



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

June 1, 2017

Heather R. Shank, PLA, AICP - City Planner  
Concord City Hall  
41 Green Street  
Concord, NH 03301

**RE: Modification of Site Plan & Conditional Use Permit #2013-45  
Eversource Farmwood Substation  
40 Farmwood Road, Concord, NH  
Tax Map 122, Block 2, Lot 28**

Dear Heather,

On behalf of our Client, Eversource Energy, please find the following information regarding our request to modify a condition of the Site Plan & Conditional Use Permit approval for the Farmwood Substation, #2013-45, originally approved by the Planning Board on September 18, 2013.

We are requesting to modify Condition one (1) of the approval which reads as follows;

Prior to the issuance of a certificate of occupancy or use of the site, the area of the property located north of Farmwood Road, and westerly of the existing power line right-of-way, shall be conveyed to the City for conservation purposes as mitigation for the extensive wetland buffer impacts.

Although not definitively stated in the condition of approval as an in-fee land transfer a subdivision plan was prepared by TFMoran that was granted conditional approval by the Planning Board on December 18, 2013, with the stipulation that the City would not record the subdivision plan until the deed was also ready to be recorded. Due to the passing of the Eversource representative involved with this portion of the project and turnover of City staff, the final deed was never executed and the subdivision plan was not recorded.

With the currently proposed expansion of the Farmwood Road substation to accommodate the construction of (2) synchronous condensers with step-up transformers and a new 115 kV bay with two circuit breakers, the discrepancy with the final subdivision was brought to the forefront. In the reemergence of the subdivision need, an issue with the submitted Farmwood Substation expansion plans was noted. The lot coverage calculations for the expansion plans were based on 64.45 acres. However, the subdivision that was never finalized would have reduced the total lot size to 51.94 acres. Using 51.94 acres, the existing lot coverage with the current buildout of the site without the proposed expansion would exceed the 10% maximum, necessitating a variance for further expansion.

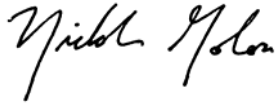
In that reducing the lot coverage to less than 10% is not feasible, Eversource is requesting to convert the previously planned subdivision via in-fee land transfer, to a conservation easement, such

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[www.tfmoran.com](http://www.tfmoran.com)

that the full 64.45 acres of the lot may be used for calculation of the land coverage requirement, and no variance be required. We have attached the conditionally approved subdivision plan and associated approval letter for reference.

We appreciate your consideration of our request, and look forward to the opportunity to discuss the request with both the Planning Board and Conservation Commission. Should there be any questions or concerns regarding this submittal or the project in general please do not hesitate to contact the undersigned at 472-4488 or [ngolon@tfmoran.com](mailto:ngolon@tfmoran.com).

Sincerely,  
TFMoran, Inc.

A handwritten signature in black ink, appearing to read "Nicholas Golon". The signature is fluid and cursive, with the first name "Nicholas" and last name "Golon" clearly distinguishable.

Nicholas Golon, P.E.  
Senior Project Manager

# CITY OF CONCORD, NEW HAMPSHIRE

## Planning Board

RECEIVED

OCT 01 2013

TELEPHONE RECORD

CITY HALL • 41 GREEN STREET • CONCORD, NH 03301 • TEL. 603-225-8515 • FAX 603-228-2701



September 27, 2013

Nick Golan, Senior Project Manager  
TF Moran, Inc.  
48 Constitution Drive  
Bedford, NH 03110

**Re: Site Plan and Conditional Use Permits for PSNH – Farmwood Substation Expansion  
2013-45**

Dear Nick,

The original approval letter dated September 24, 2013, contained an error in Conditions #1 and 2 of the Conditional Use Permit that was granted regarding wetland buffer disturbance. Please disregard that letter and accept this letter in its place.

Please be advised that the City Planning Board, at its regular meeting on September 18, 2013, **granted Conditional Site Plan Approval**, for the construction of a four terminal 115 KV switching station within a fenced 330' by 345' gravel yard. The new switching station will be a transmission only substation: with a separate control house, equipment, yard, and fence from the existing Oak Hill Substation. The facility will not be manned.

The Board also granted a **Conditional Use Permit** pursuant to Section 28-2-4 of the Zoning Ordinance, Table of Principal Use K(11), Essential Public Utilities, to allow Public Service Company of New Hampshire (PSNH) to construct and operate the proposed Farmwood electrical switching station and connecting overhead transmission lines, as requested by the applicant.

