to continue the 2 AICuMet, Inc.**
41 **projects to May 3, 2006, at 7:00 PM per the letters from Northpoint Engineering**
42 **and the recommendation of staff.** **R. Brideau seconded the motion.** No
43 discussion. **Vote on the motion: 9-0-0.** Projects are continued to May 3, 2006 at
44 7:00PM. A. Rugg stated that this would be the only public notice.

45
46 **Administrative Board Work (Continued)**

47
48 **F. Governmental Land Use Request – Manchester Airport Runway 6/24**
49 **project**

50

1 T. Thompson directed the Board to the letter from Airport Director Kevin Dillon, and
2 the memo from Planning & Economic Development Director Andre Garron in the
3 Board's packet. He explained that the project is for improvements to runway 6/24,
4 and that other than a retaining wall, the majority of the project is located within the
5 City of Manchester. He stated that staff does not believe a hearing is required for
6 this project. A. Rugg asked the Board if they felt an informational meeting, but not a
7 specific public hearing, from the Airport would be worthwhile. The Board agreed that
8 an informational update from the Airport would be appreciated. J. Farrell asked staff
9 to make sure that when the Airport does come in for the informational meeting that
10 they are placed first on the agenda. T. Thompson said he would make sure that it
11 was first on the agenda.

12
13 **G. Sign Design Review – Rocky's Ace Hardware – As required by 1979**
14 **Variance**

15
16 T. Thompson directed the Board to the information in the packets relative to this
17 request. He stated that because of a condition on the variance granted for this
18 property in 1979, and the Planning Board must review signs proposed on the
19 property. Joe Buchholz, from Upright Signs in Oxford, MA was present on behalf of
20 the applicant, Rocky's Ace Hardware. Mr. Buchholz explained that Rocky's was
21 taking over the vacant Ben Franklin building in the Derry Plaza on Rt. 102 near the
22 Derry town line. The proposed sign would conform to the variance, and would utilize
23 LED technology, not neon. J. Farrell asked if it was the same size as the Ben
24 Franklin sign that had just been removed. Mr. Buchholz confirmed it was the same
25 size. P. DiMarco questioned the variance and if it applied to the new tenant. T.
26 Thompson & J. Trottier explained that a variance runs with the property, not the user.
27 General discussion on the design of the sign ensued. The consensus of the
28 Planning Board was that the sign was OK, and that the Building Department could
29 issue the sign permit.

30
31 **H. Regional Impact Determinations**

32
33 T. Thompson directed the Board to his memo in the packet relative to 5 projects (see
34 attachment). He stated for the Board that all 5 projects do not meet the criteria
35 established by Southern NH Planning Commission, and that he recommends that the
36 projects be found not to have regional impact. **J. Farrell made a motion to find**
37 **that the five projects in the staff memo are not regional impact based on staff's**
38 **recommendation. C. Tilgner seconded the motion. No discussion. Vote on the**
39 **motion: 9-0-0.**

40
41 J. Farrell asked about the roadwork taking place on Rt. 102 near West Road. J.
42 Trottier explained that it was a State project to put in truck acceleration and
43 deceleration lanes. J. Farrell asked about rumored development taking place at the
44 Twin Gate Horse Farm. T. Thompson stated that nothing had been formally
45 submitted, but that there was a developer interested in doing an elderly housing
46 project, and that the Town was interested in obtaining an easement or development
47 rights to the parcel for protection as part of the Apple Way.

48
49 **I. Approval of Minutes – March 1, 8 & 18**

50

1 The Board decided to handle the minutes separately. **J. Farrell made a motion to**
2 **accept the minutes of March 1 as amended and presented in the read file. P.**
3 **DiMarco seconded the motion. No discussion. Vote on the motion: 9-0-0.**

4
5 **J. Farrell made a motion to accept the minutes of March 8 as amended and**
6 **presented in the read file. R. Nichols seconded the motion. No discussion.**
7 **Vote on the motion: 9-0-0.**

