



**LANDSCAPE LEGEND**

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
<b>RESTAURANT</b>				
<b>SHADE TREES</b>				
AO	2	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" TO 3" CAL.	B&B
PB	1	PLATANUS X-ACREFOILIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2 1/2" TO 3" CAL.	B&B
QP	1	QUERCUS PALUSTRIS 'GREEN PILLAR' GREEN PILLAR PIN OAK	2 1/2" TO 3" CAL.	B&B
<b>ORNAMENTAL TREES</b>				
CC	1	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD' CRIMSON CLOUD HAWTHORN	2 1/2" TO 3" CAL.	B&B
<b>SHRUBS</b>				
CP	11	CHAMAECYPRIS P. 'F. MOPS' MOP'S THREAD-LEAF FALSECYPRESS	3 GAL.	CONT.
CA	7	CLETHRA ALNIFOLIA 'RUBY SPICE' RUBY SPICE SUMMERSWEET	3 GAL.	CONT.
JH	17	JUNIPERUS H. 'PALUMOSA COMPACTA' YOUNGTOWN JUNIPER	3 GAL.	CONT.
PO	2	PHYSCOCARPUS O. 'SUMMER WINE' SUMMER WINE NINEBARK	3 GAL.	CONT.
TM	9	TAXUS MEDIA 'HICKSII' HICK'S YEW	2' TO 2 1/2'	B&B
TT	8	THUJA O. 'TECHNY' MISSION ARBORVITAE	5' TO 6'	B&B
PA	40	PENNISETUM ALO. 'HADELN' HADELN DWARF FOUNTAIN GRASS	1 GAL.	CONT.
		PREMIUM KENTUCKY BLUE SOD	2,240 SF	

**INTERIOR GREEN SPACE (18.3 SITE PLAN REGULATIONS):**  
 - MORE THAN 50 AND LESS THAN 375 SPACE = 5% INTERIOR GREEN  
 TOTAL REQUIRED = (97 SPACES) 5% INTERIOR GREEN (PARKING AREA 43,391 SF) = 2,170 SF  
 TOTAL PROVIDED = 4,724 SF OR 10.9%

**PARKING AREA SHADE TREES (18.17 SITE PLAN REGULATIONS):**  
 - ONE (1) ORNAMENTAL OR SHADE TREE PER 1,000 SQUARE FEET OF PARKING LOT AREA  
 TREES TO BE WITHIN 20' OF THE PARKING LOT, OR IN LANDSCAPED AREAS BETWEEN BUILDINGS AND  
 THE PARKING FIELD.  
 TOTAL REQUIRED = 3,463 SF/1,000 SF = 3 TREES  
 TOTAL PROVIDED = 3 TREES

**LANDSCAPE NOTES**  
(SEE DETAILS FOR ADDITIONAL NOTES)

- GENERAL**
- THE CONTRACTOR SHALL COMPLY WITH CITY OF CONCORD CONSTRUCTION STANDARDS.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
  - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE BEGINNING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
  - THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
  - ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN. ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBROUS, COMPACT ROOT SYSTEM.
  - ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
  - ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
  - ALL LANDSCAPED AREAS INCLUDING LAWNS SHALL BE PROVIDED WITH UNDERGROUND IRRIGATION. SEE IRRIGATION NOTES.
  - IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
  - ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1258-FN."
  - NO TREES SHALL BE PLANTED WITHIN 10 FEET OF AN EXISTING OR PROPOSED UNDERGROUND UTILITY LINE. ALL OPEN SPACE AREAS NOT COVERED WITH NATURAL VEGETATION SHALL BE COVERED WITH GRASS OR OTHER VEGETATIVE GROUNDCOVERS, WITH THE EXCEPTION OF PLANTING BEDS WHICH MAY BE MULCHED.

**GUARANTEE**

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

**RESTRICTIONS IN REQUIRED LANDSCAPE AREAS:**

PARKING, AND THE STORAGE AND DISPLAY OF VEHICLES, GOODS, AND MATERIALS ARE PROHIBITED WITHIN PERIMETER LANDSCAPING AREAS, RESIDENTIAL DISTRICT BUFFERS, AND INTERIOR PARKING LOT LANDSCAPED AREAS. INTERNAL PARKING LOT ISLANDS SHALL EITHER BE GRASSED OR PLANTED WITH GROUND COVER. NON-ORGANIC MULCH, STONE, OR LANDSCAPED FABRIC IS NOT ALLOWED IN REQUIRED LANDSCAPE AREAS.

**SITE DEVELOPMENT PLANS**

TAX MAP 06P LOT 5  
**LANDSCAPE PLAN**  
**PHASE 2C SITE PLANS**  
**MERCHANTS WAY, CONCORD, NH**  
 OWNED BY/ PREPARED FOR  
**INTERCHANGE DEVELOPMENT L.L.C.**  
 152 MORRILL ROAD, CANTERBURY, NH 03224

**SCALE: 1"=20'** **JULY 15, 2024**



**LANDSCAPE LEGEND**  
**PERENNIAL GARDEN**

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
AM	11	ALCHEMILLA MOLLIS LADY'S MANTLE	1 GAL.	CONT.
CR	18	CAMPANULA 'RAPIDO BLUE' RAPIDO BLUE BELLFLOWER	1 GAL.	CONT.
CE	9	CAREX 'EVERILLO' EVERILLO SEDGE	1 GAL.	CONT.
DM	7	DIGITALIS MERTONENSIS STRAWBERRY FOXGLOVE	1 GAL.	CONT.
HS	9	HEMEROCALLIS 'STRAWBERRY CANDY' STRAWBERRY CANDY DAYLILY	1 GAL.	CONT.
HP	10	HEUCHERA 'PALACE PURPLE' PALACE PURPLE CORAL BELLS	1 GAL.	CONT.
HO	8	HOSTA 'PATRIOT' PATRIOT PLANTAIN LILY	1 GAL.	CONT.
HH	14	HOSTA 'PRAYING HANDS' PRAYING HANDS PLANTAIN LILY	1 GAL.	CONT.
LF	10	LEUCOTOHAE FONTANESIANA 'SCARLETTA' SCARLETTA LEUCOTOHAE	3 GAL.	CONT.
LM	22	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURT	1 GAL.	CONT.
PT	20	POLEMONIUM 'TOUCH OF CLASS' TOUCH OF CLASS JACOBS LADDER	1 GAL.	CONT.
PA	6	POLYSTICHUM AROSTICHOIDES CHRISTMAS FERN	1 GAL.	CONT.
TC	20	TIARELLA X 'CUTTING EDGE' CUTTING EDGE FOAM FLOWER	1.5 GAL.	CONT.

