



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

December 16, 2020

Project Summary – Major Site Plan

Project: Interchange Development, LLC Mixed Use Development Plan (2020-40)
Property Owners: Interchange Development, LLC and Bradley Whitney & Jennifer Habel
Address: 1 Whitney Road
Map/Block/Lot: Map 06P, Lots 5 and 6

Determination of Completeness:

The application was determined complete by the Planning Board at the November 18, 2020 meeting.

Project Description:

The applicant is proposing a phased major site plan for the property located at 1 Whitney Road in the Gateway Performance (GWP) and Industrial (IN) District. The proposed development includes an 80,775 sf supermarket with attached 22,483 sf retail and a separate 13,554 sf retail pad under Phase 1; 8 mixed commercial buildings for Phase 2; and industrial development and a cell tower under Phase 3.

The Applicant has contemporaneously submitted a Condominium Subdivision Plan for the merger of lots 5 and 6, and the creation of 5 condominium land units, which is addressed under a separate report (2020-41).

Project Details:

Zoning: Gateway Performance (GWP) and Industrial (IN)

Existing Use: **Lot 5:** Gas Station/Retail **Lot 6:** Vacant

Proposed Use: Mixed use retail, commercial, and industrial

Maximum Lot Coverage: 85%

Lot Coverage provided: **Phase 1:** 41% **Phase 2:** 52%* **Phase 3:** 61%*

**percentage is cumulative, includes development in preceding phases*

Minimum Setbacks: 25 front, 25 rear, 25 side (GWP) 50 front, 30 rear, 25 side (IN)

Setbacks Provided: >25 front, >25 rear, >25 side N/A front, 30 rear, 25 side

Parking spaces required (Phase 1): 467, including 9 ADA

Parking spaces provided (Phase 1): 632, including 28 ADA

Parking spaces required (Phase 2): 305, including 8 ADA**

Parking spaces provided (Phase 2): 260, including 19 ADA (relies on Ph 1 coverage to cover Ph 2 reqt.)

Parking spaces required (**Phase 3**): 30, including 2 ADA**

Parking spaces provided (**Phase 3**): 32, including 2 ADA

***for concept review only, total parking requirements are subject to change once final tenants are decided and buildings are designed*

1. General Comments

- 1.1 The following comments pertain to the site development plan set titled “Interchange Development LLC, 1 Whitney Road, Concord, New Hampshire” prepared by TFMoran, revision date November 20, 2020, with revised grading and erosion control sheets submitted December 4, 2020, and architectural plans and elevations prepared by PCA, dated November 10, 2020.
- 1.2 The Applicant went before the Architectural Design Review Committee (ADRC) at their December 1, 2020 meeting. The ADRC voted to recommend approval as submitted with the suggestion to make the crosswalk condition more consistent along the main pedestrian flow paths and the understanding that all building signage will be reviewed by the Committee under separate package, and for any adjustment required to the berm based on the road design or grading changes, the applicant would need to return to ADR for further review.
- 1.3 The applicant went before the Conservation Commission at their April 10, 2019 meeting for a Major Impact Dredge & Fill application for proposed impacts to 31,765 sf of wetlands. As part of the wetlands impact review, the Commission reviewed a concept plan for the entire site, and provided comments. The Commission expressed concern relative to impacts of stormwater runoff, snow melt, salt, and roof runoff to the sensitive bluff area and ravine. The wetland scientist representing the applicant explained that the snow will be put into a treatment area or into a basin, or removed, or placed in a designated area.

The Commission also recommended pulling the development further back from the bluff area and recommended less parking. The also added that it would be a nice place for a trail.
- 1.4 Please see comments from the Engineering Services Division in a memo from Gary Lemay dated December 1, 2020. Engineering has identified significant issues with the revised drainage and utility layout. The Applicant provided a letter indicating they will be able to address these issues prior to final approval. If the resolution requires significant site layout revisions, the Applicant will be required to return to the Planning Board for a Major Site Plan Amendment. Additional comments from Engineering will be forthcoming.
- 1.5 The Applicant submitted the following phasing timeline:
 - Phase 1: Construction to commence in early 2021 and to be completed in mid-2022
 - Phase 2: Construction to commence in late 2022, and continue for several years depending on market conditions
 - Phase 3: Construction to commence in 2022, depending on market conditions
- 1.6 The Applicant has contemporaneously submitted a Major Subdivision application for a lot merger and 5-unit condominium subdivision, which is addressed under a separate report (2020-41). The condominium subdivision and lot merger shall be recorded prior to final approval of the Site Plan.
- 1.7 This approval applies to the building and site improvements associated with Phase 1. Applicant shall submit separate Site Plan applications and Conditional Use Permit applications, if necessary, for any work within Phases 2 and 3. Approval of this plan does not constitute approval of

building or site improvements in future phases.

