

# ***Bedford Design Consultants Inc.***

**ENGINEERS AND SURVEYORS**

177 East Industrial Park Drive Manchester, NH 03109

Telephone: (603) 622-5533 Fax: (603) 622-4740

www.bedforddesign.com

**RECEIVED**

APR 19 2017

**Planning Division  
Concord, NH**

April 19, 2017

Concord Planning Board  
City of Concord  
31 Green St  
Concord, NH 03301

**RE: JDH Realty Holdings, LLC Site Plan  
52 Locke Road, Concord, NH  
Map 40-Z Lot 6**

Members of the Board,

Bedford Design on behalf of our client, JDH Realty Holdings, LLC, is pleased to submit this application for site plan approval for 52 Locke Road. Abrasives & Tools of New Hampshire, currently of Pembroke, is looking for a new home to build a larger facility for their growing company. The site is located off at the end of Locke Road and consists of 20 acres. Wetlands are located on the west and east sides of the lot. The center of the lot is dry. The parcel is zoned Industrial, with a small section on the west side in the RO district and the Flood Hazard Overlay District. The lot also has an existing Future Phase III Roadway running through it, and an access easement for the cell tower behind it. We are requesting a recommendation from the Board to discontinue the Future Phase III Roadway so we may go to City Council. There is no potential to build beyond the site because of the extensive wetlands. The access easement will remain on the site, but will be adjusted to a new location with approval from the easement holder.

The client is proposing a sprinklered building with 9,000 s.f. of warehouse and 3,816 s.f. of two story office. Parking will be in the front of the building with 28 parking spaces for the site. An access drive will circle the building that meets truck turning radii. Truck traffic will head straight into the site. Once a truck is finished unloading, the truck will leave the site the way it came in. Dumpsters are located at the back of the site as well as a fuel tank pad for building heating.

Since there was a Future Phase III Roadway on the site, there are public utilities running on to the parcel. The plan, once the City Council discontinues the road, will be to make them the responsibility of the land owner. The utilities include water, sewer, & drainage (there is also electricity for the cell tower). Where the water line meets the property, the line will be cut and a hydrant will be installed in the Right-of Way and then the water a new line will be brought into the property. The drain line will also be "cut" by inserting a drain manhole at the property line. This will allow the portion of the line on the property to be the responsibility of the owner. The sewer line however is a different matter. The line is more than 16 feet deep where the water and drain line are only 7'. We are proposing a license agreement or a sewer easement to the city for the roughly 300' of sewer on the site. This will mean that the City still owns the line. However, the only waste that will be going into the sewer will be from the bathrooms and

break room on the site. As part of the sewer line approval we will also be applying for a NHDES Sewer Discharge Permit which must be approved by the City as well as the State. The existing utility pole in the center of the turnaround will be relocated to the northwest. All utilities will come in the southwest corner of the warehouse section of the building.

Locke Road was originally designed to have a lot of traffic, the lanes are wide and there is a divided vegetated median in the center. Traffic generated from the site will be minimal. We have attached a traffic letter that demonstrates there will be 77 trips in and out of the site on a weekday. Both A.M. and P.M. peak hours will generate 11 trips coming in and out of the site.

We look forward to discussing this project with you at the Planning Board hearing. If you have any questions please contact me at 603-622-5533 or at [Katiew@BedfordDesign.com](mailto:Katiew@BedfordDesign.com).

Sincerely,  
**Bedford Design Consultants, Inc.**

A handwritten signature in black ink, appearing to read 'Katherine A. Weiss'.