**IRRIGATION NOTES**

- THE IRRIGATION SYSTEM SHALL BE DESIGNED BY AN APPROVED IRRIGATION DESIGN/BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE IRRIGATION SYSTEM DESIGN AND SHOP DRAWINGS TO THE OWNER 30 DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES AND NOTIFY THE OWNER'S REPRESENTATIVE OF CONFLICTS.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR, BUT NOT LIMITED TO, THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM AND SHALL FOLLOW ALL APPLICABLE CODES.
- REFER TO ARCHITECTURAL PLANS FOR LOCATION OF THE IRRIGATION SYSTEM'S BUILDING CONNECTION.
- REFER TO MANUFACTURER'S INSTRUCTIONS AND PRODUCT SPECIFICATIONS FOR INSTALLATION.

HORIZONTAL SCALE 1"=20'

REV.	DATE	DESCRIPTION	DR	CK
2	10/24/2024	ARCHITECTURAL COORDINATION	JMR	JSH
1	9/27/2024	REVISED PER CITY COMMENTS	JMR	JSH

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 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



**PERENNIAL GARDEN DETAIL**

HORIZONTAL SCALE 1"=5'  
 5 2.5 0 5

**TFM** Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists

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

FILE 95830.11 DR PWH FB  
 CK JSH CADFILE 95830-11 SITE PLANS C-11



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

September 30, 2024

AnneMarie Skinner  
Planning Department  
41 Green Street, 3<sup>rd</sup> floor  
Concord, NH 03301

via email: [askinner@concordnh.gov](mailto:askinner@concordnh.gov)

Re: Interchange Development LLC- Waiver Request Letter  
Phase 2C - Mixed Use Development  
10 Merchants Way  
Concord, New Hampshire

Dear AnneMarie,

On behalf of our client, Interchange Development LLC, TFMoran is submitting this waiver request letter in conjunction with the proposed mixed-use development located at the above-noted address.

1. We respectfully request waiver of transportation impact fees to the City as per Zoning Ordinance Article 28-2-4(j), Table of Principal Uses and in accordance with Article 29.2-1-2(e)(1) and 29.2-1-2(e)(4)(a) of the Zoning Ordinance, which states that an applicant for the development of permitted nonresidential uses shall qualify for a waiver of the transportation facilities impact fees.

Whereas the developer paid for construction of significant off-site improvements including 2 roundabouts and associated sidewalks to facilitate off-site traffic flows near the proposed development, an impact fee assessment is redundant.

2. City of Concord, NH Construction Standards, 4 ft minimum cover over drainage system. Due to the proposed water table elevation and subsequent required minimum elevation to provide water quality treatment, several pipes in the proposed network have less than four feet of cover. These pipes are proposed to be insulated where applicable and have adequate cover to support traffic loads. For these reasons the waiver would not be contrary to the spirit and intent of the regulations.
3. Concord Site Plan Regulation section 22.07 (2) requires 4 feet of separation to the Seasonal High-Water Table for an infiltration practice. The City approved a similar design for the most recent site plan (4-6 Merchants Way) on this property. We are specifying filtration for treatment because of the shallow water table at this location, and had provided at least 3 ft above the ESHWT (see attached feasibility report section of the approved storm report). Due to shallow groundwater in the vicinity of SMA Z, we are proposing the same design with a stormtech 310 system with 18" filter media. The engineered filter media provides greater water quality treatment than typical backfill, which will result in higher quality controls of the system. The proposed system is designed to conform to the NHDES Alteration of Terrain Program requirements. For these reasons the waiver would not be contrary to the spirit and intent of the regulations.

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

4. We respectfully request a waiver from Section 16.03 (11) Signs of the Site Plan Regulations – to allow the applicant to provide site signage as a separate submittal at a later date.  
The proposed tenants have specific corporate signage requirements. A separate signage vendor will be retained to provide the services of the sign design. We would propose that a separate signage submittal package be provided by the applicant to the Planning Board for review and approval prior to the issuance of a building permit.
5. Shared overflow parking is provided on Tax Map Lot 06P 5/4 of Phase 1 (to the northeast of Phases 2A, 2B, and 2C) of the comprehensive development plan. An easement on Tax Map Lot 06P 5/4 (Unit 4) is provided for the use of up to 45 spaces for the benefit of Unit 1. The retail business on Unit 4 requires 54 spaces with 112 provided. Overall, with Phases 1, 2A, 2B, and 2C, there is a total off-street parking space requirement of 683 spaces with 852 being provided.
6. We respectfully request a waiver from Section 18.17 which requires 1 tree per 1000 SF or paved parking area, to be planted in an internal landscape island. This proposal provides at least 1 internal tree per 2,000 sf of parking area, as well as street trees.
7. We respectfully request a waiver from Section 16.03(9) requiring a landscape rendering at time of planting and with 5 years of plant growth.

Thank you very much for your consideration.

Sincerely,  
TFMORAN INC.



James M. Robinson, P.E.  
Senior Project Engineer



**APPLICATION FOR SEWER CONNECTION PERMIT**  
**Water Division/Wastewater**  
**Engineering Bureau Design Review Section**



**RSA/Rule:** RSA 485-A:37 / Env-Wq 703.07

**TYPE OR PRINT CLEARLY**

Use this application for Sewer Connection Permit to request NHDES review/approval for any proposed sewerage design. Under RSAs 485 and 485-A, design plans for new sewerage facilities – whether publicly or privately owned, and regardless of design flow – must be submitted to NHDES for review/approval action at least 30 days prior to construction. Pursuant to Env-Wq 703, design submittals must include 1 set of engineering plans/specifications, pertinent design calculations, the required fee, and a Municipal Certification (signed by an authorized municipal official, see page 2).

