



Heather Shank  
City Planner

# CITY OF CONCORD

*New Hampshire's Main Street™*  
**Community Development Department**

## Planning Board

March 21, 2018

### **Project Summary–Major Site Plan Application**

Project: Advantage Plastic Products, Inc (2018-02)  
Property Owners: JWB Realty, LLC c/o Wayne Froman  
Address: 38 Henniker Street  
Map/Block/Lot: 111/G1/61

### **Determination of Completeness:**

Determine this application complete and schedule the public hearing for March 21, 2018.

### **Project Description:**

Advantage Plastic Products, Inc constructed their current 12,000 sf structure at this location in 2008. The existing structure contains a mix of manufacturing, warehouse storage, and ancillary office spaces. Advantage Plastics is requesting permission to expand their existing facility with a 10,100 sf single story building addition that will be used for warehouse storage. In addition to the building expansion the applicant is proposing required site improvements for additional parking, landscaping, lighting, and stormwater management.

### **Project Details:**

Existing Lot Area:	81, 449 sf
Zoning:	Industrial (IN)
Existing Use:	manufacturing, warehouse, office
Frontage Required:	200'
Frontage Provided:	200'
Lot Coverage Permitted:	85%
Lot Coverage Proposed:	68.45%
Setbacks Required:	50' Front; 30' Rear; 25' Side
Setbacks Provided:	50' Front; 30' Rear; 25' Side
Parking spaces required:	29 spaces
Parking spaces provided:	35 spaces

### **1. General Comments**

1.1 The following comments pertain to the 11 sheet site plan set titled Non-Residential Site Plan

Advantage Plastic Products, Inc dated November 28, 2017.

1.2 Please reference Memo from Engineering dated February 12, 2018.

1.3 The applicant has requested the following waivers from the Site Plan Regulations (SPR):

- **Section 22.07 Storm Water Design Standards for Site Plans with Significant Impact** in order to allow 3-feet of separation from the bottom of infiltration practice to the estimated high water table, where 4-feet is required. This minimum separation complies with the requirements of the New Hampshire Department of Environmental Services (NHDES), but falls short of the requirements of the City of Concord. Based on the fact that the runoff is only roof water, there is no pavement drainage, and this is consistent with DES requirements **Staff supports this request.**

1.4 Major Site Plan applications require Architectural Design Review (ADR). This application appeared before the ADR Committee on March 13, 2018. ADR was in favor of the proposal and overall site design and recommended approval with the condition that the dark colored panel, mid-elevation, be continued onto the addition to the far jamb of the first window on both the North and South elevations.

## **2. Site Layout**

2.1 Article 28-7-10 (ZO) requires a five (5) foot landscaped buffer around the perimeter of the parking lot. Based upon the current landscape plan this requirement appears to be met. The required 5' buffer area should be identified clearly on the landscape plan.

2.2 The southwesterly side of the lot directly abuts Map 111 Lot G1-6, which is the Concord Municipal Airport. This portion of the lot resides within the Open Space Residential District (RO). Article 28-4-2(b) of the Zoning Ordinance (ZO) requires a minimum 15' buffer width when a non-residential use directly abuts a residential zoning district unless the lot in the abutting residential district is the RO district is undeveloped and less than half the area of the lot is comprised of buildable land area. The lot in question is an operating airport and all of the undeveloped land is made up of conservation land. Based upon these facts a buffer strip is not required in this instance.

## **3. Technical Review Comments**

3.1 Add dimensions of solid waste disposal facilities in accordance with Section 15.03(25) (SPR).

3.2 Add bicycle parking in accordance with Section 30.03 (SPR).

## **4. Recommendations**

4.1 Staff recommends that the Board **vote with respect to the following waivers from the Subdivision Regulations**, in accordance with the criteria of RSA 674:36, II.(n)(2): Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

**(1) Grant the waiver to Section 22.07 Storm Water Design Standards for Site Plans with Significant Impact** in order to allow 3-feet of separation from the bottom of infiltration practice to the estimated high water table, where 4-feet is required, based on the fact that runoff is only

roof water, there is no pavement drainage, and this is consistent with DES requirements.

- 4.2 **Grand ADR approval** for the proposed site design and related site improvements, subject to the condition that the dark colored panel, mid-elevation, be continued onto the addition to the far jamb of the first window on both the North and South elevations.
- 4.3 **Grant Major Site Plan approval** for the 10,100 sf single story building expansion and related site improvements, subject to the following precedent and subsequent conditions noted below:
- (a) Precedent Conditions – to be fulfilled within one (1) year and prior to issuance of any building permits, or the commencement of site construction, unless otherwise specified
- (1) Address All Comments noted in Sections 2 & 3 above to the satisfaction of the Planning Division.
  - (2) Address review comments from Engineering Services in the memo dated February 12, 2018 to the satisfaction of the Engineering Division.
  - (3) Submit three (3) copies of fully revised plans for sign off by the Clerk and Chair of the Planning Board.
  - (4) Any waivers granted are to be noted and fully described on the plan including date granted and applicable Section numbers of the Subdivision Regulations. Should the Board vote to deny any waiver request, the applicant shall comply with said submission requirement.
- (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) A pre-construction meeting shall be required prior to the start of any construction activities onsite the applicant shall pick up one (1) set of signed plans at the Planning Office to make copies for the pre-construction meeting. A total of seven (7) copies of the signed plan set shall be provided by the applicant at the pre-construction meeting.
  - (3) At least two weeks in advance of the pre-construction meeting, provide financial guarantee for all public improvements on and off site and a guarantee for the site stabilization in an amount approved by the City Engineer, and in a form acceptable to the City Solicitor.
  - (4) Prior to the issuance of a Certificate of Occupancy, 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 Plan coordinates and NAVD 88 Datum.
  - (5) Prior to the issuance of a Certificate of Occupancy or final construction sign-off, 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 12.08 of the Site Plan Review Regulations and all information shall be converted to a vertical datum of NAVD 88.