The Board also granted a **Conditional Use Permit** pursuant to Section 28-4-3(d) of the Zoning Ordinance, Disturbance to a Wetland Buffer, for a disturbance of 32,281 square feet of wetland buffer for the installation of the gravel yard and access road for the construction of the switching station. The CUP request includes an additional 69,432+ square feet of wetland buffer disturbance which will be required to connect the switching station to the Oak Hill Substation, and the existing transmission lines V182, F139 & P145, which cross the site from north to south within the existing 255' wide transmission line right-of-way. Because of the extensive wetland buffer impacts, the CUP shall be subject to the following conditions:

- 1) Prior to the issuance of a certificate of occupancy or use of the site, the area of the property located north of Farmwood Road, and westerly of the existing power line right-of-way, shall be conveyed to the City for conservation purposes as mitigation for the extensive wetland buffer impacts.
- 2) Prior to the issuance of a certificate of occupancy or use of the site, mitigation measures acceptable to the NH Department of Environmental Services and the Concord Conservation Commission for wetland impacts associated with the construction of the project shall be provided.

**Approved Plans** - *The approved plans include the following sheets prepared by TF Moran, Inc., and PSNH Construction Services Drafting Group, along with supporting documentation:*

Sheet #	Sheet Title	Date Prepared
1	Cover Sheet	Revised 7/31/13
2	Overall Existing Conditions Plan - Sheet 1	Revised 7/31/13
3	Overall Existing Conditions Plan - Sheet 2	Revised 7/31/13
4	Existing Conditions Plan	Revised 7/31/13
5	Site Preparation Plan	Revised 7/31/13
6	Location Plan – Sheet 1	Revised 7/31/13
7	Location Plan – Sheet 2	Revised 7/31/13
8	Site Layout Plan	Revised 7/31/13
9	Grading & Drainage Plan	Revised 7/31/13
10	Storm Water Management Plan	Revised 7/31/13
11-13	Details	Revised 7/31/13
--	Control House Elevations (by PSNH)	2/3/2009

**Conditions** - *The above listed plans were approved subject to the following conditions:*

- 1) Prior to the issuance of a certificate of approval by the Planning Board Chair and issuance of any building permits for construction activity on the site, the following State and federal permits shall be obtained and copies provided to the Planning Division:
  - a) NH DES Standard Dredge and Fill Permit (wetland alterations)
  - b) NH Department of Environmental Services Alteration of Terrain Permit (RSA 485-A:17)
- 2) Prior to the issuance of a certificate of approval by the Planning Board Chair and issuance of any building permits for construction activity on the site, approvals of construction drawings and specifications for all public and private improvements shall be obtained from the Planning and Engineering and Divisions.
- 3) Prior to the completion of construction, digital information shall be provided to the City Engineer for incorporation into the City of Concord Geographic Information System (GIS) and tax maps. The information shall be submitted in accordance with Section 13.02(11) Existing Conditions, of the Site Plan Regulations.
- 4) No construction activity may commence prior to the payment of inspection fees in an amount approved by the City Engineer.
- 5) Prior to the pre-construction meeting and the issuance of building permits, the 50-ft wetland buffers shall be clearly and permanently marked and erosion control measures protecting the buffer shall be installed.
- 6) Prior to the issuance of a certificate of approval by the Planning Board Chair and the commencement of construction on the site, the applicant will provide to the City Solicitor a financial guarantee for site stabilization in an amount approved by the City Engineer and in a form acceptable to the City Solicitor.
- 7) Prior to the completion of construction, as-built drawings shall be provided to the City Engineer in accordance with Section 36.25 of the Site Plan Review Regulations.

Once pre-construction conditions number 1, 2, 4, 5 and 6 are satisfactorily addressed, along with conditions number 1 and 2 of the Wetland Buffer CUP, please contact the Engineering Division to set up a pre-construction meeting prior to the commencement of construction.

At the time site work and building construction is complete, the site will be inspected by the Planning Division and other City Departments to ensure that the site and building improvements have been completed in conformity with the plans and conditions approved by the Planning Board. Please note that the Board's Site Plan Approval and Conditional Use Permits expire after two years unless active and substantial development has occurred. The date of approval for the Site Plan application and the Conditional Use Permits is September 18, 2013.

If you should have any questions, please contact me or Stephen Henninger, Assistant City Planner, at your convenience.