Katherine A. Weiss, PLA, ASLA  
Project Manager

# APPLICATION FOR SITE PLAN REVIEW

CITY OF CONCORD, NH - PLANNING BOARD

RECEIVED

APR 19 2017

Planning Division  
Concord, NH

## GENERAL INFORMATION

OWNER'S NAME: Jay W. Stewart Realty Holdings, LLC

STREET ADDRESS: P.O. Box 2824 6 Columbus Ave

CITY, STATE, & ZIP CODE: Concord, NH 03301

TELEPHONE #: 603-738-6308

EMAIL ADDRESS: jay@puritancapital.com

AGENT'S NAME (IF APPLICABLE): JDH Realty Holdings, LLC

STREET ADDRESS: P.O. Box 1853, Sheep Davis Rd, Rt 106

CITY, STATE, & ZIP CODE: Concord, NH 03302

TELEPHONE #: 603-496-3625

EMAIL ADDRESS: jdhamilton@atnh.com

APPLICATION FEE \$ 2,292.40

For the property being reviewed, please complete the following:

TYPE OF SITE PLAN REVIEW: ☐ MINOR ☒ MAJOR ☐ MAJOR - DESIGN REVIEW PHASE

(Refer to Article 28-9-4(d) (1) and (2) of the Zoning Ordinance to distinguish between Major and Minor Site Plans)

PROPERTY ADDRESS: 52 Locke Road

ABUTTING STREETS: W. Portsmouth Street

EXISTING LOT SIZE(S): 20.851 ACRES OR 908,270 SQUARE FEET

ASSESSOR'S MAP/BLOCK/LOT #(s): 40 / Z / 6      /      /           /      /     

ZONING DISTRICT(S): IN & RO

OVERLAY DISTRICTS:

HISTORIC (HI):      SHORELAND PROTECTION (SP):      FLOOD HAZARD (FH): ☒

AQUIFER PROTECTION (AP):      PENACOOK LAKE WATERSHED PROTECTION (WS):     

## PROJECT DESCRIPTION

Please provide a brief description of your project in the space below.

Proposed 9,000 SF warehouse & 3,816 SF two story office with parking, circulation, and drainage

improvements. Please see attached for more information.

## REQUIRED INFORMATION

Please provide a detailed project narrative that describes the existing conditions of the property and the proposed improvements. Include with this project narrative a site plan review checklist, photos of the existing site and any structures from various vantage points and all supporting information required by the Site Plan Regulations including plans, elevations, details of the proposed work, materials, colors, landscaping, signage and any other information that will help us understand your project.

YOUR PROJECT WILL NOT BE CONSIDERED COMPLETE WITHOUT A DETAILED PROJECT NARRATIVE.

## SPECIAL APPROVALS REQUIRED

	YES	NO	
US ARMY CORPS OF ENGINEERS DREDGE & FILL PERMIT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DATE APPLIED: _____
NH DEPT. OF ENVIRONMENTAL SERVICES:			
WETLANDS BUREAU	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DATE APPLIED: _____
ALTERATION OF TERRAIN PERMIT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DATE APPLIED: _____
WATER QUALITY & SEWER DISCHARGE PERMIT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DATE APPLIED: <u>PENDING</u>
APP. ON-SITE SUBSURFACE DISPOSAL SYSTEMS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DATE APPLIED: _____
NH DEPT. OF TRANSPORTATION DRIVEWAY PERMIT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DATE APPLIED: _____

## PROFESSIONAL SUPPORT

Please provide contact information for each professional involved in the preparation of this application, including the engineer, architect, surveyor, attorney, wetland scientist, landscape architect, etc.

NAME: Katie Weiss, Bedford Design PROFESSION: Landscape Architect & Project Manager  
STREET ADDRESS: 177 East Industrial Park Drive  
CITY, STATE, & ZIP CODE: Manchester, NH 03109  
TELEPHONE #: 603-622-5533 EMAIL ADDRESS: katiew@bedforddesign.com

NAME: Bob Baskerville, P.E., Bedford Design PROFESSION: Civil Engineer  
STREET ADDRESS: 177 East Industrial Park Drive  
CITY, STATE, & ZIP CODE: Manchester, NH 03109  
TELEPHONE #: 603-622-5533 EMAIL ADDRESS: bobb@bedforddesign.com

