

Proposed Feed Store and Material Storage

968 Killingworth Road

C-1 Commercial Zone

This is a proposal to establish a feed store in one of the storefronts adjacent to Dino's Restaurant. This is a permitted use in the Commercial Zone and no further action is required for the store front other than a sign permit.

The second part of the proposal is to establish three – 15'x15' storage bins using concrete blocks for mulch, top soil and manure. There would also be two – 53ft trailers to store hay and a small shed.

AREAS OF CONCERN

Work within the 100 foot regulated area.

The vast majority of the activity is outside of the 100ft regulated area. However, the owner clear cut within 10ft of the wetlands boundary and stacked all the trees and brush along the edge of the pond. The photos below display clearing within the 100 foot setback area





While what is proposed is relatively innocuous I am concerned about this type of use expanding into the perfectly flat and now cleared regulated area with additional material and equipment storage.

At a minimum a 50ft “no touch” conservation zone should be established from the edge of the pond. Whether this includes fencing or native plantings – it is essential that this area be regulated and protected. This includes the removal of the existing brush, log and debris piles.

Work needed to establish new storage area.

As is displayed in the photo below, the proposed activity is within what was an undisturbed forest. To proceed the area will have to be stumped, top soil removed and additional material brought in to establish a stable base. There is no information regarding what is proposed for the ground surface and no erosion and sediment controls are displayed. E&S controls must be in place along the 100ft regulated area line prior to any additional activity.



AREA CLEARED FOR STORAGE BINS AND TRAILERS

Use of area between building and new storage area.

After visiting the site and I am somewhat perplexed by the proposal. The new storage area is approximately 260 feet from the front door of the feed store. (see photo below)

The owner cleared an undisturbed forest area to create space for the storage bins. I question why they are not using the existing gravel area and what will occur in the expansive and usable area between the building and the proposed storage bins?

I am again concerned with the use growing beyond what is displayed in this application.



APPROXIMATLY 200 BETWEEN BUILDING AND STORAGE AREA – NOTHING PROPOSED



GRAVEL AREA – NOTHING PROPOSED

Undefined Buffer Area

While the plan shows a 30ft buffer area between the first storage bin and the road, it does not provide any details on what is proposed within the buffer. This is a main route into town and I think it is important to buffer the area to reduce its visibility from the road with a combination of berms, evergreens and potential fencing.