1.8 The Applicant is requesting the following Waivers to the Site Plan Regulations:

- Waiver to Section 19 Access and Driveway Standards to allow for a 30 ft wide drives (Merchant Way and Interchange Drive) where 28 ft is required. The Applicant requests the relief for the larger road to accommodate a 4 ft wide bicycle lane, and better circulation and turning movements for larger trucks and emergency vehicles.
- Waiver to Section 16.03(11) Signs to provide the sign package at a later date.
- Waiver to Section 27.06 Placement of Landscape Material to not provide street trees along a portion of the northern side of Interchange Drive. The applicant requests the relief to accommodate future construction of driveways for Phase 2, and to avoid the need to damage or remove the trees during the future construction. Staff supports this waiver, with the condition that the trees be planted as part of Phase 2 or by November 15, 2024, whichever is sooner.

2. Conditional Use Permit(s)

2.1 The Applicant is requesting a Conditional Use Permit (CUP) in accordance with Section 28-7-11(f) of the Zoning Ordinance (ZO) to allow for a 130 ft separation from an existing driveway where 200 ft of separation is required.

2.2 Please see the attached narrative provided by the applicant describing how the criteria of the applicable sections of the Ordinance are met, including Section 28-9-4(b) (4) (ZO), which states the criteria for the Planning Board decision. Staff supports the CUP.

3. Comprehensive Development Plan (CDP) Amendment

3.1 The Planning Board granted Comprehensive Development Plan at their December 19, 2018 meeting as part of a minor subdivision approval, with the following conditions.

1. Improvements for the intersection of Whitney Road and Hoit Road to be addressed to the satisfaction of NHDOT and the City, including completion of any traffic related studies needed and design of off-site improvements. The off-site improvements shall be designed prior to, or as part of, the Phase 1 site plan application.
2. Applicant shall continue to work with Planning and Engineering staff to address the site layout, including circulation and the location of driveways and buildings, as part of the Site Plan application process.
3. Applicant shall submit an amended CDP with revised phasing timelines and layout changes for approval as part of future site plan applications.

3.2 A revised CDP was submitted as part of this Site Plan Application. Significant revisions include the removal of the multi-use pathway, shifting of retail buildings in Phase 2, and creation of a park-like outdoor gathering space.

The Applicant has improved sidewalk connections, provided more crosswalks connecting through parking areas, and added a pedestrian connection on the southernmost parking island in the supermarket parking lot.

3.3 Staff requests that the Planning Board provide feedback on the CDP amendment and determine if the layout revisions are acceptable as part of the public hearing.

4. Site Layout, Grading and Drainage Comments

- 4.1 The Applicant submitted a revised Grading Plan and Erosion and Sediment Control Plan on December 4, 2020, to include a berm that was constructed on the site to screen the Wheelabrator facility to the south. The berm was not shown on the existing conditions plan. The final Site Plan set shall incorporate the revised sheets.

5. Landscape Comments

- 5.1 Staff recommends that the Applicant replace Flowering Pear trees with a more appropriate shade tree. Flowering Pear trees are weak wooded, are susceptible to ice storm damage, and have a tendency to split in half. They require vigilant pruning and maintenance, requiring more maintenance than a stronger wooded tree species. The City has concerns that these trees pose a public safety issue. Additionally, this tree has invasive traits and is under consideration for listing under the official invasive species list. Please refer to the Recommended Street Trees list found on page 70 of the 2020 City of Concord Construction Standards for a suitable alternative.
- 5.2 The City of Concord Landscape Details shall be added to the plan set.
- 5.3 The tree calculations for the liquor store parking lot shall be provided.
- 5.4 Provide Match Lines on all landscape sheets so that it is more obvious which plantings are included in the legend.
- 5.5 On Sheet C6.3, the street trees shown are not included in the plant schedule, please revise.
- 5.6 Per Section 27.07 (SPR), the majority of the tree plantings shall be deciduous shade trees, and no more than 25% shall be classified as ornamental trees. Applicant shall revise the Landscape plans to provide more deciduous shade trees and less ornamental trees. Staff recommends that no ornamental shade trees be used as street trees for maintenance purposes, and to avoid conflict with pedestrian circulation from low branching.
- 5.7 In general, the Landscape Plans are difficult to read. Staff requests that the Landscape Architect provide labels within the plan view, and not rely only on symbols.