**1. Engineer of Record - Contact Information**

<i>Engineer / Contact:</i> Jason S. Hill		<i>Company:</i> TFMoran, Inc.	
<i>Mailing Address:</i> 48 Constitution Drive			
<i>Town/City:</i> Bedford		<i>State:</i> NH	<i>ZIP:</i> 03110
<i>Phone Number:</i> 603-472-4488		<i>Email:</i> jhill@tfmoran.com	

**2. Description of Proposed Work (check all that apply)**

<input checked="" type="checkbox"/>	An extension of a collector or interceptor;
<input type="checkbox"/>	A sewage pumping station greater than 50 gpm or serving more than one building;
<input checked="" type="checkbox"/>	A proposed sewer that serves more than one building or that requires a manhole at the connection.

*Project Name or Description:* Interchange Development LLC - Mixed Use Development

*Project Location - Street Address:* 1 Whitney Road

*Project Location - Town / City:* Concord, NH

*Name Of Receiving WWTF:* Penacook

*Average Design Flow (ADF, gal/day):* 22,633 GPD

Proposed Sewer Length (Linear ft)	Pipe Diameter (inches)	Pipe Material
2,661	8	PVC

**3. Required Fee**

<input checked="" type="checkbox"/>	Sewer connection design submittals must be accompanied by a review fee payment based on the project's average design flow - \$0.10 per gal/day ("a dime a gallon") for design flows up to 10,000 gal/day, plus \$0.05 per gal/day for any flows in excess thereof.
<input type="checkbox"/>	A fee of \$200 per plan sheet shall be paid for review of modifications to privately owned pump stations, force mains, interceptors, and wastewater treatment facilities which are not associated with an increase in wastewater flow.
<input type="checkbox"/>	Fees are not required of municipalities for municipal projects.

**Fee Enclosed:** \$639.25 (+ 12,633 gpd x \$0.05 => \$7.60 + \$631.65) Please make checks payable to "Treasurer State of NH".

**4. Municipal Certification**

*Italics indicate items are optional.*

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
 (603) 271-3503 • TDD Access: Relay NH 1-800-735-2964

On behalf of Interchange Development LLC, the Town or City of Concord hereby provides the following municipal certification.	
The municipal sewage collection system and wastewater treatment facilities have been demonstrated, pursuant to Env-Wq 703.07(d), to have adequate processing capability for the proposed added hydraulic flow and organic flow at the time of connection. The proposed sewer connection and/or sewerage design meet with the approval of the local jurisdictional authority.	
Name Of Municipal Official (Project Location):	Title:
Signature:	Date:
Email Address:	
<i>When the Receiving WWTF is in a different Municipality from that of the Project Location, the following additional certification is required.</i>	
Name Of WWTF Official (Host Community):	Title:
Signature:	Date:
Email Address:	

**Submit completed application package to:**

NHDES Wastewater Engineering Bureau  
 Design Review Section  
 29 Hazen Drive  
 P.O. Box 95  
 Concord, NH 03302-0095

**NOTE:** A Separate INDUSTRIAL WASTEWATER INDIRECT DISCHARGE REQUEST (IDR) May be Required For Industrial Waste Contributions, Depending On Quantity And Quality. For Further Information, Contact The Industrial Pretreatment Supervisor Of The Wastewater Engineering Bureau At (603)-271-2052.

*Italics indicate items are optional.*

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
 (603) 271-3503 • TDD Access: Relay NH 1-800-735-2964

Project: Interchange Development LLC – Phase 2C Project #: 95830.11  
Location: Whitney Rd., Concord NH  
Calculated By: G. Sepulveda Date: 8/26/2024  
Checked By: Date:  
Title: Sewer Design Flow Rates & Pipe Capacity

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Retail	2 employees / 1000 SF 2 GPD/ parking space 1 parking space/ 250 SF	Assumed # emp. per floor area NHDES Env-Wq 704.03(b) City Required Parking
Supermarket	Billed sewer flows from FALL RIVER, MA Store	
FF Restaurant Conventional	20 GPD/ seat + 20 GPD/ employee	Env-Wq 1000 Table 1008-1
Branch Bank	15 GPD/ employee	Env-Wq 1000 Table 1008-1
Sit Down Restaurant w/ bar	40 GPD/ seat + 20 GPD/ employee	Env-Wq 1000 Table 1008-1
Dental Office/ Eye Care Center	15 GPD/ 100 SF	Env-Wq 1000 Table 1008-1
Medical Office	15 GPD / 100 SF	Env-Wq 1000 Table 1008-1
Industrial Warehouse	20 GPD / employee 1 parking space/ 1500 SF	NHDES Env-Wq 704.03(b) City Required Parking

SEWER FLOW CALCULATIONS:

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Sit Down Restaurant (Connected to Retail):

$$\begin{aligned} 200 \text{ seats} \times 40 \text{ gpd/ seat} &= 8000 \text{ gpd} \\ \underline{40 \text{ emp} \times 30 \text{ gpd / emp}} &= 1200 \text{ gpd} \\ &= \mathbf{9200 \text{ gpd}} \end{aligned}$$

Retail (Connected to Sit Down Restaurant):

2 employees / 1000 sf	Assumed # emp. per floor area
2 gpd/ parking space	NHDES Env-Wq 704.03(b)
1 parking space/ 250 sf	City Required Parking
$2,035 \text{ sf} \times 2 \text{ emp/ } 1000 \text{ sf} \times 15 \text{ gpd / emp}$	= 62 gpd
$\underline{2,035 \text{ sf} / 250 \text{ sf} \times 2 \text{ gpd}}$	= 17 gpd
	<b>79 gpd</b>

**Net flow** **9,279 gpd**

**Peak flow (x6)** **38.7 gpm**

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PHASE 1 SEWER FLOW CALCULATIONS:

Retail (Liquor Store)/ Phase 1:

$$2 \text{ emp/ } 1000 \text{ sf} \times (13,554 \text{ sf}) = 27 \text{ emp}$$

$$27 \text{ emp} \times 15 \text{ gpd / emp} = 405 \text{ gpd}$$

$$\underline{2 \text{ gpd/ prk sp} \times 56 \text{ prk sp} = 112 \text{ gpd}}$$

**517 gpd**

Supermarket / Phase 1 (See attached Memo)

