

RESPONSE TO COMMENTS

Operations:

The operations will continue as presently conducted. Presently, the fencing crews come to the site at 7:00 a.m. and load up the trucks, which typically takes half an hour, and then the crews depart the site to perform fence installations. The ten (10) trucks return anywhere between 5:00 p.m. and 6:00 p.m. After the fence crews have departed, the Crew Managers' will often stay on the site for an hour completing paperwork. Fencing crews are only on the site during the loading operations in the morning and in the afternoon when they return and exit the site.

At present, there are three (3) office personnel on the site. They generally commence work at 8:30 a.m. These employees then work until 4:30 or 5:00 p.m.; departing the site at the end of the business day. With the expansion, the number of on-site office personnel will increase to eight (8). One additional person is on site for the auto detailing operation. Accordingly, at no period are there more than ten (10) employees on the site.

The hours of operation are 7:00 a.m. to 7:00 p.m.

It is agreeable that deliveries would be conducted between the hours of 8:00 a.m. and 5:00 p.m.

Septic System:

The septic system passed Title V two (2) years ago when the property was purchased and is designed for ten (10) employees. Accordingly, the septic system can handle the current, as well as the proposed operations, as at no time will there be more than ten (10) employees on the site. Civil Plans identify a location for expansion of the septic field if future uses require it.

Traffic Operations:

The Project retains the existing curb cuts on Washington Street. Access to and exit from the site are provided by the easterly driveway, which has access to the thirteen (13) parking spaces in front of the site. Site distance for the easterly driveway is four hundred ninety (490) feet for a right turn exit and four hundred sixty-four (464) feet for a left turn exit, which meets Site Distance Standards. The westerly driveway is an entrance driveway only and is signed for no exit.

The Plan depicts the routing through the front of the site. Routing through the back of the site is only for employees. There is enough room behind the building for the trucks to maneuver, as the drive aisles meet the parking standard of twenty-four (24) foot wide drive aisles.

Auto Detailing Operation:

As noted, there is one (1) employee on site for the auto detailing operation, for it typically details one (1) vehicle per day. Hours are from 8:00 a.m. to 4:00 p.m. There are no chemicals beyond ordinary car cleaners used in the operations, and the storage is no more than a five (5) gallon container. A new underground industrial wastewater tank with floor drain will be installed, complying with all regulations. The auto detailing use is over one hundred thirty (130) feet away from the wetlands.

Free Wood:

The Plan depicts the location of the bins for the free wood. Free wood is generally taken off hours, and there are parking spaces immediately adjacent to the bins. There is a small sign proposed for the free wood. If a resident stops during the course of the business day, and if all parking spaces adjacent to the bins are occupied, there is an area over fifteen (15) feet in width between the stone wall and the roadway for parking. However, for the temporary pick up of wood, the person generally parks in front of the bin and loads up, taking less than ten (10) minutes.

Showroom:

There is a showroom of approximately nine hundred (900) square feet. Showroom hours are during business hours, which are 9:00 a.m. to 5:00 p.m., when there are only office employees on the site. Therefore, there is sufficient parking in front of the building for both employees and any customers.

Signage:

The Architectural Elevations (Drawing A201) depict the signage on the wall face and the Standing Sign details. The Site Plans depict the location of the proposed Standing Sign. The wall sign is 2' 4" high × 16' 0" wide for an area of thirty-eight (38) square feet. An area of forty (40) feet is allowed. The Standing Sign, with a sign for AnyFence and Good-AZ-Nu Detailing, which may be installed in the future, is less than ten (10) feet in height. The area of each sign is less than fifteen (15) square feet.

Parking Spaces:

As noted in our submission, treatment of the use as General Service would require, pursuant to the terms of the By-Law, seventy-one (71) parking spaces. The issue of the number of parking spaces was discussed with the Building Official, who referred us to the provision in the By-Law which allows for a classification of "other uses which do not properly fit within any identified off-street parking use with the amount of spaces to be determined by the Planning Board." As there will only be ten (10) fence crew members which may leave their car on the site

while they are off-site and six (6) office members (total of ten (10) in the future), twenty-three (23) spaces will adequately serve the use of the site, as this provides for one (1) parking space per employee and the provision of three (3) spaces for customers.

Wetland Conditions:

A question was raised as to wetland jurisdiction for the improvements to the site. The plans before the Board and the Conservation Commissions depict all Wetland Resource Areas. The Resource Areas delineations have been confirmed by the Conservation Commission.

Fire Protection Sprinklers:

The building will comply with all Building Codes, including Fire Protection Codes, as applicable. Building, mechanical, electrical, plumbing and fire protection systems (M/E/P/FP) have not yet been detailed.