6. Technical Review Comments

- 6.1 Per Section 15.03(23)(d), include the existing impervious cover calculations on the Existing Conditions Plan. **Repeat comment**
- 6.2 Per Section 11.10 and 16.02(11), phasing limits shall be shown on Site Plans. The phasing limits shall also be shown on the CDP. On Sheet C2.0, and the CDP, most of the phasing lines appear to be missing. Please revise to make the phasing lines bolder and more obvious, and enlarge the text for the phases to make more legible.
- 6.3 Note 1 on Sheet C2.1 shall be revised, the plan does not include a lot line adjustment.

- 6.4 Note 12 on Sheet C2.1 shall be revised to include the correct information about who prepared the Condominium plan.
- 6.5 Please include the Condominium Subdivision Plan under the Reference Plans.
- 6.6 Per Section 15.04(5), include the addresses assigned for each building by the Engineering Services Division.
- 6.7 Per Section 15.04(12), all easements and rights-of-way shall be shown on the Site Plan. **Repeat comment**
- 6.8 Per Section 15.04(23), the Zoning District Boundary shall be shown on the Site Plan. **Repeat comment**
- 6.9 Revise the Planning Board Approval signature block throughout the entire set by replacing “Secretary” with “Clerk”.
- 6.10 On the Cover Sheet, the date of the CUP approval should be the date of the actual approval (the CUP was not approved at the 11/18/20 meeting).
- 6.11 The plan set should be updated to include the revised Existing Conditions plan dated October 19, 2020, that was submitted as a separate document in November. The submitted set included an Existing Conditions plan dated February 2019.

7. Recommendations

- 7.1 **Grant the following waivers** to the Site Plan Regulations utilizing the criteria of RSA 674:44(1) and (2), which state that strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations, and specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations:
- Waiver to Section 19 Access and Driveway Standards to allow for a 30 ft wide drives (Merchants Way and Interchange Drive) where 28 ft is required to accommodate a 4 ft wide bicycle lane, and better circulation and turning movements for larger trucks and emergency vehicles.
 - Waiver to Section 16.03(11) Signs to provide the sign package at a later date.
 - Waiver to Section 27.06 Placement of Landscape Material to not provide street trees along a portion of the northern side of Interchange Drive, with the condition that the trees be planted as part of Phase 2, or by November 15, 2024, whichever is sooner.
- 7.2 **Grant the Conditional Use Permit** in accordance with Section 28-7-11(f) of the Zoning Ordinance to allow for a 130 ft separation from an existing driveway where 200 ft of separation is required.
- 7.3 Grant **ADR approval** for the site plan and building elevations for Phase 1 of the multi-phased development.
- 7.4 Staff recommends that the Planning Board provide feedback on the **Comprehensive Development Plan (CDP) amendment** and determine if the layout revisions are acceptable for approval.
- 7.5 **Grant Major Site Plan approval** for the proposed multi-phased development, including site and building improvements associated with 80,775 sf supermarket with attached 22,483 sf retail and a separate 13,554 sf retail pad under Phase 1; concept for 8 mixed commercial buildings for Phase

2; and concept for industrial development and a cell tower under Phase 3, at 1 Whitney Road in the Gateway Performance and Industrial Districts, subject to the following precedent and subsequent conditions noted below:

