



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

STAFF MEMORANDUM

Date: May 10, 2022

To: Planning Board

From: Lincoln Daley, Community Development Director

Subject: Case SD #2022-04 Amherst Label Realty, LLC, Tax Map 15, Lot 15, 15 Westchester Drive and C-TEK, LLC, Tax Map 15, Lot 15-1, 79 Old Wilton Road. Public Hearing for a proposed lot line adjustment to the boundaries of Tax Map 15, Lot 15 and 15-1 within the Industrial 'I' Zoning District. *(New Application)*

BACKGROUND/PROPOSAL:

The applicant is before the Board seeking approval of a lot line adjustment to modify the common lot lines of Map 15, Lot 15 and the abutting Tax Map 15, Lot 15-1 to the north. Both parcels are located in the Industrial 'I' Zoning District. This will be the first public hearing for the application.

APPLICATION STATUS:

The application is complete and ready to be accepted. The Board will need to make a determination of regional impact.

NOTICES:

Notices were sent to all property abutters on May 3, 2022.

WAIVER REQUESTS:

No waivers have been requested for this application.

EXISTING USE/CONDITIONS:

The total area of Map 15, Lot 15 is approximately 6.66 acres (290,071 sf.) and contains 284 linear feet of frontage on Westchester Drive. The property contains a Amherst Label, a label warehousing and manufacturing facility with a building footprint of approximately 32,800 sf+/- and associated site features such as drive isles, parking, walkways and landscaping. The remaining western portion of the property remains undeveloped and contains delineated wetland resources areas and a section of Tucker Brook. Access to the property is via two curb cuts on Westchester Drive.

The other subject lot, Map 15, Lot 15-1 is approximately 4.45 acres (194,039 sf.) and contains in excess of 300 linear feet of frontage on Westchester Drive and 400 linear feet on Elm Street. The parcel is primarily developed and contains the Elite Hydraulics, an industrial machine and fabrication building with a 7,000 sf+/- and associated site features such as drive isles, parking, walkways and landscaping. Access to the property is via one curb cuts on Westchester Drive.

The subject properties are situated in an established industrial area directly abutting a combination of residential, commercial and industrial uses. To the North, the properties abut Hayward's Ice-cream, Northern Lights Landscape Contractors, and Gurney's Automotive Repair. To the South and East, lie

single- and multi-family residence, railroad tracks, and the Early Learning Center. To the West, the properties abut Granite State Concrete and the Good Mojo Dog Manor

ZONING DISTRICT/INFORMATION:

The subject property is within the Industrial ‘I’ District. The intent of the Industrial District is to provide areas for manufacturing, processing, assembly, wholesaling, research and development.. Each of the lots in their new configurations meet the lot sizes and frontages as required by Milford Zoning Ordinance, Section 5.06.

The properties also lie within the West Elm Overlay. The intent of this District is to encourage economic development in the West Elm Street Gateway District by enhancing, preserving and protecting the natural, historic and cultural resources of the Town.

PROPOSAL:

The intent of the proposal is to depict a lot line adjustment along the common lot lines of subject properties by reducing Tax Map 15, Lot 15-1 by 2,389 s.f. (shown as Parcel A) and adding to Tax Map 15, Lots 15. The proposal would result as follow:

<u>Lot #</u>	<u>Existing</u>	<u>Proposed</u>
Tax Map 15, Lot 15	6.66 acres (290,071 sf.)	6.714 acres (292,460 sf.)
Tax Map 15, Lot 15-1	4.45 acres (194,039 sf.)	4.400 acres (191,650 sf.)

STAFF COMMENTS:

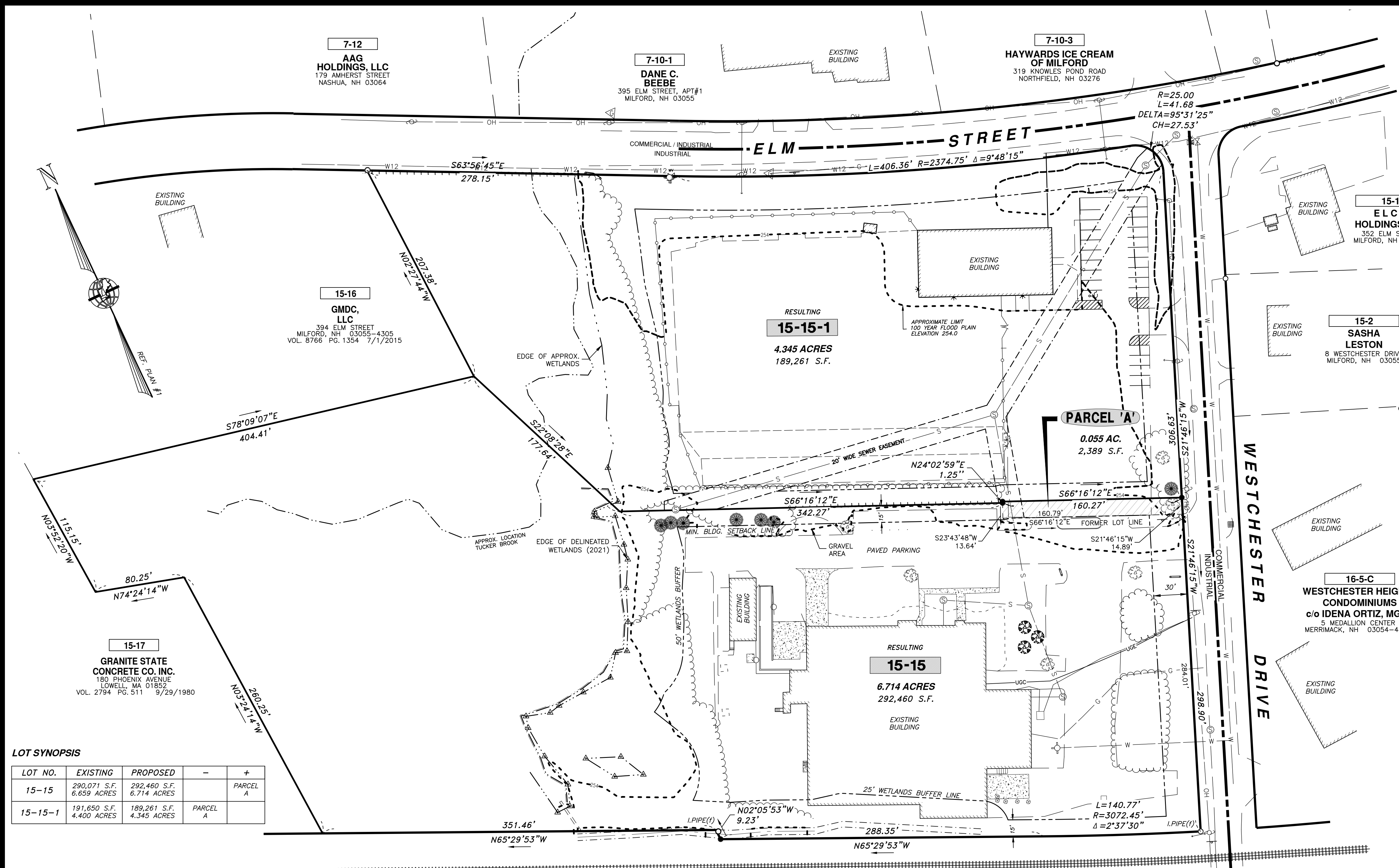
1. Pursuant to Section 6.021 of the Development Regulations, all property bounds or lot line adjustments must be set and firmly established or a security in place before the Planning Board will give final approval to the plan. The Lot Line Adjustment Plan does not show all of the appropriate monumentation for the lots. Please revise and resubmit the subdivision plan to include all property monumentation (existing or to be set) around the perimeter Map 15, Lot 15.
2. The plan should be revised to show either in a comparison parcel table or in proximity to the parcel labels, the acres/square feet of each lot the existing lots prior to the lot line adjustment.
3. Notes 3 should be revised to read as follows, “Tax Map 15, Lot 15 & 15-1 are located in the Industrial ‘I’ Zoning District and West Elm Overlay District.”

STAFF RECOMMENDATIONS:

The applicant should be prepared to address any of the comments raised by the Planning Board, Staff, and public pertaining to the Lot Line Adjustment. Barring any/all input and recommendations from the Board, Staff recommends approving the application subject to revising the plan per staff and Board comments.

