

December 8, 2021

City of Concord Planning Board
City Hall, 41 Green Street
Concord, NH 03301

RECEIVED

DEC 8 2021

Planning Division
Concord, NH

**RE: Updates to Approved Site Plan Submittal (2017-03)
NH Distributors, 65 Regional Drive, Concord, NH 03301**

Dear Planning Board Chair and Members:

Wilcox & Barton, Inc. is pleased to submit this amendment to the approved site plan application for the construction of a building addition for New Hampshire Distributors at 65 Regional Drive, Concord, NH. Enclosed please find 5 plan sets. The changes to the scope of this project include:

- The 17,785 SF addition requires a higher roofline to accommodate the internal racking system. The building elevations will be presented to the Architectural Review Committee.
- A Conditional Use Permit is requested to defer 9 parking spaces. We also request deferring additional truck parking spaces to Phase 2.
- The purpose of the 17,000 square foot addition is to relieve congestion in the warehouse and promote safer working conditions in the building. The extra space will allow the current staff to keep proper distancing which should result in better COVID-19 control as well as keeping safer distances from powered industrial fork trucks. Sales volume is estimated to continue its decline so there will be no additional employees needed. In fact, the additional space will allow NH Distributors to utilize newer equipment and processes to make the duties more sustainable and possibly split the shift by adding an earlier time slot which would allow for a better distribution of employees over the 24-hour cycle.
- The expanded truck parking is not needed at this time. We request that the design remain in the site plan approval as Phase 2 if needed in the future. When constructed, the truck parking displaces 8 parking spaces. At that time, the additional parking lot and underground infiltration system would also be built.
- The drainage system in front of the building addition is sufficiently sized for the building and parking spaces to be constructed as Phase 1.

If you have any questions, or require additional information, please contact me at (603) 731-9883.

Very truly yours,
WILCOX & BARTON, INC.



Erin R. Lambert, P.E., LEED AP
Vice President of Civil Engineering

Project Narrative

Project: New Hampshire Distributors
Address: 65 Regional Drive, Concord, NH
Applicant: New Hampshire Distributors
Owner: New Hampshire Distributors
Date: December 15, 2021

RECEIVED

DEC 8 2021

Planning Division
Concord, NH

NH Distributors requests an amendment to the approved site plan application for the construction of a 17,785 SF building addition to their distribution facility at 65 Regional Drive. The changes to the scope of the project include:

- The 17,785 SF addition requires a higher roofline to accommodate the internal racking system. The building elevations will be presented to the Architectural Review Committee for review.
- A Conditional Use Permit is requested to defer 9 parking spaces.
- Request deferring additional truck parking spaces to Phase 2.

The revised site plan maintains 11 parking spaces in front of the building addition (which were eliminated on the previous site plan) and narrows the driveway to 18-feet for 1-way travel. The impervious area decreases by 2,000 square feet.

The purpose of the addition is to relieve congestion in the warehouse and promote safer working conditions in the building. The extra space will allow the current staff to keep proper distancing which should result in better COVID-19 control as well as keeping safer distances from powered industrial fork trucks. Sales volume is estimated to continue its decline so there will be no additional employees needed. In fact, the additional space will allow NH Distributors to utilize newer equipment and processes to make the duties more sustainable and possibly split the shift by adding an earlier time slot which would allow for a better distribution of employees over the 24-hour cycle.

Conditional Use Permit Narrative

A Conditional Use Permit is requested for construction of fewer parking spaces than required by the zoning ordinance. The existing parking lot provides sufficient parking for the current use and the proposed addition does not expand the workforce.

1. The use is authorized in the Zoning Ordinance Article 28-7-11(b).
2. If completed as proposed by the applicant, the development in its proposed location will comply with all requirements for this article, and with the specific conditions of standards established in this ordinance for the particular use.

The building, including both the existing building and proposed addition, will meet all dimensional requirements for the IN zone established in the ordinance.

3. Providing fewer spaces than required on the site will not endanger the public health or safety. The existing spaces on the site meet the need for the existing work force and provide enough parking spaces for both the existing building and addition. If the need arises in the future, the spaces can be built out as shown on the site plan.
4. Providing fewer parking spaces than specified in the zoning ordinance will be compatible with uses on abutting properties and properties in the area. The applicant understands how much parking they need for their employees and wants to avoid installing unnecessary pavement. Providing fewer parking spaces will have a positive effect on the neighboring properties by minimizing tree clearing and reducing impervious cover on the site.
5. The use will not have an effect on highway or pedestrian safety. Pedestrian traffic in the area is low, and a change in the number of visits by car to the building are not expected to change.
6. The proposed use (parking) will have a smaller footprint than the required use as specified in the ordinance, which will reduce impact to natural, environmental, and historic resources.
7. The proposed use will not require any additional public utilities other than the utilities that are currently required on the site.