

Tuesday Sept.3 2013

Design Review Public Hearing Notice

RE: Browns Business's  
400 E. Taylor Ave.

From: Tony Koberstein

Planning and Zoning Commission members;

As for variance relief, at this point to use financial burden as a reason not to meet the zoning requirements needed is absurd. Mr. Brown has known about the City of New Meadows commercial and residential zoning requirements for years. He should have planned ahead and included the monetary needs in his business plan to begin with not try to avoid them because he feels their not needed or necessary for one reason or another as he has stated himself.

He also testified that storm water drainage and run-off at 400 E. Taylor St. is not an issue because of the fractured basalt already in place. I disagree; the fractured material has made it worse. Storm water and vehicle contaminants generated from this type of business will pass very easily through the fractured material and continue downward into the ground water thus the NEED for ASPHALT PAVEMENT so that hazardous contaminants and storm run off go into the storm drain system and not the groundwater. We all know the water table can be very high at certain times of the year compounding this problem.

He also stated that Claus White has given him permission to use his irrigation ditch for run-off reasons if nothing else works. PLEASE DON'T ALLOW this to happen, the ditch he refers to leaks due to its age and type of construction and will just compound any problems that occur. It also serves the school with irrigation water needs on their newly acquired property along McLain St. I doubt Mr. Brown would want the possibility of contaminated water on their property.

He has also stated that used motor oil will be stored in reclaimed metal drums on the property. Nothing was said about old car and truck batteries, ac refrigerant, heavy gear lubes, antifreeze, paints, thinners and other hazardous materials that will be generated from this type of business.

My question is all sitting on what? The same fractured or crushed material used in the parking lot area?

This GREATLY ALARMS me because I know not much attention will be given to this area. Over time leaks may occur without anyone knowing about it for months. This so-called containment area should at least have a sealed floor made from concrete or asphalt with a small berm or curb around the perimeter to keep hazardous liquids of any kind from escaping. This area should also have a roof covering the drums to prevent storm water or snow from coming in contact with the top of maybe overfilled drums or other hazardous materials which will cause contaminants to run onto the ground surface and be carried away as runoff or just absorbed into the ground.

Please understand that I'm NOT against what Mr. Brown wants to do with his property. I want to see it done correctly for the good of all. Not half-assed for the good of Mr. Brown.

I applaud his effort and his desire to help the community with a new business and much needed employment for the area.

Thank you

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