

FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
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**PROJECT NARRATIVE
BULK FUEL STORAGE FACILITY
MAP 1, LOT 549-G
HENNIKER, NEW HAMPSHIRE**

Prepared for:
MAC Milford Realty, LLC

March 16, 2020

Project Narrative:

Fieldstone Land Consultants, on behalf of MAC Milford Realty, LLC, is submitting this application for Planning Board approval. The proposal consists of a home heating oil, diesel fuel and liquid propane storage, liquid propane & diesel filling stations and a 2,016 S.F. operations facility and associated site improvements.

Ciardelli Fuel Company is a family owned and operated full-service propane delivery & heating oil delivery company servicing southern New Hampshire. Ciardelli Fuel Co. Inc., based in Milford NH, has recently purchased the subject parcel and wishes to expand the company in the Henniker area. The site, located at north of 956 Old Concord Road, and with its proximity to US Route 202, is an ideal location to expand their business. The subject parcel consists of 3.87 acres with the proposed development consisting of approximately 2.5 acres. The parcel is located in the Heavy Commercial Zone (CH) and is located on a Class V road approximately a ¼ mile south of the intersection of Old West Hopkinton Road and US Route 202/NH Route 9.

The development will include a covered bulk storage area containing 40,000 gallons of heating oil storage and 20,000 gallons of diesel fuel. The bulk storage will be housed in a containment structure to prohibit spills. The site will also have a total of 30,000 gallons of liquid propane bulk storage tanks and 4,000 gallons of diesel fuel for the diesel fueling station. The site will also include a propane filling station and propane storage area as depicted on the plans. The applicant is proposing to construct a 2,016 sq.ft. building. The building will have a pitched roof with gable ends in three directions. The building will include 720 sq.ft. of office space and 1,296 sq.ft. of enclosed garage/warehouse.

There are no existing utility services to the site. The proposed building will be serviced by underground utilities an on-site water and septic disposal. Though not currently proposed, it is anticipated that there will be a free-standing business sign in the area indicated on the site plan. The future design of this sign will adhere to all applicable zoning requirements and the

Ciardelli Fuel Co. Bulk Fuel Storage Facility
Tax Map Parcel 1-549-G, Adjacent to 956 Old Concord Road
Henniker, New Hampshire

owner will apply for all necessary sign permits prior to installation. The recently installed gravel access drive to the property will be removed and replaced with a paved drive approximately eighty feet to the south. The existing drive pipe will be removed and reset and the road side ditch reestablished to maintain positive ditch line flow to the existing wetland south of the proposed entrance. The site is not within the 100-year flood plain.

Additional site improvements include landscaping, building and pole mounted downcast lighting, and the construction of a drainage system and detention basin to mitigate increases to impervious cover. Please see the attached plan set which depicts all of these improvements.

Erosion and sediment controls are specified on the Grading & Utility Plan and Erosion Control Details.

The current site was cleared by the land owner in anticipation of site development but it has not been grubbed. There a small amount additional clearing to be done to facilitate the proposed development. The proposed limit of clearing is shown on the plan and revegetation is specified on the Landscape Plan and Construction Details. Stumps are to be removed from the site and disposed of properly or ground on-site and the grindings used for erosion control and/or composted on-site.

Construction debris will be managed by the general contractor with a temporary on-site dumpster. A dumpster and dumpster enclosure are proposed for site generated refuse. The dumpster enclosure is located behind the proposed building, approximately 130 ft. from the street, and is screened from the street by the existing vegetation and proposed landscaping. The enclosure is screened to the south by existing vegetation.

Section 203-15 through 203-31 Development Standards Narrative:

- 15. Excavation, grading, filling & landscaping** – The site has been designed to have the least impact possible. The area of terrain alteration is approximately 91,000 Sq.Ft. The erosion control notes specify best management practices for site excavation, stockpiling of materials, temporary and permanent seeding practices. A detailed landscaping plan is in the process of being prepared for the site. The site has been designed and engineered in accordance with NHDES Env-Wq 1500, Alteration of Terrain guidelines
- 16. Buffers** – A dense evergreen buffer is proposed along the rear of the property to screen the site from the residential properties on the other side of Stone Falls Road.
- 17. Parking & Loading** – Off-street parking has been provided on-site in accordance with Section 203-17 of the Site Plan Review Regulations. There are 8 parking spaces proposed including an ADA van accessible parking space. The site has been designed to accommodate bulk fuel delivery trucks as well as the delivery vehicles used for home

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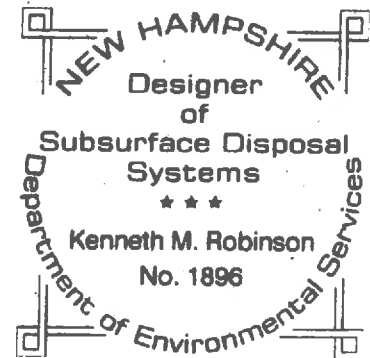
fuel delivery. Four delivery truck spaces are proposed.

