

ZBA SPECIAL EXCEPTION APPLICATION
PROPOSED BEN'S SUGAR SHACK
Ben's Maple Sugar Products, LLC
83 Webster Highway
Temple, NH

February 05, 2021

Response to ZBA Comments and Questions

At the February 02, 2021 ZBA meeting a few of the board members were questioning the traffic numbers which were used by Stephen Pernaw, PE, PTOE and NHDOT to determine the impacts associated with the traffic generated by this proposed use. Specifically, it was questioned whether the trip generation estimates included the market area and whether this information was provided to NHDOT. This will summarize how the traffic numbers were generated:

- Stephen Pernaw provided a memorandum dated September 10, 2020 which included traffic counts at Rt. 101 near the site and identified peak hour traffic volumes based on those counts.
- The memo identifies the trip generation estimate for the proposed 13,080 sf maple syrup manufacturing facility and the proposed 3000 sf market area "selling maple and food products." Table 1 on page 4 of the memo summarizes the trip estimates using the ITE Trip Rate Method and states this is the "Average Month Condition".
- The table then continues and estimates trips during a typical Maple Syrup weekend and states this the "Peak Month Condition". These were manual calculations and are based on the maximum of 26 employees, 200 daily customers, and 15 trucks from Ben's Maple Syrup. The number of daily customers is based on actual customer transactions during the month of March (peak month for maple sugar business) over the past several years. This represents the "worst case" scenario for trip generation.
- Attachment 6 shows the summary calculations for trips generated on a weekday for both the 13,080 sf manufacturing facility and the 3,000 sf market area. Attachment 7 shows the summary calculations for both uses on a weekend.
- This information was shared with Mr. Frank Linnenbringer, Driveway Supervisor at NHDOT District 4, and he determined that no further analysis and no driveway permit application were required. I have attached a copy of the emails where I transmitted the project information to Mr. Linnenbringer. On September 02, 2020 I forwarded a copy of the site plan and I followed up with a visit to NHDOT District 4 on September 04, 2020. Mr. Linnenbringer's response was that no driveway permit would be required. On January 27, 2021, I forwarded both traffic memos from Stephen Pernaw which summarized the estimated traffic and the peak hour turning movements. Mr. Linnenbringer's response was a NHDOT Driveway Permit is not needed at this time.

There were also continuing questions and statements about the adequacy of the delivery area to allow tractor trailers to turn around and safely maneuver into and out of the site. I am attaching a revised sheet C-3 from the site plan set, revised on 2-04-21, showing the turning radii for a tractor trailer entering the site, backing up to a loading dock, and exiting the site. The truck stays entirely within the pavement on Webster Highway and on the site driveway. The turning trucks do not interfere with the employee parking spaces nor are they prevented from turning. This plan was generated using AutoTurn software. AutoTurn is an industry standard backed by over 25 years of experience and field tested to verify its accuracy and reliability.

Jim Phippard

From: Linnenbringer, Frank <Frank.E.Linnenbringer@dot.nh.gov>
Sent: Thursday, January 28, 2021 7:51 AM
To: 'Jim Phippard'
Subject: RE: Ben's Maple Syrup
Attachments: 2010 Traffic Study Thresholds.pdf

Mr. Phippard,

After reviewing the submitted information an NHDOT Driveway Permit is not needed at this time. The project does not access a state road directly, but via a town road. If the town is concerned they could submit a driveway application as they are the owner of the access. Based on the traffic memos I am not concerned about the intersection. Attached is an NHDOT memo regarding thresholds for conducting Traffic Studies. The current threshold is 100 vph, which is not predicted to be created by this project. Additionally, roadway modifications should be a result of continuous usage, not a solution to intermittent problems. As I have said in the past and Mr. Pernaw stated in his memo, signage and traffic control should be used during periods of high traffic, particularly the first year.

If you have any further questions please let me know.

Sincerely,

Frank Linnenbringer
Access & Utilities Supervisor
NHDOT District 4
19 Base Hill Road
Swanzey, NH 03446
(603)-352-2302

From: Jim Phippard <jhippard@ne.rr.com>
Sent: Wednesday, January 27, 2021 12:03 PM
To: Linnenbringer, Frank <Frank.E.Linnenbringer@dot.nh.gov>
Subject: Ben's Maple Syrup

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Frank, Attached are the two Pernaw Memos regarding traffic. The peak hour turning movements on a Saturday during maple syrup weekend was 63 trips. On a normal weekend it was 48 peak hour trips. Let me know if you need any more info.

Thanks,
Jim

James P. Phippard, sole member

Brickstone Land Use Consultants, LLC
185 Winchester Street
Keene, NH 03431

Jim Phippard

From: Linnenbringer, Frank <Frank.Linnenbringer@dot.nh.gov>
Sent: Friday, September 04, 2020 4:20 PM
To: 'Jim Phippard'
Subject: RE: Ben's Maple Syrup, Temple NH
Attachments: shortformexcavationpermit11082018.pdf

Jim,

Thanks for stopping by today. As I said I do not need a driveway permit application because there are no new openings on NH 101. The town could submit one or request that you do so, but my primary suggestion is that they have traffic control/signage during busy times.

I also mentioned that an excavation permit would be needed for the underground power. Attached is the excavation short form which is sufficient in this case.

Enjoy the weekend.

Frank

From: Jim Phippard <jhippard@ne.rr.com>
Sent: Wednesday, September 02, 2020 10:42 AM
To: Linnenbringer, Frank <Frank.Linnenbringer@dot.nh.gov>
Subject: Ben's Maple Syrup, Temple NH

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Frank, Attached is a copy of the site plan for a proposed new building for Ben's Maple Syrup in Temple, NH. It will be located at the intersection of Rt. 101 and Webster Highway. The driveways to the facility will be on Webster Highway with the closest driveway approximately 200 feet from Rt. 101.

When we spoke about this project last year, you said I do not need a driveway permit from NHDOT. Is that still the case now that you can see the proposed plan?

Thanks,
Jim

James P. Phippard, sole member

Brickstone Land Use Consultants, LLC
185 Winchester Street
Keene, NH 03431
603-357-0116