8
9 **J. Farrell made a motion to accept the minutes of March 18 as amended and**
10 **presented in the read file. P. DiMarco seconded the motion. No discussion.**
11 **Vote on the motion: 7-0-2. A. Rugg & R. Nichols abstained, as they were not**
12 **present at the meeting.**

13
14 **J. Discussions with Town Staff**

15
16 J. Trottier presented the board with a question regarding the recently signed
17 Enterprise Rent-A-Car site plan on S. Perimeter Road. Plans were approved leaving
18 a concrete pad for eventual construction of a fueling station for the rental cars. This
19 was not on the plans approved by the Board because of Enterprise's need to begin
20 construction quickly, and the required State permit from NHDES had not been
21 obtained. Enterprise has now obtained the permit, and wish to move forward on
22 construction of the fueling station. T. Thompson asked the Board if they wanted to
23 handle this as an amendment to the approved plan or as a new application, either
24 with the ARC or the Planning Board. J. Farrell asked if other trucking facilities or
25 other rental car operations have similar facilities. T. Thompson and J. Trottier were
26 not sure. R. Nichols asked if this was ever discussed with the Planning Board. J.
27 Trottier explained that it was not, since they did not have the NHDES permit, and
28 wanted to get the site approved expeditiously. T. Thompson stated that staff
29 recommended to Enterprise before the original application was submitted to leave
30 the fueling station off the plans, as it would not have been able to go to a formal
31 application until the permit was in hand. After discussion, the Planning Board
32 determined that Enterprise should move forward with an amendment to the site plan,
33 which will need a public hearing with the Planning Board and abutter notices.
34

35 T. Thompson stated that Cathy Dirsra would be starting on Monday as the new
36 Planning & Economic Development Department secretary, and that next week would
37 be her first Planning Board meeting. He asked for the Board's patience tonight, as
38 he is responsible for tonight's minutes.
39

40 A. Rugg noted that there were some items from SNHPC in the Board's read file.
41

42 **Public Hearings**

43
44 **A. Town of Londonderry - Map 6, Lot 57 & Map 17, Lots 5-1 & 5-2 - Public**
45 **Hearing Under RSA 674:54 for construction of new South & North/West**
46 **Fire Stations.**

47
48 T. Thompson explained for the Board and the audience the process for municipal
49 projects under RSA 674:54.
50

1 Kelly Davis, Architect from Portsmouth, and Earle Blatchford, project manager from
2 Hayner/Swanson presented the project to the Board. Mr. Davis explained the project
3 and that the funding was approved at the recent Town Meeting in March. Mr.
4 Blatchford explained that the site plans presented show the full build out of both
5 stations, but that initially only South Station would be constructed, and the initial site
6 work at North/West would take place. He continued with an overview of the South
7 Station, a 7060 square foot building and associated site improvements. No access
8 to Rt. 102 is available, so there are 2 driveways on Young Road. The septic system
9 is designed for the full build out of the station, including future expansion. He noted
10 the grading for the site would impact a small area of CO District, and that a small
11 portion of the access drive is located in the buffer to the AR-I zoned parcel across Rt.
12 102, where the sawmill is located. He stated that the design alternative of
13 encroaching in this buffer was preferable to pushing the improvements closer to the
14 residential uses along Young Road. The State Septic permit is the only state permit
15 required for this project.

16
17 Mr. Blatchford continued with an overview of the North/West station. This would be a
18 "twin" building to the South Station (same design). There are 2 lots involved, and the
19 Town is in the process of obtaining the second parcel, which will be merged with the
20 Town owner parcel to create the lot for the station. He stated there are no wetlands
21 on this site, and that water and sewer were available in Grenier Field Road. There is
22 a small residential buffer encroachment of 10' for some parking spaces, but this was
23 selected due to the grading of the site creating a berm to screen the spaces from the
24 adjacent parcel and to avoid expensive retaining walls as part of the design of the
25 site.