Prepared by: JCS

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**CITY OF CONCORD**  
*New Hampshire's Main Street™*  
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**MEMORANDUM**

**TO:** John Stoll, Senior Planner  
**FROM:** Bryant A. Anderson, PE  
Dave Flynn, EIT  
**DATE:** February 12, 2018  
**SUBJECT:** Plan Review, Site Plan, Advantage Plastic Products, Inc.,  
Map 111, Block G1, Lot 61; (2018-02)

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

1. *Non-Residential Site Plan*, Advantage Plastic Products, Inc., Map 111, Block G1, Lot 61, 38 Henniker Street, Concord, NH, prepared by Keach-Nordstrom Associates, Inc., dated November 28, 2017; (received on 1/16/2018).
2. *Stormwater Management Report*, Advantage Plastic Products, Inc., Map 111, Block G1, Lot 61, 38 Henniker Street, Concord, NH, prepared by Keach-Nordstrom Associates, Inc., dated November 28, 2017; (received on 1/16/2018).

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

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**Site Plan:**

**Cover Sheet**

1. Chenell Drive is incorrectly spelled on the Location Map.
2. Most of the lot numbers are incorrect. Within the title block, Map 111 Lot G1-61 should be Map 111G, Block 1, Lot 61. Within the Location Plan, 111-G1-61 should be 111G-1-61. All of the parcels with a G in it need to be corrected. This note applies to several of the sheets within the plan set.
3. Within the Location Plan and the Vicinity Plan, Suncook River should be Soucook River. This note applies to several of the sheets within the plan set.

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

## **Overview Plan**

4. Refer to Existing Conditions Plan comments.

## **Existing Conditions Plan**

5. Note 7 states that the horizontal datum is assumed but the north arrow states the datum is magnetic plan ref. 1. This comment also applies to the Overview Plan.
6. Note 8 states that the boundary information is taken from reference plan no. 1 but the surveyor's certification states that the plan is based on an actual field survey. This comment also applies to the Overview Plan.
7. Please include the deed reference for the existing R.O.W. Easement, Bk. 2765 Pg. 259, and the existing drainage easement, Bk. 2765 Pg. 317. This comment also applies to the Overview Plan.
8. In the center of the existing building, the labeling of the underground utilities, the word "underground" is misspelled.
9. Label the existing 8" water main to the building as both domestic and sprinkler service.
10. From the City's records, the existing outlet pipe from catch basin #18011 is a 12" PVC; add the description to the drainage run.
11. Upon reviewing City records, the outlet pipe from drainage manhole #11005 is an 18" PVC.

## **Grading and Drainage Plan**

12. The descriptions of the utilities are shown on the plan but the utilities are not shown. Include all of the existing utilities on the plan to verify whether there are any utility and drainage conflicts.
13. What is the condition of the existing rip-rap at the south side of the building? Verify the condition of the material to determine if it is able to perform properly in conjunction with the new drainage design.
14. The widths of the rip rap apron for the outfall at FES #1, need to be provided.

## **Construction Details**

15. Pipe Outlet to Flat Area with No Defined Channel – the required dimensions and the size of the rip-rap are not provided within the detail.

## **Stormwater Management Report**

16. Please use the most up to date Stormwater Pond Design Criteria Form (Revision date of December 2017) from NHDES for the required calculations.

17. It should be noted that the 3'x64' infiltration area along the north side (adjacent to the building) of the new addition is not modeled into the Post Development drainage calculations.
18. The drainage calculations should be analyzed with a "dynamic discharge" instead of "free discharge". The dynamic discharge allows the program to evaluate each pipe based on the tailwater from the downstream basin or pond.
19. Summary for Pond WDP – please provide a flood elevation for the proposed wet detention pond.

### **General Comments**

20. The applicant has requested a waiver from Section 22.07(2) of the Site Plan Regulations to reduce the minimum separation to seasonal high ground water from 4 ft. to 3 ft. Based on the information contained in the waiver request letter, Engineering takes no exception to this request.

### **State/Federal Permits**

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

1. FAA Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) – Notice of Proposed Construction or Alteration (Form FAA 7460-1)

### **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. Performance surety (bond, letter of credit, or cash deposit) for site stabilization.
3. 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 min. of two weeks prior to the pre-construction meeting for use in establishing the deposit amount. (submit deposit a min. of three days prior to pre-construction meeting)