- (a) Precedent Conditions – to be fulfilled within one (1) year and prior to sign off by the Clerk and Chair of the Planning Board and issuance of any building permits, or the commencement of site construction, unless otherwise specified:
- (1) Address all Review comments to the satisfaction of the Planning Division. For all subsequent submissions, applicant shall provide a response memo addressing/acknowledging all comments.
 - (2) Address all review comments to the satisfaction of the Engineering Services Division. If revisions require significant site layout revisions, the Applicant shall come before the Planning Board for Major Site Plan Amendment Approval.
 - (3) Condition Use Permit(s) granted are to be noted and fully described on the plan including date granted and applicable Section number(s) of the Zoning Ordinance. Should the Board vote to deny the Conditional Use Permit(s), applicant shall comply with said submission requirements.
 - (4) Waiver(s) granted are to be noted and fully describe on the plan, including the date granted and applicable Section number(s) of the Site Plan Regulations. Should the Board vote to deny the waiver(s), applicant shall comply with said submission requirements.
 - (5) Final plans shall be signed and sealed by the NH Registered Land Surveyor, Landscape Architect, and Professional Engineer.
 - (6) The lot merger to combine Lots 06P/5 and 06P/6 shall be recorded.
 - (7) The Development Agreement for off-site improvements between the Applicant and City of Concord for off-site improvements shall be approved by the City Council and fully executed.
 - (8) No plans shall be signed until after April 1, 2021, and the Penacook Village TIF District is amended.
 - (9) Submit three (3) copies of fully revised plans for sign off by the Clerk and Chair of the Planning Board.
- (b) Subsequent Conditions – to be fulfilled as specified:
- (1) Prior to commencement of construction activity, payment of inspection fees in an amount approved by the City Engineer shall be made.
 - (2) The applicant or designated agent shall contact the Engineering Services Division to schedule a pre-construction meeting prior to the start of any construction activities onsite.
 - (3) Applicant shall submit Site Plan applications and any applicable Conditional Use Permits for any proposed development within Phases 2 and 3. Approval of this plan does not constitute approval of building or site improvements in these future phases.
 - (4) Prior to the issuance of the first Certificate of Occupancy, all off-site vehicular and pedestrian transportation improvements shall be substantially completed and operational as determined by the City Engineer. No financial guarantee shall be required for any incomplete off-site improvements, which might be undertaken by the City as set forth in a Development Agreement between the City and the Applicant.

- (5) Prior to the issuance of the first Certificate of Occupancy, any other off-site improvements to be undertaken by the Applicant (if any) shall be completed to the satisfaction of the City Engineer, or a financial guarantee shall be provided as approved by the City Manager.
- (6) Prior to issuance of the final Certificate of Occupancy or final construction sign-off, as-built drawings shall be provided to the City Engineer in accordance with Section 12.09 of the Site Plan Regulations. The as-built drawings shall be surveyed on NH State Plane coordinates and NAVD 88 Datum.

Prepared by: BAF

S:\Plan\Development Review\Project Files\2020\2020-40_Interchange_Development_SPR-CUP\Report_WhitneyRd_SPR.docx



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

David Cedarholm, PE
City Engineer

MEMORANDUM

TO: Beth Fenstermacher, Assistant City Planner;
FROM: Gary Lemay P.E., Associate Engineer;
CC: Dave Cedarholm P.E., City Engineer; Todd Welch P.E., Project Manager;
DATE: December 11, 2020
SUBJECT: Design Review, Interchange Development LLC, 1; Whitney Rd;
Map 06, Block P, Lot 5 & 6; (2020-40)

The Engineering Services Division (Engineering) has received the following items for review:

- Site Development Plans, prepared by TFM, dated June 17, 2019, last revised on November 20, 2020, and received on November 30, 2020.
- Grading and Drainage Plan, prepared by TFM on June 17, 2019, last revised on December 4, 2020, and received on December 4, 2020.
- Stormwater Management Report, prepared by TFM, dated August 15, 2019 and last revised on November 20, 2020, and received on November 30, 2020.
- Response letter, prepared by TFM, dated November 25, 2020, received on November 20, 2020.

As a supplement to any comments offered by the Planning Division, Engineering offers the following design related comments. **With subsequent submissions, the applicant should provide a response letter that acknowledges or addresses each of these comments.**

Engineering acknowledges the unique opportunity presented by this project, and the partnership between the developer and the City in moving it forward. These comments are provided in the spirit of collaboration while also recognizing the accelerated schedule to bring this project to fruition. In recognition of the significant number of unresolved design issues evident in the submittal, it is fully expected that all revisions to the design plans and drainage analysis necessary to resolve the below comments, as well as subsequent comments, must be addressed to Engineering's satisfaction prior to Final Approval by Planning.

