

**TECHNICAL REVIEW COMMITTEE NOTES
ARANOSIAN OIL CO, CENTRAL & LOCUST (P 08-09)**

THURSDAY MAY 1, 2008

PRESENT: Bruce Woodruff, Marn Speidel, Eric Hagman, Dave White, Tom Clark

OTHERS: Bob Stowell, Doug LaRosa, Paul Kenney

Bob Stowell made the presentation. He addressed some issues from the TRC meeting of 2/28/08. He explained the improved traffic flow, described decreased building size (reduced by 25%). The right turn only onto Central Ave is still proposed. Signal lights will remain status quo after a review by Don Rhoades and discussion with NH DOT turnpike Bureau. No drive-thru proposed at this time.

Police Dept.

1. Concerned about fire lane. Will need one added along Locust St. Both must be striped and signed.
2. Concerned about enforceability of right turn only sign. Would prefer enter only off of Central Ave.

Fire Dept.

Previous concerns have been addressed

Planning

1. Reviewed TriTech's responses to comments of previous TRC.
2. Needs to confirm lighting under canopy includes are 5' from canopy.
3. Needs additional landscaping along Locust St.
4. Needs to submit architectural elevations and floor plans.
5. Needs waiver request for existing 36' driveway width.
6. Still concerned with right turn only exit, would also prefer enter only off Central Ave due to potential addition of future drive-thru.
7. Additional traffic impact onto City r-o-w should be mitigated.
8. Needs copy of traffic counts.
9. Site may have to be revised if drive-thru is added in the future.

Engineering

1. Privacy fence is proposed on east side, but needs screening on north side (applicant will use mature arbor vitae).
2. Easement is required for land under City r-o-w at intersection.
3. Locate monitoring wells on site plan.

4. Needs schedule of maintenance of monitoring wells.
5. Maintenance plan for storm water treatment needs to be provided to Dean Peschel.
6. Needs waiver request for pavement setback.
7. Questioned status of removed catch basin.
8. Suggests concrete island be installed in right turn only exit land.
9. Needs increased queue length along Locust St, to include 2 10' lanes.
10. Needs drainage report.

Bruce Woodruff advised will be on Planning Board agenda for meeting of 5/13/08, needs revised plans by 5/7/08.