Aerial Photos of Subject Properties





- REFERENCE PLANS:**
- "SUBDIVISION PLAN - LOT 15-15 - 14A BROAD STREET, LLC - MILFORD, NEW HAMPSHIRE", SCALE 1"=50', DATED: APRIL 18, 2003, LAST REVISED 5/21/03, PREPARED BY MERIDIAN LAND SERVICES, INC., RECORDED H.C.R.D. PLAN # 32614.
 - "SITE PLAN - PREPARED FOR - AMP INCORPORATED - MILFORD, N.H.", SCALE: 1"=40', DATED: JULY 2, 1982, REVISED TO 4/15/83, PREPARED BY T.F. MORAN, INC. AND ON FILE AT THE TOWN OF MILFORD.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN TAX MAP 15 LOT 15 & TAX MAP 15 LOT 15-1. PARCEL "A" IS NOT TO BE CONSIDERED A SEPARATE LOT OF RECORD, BUT IS TO BE CONSIDERED A CONTIGUOUS PART OF LOT 15-15.
 - THE CURRENT OWNER OF TAX MAP 15 LOT 15 IS AMHERST LABEL REALTY, LLC, 15 WESTCHESTER DRIVE, MILFORD, NH 03055, H.C.R.D. VOL. 8644 PG. 481 DATED: 3/4/2014. THE CURRENT OWNER OF TAX MAP 15 LOT 15-1 IS C-TEK LLC, 70 OLD WILTON ROAD, SUITE 4, MILFORD, NH 03055, H.C.R.D. VOL. 9550 PG. 1824, DATED: 11/4/2021.
 - TAX MAP 15 LOTS 15 & 15-1 ARE LOCATED IN THE I - INDUSTRIAL ZONING DISTRICT AND WEST ELM OVERLAY. LOTS MAY BE SUBJECT TO ADDITIONAL OVERLAY DISTRICTS NOT SHOWN HEREON.
 - THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF NOVEMBER 2021 AND FEBRUARY 2022 SUPPLEMENTED WITH INFORMATION SHOWN ON THE REFERENCE PLANS NOTED HEREON. BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN ENTIRELY FROM REFERENCE PLAN #1.
 - VERTICAL DATUM IS REPORTED TO BE NGVD29 PER REFERENCE PLAN #2. HORIZONTAL ORIENTATION IS PER REFERENCE PLAN #1.
 - WETLANDS SHOWN AS "DELINEATED WETLANDS" HEREON WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, ALONG WITH THE NORTHEAST REGIONAL SUPPLEMENT BY SPENCER TATE C.W.S. OF THIS OFFICE ON DECEMBER 17, 2021. ADDITIONAL WETLAND AREAS SHOWN ARE PER REFERENCE PLAN #1.
 - BOTH LOTS ARE ENTIRELY IN THE LEVEL 1 GROUNDWATER PROTECTION AREA AND PORTIONS OF THE SPECIAL FLOOD HAZARD AREA AS SHOWN.
 - NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME. UNDERGROUND UTILITY LINES SHOWN ARE APPROXIMATE AND NO GUARANTEE IS MADE TO THEIR ACCURACY.
 - LOT 15-15 IS SUBJECT TO ALL APPLICABLE RIGHTS, EASEMENTS AND/OR RESTRICTIONS AS NOTED IN H.C.R.D. BOOK 8644 PAGE 481. ALSO, LOT 15-15-1 IS SUBJECT TO ALL APPLICABLE RIGHTS, EASEMENTS AND/OR RESTRICTIONS AS NOTED IN H.C.R.D. BOOK 9550 PAGE 1821.

APPROVED
MILFORD, NH PLANNING BOARD
SUB DIVISION #: _____
DATE APPROVED: _____
SIGNED: _____

CERTIFICATION:
"I HEREBY CERTIFY THAT PARCEL "A" IS THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE WHICH MEETS THE URBAN CLASSIFICATION PRECISION REQUIREMENT OF ONE PART IN TEN THOUSAND (1:10,000)".