**4233 gpd**

Retail (attached) / Phase 1

$$2 \text{ emp/ } 1000 \text{ sf} \times (22,483 \text{ sf}) = 45 \text{ emp}$$

$$45 \text{ emp} \times 15 \text{ gpd/ emp} = 675 \text{ gpd}$$

$$\underline{2 \text{ gpd/ prk sp} \times 100 \text{ prk sp} = 200 \text{ gpd}}$$

**875 gpd**

Infiltration

**Assume 500 gpd**

**Net flow 6,125 gpd**

**Peak flow (x6) 25.5 gpm**



PREVIOUS SEWER FLOW CALCULATIONS:

Wendy's:

$$\begin{aligned} 62 \text{ seats} \times 20 \text{ gpd/ seat} &= 1240 \text{ gpd} \\ \underline{20 \text{ emp} \times 20 \text{ gpd / emp}} &= 400 \text{ gpd} \\ &= \mathbf{1640 \text{ gpd}} \end{aligned}$$

Infiltration:

300 gallons per inch diameter per mile per day

300 gal x 6 x (85 ft / 5280 ft) x 1 day

$$= \mathbf{29 \text{ gpd}}$$

**Net flow** **1669 gpd**

**Peak flow (x6)** **7.0 gpm**

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PREVIOUS SEWER FLOW CALCULATIONS:

Jersey Mike's:

$$\begin{aligned} 40 \text{ seats} \times 20 \text{ gpd/ seat} &= 800 \text{ gpd} \\ \underline{12 \text{ emp} \times 20 \text{ gpd / emp}} &= 240 \text{ gpd} \\ &= \mathbf{1040 \text{ gpd}} \end{aligned}$$

**Service Credit Union**

Branch Bank	15 GPD/ employee	Table 1008-1
	15 employees x 15 gpd/ empl =	<b>225 gpd</b>

**Unspecified Retail**

2 employees / 1000 SF	Assumed # emp. per floor area	
	2 GPD/ parking space	NHDES Env-Wq 704.03(b)
	1 parking space/ 250 SF	City Required Parking
	$2750 \text{ sf} \times 2 \text{ empl/ } 1000 \text{ SF} \times 15 \text{ gpd / empl} =$	82.5 gpd
	$\underline{2750 \text{ sf} / 250 \text{ sf} \times 2 \text{ gpd} =}$	22 gpd
	NET	<b>105 GPD</b>

Infiltration: 300 gallons per inch diameter per mile per day

$$300 \text{ gal} \times 6 \times (150 \text{ ft} / 5280 \text{ ft}) \times 1 \text{ day} = \mathbf{51 \text{ gpd}}$$

**Net flow** **1421 gpd**

**Peak flow (x6)** **5.9 gpm**

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PHASE 2B SEWER FLOW CALCULATIONS:

Urgent Care (#1 Interchange Drive):

15 gpd / 100 sf		Table 1008-1
<u>15 gpd / 100 sf x 4,940 sf</u>	=	<u>741 gpd</u>
		<b>741 gpd</b>

Medical Office (#5 Interchange Drive):

15 gpd / 100 sf		Table 1008-1
<u>15 gpd / 100 sf x 3,612 sf</u>	=	<u>542 gpd</u>
		<b>542 gpd</b>

Retail (#7 Interchange Drive):

2 employees / 1000 sf		Assumed # emp. per floor area
2 gpd/ parking space		NHDES Env-Wq 704.03(b)
1 parking space/ 250 sf		City Required Parking
2,562 sf x 2 emp/ 1000 sf x 15 gpd / emp=		77 gpd
<u>2,562 sf / 250 sf x 2 gpd =</u>		<u>20 gpd</u>
		<b>97 gpd</b>

Retail (#9 Interchange Drive):

2 employees / 1000 sf		Assumed # emp. per floor area
2 gpd/ parking space		NHDES Env-Wq 704.03(b)
1 parking space/ 250 sf		City Required Parking
23,520 sf x 2 emp/ 1000 sf x 15 gpd / emp=		706 gpd
<u>23,520 sf / 250 sf x 2 gpd =</u>		<u>188 gpd</u>
		<b>894 gpd</b>

Infiltration: 300 gallons per inch diameter per mile per day

300 gal x 6 x (284 ft / 5280 ft) x 1 day	=	<b>97 gpd</b>
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**Net flow** **2,371 gpd**

**Peak flow (x6)** **9.9 gpm**

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FUTURE SEWER FLOW CALCULATIONS:

Industrial Warehouse/ Phase 3

$$60 \text{ emp} \times 20 \text{ gpd/ emp} = \mathbf{1200 \text{ gpd}}$$

$$\text{Retail (Pharmacy)} \quad 2 \text{ emp/ } 1000 \text{ sf} \times (14,842 \text{ sf}) = 30 \text{ emp}$$

$$30 \text{ emp} \times 15 \text{ gpd / emp} = 450 \text{ gpd}$$

$$\underline{2 \text{ gpd/ prk sp} \times 59 \text{ prk sp} = 118 \text{ gpd}}$$

**568 gpd**

**TOTAL: 22,633 gpd**

**PEAK FLOW (x6): 94.30 gpm**



# ALTERATION OF TERRAIN AMENDMENT REQUEST FORM

Water Division / Land Resources Management



[Check the status of your application](#)

**RSA/ Rule:** RSA 485-A:17, Env-Wq 1500

Administrative Use Only	Administrative Use Only	Administrative Use Only	File Number:
			Check No.
			Amount:
			Initials:

