

## **Project Narrative**

Conditional Use Permit (CUP) Application  
Atlantic Broadband Proposed Development  
264 & 268 Sheep Davis Road, Concord, NH 03301  
July 14, 2021

The proposed project includes demolition of existing site buildings and gravel driveways and the construction of a new 924 square-foot unmanned public utility building and associated parking area and driveway located at 264 and 268 Sheep Davis Road (Route 106) in the City of Concord, New Hampshire. The site, which contains approximately 6.64 acres of land, is currently comprised of a house, an associated garage and sheds. The site is accessed via a gravel driveway that has two access points off Sheep Davis Road. The remainder of the site is wooded area and river front via the Soucook River which runs along the rear of the site. The project proposes to demolish a portion of the existing wooded area to construct the new public utility building and access driveway. The proposed public utility building, and parking area will be surrounded by a 6-foot high fence to provide screening from the building and associated equipment. The fence will include a double swing gate for vehicular access to the building as well as a man gate next to the double swing gate for pedestrian access. The project proposes the construction of a new underground electric service from the proposed building and adjacent existing utility pole. The proposed building does not require any additional utilities. The proposed building will be accessed via a new bituminous concrete asphalt driveway that will connect to the existing driveway apron along Sheep Davis Road. The Applicant is requesting a CUP from Article 28-7-11(g) Driveway Width Reduction. The project is proposing the driveway to be 18 feet wide. The project is expected to generate a minimal amount of vehicular traffic and the applicant believes that 18 feet for the driveway width is adequate.

Reasons the Application for Conditional Use Permit should be granted (per section 28-9-4.b.4 of the Zoning Ordinance):

- a. *The use is specifically authorized in this ordinance as a conditional use*

The Telecommunications Building use is permitted within the Gateway Performance District (GWP)

- b. *If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with specific conditions or standards established in this ordinance for this particular use*

The project has been designed to fully comply with all zoning regulation requirements. Please refer to the Zoning Analysis Tables on Sheet C-301 of the Proposed Site Plan Documents.

- c. *The use will not materially endanger the public health or safety*

The proposed building and associated equipment will be closed to the public and secured by 6ft high fencing. Thus, it will not create any public health or safety concerns.

- d. *The use will be compatible with the neighborhood and the adjoining or abutting uses in the area in which it is to be located*

The Telecommunications Building use generally complies with the surrounding retail and industrial uses within area.

- e. *The use will not have an adverse effect on highway or pedestrian safety*

The proposed use is an unmanned facility and is not expected to create a significant amount of vehicular trips or negative impacts to the highways. Additionally, the facility will be secured by 6ft high fencing and closed to the public/pedestrians.

- f. *The use will not have an adverse effect on the natural, environmental, and historic resources of the City*

The project has been designed to have a minimal effect on the natural, environmental, and historic resources of the City to the maximum extent practicable. The project has been designed to provide a reduction in impervious surfaces, thereby decreasing runoff stormwater rates & volumes as outlined within the stormwater report. Additionally, the project will be reviewed and approved by the New Hampshire Department of Natural and Cultural Resources and the New Hampshire Division of Forests and Lands.

- g. The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity*

The proposed building only requires a new underground electric connection. Since the facility is unmanned, no sewer/septic, water, or gas is required. As such, it will have very little impact to existing infrastructure.

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- c. *The use will not materially endanger the public health or safety*

The proposed building and associated equipment will be closed to the public and secured by 6ft high fencing. Thus, it will not create any public health or safety concerns. Also, the project is expected to generate a minimal amount of vehicular trips, thus, an 18 ft wide driveway is adequate.

- d. *The use will be compatible with the neighborhood and the adjoining or abutting uses in the area in which it is to be located*

The Telecommunications Building use generally complies with the surrounding retail and industrial uses within area.

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July 14, 2021

*Via FedEx delivery*

Concord Planning Board  
41 Green Street  
Concord, NH 03301

Attn: Heather Shank, City Planner

**RE: Waiver Request  
Atlantic Broadband Proposed Development  
264 & 268 Sheep Davis Road  
Concord, NH 03301  
Map #61Z, Lots #24 & 25**

Dear Ms. Shank:

On behalf of Atlantic Broadband, we would like to respectfully request a waiver from Section 21.02 of the Site Plan Regulations requiring the installation of sidewalk along Sheep Davis Road since the project site is within the Urban Growth Boundary. The Applicant believes that due to the low volume in expected foot traffic as a result of the development, the installation of sidewalks along Sheep Davis Road along the frontage of the project site is not necessary. Furthermore, there are currently no sidewalks along either side of Sheep Davis Road within the project site's surrounding area.

Please do not hesitate to contact me at 508-480-9900 should you have any questions or require any additional information regarding this request.

Sincerely,

**BOHLER**



Nick Dewhurst



Randy Miron