- 18. Access** – A single access point to the site is proposed to minimize turning conflicts. There is approximately four hundred feet of all-season sight distance in both directions from the proposed access point.
- 19. Sidewalks** – A single, six-foot-wide sidewalk is proposed adjacent to the parking areas. An ADA access ramp is proposed adjacent to the accessible parking space.
- 20. Lighting & Signs** – A future sign location is shown on the site plan. The future free-standing sign will conform to all applicable zoning requirements, will not be internally illuminated and will have down cast lighting. All necessary permits will be obtained prior to installation. There are four proposed pole mounted, two building mounted and one canopy mounted site lights proposed. All sight lighting will be full cut off and downcast LED fixtures. A detailed photometric plan, illustrating that the lighting requirements contained in Section 203-20, have been met.
- 21. Screening** – The Landscaping Plan specifies screening to meet this requirement. There will not be any roof top mechanical equipment and a dense evergreen screen is proposed along Stone Falls Road. Existing vegetation will remain along the southern boundary to screen the site from the road. In addition, a dumpster enclosure is proposed to screen the dumpster. The enclosure is well removed from public view and is screened by existing vegetation.
- 22. Traffic** - This proposed use is a light traffic generator. Periodic bulk deliveries of heating fuel oil, diesel and liquid propane will be trucked to the site via tractor trailers to fill the storage tanks on-site. The delivery trucks will depart daily to deliver to local residents and businesses. The majority of traffic to and from the site will go the ¼ mile north to access US Route 202. There will also a limited amount of local traffic for customers coming to fill propane tanks and fill up on diesel fuel. Patrons will utilize the proposed site access which has approximately four hundred feet of sight distance in both directions. The town of Henniker is the permitting authority for the site access.
- 23. Water and Sewage** – The water and sewer usage will be limited. A well is proposed to service the proposed building and a septic disposal area is shown on the project plans. A detailed septic plan will be prepared and submitted for approval following a favorable review from the Planning Board.
- 24. Pedestrian and Bicycle Safety** – The site has been designed to ensure pedestrian safety by locating the parking adjacent to the building and by limiting points of access. This site does not anticipate bicycle traffic.
- 25. Fire Safety** – A detailed fire suppression system for the fuel storage and dispensing areas will be prepared and submitted with the building permit application and NHDES permitting for the bulk fuel storage. The site has been designed to accommodate emergency vehicles of all sizes.
- 26. Harmonious Development** – The site has been designed to minimize disturbance and is harmonious with the heavy commercial zone that the site is situated in.

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- 27. Control of noise and elements of pollution** - The proposed operation is not expected to generate excessive noise. The site will be in operation during normal business hours, as noted on the site plan, and will not generate any extraneous noise during that time. Containment structures are proposed for all hazardous materials stored on-site and a detailed spill prevention, control and countermeasure plan (SPCC) will be implemented as required by NHDES.
- 28. On and off-site improvements** – There are no off-site improvements proposed at this time.
- 29. Erosion and Sedimentation Control** – Silt fence will be installed along the down gradient perimeter of the development area to prevent sediment travel. Disturbed areas will be stabilized as shown on the site plan with loam and plantings, mulch or new pavement. The site has been designed with sedimentation and erosion controls. Please see the attached Site Plan Set.
- 30. Flood hazard areas** – The site is not within the 100-year flood plain.
- 31. Building Façade** – The proposed 2,016 Sq.Ft. building has a pitched roof with gable ends in three directions. A cupula is proposed at the intersection of the two ridges and a gable end awning is proposed at the entrance. Please see the architectural plans for additional building details.

TEST PIT DATA
MAC MILFORD REALTY, LLC
OLD CONCORD ROAD
HENNIKER, NH



3/17/20

Test Pit #1

0-6" - 10YR 3/3 Dark brown loam, granular, friable

6-16" - 2.5Y 6/6 Orange yellow loamy fine-to-coarse sand, single grain, loose

16-84" - 2.5 Y 6/4 Light yellow brown fine sand, single grain, loose

ESHWT = 20" Observed Water = 30" Ledge/Boulders = >84" Roots = 12"

Est. Perc Rate = 2 min/in

3/17/20

Test Pit #2

0-12" - 10YR 3/3 Dark brown loam, granular, friable

12-24" - 2.5Y 6/6 Orange yellow loamy fine-to-coarse sand, single grain, loose

24-80" - 2.5 Y 6/4 Light yellow brown fine sand, single grain, loose

ESHWT = 28" Observed Water = None Ledge/Boulders = 80" Roots = 30"

Est. Perc Rate = 2 min/in

3/17/20

Test Pit #3

0-10" - 10YR 3/3 Dark brown loam, granular, friable

10-28" - 2.5Y 6/6 Orange yellow loamy fine-to-coarse sand, single grain, loose

28-90" - 2.5 Y 6/4 Light yellow brown fine sand, single grain, loose

ESHWT = 30" Observed Water = None Ledge/Boulders = 90" Roots = 32"