<b>1. TYPE OF AMENDMENT REQUESTED [Env-Wq 1503.27(a)]</b>			
<input type="checkbox"/> Permit Transfer [use Section 7]	<input type="checkbox"/> Time Extension [use Section 8]	<input type="checkbox"/> Project or Plan Change [use Section 9]	
<b>2. PROJECT INFORMATION [Env-Wq 1503.27(b)]</b>			
Project Name:			
Street/Road Address:			
Town/City:		County:	
Tax Map:	Block:	Lot Number:	Unit:
<b>3. CURRENT PERMIT INFORMATION [Env-Wq 1503.27(c)-(d)]</b>			
Please note that expired permits cannot be extended.			
Permit No.:		Current Expiration Date:	
Name of NHDES Signatory:			
Current Permit Holder Name:		Contact Name:	
Email:		Daytime Telephone:	
Mailing Address:			
Town/City:		State:	ZIP Code:
<b>4. CURRENT PERMIT HOLDER'S AGENT [Env-Wq 1503.27(d)]</b> If none, check here: <input type="checkbox"/>			
Agent's Name:		Contact Name:	
Email:		Daytime Telephone:	
Mailing Address:			
Town/City:		State:	ZIP Code:
<b>5. CURRENT PROPERTY OWNER INFORMATION (IF DIFFERENT FROM PERMIT HOLDER) [Env-Wq 1503.27(e)]</b>			
Check here if more than one property owner, and attach additional sheets as necessary: <input type="checkbox"/>			
Name:		Contact Name:	
Email:		Daytime Telephone:	

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147  
PO Box 95, Concord, NH 03303-0095  
[des.nh.gov](http://des.nh.gov)

Mailing Address:		
Town/City:	State:	ZIP Code:
<b>6. CURRENT PROPERTY OWNER'S AGENT INFORMATION [Env-Wq 1503.27(e)]</b> If none, check here: <input type="checkbox"/>		
Business Name:	Contact Name:	
Email:	Daytime Telephone:	
Address:		
Town/City:	State:	ZIP Code:
<b>7. COMPLETE THIS SECTION IF THERE IS A CHANGE IN PERMIT HOLDER OR PROPERTY OWNER [Env-Wq 1503.23, Env-Wq 1503.27(f)]</b>		
<b>A. Transferee Information</b>		
Name:	Contact Name:	
Email:	Daytime Telephone:	
Mailing Address:		
Town/City:	State:	ZIP Code:
<b>B. Transferee Signature and Certification</b>		
By signing below, I certify that:		
<ul style="list-style-type: none"> <li>• I have received a copy of the permit and all approved plans and specifications;</li> <li>• I agree to comply with RSA 485-A:17, Env-Wq 1500, the permit, and all conditions contained in the permit, including the requirement for on-going inspection and maintenance of the stormwater management system(s);</li> <li>• The information contained in or otherwise submitted with this request is true, complete, and not misleading to the best of my knowledge and belief;</li> <li>• I understand that the submission of false, incomplete, or misleading information constitutes grounds for the department to deny the request, revoke any permit amendment that is granted based on the information, and/or refer the matter to the board of professional engineers established by RSA 310-A:3 if I am a professional engineer; and</li> <li>• I understand that I am subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641:3.</li> </ul>		
Transferee:	Print Name Legibly:	Date:
<b>C. Transferor Signature and Certification</b>		
By signing below, I certify that:		
<ul style="list-style-type: none"> <li>• I have provided a copy of the permit and all approved plans and specifications to the transferee;</li> <li>• I am relinquishing all rights to the permit as originally issued;</li> <li>• The information contained in or otherwise submitted with this request is true, complete, and not misleading to the best of my knowledge and belief; and</li> <li>• I understand that the submission of false, incomplete, or misleading information constitutes grounds for the department to deny the request, revoke any permit amendment that is granted based on the information, and/or refer the matter to the board of professional engineers established by RSA 310-A:3 if I am a professional engineer.</li> </ul>		
Transferor:	Print Name Legibly:	Date:

**8. COMPLETE THIS SECTION TO REQUEST A TIME EXTENSION [Env-Wq 1503.25, Env-Wq 1503.27(g)]****A. Timing of Request**

Is this request being submitted not more than 90 days prior to the permit expiration date?  Yes  No

**Any request submitted more than 90 days prior to the permit expiration date will be denied.**

**B. Activity to Date**

Has any terrain alteration occurred to date?  Yes  No

**If Yes:** Attach the inspection report required by Env-Wq 1503.27(g)

**C. Other Changes**

Are changes to the project or project plans being made?  Yes  No

**If Yes:**

Do the changes meet the criteria of Env-Wq 1503.21(d) for deviations allowed without a permit amendment?

Yes  No

*If Yes:* Submit the plans and narrative required by Env-Wq 1503.21(d)(9)

*If No:* Submit a request for a permit amendment under Env-Wq 1503.22 in addition to a request for a permit extension.

**D. Basis for Request**

Why is an extension being requested?

**D. PERMIT HOLDER SIGNATURE**

By signing below, I certify that:

- The information contained in or otherwise submitted with this request is true, complete, and not misleading to the best of my knowledge and belief;
- I understand that the submission of false, incomplete, or misleading information constitutes grounds for the department to deny the request, revoke any permit amendment that is granted based on the information, and/or refer the matter to the board of professional engineers established by RSA 310-A:3 if I am a professional engineer; and
- I understand that I am subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641:3.

**PERMIT HOLDER**

**PERMIT HOLDER'S AGENT:**

Signature: \_\_\_\_\_

Date:

Name (print or type):

Title:

**9. COMPLETE THIS SECTION IF THERE IS A CHANGE TO THE PLAN OR PROJECT [See Env-Wq 1503.22 and Env-Wq 1503.27(h)]****A. Type and Extent of Proposed Changes**

Do the proposed changes meet the criteria of Env-Wq 1503.22(c)?  Yes  No

**If No:** The changes do not qualify for an amendment and a new application must be filed.

Area of disturbance associated with proposed changes, in square feet:

Are revised calculations needed?  Yes  No

**If Yes:** Attach the revised calculations.

Is the area proposed to be disturbed outside the area allowed to be disturbed under the original permit?