LOT LINE ADJUSTMENT PLAN
LANDS OF:
AMHERST LABEL REALTY, LLC
TAX MAP 15 LOT 15
AND
C-TEK, LLC
TAX MAP 15 LOT 15-1
MILFORD, NEW HAMPSHIRE

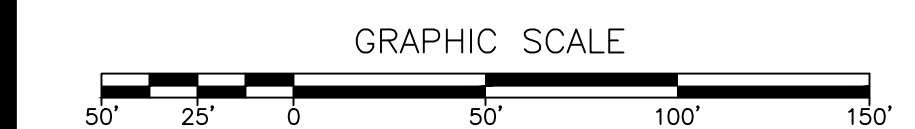
SCALE: 1" = 50' APRIL 18, 2022



MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584

LOT SYNOPSIS

LOT NO.	EXISTING	PROPOSED	-	+
15-15	290,071 S.F. 6.659 ACRES	292,460 S.F. 6.714 ACRES		PARCEL A
15-15-1	191,650 S.F. 4.400 ACRES	189,261 S.F. 4.345 ACRES	PARCEL A	



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	5/13/22	STAFF COMMENTS	TOM	MJR	SDI

- LEGEND:**
- RIGHT-OF-WAY SIDELINE
 - PROPERTY LINE
 - TOWN / ZONE LINE
 - ABUTTING LOT LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVEMENT
 - EXISTING GRAVEL ROAD
 - EDGE OF WETLANDS
 - EDGE OF DITCH
 - EXISTING TAX MAP AND LOT NUMBER
 - EXISTING BUILDING
 - EXISTING STOCKADE FENCE LINE
 - EXISTING CHAINLINK FENCE LINE
 - EXISTING IRON PIPE FOUND
 - EXISTING SEWER MANHOLE
 - EXISTING CATCH BASIN SQUARE
 - EXISTING SIGNS
 - EXISTING WATER HYDRANT
 - EXISTING TREE LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING GUARDRAIL LINE
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING SEWER LINE
 - EXISTING LIGHT
 - MONUMENT TO BE SET

OWNER'S SIGNATURE:

OWNER OF TAX MAP LOT 15-15 _____ DATE _____

OWNER OF TAX MAP LOT 15-15-1 _____ DATE _____

Plotted: 5/13/2022 11:24 AM By: MJR
 H:\MIS\5073\5073D06A.dwg



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April 13, 2022

Lincoln Dailey
Milford Town Planning Director
Town of Milford Planning Department
1 Union Square
Milford, NH 03055

**Re: Amherst Label Expansion
15 Westchester Dr
Map 15 Lot 15
Milford, NH 03055**

**Major Site Plan Application
Lot Line Adjustment Application
Stormwater Application**

Response Letter #1

Mr. Dailey:

Attached for review and approval, please find the following items as they relate to the above referenced project:

1. One (1) pdf 22" x 34" sets of Lot Line Adjustment Plan prepared by *Meridian Land Services, Inc.*;
2. One (1) pdf 22" x 34" sets of Construction Plans prepared by *Meridian Land Services, Inc.*;

In response to the Milford Town Staff Comments dated May 9, 2022 and the KV Partners LLC Third Party Review dated April 21, 2022, both received via email on May 10, 2022, please find the following responses to comments in order as received:

Milford Town Staff Comments

1. *Question – LLA Plan. Pursuant to Section 6.021 of the Development Regulations, all property bounds or lot line adjustments must be set and firmly established or a security in place before the Planning Board will give final approval to the plan. The Lot Line Adjustment Plan does not show all of the appropriate monumentation for the lots. Please revise and resubmit the subdivision plan to include all property monumentation (existing or to be set) around the perimeter Map 15, Lot 15.*

The LLA plan has been revised to show the property boundaries monuments to be set for the effected lot lines, as well as the one missing monument at the jog in the south property line.

The third paragraph of section 6.021 states that the boundaries will need to be set prior to the Board's final approval of the plan. We are requesting that Board allow the LLA to receive final approval and is recorded before the monuments are set with the condition that the monuments will be set prior to receiving a Certificate of Occupancy for the proposed building. This request is to allow the monuments



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to be set after construction is completed so they are not damaged during construction. This is also requested so that Parcel A shown on the LLA plans is conveyed to Lot 15-15 for them to construct the parking area. We do not want to improve Parcel A until the parcel is conveyed to Lot 15-15.

2. *Question – LLA Plan. The plan should be revised to show either in a comparison parcel table or in proximity to the parcel labels, the acres/square feet of each lot the existing lots prior to the lot line adjustment.*

Acknowledged. A comparison parcel table has been added to the LLA Plans.

