



NOTES:

1. THE AREA OF THE PROPERTY IS 3.4 ACRES.
2. THE PROPERTY IS LOCATED IN THE AQUIFER CONSERVATION DISTRICT.
3. THE PROPERTY IS LOCATED IN THE COMMERCIAL ZONING DISTRICT.
4. THE MAXIMUM LOT COVERAGE ALLOWED IS 60%. THE ACTUAL LOT COVERAGE IS 22,170 SQUARE FEET OR 15 % OF THE SITE.
5. THE PROPERTY HAS FRONTAGE ON BAY ROAD AND NEW HAMPSHIRE ROUTE 3.
6. ACCESS TO THE SITE WILL BE FROM BAY ROAD USING THE EXISTING DRIVEWAY ACCESS POINT.
7. SITE DISTANCE. THERE IS MORE THAN 350 FEET OF SITE DISTANCE AT THE SITE DRIVE TO THE NORTH WHICH IS THE PRESCRIBED BY THE ASHTO SITE DISTANCE REQUIREMENTS AND THERE IS A SIGNALIZED INTERSECTION APPROXIMATELY 200 FEET TO THE SOUTH.
8. THE OWNER OF THE PROPERTY IS: CONELY ENTERPRISES, ATTENTION MARK CONELY 120 JUNIPER RIDGE RD.,GILFORD, NH
9. THE PROPERTY IS CURRENTLY OCCUPIED BY A 16,645 SQUARE FOOT FORMER MANUFACTURING BUILDING .
10. THE SITE IS SERVICED BY MUNICIPAL SEWER AND ON-SITE WATER. ELECTRIC AND GAS SERVICE IS FROM BAY ROAD.
11. PROPOSED USE:

THE OWNER OF THE PROPERTY PROPOSES TO ERECT AN EVENT TENT IN THE NORTHWEST PORTION OF THE SITE. PICNIC TABLES WILL BE PLACED ON A CRUSHED STONE GRADED SURFACE UNDER THE TENT. AN OUTDOOR LOBSTER AND STEAMED CLAM COOKING AREA WILL BE CREATED ADJACENT TO THE TENT. FOOD OTHER THAN THE ON-SITE COOKED LOBSTER AND STEAMED CLAMS WILL BE PREPARED AT THE "LOBSTER CONNECTION" LOCATED ON ROUTE 3 AND WILL BE TRANSPORTED TO THE TENT AREA AS A CATERING FUNCTION. ALL SERVICE ITEMS WILL BE DISPOSABLE. PAPER ITEMS. ALL SERVICE EQUIPMENT AND TABLES WILL BE STORED IN THE TENT FOR USE THE NEXT DAY. WHEN EQUIPMENT WILL NOT BE USED THE NEXT DAY SOME EQUIPMENT WILL BE STORED IN THE EXISTING BUILDING FOR PROTECTION. ALL TRASH WILL BE REMOVED AT THE END OF EACH DAY. ON OCCASION MUSIC WILL BE PROVIDED BY "THE LOBSTER CONNECTION" OR BY A GROUP OF PATRONS FOR THEIR OWN EVENT. MUSIC WILL NOT BE ALLOWED AFTER 9:00pm. THE VOLUME OF ANY MUSIC WILL BE MONITORED BY THE OWNER AND WILL NOT BE ALLOWED TO EXCEED A LEVEL THAT WOULD DISTURB ANY ABUTTERS. ANY COMPLAINT FROM ABUTTERS OR THE PUBLIC ON NOISE WILL BE DEALT WITH BY THE OWNER IMMEDIATELY. BATHROOM FACILITIES WILL USE THE EXISTING RESTROOMS IN THE EXISTING BUILDING. INTERIOR PARTITIONING WILL BE CREATED TO PREVENT ACCESS TO ANY PART OF THE BUILDING EXCEPT FOR THE BATHROOMS BY THE PUBLIC. CRAFT BEER WILL BE MADE IN THE EXISTING BUILDING TO BE SERVED TO THE PATRONS OF THE TENT AS A RESTAURANT FUNCTION BUT NOT AS A FREESTANDING BREWERY FOR GENERAL DISTRIBUTION. PARKING WILL BE PROVIDED FOR 79 AUTOMOBILES INCLUDING 4 HANDICAP SPACES. PARKING SPACES WILL BE LOCATED ON THE EXISTING GRAVEL PARKING AND DRIVE AREAS AND EXTENDING ONTO SOME EXISTING GRASSED AREAS. PARKING SPACES WILL BE DELINEATED USING POSTS AND SIGNS TO GUIDE PATRONS AND TO MARK THE PARKING AREAS. NO PAVEMENT OR OTHER SIMILAR SURFACE MATERIALS WILL BE PLACED IN PARKING AREAS. ONLY GRAVEL OR CRUSHED STONE WILL BE USED AS NEEDED TO GRADE OR RESHAPE THE PARKING SURFACES.

12. DISTURBED AREAS ADJACENT TO THE TENT AREA AND THE PARKING LOT AND DRIVE WILL BE GRADED, LOAMED AND SEEDDED.
13. THE PLANNING BOARD APPROVAL FOR THIS PROPOSAL WILL EXPIRE ON DECEMBER 30, 2020.
14. THE OWNER INTENDS TO SUBMIT AN ADDITIONAL SITE PLAN FOR A RESTAURANT AND THE TENT FUNCTION AREA DURING 2020.
15. SIGNAGE WILL CONSIST OF (2) PORTABLE LOBSTER SIGNS AT ROUTE 3 AND AT THE SITE ENTRANCE DRIVE. SIGN IS APPROXIMATELY 8 FEET TALL AND 4 FEET WIDE AND CUT OUT IN THE SHAPE OF A LOBSTER WITH 1 CLAW ACTING AS A DIRECTIONAL ARROW.
16. SITE LIGHTING WILL BE TEMPORARY FOR THE YEAR 2020. IN PARKING AREAS <◁ INDICATES THE LOCATION OF A 35 WATT LED LIGHT MOUNTED ON A 12 FT. POLE, POINTED TOWARD THE GROUND. (MODEL 1003-934-466, MANUFACTURED BY COMMERCIAL ELECTRIC) ALONG THE WALK WILL BE 10 WATT LED GARDEN PATH STYLE LIGHTING INDICATED BY ⊙.
17. THE ONLY UTILITY EASEMENTS ON THE SITE ARE BLANKET ELECTRICAL AND GAS SERVICE EASEMENTS.
18. LANDSCAPING: THE CEDAR TREES ALONG PARKING LOT AT THE EAST END OF THE FACTORY BUILDING AND ALONG BAY ROAD AT THE SIGNALIZED INTERSECTION WILL BE REMOVED AND THE AREAS LOAMED AND SEEDDED. NO OTHER LANDSCAPING WILL BE ADDED TO THE SITE AS PART OF THIS SITE PLAN APPLICATION.