Engineering Services
City Hall • 41 Green Street • Concord, NH 03301 • (603) 225-8520
engineering@concordnh.gov

General Comments

1. Engineering understands that the Applicant will be modifying technical details related to underground utilities and road profiles. This memorandum represents our preliminary comments on the plans as they stand today and we reserve the right to comment in further detail once the utility plans and profiles are revised. Given the size of this development and the tight timeframe for reviewing revised drawings (received November 30, 2020), additional details comments are forthcoming within a week of the December 2020 Planning Board meeting.
2. Several of the utility profiles (e.g., Sheet C9.5) appear to have a highly variable road profile and should be revised to reflect the finished roadway surface so that we can confirm there is an appropriate amount of ground cover. Please also note roadway slopes as was done on sheets C8.1 through C8.3.
3. Please revise the utility profiles to include a plan view with stationing on the same sheet to allow for checking the roadway profiles, similar to the view in sheet C4.3. This will also make it easier for your field engineers and contractors to identify and document potential field modifications, if necessary.
4. The sewer, water, and drain utility layout behind the proposed supermarket should be revisited to minimize crossings of mains, particularly those at shallow angles. These conflicts are best seen on Sheet C4.2. We suggest considering the use of a single stormwater main with catch basin laterals to help reduce conflicts, as well as keeping bends and turns of utility mains to an absolute minimum. The current layout will be difficult to construct in the field without extensive field modifications and other alterations.
5. The roadway profile for Interchange Drive, as well as the utilities underneath the roadway, should be revisited to reduce the number of water line drops. While some conflicts will be unavoidable, it will be easier and less costly to construct and maintain with fewer vertical bends, drops, and other joints.
6. The City has concerns about the proximity of the first two driveway entrances (existing gas station and proposed fast food) on Merchants Way to the roundabout. City Site Plan Regulations (Table 19-2) require at least a 125-foot driveway separation from an adjacent intersection.
 - a. The left turn lane entrance to the gas station appears to have a possibility of causing queuing backups into the City roundabout on Whitney Road, blocking car and pedestrian access.
 - b. The right turn into to the proposed fast food restaurant appears to require larger trucks and fire apparatus to fully mount the island curbing, running over any signage

7. The intersection with Interchange Drive and Whitney Road should be revised to eliminate the irregular-shaped right turn taper and angled stop bar, and should instead be a traditional three-way intersection with a straight stop bar. There are safety and visibility concerns with angled stop bars. If additional room is needed for truck movements, the Applicant should consider a striped large radius flare (large enough to accommodate WB-67 trucks) at the tie-in to Whitney Road or a mountable truck apron. Please also refer to City detail D-8 in the City of Concord Construction Standards for a typical major commercial driveway entrance detail.
8. Please confirm that the site plan property boundaries are consistent with the property boundaries on the associated proposed condominium subdivision plans.

Drainage Report

9. Engineering is in receipt of TFM's 12/10/2020 letter (attached) noting that TFM and the developer are committed to conducting revisions to the drainage report (and other layout concerns) to address issues discussed between Engineering and the Applicant. Engineering will be following up with a detailed list of specific comments, with the understanding that Engineering may need to conduct a full re-review of the revised drainage report depending on the nature of the revisions. As mentioned above, additional comments will be forthcoming within a week of the December 2020 Planning Board meeting.
10. Engineering identified discrepancies between the revision dates and layout of the plans associated with the drainage report and the most recent site plans. Most of the discrepancies were in Phase 2 building sites, however there were some discrepancies in the layout/orientation of the Phase 1 proposed retail store as well. It appears these changes will only cause a nominal change in the drainage analysis, however the drainage report should be revised accordingly.
11. Some of the proposed stormwater ponds' emergency outlets appear to be directed at neighboring properties; please confirm if any drainage easements will be necessary for these outlets.
12. Site plan changes since the AOT permit was issued may result in the need to file an amendment to the NHDES AOT permit. If this is necessary, please submit a copy of the amendment to the City.

State/Federal Permits

We understand that the project will require the following state and/or federal permit(s) associated with the site design:

- EPA Construction General Permit – Notice of Intent
- NHDES Alteration of Terrain Permit (most recent version)
- NHDES Registration and Notification for Storm Water Infiltration to Groundwater

Engineering Services
City Hall • 41 Green Street • Concord, NH 03301 • (603) 225-8520
engineering@concordnh.gov

Re: Site Plan Review Comments (2020-040)
Interchange Development, 1 Whitney Road
Date: 12/11/2020

- NHDES Dam Permit
- NHDES Dredge and Fill Permit
- NHDES Sewer Connection Permit
- NHDES Water Supply

A copy of the permit(s) should be submitted to the City once they are issued. If any of these permits are not required, please provide an explanation why and a copy of communication with the appropriate regulatory agency agreeing that a permit is not needed.

