



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

August 21, 2019
Project Summary – Major Site Plan

Project: Liberty Utilities Facilities and Test Lab Building (2019-47)
Property Owners: Liberty Utilities (EnergyNorth Natural Gas) Corp.
Address: 14 Broken Bridge Road
Map/Block/Lot: Map 109, Block 1, Lot 3

Determination of Completeness and Development of Regional Impact:

Staff recommends that the Board determine this application complete and set the public hearing for the September 18, 2019, Planning Board meeting. As part of the motion, **indicate that the project meets the criteria for a Development of Regional Impact (DRI)**, per RSA 36:55, due to the proximity of the development to the Pembroke municipal boundary, the Soucook River, and protected aquifer.

Project Description:

The applicant is proposing to construct a 15,375 sf office/warehouse building and associated site and drainage improvements at 14 Broken Bridge Road in the Industrial (IN) District. As part of this project, stormwater improvements are proposed on the adjacent lot at 20 Broken Bridge Road to accommodate the stormwater runoff for this development.

Project Details:

Zoning:	Industrial (IN) District
Minimum Lot Area:	40,000 sf
Existing Lot Area:	3,497,820 sf (84.5 acres)
Street Frontage Required:	200'
Street Frontage Provided:	224.56'
Existing Use:	Undeveloped
Proposed Use:	Facilities and Test Lab (office/warehouse)
Lot Coverage Max.:	85%
Lot Coverage Proposed:	1.6%
Setbacks Required:	50' Front, 30' Rear, 25' Side
Setbacks Provided:	81' Front, 107' Rear, 38' Side
Parking spaces required :	38 spaces, including 1 ADA
Parking spaces provided:	43 spaces, including 3 ADA, and 9 long truck parking spaces

1. General Comments

- 1.1 The following comments pertain to the 30 sheet site plan set titled “Site Plans for Liberty Utilities Facilities and Testing Lab, 14 Broken Bridge Road, Concord, NH” prepared by Pathways Consulting, LLC and Lauer Architects, dated July 16, 2019.
- 1.2 Architectural Design Review (ADR) is required for the Major Site Plan application. The Applicant is scheduled to go before the ADR Committee at their September 3, 2019 meeting.
- 1.3 At their July 10, 2019, meeting the Zoning Board of Adjustment (ZBA) granted a variance to Article 28-2-2(b), Purposes of Established Districts, Section (16) of the Zoning Ordinance (ZO), to waive the requirement that the proposed building be serviced by municipal sewer.
- 1.4 The Applicant is requesting a waiver to Section 16.02(1) to not provide the signature and seal of a NH Licensed Land Surveyor on the plans. The site plans utilize existing topographic survey and boundary information prepared for Liberty Utilities by JPS & Associates. *Staff does not support this request. Applicant shall provide a copy of the original, stamped survey plan as part of the site plan set. Further, applicant shall provide additional information on how the site will be prepared for construction without a surveyor.*
- 1.5 See comments from the Engineering Division in a separate memo from Bryant Anderson, dated August 8, 2019.

2. Site Layout and Landscape Comments

- 2.1 A 10’ wide stone drip area is proposed along the south-southeast side of the building. Staff recommends that the stone drip area be narrowed to 2-4’ in width, and the remainder of the area be landscaped with a combination of shrubs, perennials, and/or groundcover.
- 2.2 Per Section 27.07(4), proposed tree species shall be selected to encourage biological diversity. Applicant shall revise the landscape plan to ensure no more than 25% of the trees to be planted in the development are of the same species.
- 2.3 Staff recommends that the applicant diversify the plantings in the bioretention areas to include more than one species of perennials and shrubs, as is shown in the detail provided.

3. Technical Review Comments

- 3.1 In general, the plans are difficult to read due to line weights, overlapping text, and providing additional information that is not required.
 - The existing conditions on the 20 Broken Bridge property are depicted as proposed with the pre-construction topography (prior to the CNG facility construction) still showing. Pre-construction existing conditions shall be removed, and post-construction existing conditions shall be screened back, similar to how the conditions at 10 Broken Bridge Road are drawn.
 - Since there are separate site, grading, and utility plans, all of the information does not need to be repeated on each one of the plans. Legibility could be improved by removing redundant information, or screening it back to establish hierarchy for the information required on that particular plan.
 - The soil information does not need to be shown on multiple sheets. In addition, we request that a different type of hatching be used instead of solid color. The City scans drawings in black & white, and these areas will not be decipherable once scanned.

- Please check the scale of line types and points which are showing as disproportionately large, such as the property line corners and the utility poles.
- 3.2 The Zoning Administrator classifies the use as Office/Warehousing/Industrial Flex (Principal Use L-11); therefore, parking calculations of 1 space per 400 sf apply. Please revise the parking calculation table on Sheet C-1 to reflect the correct use. A total of 38 spaces are required.
 - 3.3 Revise the table on Sheet C-1 with the correct lot coverage. Lot coverage includes all impervious surfaces and is 1.6%, not 0.4%.
 - 3.4 The parking space count labels provided on Sheets C- 1 and C-2 should follow the standard convention of providing a total number of spaces for each area, not a running total.
 - 3.5 Per Section 15.04(n) (SPR), provide the calculations for required and provided interior parking lot landscape in square feet and percentage.
 - 3.6 Provide a label and detail reference for the dumpster pad on Sheet C-2.
 - 3.7 Revise Planting Note #12 on Sheet D-9 to match the City's details for plantings. Burlap, rope, and wire shall be removed completely.
 - 3.8 Provide a north arrow on Sheet A-1 to orient the building.

