



CASE # _____

SITE PLAN REVIEW APPLICATION

Property Address: 2226 Weare Road

Parcel Lot # : 1/743 & access over 1/744-A Zoning District: Commercial Recreation 1

Parcel Lot Size: 179.46 acres/5.79 acres Road Frontage: 250 ft / 245.90 ft

Type of Application: Change of Use
(Circle Type) Home Business Retail/Service
 Multi-Family Residential
 Commercial/Industrial Development
 Telecommunication

PROPERTY OWNER(s)

Name:	<u>Mark Fusco, Big White Dog, LLC</u>	Name:	_____
Address:	<u>155 Grove Street</u>	Address:	_____
	<u>Westwood, MA 02090</u>		_____
Tel #:	<u>(617)852-4623</u>	Tel #:	_____
Fax #:	_____	Fax #:	_____
Email:	<u>mfusco@theedgesportscenter.com</u>	Email:	_____
Signature:	<u><i>Mark Fusco</i></u>	Signature:	_____

APPLICANT(s)

Name:	<u>Same as owner</u>	Name:	_____
Address:	_____	Address:	_____
	_____		_____
Tel #:	_____	Tel #:	_____
Fax #:	_____	Fax #:	_____
Email:	_____	Email:	_____
Signature:	_____	Signature:	_____

If the property owner is not the applicant and/or wishes the applicant to act on their behalf, the property owner **MUST** provide a notarized letter (original) authorizing the applicant to file an application.

Telephone
603-428-3221

Town of Henniker
18 Depot Hill Road, Henniker, NH 03242
www.henniker.org

FAX
603-428-4366

ABUTTER NOTIFICATION LIST

Three (3) sets of 1" x 2 5/8" mailing labels containing names and addresses of those on the mailing notification list, including abutters, property owners, agents, prospective Applicants, easement (conservation, preservation, agricultural) holders, and any professional whose seal appears on the plan **202-9.A**.

An abutter is defined as any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Planning Board. The term abutter includes all holders of conservation, preservation, or agricultural easements; the officers of a condominium or other collective form of ownership; the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the Planning Board; and any professionals hired by the applicant/property owner (surveyors, engineers, etc.). See NH RSA 672:3.

Information for the property abutters can be obtained at the Town Hall during regular business hours. Abutter information must be obtained no more than 1 month prior to application submittal.

APPLICATION SUBMISSION

Submissions must be made in accordance with the adopted Planning Board submission deadline, which is posted at the Town Hall. All applicants are encouraged to meet with the Planning Board Clerk prior to submitting an application to avoid delays due to incomplete information.

Please be advised that it is the applicant's responsibility to submit a complete and accurate application package. The Planning Board will not take jurisdiction over incomplete applications.

Review the Henniker Site Plan Review Regulations, Chapter 203 of the Town Code, to ensure full compliance with the Regulations. Regulations are available online at www.henniker.org

SITE PLAN REVIEW REGULATIONS

203-12. Minimum Requirements

Every application must include the following (see RSA 676:4, I(b)):

- A. A completed Site Plan Review Application showing the name and address of the applicant and/or designated agent.
- B. The names and addresses of all abutters to the property, as indicated in the town records as of a date not more than five days before the filing of the application, and of all holders of conservation, preservation or agricultural preservation restrictions (as defined in RSA 477:45).
- C. A narrative description of the proposed project explaining its purpose, its hours of operation, parking needs, lighting, employment figures, land use compatibility, aesthetics, school population projections, noise, and traffic impacts with respect to both the immediate area and the town in general.

- D. The name and business address of every licensed professional whose seal appears on any Plan submitted to the Board.
- E. A dated Site Plan, drawn to a scale not smaller than 100 feet to an inch, showing the following:
- (1) Boundary dimensions and road frontages.
 - (2) Bar scale and north arrow.
 - (3) Distances of existing and proposed structures from boundaries and setbacks.
 - (4) Existing and proposed structures with dimensions.
 - (5) Names, width, and class of abutting roads.
 - (6) Approximate location of structures on abutting properties if within 100 feet of the property line.
 - (7) Location, dimensions, materials, and condition of existing and proposed parking areas, driveways, curbs, sidewalks, and fire lanes.
 - (8) Location of natural features (such as wetlands, ledge, boulders, wooded areas) and one-hundred-year flood levels, if applicable.
 - (9) Location of existing and proposed utilities (water, sewer, electric, gas, telephone, cable, etc.), wells, septic systems, and leach fields.
 - (10) Type, size, and location of existing and proposed solid waste storage facilities and snow storage areas.
 - (11) Location of all easements and rights-of-way.
 - (12) Location, size, and nature of existing and proposed signs and outdoor illumination.
 - (13) Location, size, and type of existing or proposed fencing, trees, ledges or other screening.
 - (14) A locus map showing boundaries for the site, all parcels within 1,000 feet, the zoning district(s), and one-hundred-year flood levels (if applicable).
 - (15) Plans of all existing and proposed buildings with their type, dimensions, location, setbacks, and first floor elevation(s) indicated.
 - (16) The size and location of proposed water supply and sewage disposal facilities (e.g., private wells and septic systems) showing provisions for future expansion, if applicable, and also showing distances from existing water and sewage facilities on abutting properties if the proposed facilities are within 200 feet of abutting properties.
 - (17) The location, layout and elevation of catch basins and other surface drainage features.
 - (18) The type, extent, and location of existing and proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained.
 - (19) The rights-of-way and names of all proposed streets, lanes, ways, or easements.
 - (20) A topographic plan with spot elevations where the land slope is greater than 5% and contour lines at two-foot vertical intervals on site, and off-site contours shown 100 feet beyond the site to be interpolated from United States Geological Survey (USGS) data.