26
27 J. Farrell asked if the stations were 2-bay. Mr. Davis responded that they both were.
28 J. Farrell expressed his concern about traffic flow and a lack of warning signage for
29 the stations, particularly South Station being adjacent to Rt. 102 where traffic
30 routinely exceeds 50 MPH. He expressed his strong recommendations about
31 warning signs for the motoring public approaching the stations. Mr. Davis stated that
32 they were going to monitor the traffic situation and do a more detailed study of the
33 traffic post construction to see what the warrants were for signalization and signage,
34 and that it was certainly worthy of discussion with Town Manager Dave Caron and
35 Fire Chief Mike Carrier. J. Paradis asked about the proximity of the North/West
36 station to the residential abutter. T. Thompson explained the 50' buffer requirement
37 of the zoning ordinance, and that the nearest home was approximately 75-80 feet
38 away from the nearest parking for the station. J. Trottier added that the berm would
39 help buffer the parking from the residence. J. Farrell continued to express his
40 concerns about signage and traffic. P. DiMarco asked if Central Station would be the
41 only place for residents to get permits. He also inquired about communications.
42 Chief Carrier stated that all 3 stations have sufficient parking for visitors and would all
43 handle permits, and that there was a communication tower at both new stations, 55'
44 tall keeping aesthetics in mind in the design. J. Farrell asked Chief Carrier his
45 thoughts on warning signage. Chief Carrier stated that signage would be fine, but
46 that signalization is very expensive, and beyond the budget currently in place. He
47 said it would be ideal to have signalization at the stations and would like to do it, but
48 it depends on costs. He stated the exit on Young Road will be far better than the
49 current situation at the current South Station. T. Freda questioned if there were any
50 plans for signs and signalization, and if he knew the costs associated with
51 signalization. Chief Carrier said "Fire Station Ahead" signs are in the plans, but no

1 signals at present. The Fire Department would like to get about a year of history at
2 the new station to come up with a signalization plan. He also said that signalization
3 could cost between \$50,000 - \$100,000, and would depend on the results of a traffic
4 study. J. Trottier stated that any signalization for the South Station would require
5 NHDOT approval because Rt. 102 is a state highway. Chief Carrier stated that
6 NHDOT would be concerned about the placement of signals because of the
7 proximity to other traffic signals along Rt. 102. R. Nichols and L. Wiles echoed the
8 traffic concerns of the other Board members, especially related to South Station. A.
9 Rugg said his biggest concern was the safety of the fire truck drivers at Rt. 102. He
10 also inquired about drainage and the landscape plans. Mr. Blatchford briefly
11 explained the drainage design and the oil-water separators at both sites. Mr. Davis
12 showed the originally proposed landscape plans, which came in way over budget, at
13 \$35,000 - \$40,000 per site. Due to the tight budget, the landscape designs are being
14 reevaluated, and secondary designs were in the works.

15
16 The Hearing was opened to the public. Tony and Heidi Bennett of Young Road
17 expressed their concerns relative to South Station. They stated that traffic was brutal
18 at Young Rd & Rt. 102. They also stated concerns relative to drainage in the area
19 and concern about many families with children (approx 10 children in the abutting
20 properties) along Young Road. Mr. Blatchford explained the drainage requirements
21 of the town and how the project met them. J. Farrell suggested the Bennetts meet
22 on site with J. Trottier. A. Rugg asked about a curb cut on Rt. 102. T. Thompson
23 stated that the state would not permit a driveway access for this parcel on Rt. 102. J.
24 Paradis asked why 2 driveways on Young Road were proposed. Chief Carrier and
25 Mr. Blatchford explained the circulation pattern on the site and buffering the
26 residences as much as possible. J. Trottier explained the cross culvert on Young
27 Road and the connection to the water system. J. Paradis stated he would ask the
28 Town Council to look into possible restrictions of truck traffic on Young Road. Neil
29 Smith, 15 Grenier Field Road, asked about contamination at the North/West station
30 since the site was a former junkyard. Town Manager Caron stated that there are
31 monitoring wells on the site, and that the Town is contracted with EnviroSense for
32 monitoring of the site. He explained that there is a process in place if contamination
33 issues arise during construction. Mr. Smith inquired about the lighting for the site
34 and expressed concerns about the existing lighting for the Fed Ex facility nearby. T.
35 Thompson & J. Trottier stated there was not much that can be done about Fed Ex,
36 as their lighting meets Town requirements, the problem is that the site is so high
37 above everything on Grenier Field Road due to the grade change. Mr. Davis
38 explained that the new station would have 6-7 new lights and that they meet the
39 Town lighting requirements. Ms Bennett asked if the South Station driveways could
40 be designed for one way (one in, one out). Mr. Davis and Chief Carrier explained
41 that they were designed for full access for circulation and operational purposes.