ATTACH ADDITIONAL SHEETS AS NECESSARY FOR ALL PROFESSIONALS INVOLVED WITH THE PROJECT

**NAME:** Craig A. Francisco, LLS, Bedford Design **PROFESSION:** Licensed Land Surveyor  
**STREET ADDRESS:** 177 East Industrial Park Drive  
**CITY, STATE, & ZIP CODE:** Manchester, NH 03109  
**TELEPHONE #:** 603-622-5533 **EMAIL ADDRESS:** caf@bedforddesign.com

**NAME:** Peter S. Schauer, CWS, Schauer Environmental **PROFESSION:** Wetland Scientist  
**STREET ADDRESS:** 138 Cross Brook Rd  
**CITY, STATE, & ZIP CODE:** Loudon, NH 03307  
**TELEPHONE #:** 603-798-4355 **EMAIL ADDRESS:** soilsurfer@tds.net

**NAME:** Jonathan Halle, AIA, Warrenstreet Architects, Inc. **PROFESSION:** Architect  
**STREET ADDRESS:** 27 Warren Street  
**CITY, STATE, & ZIP CODE:** Concord, NH 03301  
**TELEPHONE #:** 603-225-0640 **EMAIL ADDRESS:** jh@warrenstreet.coop

**NAME:** Phillip M. Hastings, Esquire, Cleveland, Waters & Bass, PA **PROFESSION:** Lawyer  
**STREET ADDRESS:** Two Capital Plaza, 5th Floor P.O. Box 1137  
**CITY, STATE, & ZIP CODE:** Concord, NH 03302  
**TELEPHONE #:** 603-224-7761 **EMAIL ADDRESS:** hastingsp@cwbp.com

## ENDORSEMENTS

I hereby request that the City of Concord Planning Board review this application for Site Plan Review approval, including all plans, documents, and information herewith. I represent to the best of my knowledge and belief that this application is being submitted in accordance with Site Plan Regulations and other applicable regulations of the City of Concord Planning Board. I also understand that submittal of this application for Site Plan Review approval shall be deemed as granting of permission for the City staff, Planning Board members, and their designees to enter onto the property for purposes of inspection and review. Permission to visit the property extends from the date an application is submitted to the Planning Division until approved work or construction is complete and any or all of the financial guarantees have been returned to the applicant, or until or the application is formally denied.

  
SIGNATURE OF PROPERTY OWNER

(see authorization sheets)

4-19-17  
DATE

  
SIGNATURE OF AGENT (IF APPLICABLE)

4-19-17  
DATE

## Authorization

I give permission for employees and subcontractors of Bedford Design Consultants, Inc. to  
(Please initial all that apply and provide proof of authority):

- 1      JDH  
Initial Here      Enter on the property as their work requires. I understand that said employees and subcontractors will disturb the site as little as possible.
- 2      JDH  
Initial Here      Act on my behalf in the preparation and submission of plans to state, municipal and federal agencies as required
- 3      JDH  
Initial Here      Represent me at any meeting or hearing outlined in the contract with BDC
- 4      JDH  
Initial Here      Sign Municipal and State applications on my behalf.

Purchaser JDH

Owner Name: John Hamilton of JDH Realty Holdings, LLC

Authorized Signature: John D. Hamilton  
John D. Hamilton, Manager

Property Location: 52 Locke Road

Concord, NH 03302

Date: 3-14-17

**AUTHORIZATION OF PROPERTY OWNER**

Jay W. Stewart Realty Holdings, LLC, as the owner of a certain parcel of property located at 52 Locke Road, Concord, New Hampshire, Tax Map 121, Block 1, Lot 17 (the "Property"), hereby authorizes JDH Realty Holdings, LLC (the "Developer"), its agents and assigns (including, without limitation, Bedford Design Consultants, Inc. and Cleveland, Waters and Bass, P.A.), to apply (and sign applications) for and receive any and all zoning, planning and other federal, state and local permits and approvals necessary in connection with the Developer's proposed development of the Property (including, without limitation, site plan approval from the Concord Planning Board).

OWNER:

JAY W. STEWART REALTY HOLDINGS, LLC

April 14, 2017  
Date

By: \_\_\_\_\_

  
Jay W. Stewart, Member