Est. Perc Rate = 2 min/in

3/17/20

Test Pit #4

0-10" - 10YR 3/3 Dark brown loam, granular, friable

10-24" - 7.5 YR 4/6 Strong brown fine sandy loam, granular, friable

24-84" - 2.5 Y 6/4 Light yellow brown fine sandy loam, granular, friable

ESHWT = 24" Observed Water = 38" Ledge/Boulders = 84" Roots = 30"

Est. Perc Rate = 4 min/in

3/17/20

Test Pit #5

0-14" - 10YR 3/3 Dark brown loam, granular, friable

14-24" - 2.5Y 6/6 Orange yellow loamy fine-to-coarse sand, single grain, loose

24-72" - 2.5 Y 6/4 Light yellow brown fine sand, single grain, loose

ESHWT = 24" Observed Water = 24" Ledge/Boulders = 72" Roots = 26"

Est. Perc Rate = 2 min/in

3/17/20

Test Pit #6

0-8" - 10YR 3/3 Dark brown loam, granular, friable

8-20" - 2.5Y 6/6 Orange yellow loamy fine-to-coarse sand, single grain, loose

20-92" - 2.5 Y 6/4 Light yellow brown fine sand, single grain, loose

ESHWT = 20" Observed Water = 30" Ledge/Boulders = 92" Roots = 24"

Est. Perc Rate = 2 min/in

3/17/20

Test Pit #7

0-10" - 10YR 3/3 Dark brown loam, granular, friable

10-22" - 2.5Y 6/6 Orange yellow loamy fine-to-coarse sand, single grain, loose

22-64" - 2.5 Y 6/4 Light yellow brown fine sand, single grain, loose, with large boulders

ESHWT = 22" Observed Water = None Ledge/Boulders = 64" Roots = 26"

Est. Perc Rate = 2 min/in

3/17/20

Test Pit #8

0-10" - 10YR 3/3 Dark brown loam, granular, friable

10-22" - 2.5Y 6/6 Orange yellow loamy fine-to-coarse sand, single grain, loose

22-64" - 2.5 Y 6/4 Light yellow brown gravelly fine sand, single grain, loose, with large boulders

ESHWT = 20" Observed Water = 32" Ledge/Boulders = 80" Roots = 28"

Est. Perc Rate = 2 min/in

3/17/20

Test Pit #9

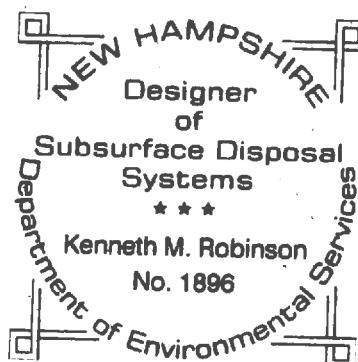
0-6" - 10YR 3/3 Dark brown loam, granular, friable

6-32" - 2.5Y 6/6 Orange yellow loamy fine-to-coarse sand, single grain, loose

32-80" - 2.5 Y 6/4 Light yellow brown gravelly fine sand, single grain, loose, with large boulders

ESHWT = 34" Observed Water = None Ledge/Boulders = 80" Roots = 48"

Est. Perc Rate = 2 min/in



3/17/20

Test Pit #10

0-6" - 10YR 3/3 Dark brown loam, granular, friable

6-30" - 2.5Y 6/6 Orange yellow fine sandy loam, granular, friable

30-64" - 2.5 Y 6/4 Light yellow brown gravelly fine-to-medium sandy loam, granular, friable

ESHWT = 32" Observed Water = 38" Ledge/Boulders = 64" Roots = 36"

Est. Perc Rate = 4 min/in

3/17/20

Test Pit #11

0-4" - 10YR 3/3 Dark brown loam, granular, friable

4-32" - 2.5Y 6/6 Orange yellow fine sandy loam, granular, friable

32-72" - 2.5 Y 6/4 Light yellow brown fine-to-medium sandy loam, granular, friable

ESHWT = 34" Observed Water = None" Ledge/Boulders = 72" Roots = 48"

Est. Perc Rate = 4 min/in

3/17/20

Test Pit #12

0-10" - 10YR 3/3 Dark brown loam, granular, friable

10-24" - 2.5Y 6/6 Orange yellow loamy fine-to-coarse sand, single grain, loose

24-100" - 2.5 Y 6/4 Light yellow brown fine sand, single grain, loose

ESHWT = 26" Observed Water = 26" Ledge/Boulders = >100" Roots = 30"

Est. Perc Rate = 2 min/in

3/17/20

Test Pit #13

0-10" - 10YR 3/3 Dark brown loam, granular, friable

10-22" - 2.5Y 6/6 Orange yellow loamy fine-to-coarse sand, single grain, loose

22-96" - 2.5 Y 6/4 Light yellow brown fine sand, single grain, loose

ESHWT = 24" Observed Water = 32" Ledge/Boulders = >96" Roots = 42"

Est. Perc Rate = 2 min/in

Test Pits were logged by:



Kenneth Robinson
NH Licensed Designer #1896

