

TOWN OF HENNIKER

**PLANNING BOARD
NOTICE OF DECISION**

**SITE PLAN APPLICATION
CASE 2010-003**

Case PB 2010-003: Cousineau's Valley Chipping Co., Applicant, requesting site plan approval for the construction of a 5,000 square foot landscape supply store. The property is located at 1,310 Old Concord Road, Lot 603, in the CH Heavy Commercial District.

At the April 14, 2010 Planning Board meeting, the Board voted to accept the Site Plan Application as complete and voted 5-0 to **Conditional Approve** the application with the conditions listed below:

- 1) Correct plan notes including the property address, note building square footage, fix well and abutter typo, and parking space requirement of 1 per 500 square feet.
- 2) Clarify ramp access to front sidewalk from handicapped parking space.
- 3) Provide estimate of traffic generation expected from site.
- 4) Add setback and distance to property lines to plan.
- 5) Provide cut sheets for proposed lighting.
- 6) Add location of septic tank.
- 7) Provide a building (architectural) elevation plan.
- 8) Obtain feedback and address comments from the Fire and Highway Department.
- 9) If the existing site grading it to remain, an Alteration of Terrain permit (AOT) shall be required. If the disturbed area is reduced to less than 100,000 square feet, then no AOT permit will be required. However, if the disturbed area is reduced then the plan shall be amended to reflect this change. Any requirements and or details of the AOT permit shall be noted on the plan.

Any person aggrieved by any decision of the Planning Board has the right to follow the procedure outlined in RSA 677:15.

Terry Stamps, Acting Chair
Planning Board
April 15, 2010