42
43 T. Thompson & J. Trottier summarized the items on the staff review memo, and
44 suggested that they be made the non-binding recommendations of the Planning
45 Board. **J. Farrell made a motion to use the staff memo as the non-binding**
46 **recommendations of the Planning Board, and also that the project come back**
47 **to the Board for an update on the signage and safety issues raised tonight,**
48 **and that abutters be re-notified when the project comes back. P. DiMarco**
49 **seconded the motion.** Discussion: T. Thompson reminded the Board that coming
50 back to the Board is a non-binding recommendation, and that under the statute there

1 is no obligation for the plans to come back to the Board. **Vote on the motion: 9-0-**
2 **0.**

3
4 **B. AICuMet, Inc. - Map 14, Lots 13 & 13-4 - Application Acceptance and Public**
5 **Hearing for a lot line adjustment, roadway discontinuance, and a**
6 **Conditional Use Permit.**

7
8 *Continued to May 3, 2006 @ 7PM earlier in the meeting.*

9
10 **C. AICuMet, Inc - Map 14, Lot 13 - Application Acceptance and Public Hearing**
11 **for a site plan to construct a 5000 sq. ft. building addition and a Conditional**
12 **Use Permit.**

13
14 *Continued to May 3, 2006 @ 7PM earlier in the meeting.*

15
16 **D. ASGITISDI, LLC - Map 6, Lots 37 & 38 - Application Acceptance and Public**
17 **Hearing for a site plan to construct 2 office/retail buildings.**

18
19 *Acceptance:* T. Thompson stated that there were no outstanding checklist items and
20 recommended that the application be accepted as complete. **P. DiMarco made a**
21 **motion to accept the application as complete. R. Nichols seconded the**
22 **motion.** No discussion. **Vote on the motion: 9-0-0.** Application is accepted as
23 complete.

24
25 *Public Hearing:* Tim Winings of TJW Survey presented the application for the
26 applicant. The Board expressed concern on the number of unresolved design review
27 comments. T. Thompson suggested that tonight's meeting focus on the key issue of
28 the sight distance waiver, and that the hearing be continued after that discussion.
29 Mr. Winings gave a brief overview of the application, highlighting the variances that
30 were granted by the ZBA and the sight distance waiver request. He stated that there
31 is 212+ feet of sight distance to the west of the proposed driveway. J. Farrell
32 expressed his concern on the sight distance waiver. The Board has never been
33 willing to waive sight distance for a proposed driveway before. T. Thompson
34 deferred the technical portion of the staff recommendation to J. Trottier, but
35 expressed his concern that the applicant has sought sight distance easements from
36 all the abutters, and none are willing to grant them. He also expressed concern that
37 there is a possibility of a takings issue if the waiver is not granted, as it may take all
38 the value from the lot. He stated he still needs to discuss this issue with the Town's
39 legal counsel. J. Trottier stated that he does support the waiver request, as this is a
40 unique situation with the configuration of the curve at Granite and Mohawk. He
41 explained the rationale for the 365' requirement of the regulations, based on a 35
42 MPH speed limit. The curve in the roadway has a radius of 52'. Based on the
43 AASHTO design guidelines (which is what the Town utilized to create the regulation)
44 the safe speed for that radius is 25 MPH. At a speed of 25 MPH the stopping sight
45 distance is 125'. As this application provides 212 feet, he felt comfortable supporting
46 the waiver as sufficient sight distance is provided at the speed traffic will be moving
47 at the curve.