Post-Approval/Pre-Construction Items

The following items will need to occur prior to the start of construction (unless otherwise noted).

1. The applicant/contractor shall set up a pre-construction meeting with the Engineering Services Division to discuss construction requirements, site inspections, associated fees, schedules, etc.
2. The following permit(s) will need to be obtained from the Engineering Services Division:
 - a. Driveway Permit (for tie-ins to Whitney Road)
 - b. Excavation Permit (for work within the ROW)
 - c. Utility Connection Permits (sewer and water services; storm drain connections)
3. The contractor shall submit a Temporary Traffic Control Plan (TTCP) for all work in and adjacent to the City ROW that will require lane closures or occur adjacent to the edge of road. (submit to Engineering for review and approval a minimum of two weeks prior to the pre-construction meeting)
4. Performance surety (letter of credit, or cash deposit) for site stabilization per section 27.11 of the Site Plan Regulations. The surety amount for this project has been set at \$100,000 based on a 24-acre disturbance area. The surety shall be established at least two weeks prior to the pre-construction meeting. A separate stabilization bond will be required for Phase 2 of this project.
5. Performance surety (bond, letter of credit, or cash deposit) for work within the right-of-way and proposed public improvements. An engineer's cost estimate, based on the current NHDOT weighted average unit prices, should be submitted a min. of two weeks prior to scheduling the pre-construction meeting. The surety shall be established at least one week prior to the pre-construction meeting).
6. Advanced deposit for site construction inspection fees (initial deposit amount determined by Engineering based on the project schedule and estimated services, final inspection fee to be adjusted based on actual services rendered). A project schedule should be submitted a minimum of two weeks prior to the pre-construction meeting for

Engineering Services
City Hall • 41 Green Street • Concord, NH 03301 • (603) 225-8520
engineering@concordnh.gov

Re: Site Plan Review Comments (2020-040)
Interchange Development, 1 Whitney Road
Date: 12/11/2020

use in establishing the deposit amount. Please submit the deposit a minimum of two weeks prior to the pre-construction meeting.

7. Water and Sewer Investment Fees will need to be paid as part of the utility connection permit process.
8. Retaining wall design drawings (stamped by a licensed structural engineer) should be submitted to Engineering for proposed retaining walls that are greater than 48 inches high. In addition, walls greater than 48 inches require a Building Permit from the Code Administration Office.
9. Shop drawings/submittals should be submitted to Engineering for the proposed water, sewer, and drainage improvements.
10. Prior to the construction of any future site improvements the applicant/owner should consult the Planning Division to determine if Site Plan Approval will be required.
11. Upon completion of construction the contractor shall submit as-built drawings to the Engineering Services Division. A copy of the as built drawing requirements will be provided at the preconstruction meeting.



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

December 10, 2020

David Cedarholm
City of Concord NH
Engineering Department
41 Green Street, 3rd floor
Concord, NH 03301

**Re: Drainage Study and AoT Application
Interchange Development LLC - 1 Whitney Road, Concord NH**

Dear David:

This letter is to followup our recent discussion regarding the drainage study for the Interchange Development project.

The original submitted drainage study and AoT application were prepared for full buildout of the approved CDP layout. We have since received this AoT permit, and we filed a Major Site Plan Application with the City for Phase 1 of the CDP.

In reviewing that Site Plan application, the City and developer collaborated to make certain changes to the Phase 2 masterplan layout, however Phase 1 (the subject of the site review application) remained essentially unchanged.

From a drainage point of view, even the Phase 2 layout changes have minimal effect: the amount of impervious coverage is comparable; and nearly all runoff from both Phase 2 layouts is recharged into the ground up to the 100 year event (i.e. no additional discharge to abutting properties). Additionally, City Planning has told us that stormwater management details for Phase 2 of the CDP are not required for review of the Phase 1 application.

Nevertheless, we are committed to working with the City Engineering Department on any and all engineering comments, including comments on the drainage study as well as other matters of concern regarding Phase 1 and Phase 2 layouts.

As the project moves beyond Phase 1, individual Site Plan applications for each Phase 2 pad site will of course come before all City departments, including review and approval of their stormwater management systems.

Should you have any questions on these matters please contact me at (603) 472-4488 or jhill@tfmoran.com.

Sincerely,
TFMoran, Inc.

Jason Hill, P.E.
Project Manager

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com