Prepared by: BAF

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David Cedarholm, PE
City Engineer

MEMORANDUM

TO: Beth Fenstermacher, Assistant City Planner
FROM: Bryant A. Anderson, PE
DATE: August 8, 2019
SUBJECT: Plan Review, Liberty Utilities Testing Lab, 14 Broken Bridge Road;
Map 109, Block 1, Lots 3 & 4; (2019-47)

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

- *Site Plans*, Liberty Utilities Facilities and Testing Lab, 14 Broken Bridge Road, Map 109, Block 1, Lots 3 & 4, Concord, New Hampshire, Prepared by Pathways Consulting, LLC, dated July 16, 2019.
- *Stormwater Management Report*, Liberty Utilities Facilities and Testing Lab, Liberty Utilities, 14 Broken Bridge Road, Concord, New Hampshire, prepared by Pathways Consulting, LLC, dated July 17, 2019.

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

Site Plans

1. It is very difficult to differentiate the proposed improvements from the existing conditions on the plan set. The set includes existing conditions prior to Liberty Utilities work on the adjacent site, proposed work that has already been constructed on the adjacent site, and proposed work for this project. In addition, all of the line work is very similar and information that is not relevant to a specific plan is shown (i.e. grading information shown on the layout plan when there is a grading plan). As such, the proposed improvements cannot be easily understood on the plans. Prior to Engineering conducting a complete review of the plans, the line work should be revised so that the existing conditions and proposed improvements are clearly shown.

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engineering@concordnh.gov

Cover Sheet

2. The title of Sheet C-1 (Overview Plan) listed in the Index of Sheets does not match the title on the plan sheet (Overall Site Plan).

Overall Parcel Map, Legend, and Project Notes

3. Within the Abutters Table: City of Concord, 109-6-10 is listed as owned by HSE Hydro NH Hooksett, LLC. The City's information indicates that this parcel is owned by Public Service Co. of NH aka Eversource.

Existing Conditions Plan

4. Are the improvements shown on Lot 2 and Lot 4, existing or proposed? Why is Lot 2 grayed out and Lot 4 is not?
5. Sheet E-1 is very busy and hard to interpret. Most of the different features, such as contours, pavement, etc., are the same kind of line type, a solid line.
6. Some of the text is obscured by line type features and is hard to read.

Overall Site Plan

7. It appears that a drainage / fence easement is proposed across a portion of Lot 4 for the benefit of Lot 3. An easement plan, prepared and stamped by a licensed land surveyor and suitable for recording in the MCRD, will need to be prepared.

Site Layout Plan

8. Some of the text is obscured by line type features and is hard to read.
9. Signage should be specified for the accessible parking spaces and a van accessible space should be designated.
10. Curbing should be extended to the end of the parking row at the north side of the site in accordance with the Site Plan Regulations.

Grading and Drainage Plan

11. A guardrail should be considered along the top of the proposed retaining wall.
12. Accessible curb ramps should be shown on the plan for the access aisles associated with the accessible parking spaces.

Utility Plan

13. The curb stop for the 2" domestic service needs to be located outside of the adjacent fence.

Landscape Plan

14. The following conflicts were noted:
 - A tree is located on top of the connector pipe to the underground chamber system.

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- A tree is located on HW 5.
- A tree is located on the lighting conduit adjacent to Bioretention Area 1.

Lighting Plan

15. A lighting level summary table (including the uniformity ration) should be provided on the plan.
16. The lighting levels along the property line for portions of the site exceed the 0.2 fc max. required by Article 28-7-7(j) of the Zoning Ordinance.

Details

17. The Handicap Access Ramp – Pedestrian Detail does not meet the ADA 2% max. cross-slope requirement for pedestrians traveling along the sidewalk, nor does it provide a level landing at the top of the ramp.

State/Federal Permits

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

- EPA Construction General Permit – Notice of Intent
- FAA Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) – Notice of Proposed Construction or Alteration (Form FAA 7460-1)
- NHDES Alteration of Terrain Permit
- NHDES Septic Approval

A copy of the permit(s) should be submitted to the City once they are issued.

Post-Approval/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. The following permit(s) will need to be obtained from the Engineering Services Division:
 - a. Driveway Permit
 - b. Utility Connection Permits (sewer and water services; storm drain connections)
3. Performance surety (bond, letter of credit, or cash deposit) for site stabilization. The surety amount for this project has been set at \$7,000 based on a 1.7 ac disturbance area. (establish surety prior to pre-construction meeting)
4. Advanced deposit for site construction inspection fees (initial deposit amount determined by Engineering based on the project schedule and estimated services, final

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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)

5. Water Investment Fee will need to be paid (as part of the utility connection permit process).
6. Retaining wall design drawings (stamped by a licensed structural engineer) should be submitted to Engineering for proposed retaining walls that are greater than 4 feet high. In addition, walls greater than 48 inches require a Building Permit from the Code Administration Office.
7. Shop drawings/submittals should be submitted to Engineering for the proposed water, and drainage improvements.