Yes  No

**If Yes:** Attach a Natural Heritage Bureau report for the area proposed to be disturbed.

**B. Revisions to Plan Sheets**

Identify which plan sheets reflect the proposed changes:

Briefly summarize the plan changes (*do not* attach a separate page):

**Attach the identified revised plan sheets with changes highlighted.**

**C. Fee Calculation**

Per RSA 485-A:17, II, Area of disturbance (square feet) × \$0.10/square foot = \$ + \$500 Base Fee = \$

*Fee must be submitted with request.*

**D. Submission Requirements**

Date a copy of the application was sent to the municipality as required by Env-Wq 1503.05(e) ((Env-Wq 1503.22(d)(3) requires proof that a copy of the complete amendment request has been sent or delivered to the governing body of each municipality in which the project is located and, if the project is within ¼ mile of a designated river, to the Local River Advisory Committee):

*(Attach proof of delivery)*

Date a copy of the application was sent to the local river advisory committee if required by Env-Wq 1503.05(f) (Env-Wq 1503.22(d)(3) requires proof that a copy of the complete amendment request has been sent or delivered to the governing body of each municipality in which the project is located and, if the project is within ¼ mile of a designated river, to the Local River Advisory Committee):

*(Attach proof of delivery)*

By signing below, I certify that:

- The information contained in or otherwise submitted with this request is true, complete, and not misleading to the best of my knowledge and belief;
- I understand that the submission of false, incomplete, or misleading information constitutes grounds for the department to deny the request, revoke any permit amendment that is granted based on the information, and/or refer the matter to the board of professional engineers established by RSA 310-A:3 if I am a professional engineer; and I understand that I am subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641:3.

**PERMIT HOLDER**

**PERMIT HOLDER'S AGENT:**

Signature:

Date:

Name (print or type):

Title:



Return to:
Orr & Reno, P.A.
45 S. Main Street
Concord, NH 03301
(sdg)

\$40.00

**DECLARATION OF EASEMENTS**

THIS DECLARATION OF EASEMENTS is made this 18 day of Sept, 2024, by **Interchange Development, LLC**, a New Hampshire limited liability company, having a principal place of business at 152 Morrill Road, Canterbury, New Hampshire 03224 (the "Declarant").

WITNESSETH:

1. The Declarant is the owner of Condominium Land Unit #1 ("Land Unit #1") and Condominium Land Unit #4 ("Land Unit #4"), as defined, described and identified in the Merchants Way Condominium Declaration dated September 10, 2021, and recorded in the Merrimack County Registry of Deeds at Book 3757, Page 2894, as amended by First Amendment to Merchants Way Condominium Declaration dated August 30, 2022, and recorded in the Merrimack County Registry of Deeds at Book 3805, Page 889, and as shown on a certain plan entitled "Condominium Plat Merchants Way Condominium Land of Interchange Development LLC Location Whitney Road – Concord NH-Merrimack County Tax Map 06P Lot 5, prepared by FWS Land Surveying P.L.L.C. dated July 26, 2021, and recorded in the Merrimack County Registry of Deeds as Plan Number 202100023379 (the "Plan").

2. The Declarant desires to create and establish certain rights and easements across Land Unit 4 in favor of Land Unit 1.

NOW THEREFORE, in consideration of easements and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant hereby declares and creates the following rights and easements for the benefit of Land Unit 1:

**1. DECLARATION OF EASEMENTS.**

Subject to the terms and conditions of this Declaration, the Declarant hereby declares that Land Unit 1, its Owner and Permitted Users, both as hereinafter defined, shall have a non-exclusive right and easement for the parking of passenger vehicles within the parking areas located on Land Unit 4 from time to time (the "Parking Areas"), together with a non-exclusive right and easement to access by foot or by passenger vehicles and trucks over, across and upon

the designated parking areas and walkways for ingress and egress to such Parking Areas. Use of the Parking Areas shall be shared between the Owners and their Permitted Users on a first-come, first-served basis. Notwithstanding the foregoing, the Owner of Land Unit 4 shall have the right to designate a reasonable number of parking spaces located on Land Unit 4 for the exclusive use of Land Unit 4 and its Permitted Users, provided that no less than 45 parking spaces are available for use by the Owner of Land Unit 1.

**2. MAINTENANCE/REPAIRS.**

The Owner of Land Unit 4 shall be responsible for the proper maintenance, repair and replacement of the Parking Areas, including winter snow removal. Provided, however, the owner of Land Unit 1 shall be responsible for and pay for any damage, together with associated expenses, costs and fees, which may result from the owner of Land Unit 1 and/or its Permitted Users' use of the Parking Areas.

**3. INDEMNIFICATION/INSURANCE.**

A. Indemnification. The Owner of Land Unit 1 shall hold harmless, defend and indemnify the Owner of Land Unit 4 from and against all suits, demands, claims, losses, damages, causes of action and expenses, including reasonable attorney's fees, arising out of the use of the Parking Areas by the Owner of Land Unit 1 and its Permitted Users. This indemnity shall not be effective in the event of suits, demands, claims, losses, damages, causes of action and expenses caused by the negligent, reckless, willful or wanton conduct of the Owner of Land Unit 4, its Permitted Users, contractors or subcontractors.

B. Insurance. Each Owner shall procure and maintain in full force and effect policy or policies of commercial general liability insurance against any liability or claims for personal liability, wrongful death, property damage or liability for which such Owner is responsible under this Declaration or under the Laws, with financially responsible insurers authorized to transact business in the State of New Hampshire. Such policy or policies shall: (i) have a combined single limit of not less than \$1,000,000.00 per occurrence (such amount to be increased over time so as to maintain comparable coverage amounts as dollar values erode with inflation or if reasonably required under then-prevailing industry standards for retail shopping centers); (ii) name the other Owner(s) (and their mortgagees and/or lessors, if required) as additional named insureds; and (iii) provide that the insurer will give thirty (30) days written notice to each other Owner(s) (and any additional named insureds) prior to cancellation, termination or material modification of the policy. Each Owner shall provide the other Owner(s) with certificates of such insurance upon written request.

**4. MISCELLANEOUS.**

A. Reserved Rights. Insofar as the proper use and function of the areas of the easements granted hereunder are not impaired, the Owner of Land Unit 4 shall retain the right to the normal use and enjoyment of the Parking Areas to be shared with the Owner of Land Unit 1 and its Permitted Users.

B. Owner. As used herein, the term "Owner" shall mean the record owner from time to time (whether one or more persons) of title to Land Unit 1 and/or Land Unit 4, or portion thereof, but excluding those holding security interests for the performance of an obligation.