3. *Question – LLA Plan. Notes 3 should be revised to read as follows, “Tax Map 15, Lot 15 & 15-1 are located in the Industrial ‘I’ Zoning District and West Elm Overlay District.”*

Acknowledged. Note 3 has been revised to state “Tax Map 15, Lot 15 & 15-1 are located in the Industrial ‘I’ Zoning District and West Elm Overlay District. Lots may be subject to additional overlay districts not shown hereon.”

4. *Question – Site Plan, Sheet 1. Permits and Approvals and Waivers notes shown as TBD will need to be revised upon submittal of final plan.*

The status of the Site Plan Permit, LLA Permit, and Stormwater Permit is stated to be “submitted 4/18/22”. The permit numbers have been left as TBD since we do not have a permit number associated with them yet.

The waiver is described as “Pending per letter dated 4/18/22”

5. *Question – Site Plan, Sheet 2. Notes 3 should be revised to read as follows, “Tax Map 15, Lot 15 & 15-1 are located in the Industrial ‘I’ Zoning District and West Elm Overlay District.”*

Acknowledged. Note 3 has been revised to state “Tax Map 15, Lot 15 & 15-1 are located in the Industrial ‘I’ Zoning District and West Elm Overlay District. Lots may be subject to additional overlay districts not shown hereon.”

6. *Question – Site Plan, Sheet 3 (SP-1). Please revise the sheet to display the proposed silt fence line and erosion control measures during construction. In addition, please revise the plan to show where the staging area(s) for materials and equipment for the proposed addition will be stored.*

Silt fence is shown on the erosion control plan on Sheet 10 (D-3). Note 1 of the Demolition Notes has been revised to state “Erosion control to be installed prior to ground disturbance. See erosion control to be installed prior to ground disturbance. See erosion control plan, sheet D-3.” See sheet 3 and 10.



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7. *Question – Site Plan, Sheet 3 (SP-1). Demolition Note #1 should be revised to read “Erosion Controls to be installed and inspected by the Town prior to ground disturbance.”*

Note 2 of the Demolition Notes has been added to state “Erosion controls to be inspected by the town prior to ground erosion controls to be inspected by the town prior to ground disturbance.” See sheet 3.

8. *Question – Site Plan, Sheet 3 (SP-1). Demolition Note #2 should be revised to include the Town of Milford in the notification process prior to ground disturbance.*

Note 2 of the Demolition Notes is now note 3. This note has been revised to include the town in the notification process. Note 3 of the Demolition Notes states “The contractor shall notify the owner, the town, and contact all utility the contractor shall notify the owner, the town, and contact all utility companies for locations of existing utilities in the area 72 hours (minimum) prior to commencing demolition.” See sheet 3.

9. *Question – Site Plan, Sheet 3 (SP-1) and General Question. Please explain how the construction of the building addition (if any) will impact current operations and circulation within the site.*

The majority of the construction activity will take place at the rear of the site. The construction equipment will be stages tot eh west of the truck turnaround and in the south corner when it is not in use. The construction will most likely impact the delivery of material and the ability for trucks to turn around. Coordination between the construction workers, managers of the warehouse and delivery vehicles will be required for the site to remain functional.

10. *Question – Site Plan, Sheet 4 (SP-2). Please revise Note 4 by removing “with City of” from the sentence.*

Note 4 of the General Development Notes has been revised to remove “with city of”. Note 4 of the General Development Notes states “All construction to be in accordance with the town of Milford zoning all construction to be in accordance with the town of Milford Zoning Ordinances and Site Regulations.” See sheet 4.

11. *Question – Site Plan, Sheet 4 (SP-2). Please revise Note 15 to include a reference to the Milford Development Regulations and Milford Driveway Regulations.*

Note 15 of the General Development Notes has been revised to state “Where applicable; water, sewer, roads (including parking lots), and where applicable; water, sewer, roads (including parking lots), and drainage work shall be constructed in accordance with the town of Milford water department and public works department standards, development regulations, ad driveway regulations.” See sheet 4.



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12. Question – Site Plan, Sheet 4 (SP-2). Please revise the Site Development Regulations table by replacing the minimum lot size of 40,000 to N/A. Pursuant to Section, 5.06.4, in those areas serviced by both municipal sewerage and water systems, no minimum lot size and frontage shall be required for properties in the Industrial Zoning District, other than those requirements that relate to usable open space so long as access to sewer and water is obtained.

Site Development Regulations table on sheet 4 has been revised to the required lot size as N/A. See sheet 4.