203-13. Additional Requirements

If, based on information contained in the application or otherwise received by the Board, the Board determines that the proposed project is sufficiently large or complex, or the impacts of the proposed project

are of such significance that additional information is required, the Board may require the applicant to include any one or more of the following items in the application:

- A. A community facilities impact analysis for the following, where applicable:
 - (1) The wastewater treatment system, including flow estimates and assessments of existing capacity.
 - (2) The water system, including flow estimates and the capacity and assessment of existing potential water pressure.
 - (3) The traffic systems, including the impact of projected trips on flow characteristics and the impact of traffic on the immediate existing road structures and bridges. The traffic impact analysis will address internal and external traffic circulation and access, including adequacy of adjacent streets and intersections, entrances and exits, traffic flow, sight distances, curb cuts, turning lanes, existing or recommended traffic signals, pedestrian safety and access, off-street parking and loading, emergency vehicle access and necessary off-site improvements.
 - (4) The school system
 - (5) The public safety providers, including Police, Fire, and Rescue Squad.
 - (6) Solid waste disposal
 - (7) Stormwater management systems, including flow and water quality.
 - (8) The recreational resources and the provisions of methods to meet proposed needs.
- B. Provisions for snow removal and disposal.
- C. A plan showing the most recent soils information, as published by the Merrimack County Soil Conservation Service
- D. Wetlands delineated by a licensed professional using the current Army Corps of Engineers Manual
- E. An erosion and sediment control plan
- F. A fiscal impact study addressing the effects of the proposed project on the town's economy and finances, including, but not necessarily limited to, town expenses, tax revenue, property values, employment and impacts on existing businesses.
- G. A noise study.
- H. A lighting study
- I. Copies of any existing or proposed easements, deed restrictions, or other similar documents pertaining to the Site Plan.
- J. Such other documents, plans, studies or information as the Board may require to determine the impact of the project.
- K. Copies of all applicable state and federal applications and/or permits.

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**McCOURT
ENGINEERING
ASSOCIATES, PLLC**

42 Ezekiel Smith Road
Henniker, NH 03242
603-428-6682
McCourtEngineering@tds.net

May 12, 2021

Mr. Dean Tirrell
Chair
Town of Henniker
Planning Board
18 Depot Hill Road
Henniker, NH 03242

Received by
TOWN OF HENNIKER
New Hampshire

MAY 12 2021

**Subject: Henniker Wedding Venue
Map 1; Lots 743 & 744A
2226 Weare Road
MEA Project # 220-070-1**

Selectmen's Office

Dear Mr. Tirrell and Board Members:

Please find enclosed the following submittal for the June 9th Planning Board Public Hearing for the Site Plan for consideration of receipt of acceptance and approval:

- One copy of the Site Plan application;
- One copy of the authorization letter;
- One copy of 10-28-20 Planning Board Minutes;
- One copy of Henniker and Weare Tax Map;
- One copy of property assessment cards;
- One copy of the abutters list;
- One application fee;
- Two copies of the Stormwater Management Report, and
- 7 full size plan sets.

Project Narrative:

The proposed project is to create a 170-person capacity wedding/event venue at the top of the hill on Map 1 Lot 743. The existing access drive over Map 1 Lot 744-A will be upgraded to facilitate emergency fire apparatus. The anticipated hours of operation are event hours being in the afternoons until 10 pm and the staff for the event would be on site before and after for about an hour. Most events will be on Friday and Saturday. Henniker parking requirements are 1/500 square foot of building foot print, which equals 15 spaces. With the facility capacity of 170 guests and 10 employees the parking was designed at 81 spaces including 4 accessible spaces. A single loading space is provided on the west side, back of the building. Lighting is provided around the parking and building with downcast, night sky compliant fixtures. The property is zoned Commercial Recreation 1 and the proposed use is permitted. The placement of the facility at the back of the property provides excessive buffers to all abutters. Wedding venue which includes a kitchen, restrooms and an open reception area. Opens to a covered patio then extends out to additional patio space. The venue will have a covered post and beam wedding ceremony site. Adjacent to this building will be a bridal / groom suite. This creates a lovely one-story facility that complements the area. No additional school population shall be introduced due to the creation this venue. The noise from the venue will be tempered by being

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Wedding Venue Site Plan
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over 850 feet to the nearest neighbor's property line and hours of operation. Traffic will be addressed as part of the New Hampshire Department of Transportation Driveway permit application process but the venue is only looking at 170 guests maximum so that just at the beginning of the event probably twice a week there will be somewhere in the neighborhood of 60 trips but at the end of the event it will be less and more sporadic.

Please feel free to contact me, should you have any questions or concerns. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "JBM", written over a faint red stamp that says "SUBJECT TO PLAN".

Jennifer B. McCourt, P.E.
Manager
Enclosures