C. Permitted Users. As used herein, the term "Permitted Users" shall mean the tenants, agents, vendors, licensees, customers, employees and invitees of an Owner.

D. Compliance With Law. The Owners shall use, possess, maintain and repair the Parking Areas in compliance with all applicable federal, state and local laws, codes, ordinances, statutes, rules and regulations.

IN WITNESS WHEREOF, this Declaration has been executed as of the date first written above.

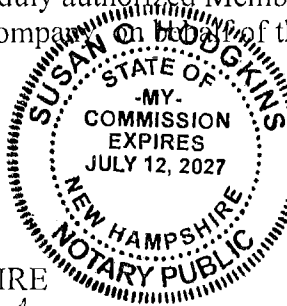
**INTERCHANGE DEVELOPMENT, LLC**

By: [Signature]  
David S. Rauseo, a Member  
Duly Authorized

By: [Signature]  
Laurie M. Rauseo, a Member  
Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF Merrimack

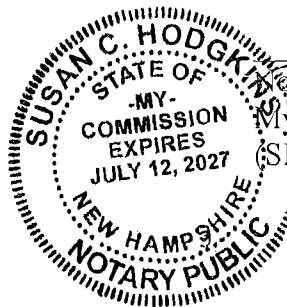
The foregoing instrument was acknowledged before me this 18 day of September, 2024, by David S. Rauseo, a duly authorized Member of Interchange Development, LLC, a New Hampshire limited liability company, on behalf of the limited liability company.



[Signature]  
Notary Public/Justice of the Peace  
My commission expires: 7/12/27  
(SEAL)

STATE OF NEW HAMPSHIRE  
COUNTY OF Merrimack

The foregoing instrument was acknowledged before me this 18 day of September, 2024, by Laurie M. Rauseo, a duly authorized Member of Interchange Development, LLC, a New Hampshire limited liability company, on behalf of the limited liability company.



[Signature]  
Notary Public/Justice of the Peace  
My commission expires: 7/12/27  
(SEAL)

**From:** [Kohalmi, Peter](#)  
**To:** [Skinner, AnneMarie](#); [David Rauseo](#)  
**Cc:** [James Robinson](#); [Jason Hill](#); "[Laurie Rauseo](#)"  
**Subject:** RE: Interchange Development - Question  
**Date:** Tuesday, September 24, 2024 9:46:21 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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The City Engineer and I have talked about this and in this case we are going to allow one sewer pipe for the building assuming there is only one building owner.

Pete

---

**From:** Skinner, AnneMarie <[ASkinner@ConcordNH.gov](mailto:ASkinner@ConcordNH.gov)>  
**Sent:** Tuesday, September 17, 2024 9:30 AM  
**To:** David Rauseo <[draiseo@comcast.net](mailto:draiseo@comcast.net)>; Kohalmi, Peter <[PKohalmi@ConcordNH.gov](mailto:PKohalmi@ConcordNH.gov)>  
**Cc:** 'James Robinson' <[jrobinson@tfmoran.com](mailto:jrobinson@tfmoran.com)>; Jason Hill <[jhill@tfmoran.com](mailto:jhill@tfmoran.com)>; 'Laurie Rauseo' <[lraiseo@comcast.net](mailto:lraiseo@comcast.net)>  
**Subject:** RE: Interchange Development - Question

Hi David,

Pete and I are investigating this issue. Last week was the push to get staff reports done for Planning Board and this week is Planning Board, so I apologize for the delay but hope to have an answer for you by the end of this week.

**AnneMarie Skinner, AICP**

City Planner



City of Concord  
41 Green Street, Concord NH 03301  
(603) 230-3636  
[askinner@concordnh.gov](mailto:askinner@concordnh.gov)

[www.concordnh.gov](http://www.concordnh.gov)



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**From:** David Rauseo <[draiseo@comcast.net](mailto:draiseo@comcast.net)>  
**Sent:** Friday, September 13, 2024 12:37 PM  
**To:** Kohalmi, Peter <[PKohalmi@ConcordNH.gov](mailto:PKohalmi@ConcordNH.gov)>; Skinner, AnneMarie <[ASkinner@ConcordNH.gov](mailto:ASkinner@ConcordNH.gov)>  
**Cc:** 'James Robinson' <[jrobinson@tfmoran.com](mailto:jrobinson@tfmoran.com)>; Jason Hill <[jhill@tfmoran.com](mailto:jhill@tfmoran.com)>; 'Laurie Rauseo'

<lrauseo@comcast.net>

**Subject:** RE: Interchange Development - Question

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Peter and AnneMarie,

We're doing our best to understand the City's regulations regarding sewer service to a multi-tenanted commercial building.

We see the 2020 Version of the City of Concord Construction Standards and Details on-line that you referenced recently. Here's an excerpt from Section 4.03 B:

13. Sewer service lateral sizing shall be as follows: a. Single residential unit = 4-inch minimum. b. Commercial, Industrial or multifamily = 6-inch minimum.
14. Sewer service laterals shall be constructed with the following minimum slopes, yet not to exceed a 10% slope: a. 4 inch service = 1/4 inch per foot = 2% b. 6 inch service = 1/8 inch per foot = 1%
15. Each individual unit will have its own service connection and shall be accompanied by its own individual cleanout.

Perhaps "each individual unit" applies to a single residential unit, and not each single commercial tenant? As a local example, we have multiple tenants at 2 Whitney Road served by a single sewer service and the previously mentioned single sewer for multiple tenants at 4-8 Merchants Way. Also, I believe the recently approved three-tenant Building #2 at 80 Storrs Street has a single sewer line for Xfinity, T-Mobil, and Playa Bowls. I think we have a similar situation.

We also find this in the Zoning Ordinance:

9-6-6 - Building Sewers and Connections Specified.

All connections to the facilities must conform to the following:

- (d) Separate Building Sewers Required. **A separate and independent building sewer shall be provided for every building.** However, with the approval of the City Engineer, two (2) or more building sewers on a single property may be connected to a nonpublic sewer which in turn is connected to a public sewer.