13. Question – Site Plan, Sheet 4 (SP-2). Please revise the Site Development Regulations table by including a reference to the Zoning District designation (Industrial).

Note 1 of the Site Development Regulations table state “Site development regulations in accordance with the Town of Milford Zoning Ordinance – Industrial district.” See sheet 4.

14. Question – Site Plan, Sheet 4 (SP-2). Please revise Note 3 within the Parking Summary Table to correct the word “Respesten”.

Note 3 of the Parking Summary table has been revised to correct the spelling. It now states ““(#)” represents the number of ADA spaces within the total.” See sheet 4.

15. Question – Site Plan, Sheet 4 (SP-2). The handicapped parking space being added should be modified to be 10’ wide by 20’ long.

The proposed handicap parking space has been revised to be 10’ x 20’. See sheet 4.

16. Question – Site Plan, Sheet 4 (SP-2). The parking spaces shown along the eastern portion of the property appear to not meet the minimum dimensions for parking spaces. Please confirm if all parking spaces shown and/or proposed meet the current 9’ x 18’ parking space dimensions.

The parking in question is existing parking the parking length is currently substandard. The parking marking are proposed to be restrained to be 18’ long. The existing parking along the remaining site has been verified to comply with Milford’s standards.

17. Question – Site Plan, Sheet 4 (SP-2). As an alternative to the waiver request, did the applicant consider an arrangement with the abutting property owner to the north, Elite Hydraulics, Tax Map 15, Lot 15-1 to park vehicles?

This option was discussed prior to the being of the project. It was determined that the additional parking that is being requested to be waived is not needed for the operation of the warehouse based on the justifications described in the waiver request. It was also determined that Amherst Label wanted



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full control over any parking they were installing and did not want to seek an easement from the owners of Lot 15-15-1. For those reasons we did not seek an arrangement to use the parking on the abutting property.

18. Question – Site Plan, Sheet 4 (SP-2). The plan shows a truck turnaround area in the northwest portion of the developed area. Please explain the maximum size vehicle this will serve and provide the turning movements templates.

The proposed paved truck turnaround area is replacing the existing gravel turnaround. The gravel turnaround was installed due the existing truck driving over the grass. Trucks have been able to navigate the site with the existing gravel turnaround. The proposed paved area is 2' larger than the existing gravel. Since the truck traffic will remain the same the paved turnaround area will allow the trucks to continue to navigate the site.

19. Question – Site Plan, Sheet 4 (SP-2) and Sheet 6 (LS-1). Please provide elevations for the proposed addition.

The proposed building elevation has been added to sheets 4, 5 and 6.

20. Question – Site Plan, Sheet 5 (SP-3). The sheet displays stormwater runoff sheet flowing to the swale between the subject property and the abutting Map 15, Lot 15-1. It is staff's understanding that the swale is directly connected / flows into the wetland resource area and eventually into Tucker Brook. Please explain what measures are taken to pre-treat the stormwater prior to discharge.

Staffs understanding of this swale is correct, it does collect runoff from the site and convey it to the wetlands. The best attempt has been made to capture the most stormwater runoff as possible and convey it to the infiltration basin. This was done with a berm/swale to collect the runoff and convey it to a drainage pipe that connects it to the basin.

As discussed with Lincoln Daley via telephone on May 11, 2022, we looked into the possibility other site features to collect more runoff. We are unable to create a stormwater conveyance system that would collect and convey the runoff to the infiltration basin due to the existing topography of the site. For example, the west edge of the north parking is a high ridge point. The runoff in the parking flows to the northeast, away from the basin. The site is unable to contain this runoff water and convey it to the basin because of the high ridge.

21. Question – Site Plan, Sheet 5 (SP-3). Please detail the snow plowing and removal protocols and efforts to reduce sodium chloride use.

A note has been added to the general development notes stating "Snow to be stored in areas delineated on the plan. during the periods of time of excess snow fall, snow is to be moved off site to appropriate facilities following appropriate methods." See note 17 of the General Development Notes on sheet 4.



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The removal of the snow is when storage becomes a problem solves two issues. It removes the snow so that it does not cause a traffic circulation issue as it builds up and by removing the excess snow it is removing excess sodium chloride. It should be notes that this is the current protocol of the site now.