Sincerely,



Gloria McPherson  
Clerk

cc: PSNH  
Life Safety Officer  
City Engineer  
City Planner  
Zoning Administrator

Resolution No. 8726

## CITY OF CONCORD

*In the year of our Lord two thousand fourteen*

**RESOLUTION** AUTHORIZING THE CITY MANAGER TO ACCEPT A GIFT OF 12.507 ACRES OF LAND FROM PUBLIC SERVICE OF NEW HAMPSHIRE FOR CONSERVATION PURPOSES AND TO MERGE PROPERTIES

*The City of Concord resolves as follows:*

- WHEREAS, Public Service Company of New Hampshire (PSNH) is the owner of 64.44 acres land at the end of Farmwood Road and as mitigation for wetland buffer impacts for a new switching station and connecting transmission lines is proposing to donate 12.507 acres to the City of Concord for passive outdoor recreational use and conservation purposes; and
- WHEREAS, PSNH is currently developing a switching station next to their existing substation at the end of Farmwood Road. The City of Concord Planning Board approved a Conditional Use Permit (CUP) on October 16, 2013, for both the construction of the switching station and associated transmission lines, and also granted a CUP to allow the disturbance of 101,713 square feet, or 2.34 acres, of wetland buffers; and
- WHEREAS, The Planning Board granted the CUP for PSNH pursuant to Article 28-4-3, Wetland Buffers and Setbacks, subject to the condition that the area of the property located north of Farmwood Road, and westerly of the existing power line right-of-way, be conveyed to the City for conservation purposes as mitigation for the extensive wetland buffer impacts; and
- WHEREAS, This new parcel will not have frontage on a public street but abuts an existing City conservation parcel (122C-1-19) along its entire northern boundary; and
- WHEREAS, In order to comply with the City of Concord Zoning Ordinance, the City would need to undertake a voluntary merger of the proposed 12.507 property and the existing adjacent 51.08 acre conservation property to the north, parcel 122C-1-19; and
- WHEREAS, The Conservation Commission has reviewed the donation of land and voted unanimously to recommend that the land be accepted as part of a system of open space that connects with other conservation lands easterly of Mountain Road and southerly of Sanborn Road; and

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**CITY OF CONCORD**

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**WHEREAS,** The 12.507 acre parcel to be conveyed includes a portion of Snow Pond Outlet, wetlands and wetland buffer areas, flood plain and areas of vegetative shoreland. No existing or proposed power line right-of-way is located on the parcel to be conveyed.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Council of the City of Concord:

- 1) That the City Manager be authorized to accept this donation of land from PSNH;
- 2) That the City Manager be authorized to merge this 12.507 acre parcel with the conservation land immediately to north, parcel 122C-1-19;
- 3) That this property shall remain as conservation land, in perpetuity, as a condition of the donation of the land to the City of Concord; and
- 4) That this Resolution shall take effect upon passage.

*In City Council*  
January 13, 2014  
Passed

*Jenna Boncyk*  
City Clerk

temporarily impact 29,321 square feet of wetlands for the installation of the poles needed to connect the facility to the existing transmission lines. This combined with the 6,600 square feet of permanent wetland impacts in 2011 has caused the NH DES to classify this project as a major impact project. Mitigation for the impacts will be required. The exact amount of mitigation and location of mitigation has not yet been proposed.

- The 69,432 square foot area of wetland buffer disturbances will be cleared of trees, but these areas will not be stumped, and the areas will be allowed to regrow. These buffer areas will be maintained as power line rights-of-way, which means that any trees which would naturally regrow in the area will be periodically removed.
- City staff has suggested that the two areas of the property located north and south of Farmwood Road and westerly of the existing power line right-of-way *be conveyed to the City for conservation purposes* as mitigation for the wetland buffer impacts for which the applicant is requesting a CUP. This conservation land would connect protected lands to the north and south.
- *The Conservation Commission formally considered the project on August 14, 2013 and undertook a site walk on September 4, 2013. The Commission met with the applicant on September 11, 2013 to discuss the proposed mitigation plan for the wetland impacts. The Conservation Commission did not object to the design and layout of the facility given the constraints of the property but noted that the wetland impacts and wetland buffer impacts were extensive.*
- *The Commission discussed mitigation options for the disturbance to wetlands and wetland buffers. The Commission voted to support the proposed wetland mitigation consisting of a cash payment to the General Fund to be used to offset the bond for the acquisition cost of the Broken Ground – Whispering Heights property.*
- *The Commission also advised the Planning Board that they may want to consider additional mitigation for the wetland buffer impacts. Proposed mitigation is included in the Staff Recommendation.*
- *The Commission also suggested the replacement of the twin culverts in Snow Pond outlet with an open bottom box culvert.*
- No site landscaping is proposed. Any disturbed areas around the proposed substation are to be reseeded or regrown naturally.
- A NH Alteration of Terrain Permit is required for this application.
- The applicant has submitted a drainage study. The additional runoff from this proposed project will be addressed in an expanded drainage retention area and treatment facility to be located between the new switching station and the Oak Hill Substation. The application conforms to the Site Plan Review Regulations in regard to managing the rate, quantity and water quality treatment of the storm water runoff from the property.

#### Traffic

- The Fire Department's single request was that the facility be provided with a location to turn around any fire equipment before entering the project gate. *The design of the site access is acceptable to the Fire Department.*