

SITE PLAN REVIEW APPLICATION
PROPOSED BEN'S SUGAR SHACK

for
Ben's Maple Sugar Products, LLC
83 Webster Highway
Temple, NH

June 30, 2021

Narrative

The site is in the Rural/Agricultural District at the intersection of Webster Highway and Route 101 and is Tax Map 2A lot 17. This is a 6.88-acre lot and is bounded on the north by Old Revolutionary Road and several single family residences, on the east by Webster Highway, on the south by Route 101, and on the west by residential properties. The site currently contains a small shed and gravel parking area at the southeast corner of the property and a small cordwood operation located at the west side of the site.

The applicant would like to construct a new 16,080 sf building to house a new production facility for maple syrup and maple products. The facility will also include a small market area of 3000 sf for the retail sales of Ben's Maple syrup, maple products and food products.

A Special Exception to allow the 3000 sf commercial space was granted with conditions by the ZBA on May 04, 2021.

Hours of Operation

The hours of operation will be M-F 6:30AM – 7PM, Sat 8AM – 7PM, and Sun 8AM – 5PM. They will employ up to 26 employees during peak season.

Driveways

The site will be accessed via two new driveways at Webster Highway. The southernmost driveway will be approximately 250 feet from the intersection at Rt. 101 and will serve as the customer access to the site. The northernmost driveway is approximately 200 feet north of the main driveway on Webster Highway and will serve as the truck and delivery access to the site. Each driveway has excellent line of sight in both directions. A NHDOT Driveway Permit is not required.

Traffic

We believe approximately 150-200 customers per day will be generated in the peak season during March and April and an average of 100 customers per day the rest of the year. A traffic engineer, Stephen Pernaw, PE, PTOE, has provided two traffic memos dated Sept. 10, 2020 and November 16, 2020. Copies of the traffic memos are attached. The traffic memos conclude that approximately 48 vehicle trips will occur during the afternoon peak hour, and 63 vehicle trips will occur on a Saturday noon hour during the busiest months for the maple syrup business.

Truck trips making deliveries to and from the facility will vary from 3 to 15 trucks per day depending on the time of year. This small number of vehicle trips will not result in a significant change to safety or capacity at this location on Webster Highway or at Rt. 101. A NHDOT Driveway permit will not be required.

The ZBA retained a third party traffic engineer, Hoyle, Tanner and Associates, Inc.

who reviewed the traffic information submitted by Stephen Pernaw & Company Inc. HTA recommended additional information be provided to document line of sight distances at the intersection and at the site driveways. That information was provided and HTA concurred with the Pernaw findings that no improvements should be required at the intersection at Rt. 101 and that adequate line of sight exists at all locations.

Drainage and Grading and Erosion Control

The existing site is a flat site with well drained sandy soils. Runoff created by the new building and pavement will be collected on site using catch basins and curbing. The runoff will then be infiltrated using infiltration strips next to the building and perforated pipes laid in stone leading to a small stormwater pond at the front of the site. The stormwater system has been designed to retain and infiltrate a 25-year design storm. No increase in runoff will leave the site. A drainage report prepared by Stevens & Associates is attached.

Sediment and Erosion control will be accomplished with silt fence at the perimeter of disturbed areas to prevent sediment from leaving the site.

Lighting

Site lighting will consist of LED wall paks and LED pole lights using full cutoff fixtures. After store closing, only the building mounted lights will remain on for security. Please see attached lighting cut sheets for lighting fixtures.

Utilities

A new underground electrical service will be brought into the site from an existing pole at Rt. 101. Water will be provided from a new well to be located near the northeast corner of the site. On site septic disposal will be provided in an existing leachfield located west of the proposed new building. The leachfield will be handling wastewater only from the restrooms in the proposed new building. The water removed during the reverse osmosis process will be discharged to the new stormwater pond located at the front of the property.

Fire Protection

The stormwater pond at the front of the site will also be used for the discharge of water from the reverse osmosis process in the production of maple syrup. This will result in a water supply of over 100,000 gallons available for fire protection at the site. A dry hydrant will be installed north of the pond and adjacent to the driveway leading to the loading dock area.

Snow Storage

All snow will be stored on site. Areas have been designated on the site plan at the west side of the site to store snow.

Floodplain

This property is not located in the 100-year floodplain.

Landscaping

Landscaping will be placed along the Rt. 101 frontage with a row of Sugar Maples to be planted with split rail fencing between the trees. Forsythias will be planted along the

east side of the new building. Almost all of the existing trees along the west side of Webster Highway will be preserved except for trees within the proposed new driveway locations. Areas adjacent to the building and the parking areas will be loamed and seeded and maintained as lawns. New screen plantings consisting of Frazier fir trees, will be added along the north side of site adjacent to Old Revolutionary Road. On the west side of the site the existing buffer of natural vegetation, trees and shrubs, will be maintained.

Wetlands: No impacts to wetlands are proposed.

Architectural Appearance:

The proposed building will be a single-story wood framed building with a steep pitched roof similar to a wooden barn. Roofing will be dark green asphalt shingles and the exterior walls will be vertical wood board siding. An ell shaped porch will be built on the southeast side of the building. Glass storefront and traditional double hung windows will be installed to provide a pedestrian friendly scale facing Rt. 101 and Webster highway. The proposed building colors will be tan walls with a green roof. A colored perspective rendering has been provided.