22. Question – Site Plan, Sheet 6 (LS-1). The plan shows new parking spaces located along the northeast portion of the developed lot (shaded in gray). Please explain what if any landscaping improvements are being proposed. Staff recommends plantings with what appears to be a proposed green strip between the two properties to provide pre-treatment of the stormwater runoff, to delineate the property boundaries, and provide visual mitigation.

As discussed with Lincoln Daley via telephone on May 11, 2022, this area should be landscaped to visually break up the two properties. The landscaping has been added to replace the removed tree and shrubs. The buffer is enhanced by removing a strip of asphalt creating a green space and by adding a n additional tree where it was possible to do so. See sheet 6.

23. Question – Site Plan, Sheet 6 (LS-1). Please update the planting table for the River Birch and Atlantic White Cedar to state 2.5” caliper and 12 feet in height pursuant to Section 6.08.8 of the Development Regulations.

The sizes of the River Birch and Atlantic White Cedar has been revised to be 2.5” caliper and 12 feet in height. See sheet 6.

24. Question – Site Plan, Sheet 7 (LT-1). Please revise said sheet by including the cut sheets/design specifications for the wall units.

The photometric plan has been updated to include the cut sheets/design specifications for the wall units. See sheet 7.

KV Partners Comments

1. *Additional detail is required on the Infiltration Basin – Typical Cross Section including the width of the berm and the side slope rates (inside and outside the basin). Also, the basin detail notes “detention basin” however, the proposed pond is an infiltration basin Also, clarify how the berm between the forebay and main basin will be constructed (materials, elevations, etc.)*

A typical cross section for the infiltration basin has ben revised to change the description from “detention” to “infiltration”, include the width of the top of berm, and slope of the interior and exterior of the berm. A detail of the stone check dam forebay has been added illustrating the construction of the dam and the material to be used. See sheet 7.



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- 2. It appears that there are opportunities along the north and south sides of the site to add stormwater management practices that will reduce the size of the stormwater basin in the wetland buffer zone. Please demonstrate why the proposed work is the least impactful alternative available to the buffer zone for this site.*

The opportunities to add stormwater management along the south is subject to the floodplain. This floodplain has caused the siltation to create a high groundwater table and a reduced infiltration rate. This was confirmed with a test pit in the general area of the floodplain. Due to these constraints the basin was not constructed in the floodplain.

The opportunities to add stormwater management along the north property line and to the west of the truck turnaround was considered. This location does not create enough storage volume due to the berm and slope requirements to justify the disturbance. To create storage in this area a berm would need to be created along the property line by sloping up then a 2' flat top then sloping down. Also, the pavement would require a minimum 2' flat area then slope down. These sloping requirements drastically reduce the size of the potential infiltration basin in this area. The benefit of using this area is outweighed by the removal of the mature pine trees and the truck traffic close to this area.

A special exception has been granted for the buffer impact based on the quality of the existing buffer, the benefit to water quality improvements and the by mitigating the impact with habitat creating landscaping.

- 3. Provide details for the proposed 12" steel pipe and catch basin (inlet) in the northwest corner of the parking lot.*

The pipe has been revised to be 12" ADS pipe for availability purposes. The pipe is detailed with a reduced cover due to the limited grade changes in the area. The pipe is proposed in an area that does not require the pipe to be structural. It is proposed to have additional stone cover over the pipe to support the ground and any loading from mowing of the area. 6" of loam is proposed over the stone to allow grass to grow.

Additional Items corrected or revised since previous submission.

1. The project information table on sheet 1 of the site plan has been updated to include the flood plan overlay district.
2. The land use summary table has been correct to represent the accurate total building footprint shown in the plan view. The plan view has not changed since the original submittal site plan submittal or the ZBA submittal.



MERIDIAN LAND SERVICES, INC.

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

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Amherst Label Expansion
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3. **General Development Notes # 1** has been revised to state "The applicant intends to expand the existing building with a net of the applicant intends to expand the existing building with a net of increase 11,428 sf± and associated site improvements on lot 15-15.". This correction was to be consistent with the proposed plan. Again, the plan view has not changed since the original submittal site plan submittal or the ZBA submittal.

If there are any questions or concerns, please do not hesitate to contact Meridian Land Services, Inc.

Sincerely,

Samuel R. Foisie, P.E.
Project Manager
Meridian Land Services, Inc.
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Project No.: 05073.06
Cc: Jim Cutler with attachments