48
49 The Hearing was opened to the public. There was no public comment. J. Trottier
50 highlighted the major items from the staff memo to the Board, items 1, 4 & 6D. T.
51 Thompson echoed the concern on comment #1, and relayed the positive

1 recommendation from the Heritage Commission on the architectural design of the
2 buildings. J. Paradis asked for an overview of the uses of the buildings. Mr. Winings
3 gave the overview, building 1 for medical office and general office use, building 2 for
4 office or retail/office use. A. Rugg inquired about dumpsters and noise, and
5 suggested that dumpster unloading not take place early in the morning. R. Nichols
6 asked about the parking for the site. Mr. Winings stated there were 33 spaces for
7 both buildings, and he would be willing to eliminate the retail option from the plan if
8 the Board wants. P. DiMarco asked if there were "No Parking" signs along the
9 streets in this area. J. Trottier stated there were not, and that it was an enforcement
10 issue. A. Rugg suggested that staff get a legal opinion on the potential taking issue.
11 **J. Farrell made a motion to deny the applicant's waiver request for the sight**
12 **distance. P. DiMarco seconded the motion.** Discussion: T. Thompson reminded
13 the Board that if this motion fails it does not mean the waiver is granted. A motion to
14 grant the waiver would need to pass for the waiver to be granted. **Vote on the**
15 **motion: 4-5-0 (J. Farrell, P. DiMarco, T. Freda, & R. Nichols in favor; R.**
16 **Brideau, J. Paradis, A. Rugg, C. Tilgner, & L. Wiles opposed).** **Motion fails. P.**
17 **DiMarco made a motion to continue the hearing until May 10, 2006 at 7PM. J.**
18 **Paradis seconded the motion.** No discussion. **Vote on the motion: 9-0-0.**
19 Application is continued to May 10, 2006 at 7PM. A. Rugg notified the audience that
20 this would be the only notice of the continuance.

21
22 **E. MPV Trailer Sales, LLC - Map 13, Lot 65-1 - Application Acceptance and**
23 **Public Hearing for a site plan for a change in use and a Conditional Use**
24 **Permit.**
25

26 *Acceptance:* T. Thompson stated that there were no outstanding checklist items and
27 recommended that the application be accepted as complete. **J. Farrell made a**
28 **motion to accept the application as complete. R. Brideau seconded the**
29 **motion.** No discussion. **Vote on the motion: 9-0-0.** Application is accepted as
30 complete.

31
32 *Public Hearing :* Russ Seward from Keach-Nordstrom Associates presented the
33 application for the applicant. He gave an overview of the project, the site was
34 previously used for auto sales, will now be for trailer sales. He highlighted the
35 "removals plan" which indicated the large amount of pavement and gravel, which
36 would be removed from the site and landscaped. T. Thompson gave an overview of
37 how this project was originally submitted on 2004, was withdrawn to Design Review
38 due to not having all the required permits, and was now back for a formal application.
39 Mr. Seward discussed how items in the Rt. 28 right-of-way were removed, and that
40 NHDOT has granted approval of the amended driveway permit. J. Trottier went over
41 the items in the review memo to the Board. T. Thompson stated that the
42 Conservation Commission has not yet given a recommendation on the Conditional
43 Use Permit for the buffer impacts, and recommends the Board continue the
44 application so that the applicant can meet with the Conservation Commission. R.
45 Brideau asked about the width of the driveway. T. Thompson stated that it is an
46 existing condition of the site.

47
48 The Hearing was opened to the public. There was no public comment. **J. Farrell**
49 **made a motion to continue the hearing until May 10, 2006 at 7PM so that the**
50 **applicant can meet with the Conservation Commission to get a**
51 **recommendation on the Conditional Use Permit. J. Paradis seconded the**

1 **motion.** No discussion. **Vote on the motion: 9-0-0.** Application is continued to
2 May 10, 2006 at 7PM. A. Rugg notified the audience that this would be the only
3 notice of the continuance.

4
5 **Adjournment:**

6
7 **J. Farrell motioned to adjourn the meeting at 9:36 PM. Seconded by P. DiMarco.**
8 **Vote 9-0-0.**

9
10 **Meeting adjourned.**

11
12 These minutes prepared by Tim Thompson, AICP, Town Planner.

13 Respectfully Submitted,

14

15

16

17

18 Paul DiMarco, Secretary