As I mentioned in a previous email, we would like to run the sewer through the entire building, maximizing the flexibility of future location of bathrooms. The long interior sewer run was a planned attribute of 4-8 Merchants Way, and allowed us flexibility to market the 6 Merchants Way to multiple tenants or a single one (see attached plan for reference). Also, our experience, and that of our commercial brokers, is that commercial tenants often resize and relocate, and minimization of exterior digging and disruption of adjacent tenant spaces is important.

Our read of the Zoning Ordinance is that the separate sewer service is not required for each tenant in a building, much like we constructed sewer serving three or four tenants at 4-8 Merchants Way. If necessary, we can ask for a waiver from the construction standards to allow for a similar sewer line construction to better allow for future resizing and relocation of tenants with minimization of exterior digging and disruption of adjacent tenant spaces in mind.

Please let me know your thoughts.

Thanks,

David

David Rauseo  
Interchange Development  
[www.Merchants-Way.com](http://www.Merchants-Way.com)  
603-491-1103 (cell)

---

**From:** Kohalmi, Peter [<mailto:PKohalmi@ConcordNH.gov>]  
**Sent:** Thursday, September 12, 2024 9:22 AM  
**To:** David Rauseo; 'Jason Hill'  
**Cc:** 'James Robinson'; Laurie Rauseo  
**Subject:** RE: Interchange Development - Question

David, our office probably should have requested separate sewer services back when we reviewed that. We are going to ask you to follow policy and provide a separate service for each unit. We don't want the maintenance or responsibility of the service to be shared.

Pete

---

**From:** David Rauseo <[draiseo@comcast.net](mailto:draiseo@comcast.net)>  
**Sent:** Wednesday, September 11, 2024 1:54 PM  
**To:** 'Jason Hill' <[jhill@tfmoran.com](mailto:jhill@tfmoran.com)>; Kohalmi, Peter <[PKohalmi@ConcordNH.gov](mailto:PKohalmi@ConcordNH.gov)>  
**Cc:** 'James Robinson' <[jrobinson@tfmoran.com](mailto:jrobinson@tfmoran.com)>; Laurie Rauseo <[lraiseo@comcast.net](mailto:lraiseo@comcast.net)>  
**Subject:** RE: Interchange Development - Question

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Jason and Peter,

For your information, please see attached Plumbing Plan for 4-8 Merchants Way, showing a sewer line running through the building in a north/south orientation. This arrangement was chosen in part to increase flexibility of future tenant layouts without impacting site improvements. We would also appreciate that flexibility at the 10 Merchants Way building.

Thanks,

David

David Rauseo  
Interchange Development  
[www.Merchants-Way.com](http://www.Merchants-Way.com)  
603-491-1103 (cell)

---

**From:** Jason Hill [<mailto:jhill@tfmoran.com>]  
**Sent:** Wednesday, September 11, 2024 1:35 PM  
**To:** [PKohalmi@concordnh.gov](mailto:PKohalmi@concordnh.gov)  
**Cc:** James Robinson; David Rauseo  
**Subject:** Interchange Development - Question

Hi Pete, Regarding your comment :  
Utility Plan

8. c Please show a separate sanitary sewer service for the retail building.

What is the basis for this request? We typically provide only one single domestic service to a building. Which is the case here, with a demising wall between the restaurant and retail space. Is there a regulation or is this your opinion?

Thank you

**Jason S. Hill, PE**

*Project Manager*

**TFMoran, Inc.**

48 Constitution Drive

Bedford, NH 03110

Tel: (603) 472-4488 Fax: (603) 472-9747

[jhill@tfmoran.com](mailto:jhill@tfmoran.com)



**From:** [David Rauseo](#)  
**To:** [Skinner, AnneMarie](#)  
**Cc:** "[Laurie Rauseo](#)"; "[Jason Hill](#)"  
**Subject:** RE: Staff Report for November 20, 2024 - 2024-047 - 10-12 Merchants Wy  
**Date:** Thursday, November 14, 2024 2:16:52 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Good afternoon AnneMarie,

Thank you for sharing the staff report for 10-12 Merchants Way.

We noted Precedent Condition 1d regarding lighting as follows:

*d. A lighting plan was submitted in accordance with Section 18.18 Lighting and Section 29 Lighting of the Site Plan Regulations and Article 28-7 Access, Circulation, and Parking of the Zoning Ordinance. The submitted lighting plan, however, appears to show light trespass beyond property boundaries greater than 0.2 foot-candles and needs to be revised to be compliant with Section 29.07 Nuisance and Glare and not have any foot-candles greater than 0.2 beyond property boundaries. Additionally, a detail for light poles was included on Sheet C-21, but Sheet C-5 does not appear to show any proposed light poles. Confirm that the project at 10 Merchants Wy will, in fact, be installing light poles as part of the project and show the location of the proposed installations on Sheet C-5 or remove the light pole details from Sheet C-21.*

Interchange Development LLC respectfully requests a waiver from Section 18.18 and Section 29.07 of the Site Plan Regulations to allow for light trespass beyond property boundaries. Any light trespass from this property will occur on privately owned roadways which are lighted in order to provide safety for both pedestrians and vehicles in the shopping center.

With respect to the note about light pole details, there are no new light poles that haven't already been approved in prior site plans. However, there is an existing pole which may need to be relocated during construction as it is located very close to the eastern side of the building.

Thank you.

David and Laurie

David Rauseo  
Interchange Development  
[www.Merchants-Way.com](http://www.Merchants-Way.com)  
603-491-1103 (cell)

---

**From:** Skinner, AnneMarie [mailto:ASkinner@ConcordNH.gov]



**Sent:** Wednesday, November 13, 2024 2:10 PM  
**To:** Jason Hill  
**Cc:** Laurie Rauseo; David Rauseo  
**Subject:** Staff Report for November 20, 2024 - 2024-047 - 10-12 Merchants Wy

Hi,

Attached is the staff report for the Planning Board public hearing on November 20, 2024, at 7:00 p.m.

Please let me know if you have any questions.

Thank you,

**AnneMarie Skinner, AICP**

City Planner



City of Concord  
41 Green Street, Concord NH 03301  
(603) 230-3636

[askinner@concordnh.gov](mailto:askinner@concordnh.gov)

[www.concordnh.gov](http://www.concordnh.gov)

