

Enclosure #2

Site Plan Review Narrative:

The scope of the project is to build a 80 ft x 200 ft industrial building for sheet metal fabrication and warehousing. The hours of operation would be 7am to 5pm Monday-Friday. This building would be leased to the tenant who currently employs 6 people. Parking needs are estimated at 15 spaces for both employees and customers. Part of this application is asking for a parking waiver to go from 32 vehicles to 20 vehicles.

Site traffic would be employees, customers, and also delivery and pickup traffic. Estimated deliveries are 2 trucks per week as well as pickups are generally 2 trucks per week. UPS and Fedex are daily stops for this business.

The lot currently has a partially built residence that would need demolition. The plan is to offer the structure to the Henniker Fire Dept. for a fire exercise. The existing well would be kept intact and the existing septic system would be removed.

The site is under 100,000 ft of total disturbance. The building would be located and elevated such that the cut and fill is balanced. Retaining walls would be needed on the eastern side of the building. The building would be built on frost walls with a higher wall on the south side for loading docks.

The building would be a steel framed building with metal sheathing for both the roof and the sides. There would be overhead door access on both ends of the building along with pedestrian doors on the sides and ends.

David P. Curran

Enclosure #2

Enclosure # . 9

Waiver Request: Parking

With the scope of this project a parking waiver is being requested. Per the regulations, using the building size of 16,000 sq ft, 32 parking spaces is required. The request is asking for 22 spaces. The proposed tenant has employment records showing no more than 6 employees. Growth into this building will provide more employment estimated at 12 employees. The extra spaces would allow for customers, visitors, etc. The business is not a retail establishment and generally only requires parking for employees and visitors.

Enclosure # . 9