

**TECHNICAL REVIEW COMMITTEE NOTES  
ARANOSIAN OIL CO., INC. (P08-09)  
FEBRUARY 28, 2008**

**STAFF PRESENT: Tom Clark, Marn Speidel, Steve Bird, Paul Vlasich, Eric Hagman**

**PRESENT FOR THE APPLICANT: Barry Gier & Bob Stowell of Trittech Engineering**

**OBSERVER: Linda Merullo, Planning Board**

TriTech presented the proposal for new gas station/convenience store.  
Demo existing and construct new facility.  
Repair bays will be removed  
Remove and replace gas pumps and tanks  
May return to the board for drive-thru – want to utilize Locust St. more.

Planning

1. Show existing stop lines & striping on Central Ave. on existing conditions plan
2. Add surveyor's stamp
3. Engineer's stamp on Sheet SP-1
4. Need to submit lighting and landscape plans
5. Add note re: variance received
6. Submit architectural & floor plans
7. If drive-thru is proposed, additional Planning Board approval will be required
8. Note 11 on SP 1 needs to change to retail III
9. Confirm proposed parking is adequate
10. Add note to Sheet SP-2 identifying sign location
11. Remove line showing underground tank
12. Identify lights on plan
13. Width of driveways exceeds maximum
14. Questions need for relief from pavement setback along Central
15. Questions exit onto Locust, must change arrows to indicate left & right turns only
16. Overhead wire to be removed
17. Underground utilities required.

Engineering

1. Check grading near retaining wall.
2. Concerned potential drive thru won't work with traffic.
3. NH DOT review may be required.
4. Needs drainage report

5. How will runoff be treated (will use hooded sumps - suggests reviewing “sock” treatment)
6. Confirm existing catch basins are adequate for additional flow
7. Needs maintenance schedule for drains
8. Are gas & pipe material compatible?
9. Needs details for snow removal
10. Screening for dumpster needs privacy slats
11. Needs separation between light pole and sewer line
12. Call out height of light pole & fence
13. Clarify grades on both sides of retaining wall
14. Show concrete sidewalk along Central Avenue.
15. Check relocation of rear & front drain lines
16. Extend curbing.
17. Easement or property?
18. Ingress & Egress traffic congestion on Central Ave.
19. Signals?
20. Property screening.
21. Existing utility poles underground?
22. Fire lane Central Ave.
23. Tanker deliveries. How? Turning?
24. Connect curb near CBE”
25. DMH 501 – CB 103?
26. Remove existing light
27. Reset curb to face of pole?
28. D-6 near pole bases

TriTech explained traffic flows on site for in response to questions from Paul Vlasich due to conflicting turning movements  
Will look for alternative solutions.

#### Police

1. Concerned about fuel delivery
2. Correct construction notes on sheet SP-1
3. Questions note C-29 for coordinating signalization.

#### Fire

1. Questioned canopy height
2. Install fire lane striping & signs around perimeter on site & against building.