



The Dubai Group, Inc.

84 Range Road, Windham, NH 03087

603-458-6462 thedubaygroup.com

MEMORANDUM

To: Concord Zoning Board

Date: July 25, 2019

From: Doug MacGuire, PE

Re: Project Narrative
Glen Ellen – Phase II

Glen Ellen was originally submitted and conditionally approved in 2008. Glen Ellen is an open space subdivision which includes the creation of 4 frontage lots, 1 farmhouse lot (existing structures), and 30 condominium units. Due to the recession, the project was brought back to the Town to be phased. The first phasing allowed for the subdivision of the four frontage lots, farmhouse lot, and creation of the open space easement. The intention of this current submission is to proceed forward with the second phase of the project, which involves the subdivision of the condominium lot and developing the first thirteen condominium units. The plan reflects the applicable portions of the previously approved subdivision plan of the thirteen condominium units. If and when the applicant intends to build the remaining portion of condominiums (units 14-30) with supporting infrastructure, that portion of the project will be submitted as the Phase III Site Plan application.

The purpose of the second phase of this project is to subdivide and develop a vacant site for 13 condominium units with supporting infrastructure. The proposed subdivision is to divide the existing lot 7-Z-48 into two lots. The newly subdivided parcel (7-Z-48-A) has a total land area of 23.469 acres, located at Hoit Road, Concord NH. It is located within the Open Space Residential District (RO) in Concord. The parcel also is within the Shoreland Protection Overlay District and the Flood Hazard Overlay District for small portions of the parcel. The newly subdivided parcel isn't within either of those overlay districts. The existing site has no engineered drainage control or improvements on-site.

No wetland impacts are proposed on-site. The soils on-site are SCS Hydrologic Soil Group "B" and "C". The site is undeveloped, and the lot is a mixture of trees and grass cover, with wetlands on the central southern portion of the property.

The proposed development consists of developing a newly subdivided vacant lot in Concord NH with 13 condominiums, with supporting infrastructure. The proposed condominiums will be located on the proposed Shelburne Lane, which will be located off Gorham Drive. The condominiums will be serviced by septic systems and wells. The drainage systems have been designed in accordance with NHDES requirements, and they include a detention pond and various treatment swales.



View over parcel 7-Z-49 (subdivided parcel in Phase I) towards project area.



View looking into project parcel (approximate proposed location of Gorham Drive).



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MEMORANDUM

To: Concord Conservation Commission

Date: August 8, 2019

From: Jessica McNeill, EIT

Re: Project Narrative - CUP
Glen Ellen – Phase II

Glen Ellen was originally submitted and conditionally approved in 2008. Glen Ellen is an open space subdivision which includes the creation of 4 frontage lots, 1 farmhouse lot (existing structures), and 30 condominium units. Due to the recession, the project was brought back to the Town to be phased. The first phasing allowed for the subdivision of the four frontage lots, farmhouse lot, and creation of the open space easement. The intention of this current submission is to proceed forward with the second phase of the project, which involves developing the first thirteen condominium units. The plan reflects the applicable portions of the previously approved plan of the thirteen condominium units. The purpose of the second phase of this project is to develop a vacant site for 13 condominium units with supporting infrastructure.

We respectfully request a Conditional Use Permit (CUP) to allow for a drainage improvement to be located within the wetland buffer. This CUP request was previously approved with the original submission of all three phases. In particular, the request is to allow a treatment swale to be graded within the wetland buffer west of the proposed Gorham Drive entrance. This swale is located to provide treatment for the runoff from Gorham Drive. The total area of disturbance is approximately 2,000 SF.

- 1. The disturbance of the buffer is necessary to the establishment of an allowable principal or accessory use on the buildable land area of the lot;*

The disturbance to the buffer is necessary due to the location of Gorham Drive. The runoff from Gorham Drive needs to be collected and treated in order to meet NHDES requirements. The drainage improvement will collect and infiltrate the runoff prior to discharging to the wetland.

- 2. The proposed disturbance to the buffer cannot practicably be located otherwise on the lot to eliminate or reduce the impact to the buffer and represents the minimum extent of disturbance necessary to achieve the reasonable use of those portions of the lot consisting of buildable land;*

The location of the proposed disturbance cannot change because of where the collection of the Gorham Drive runoff occurs. The impact to the buffer is minimized throughout Phase II by being the only disturbance proposed to the wetland buffer. All other drainage improvements and grading has been kept outside of the buffer.



3. *The proposed disturbance to the buffer minimizes the environmental impact to the abutting wetland, and to downstream property and hydrologically connected water and wetland resources;*

The disturbance minimizes the impact to the abutting wetland by providing treatment prior to discharging to the wetland. The treatment meets NHDES Env-Wq 1500 requirements. The stormwater analysis shows a decrease in post-development runoff to the wetland when compared to pre-development conditions.

4. *Where applicable, wetland permit(s) have been received or are obtained from the NHDES and USACOE;*

No wetland permits are required, because no impacts to the wetlands are proposed.

5. *Where applicable, permits or proof of compliance with all other state and/or federal regulations have been received or are obtained.*

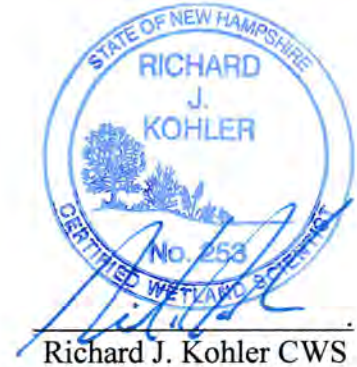
All applicable permits will be obtained.

August 6, 2019

The Dubai Group Inc.

Engineers | Planners | Surveyors
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RE: Glen Ellen Phase II
Map 07 Block Z Lot 48
Hoit Road Concord, NH.



WETLAND DELINEATION ASSESSMENT & CERTIFICATION
PER THE ARMY CORPS OF ENGINEERS
REGIONAL MANUAL

SITE ASSESSMENT METHOD:
Performed August 6, 2019

Using the reference plan dated July 17, 2019 and aerial photographs (attached) I navigated the subject Wetland Boundaries, as denoted on the attachments.

Applying the three parameter methodology I determined what I would consider to be the jurisdictional wetland boundary within eight sample plots of the subject wetland areas.

FINDINGS:

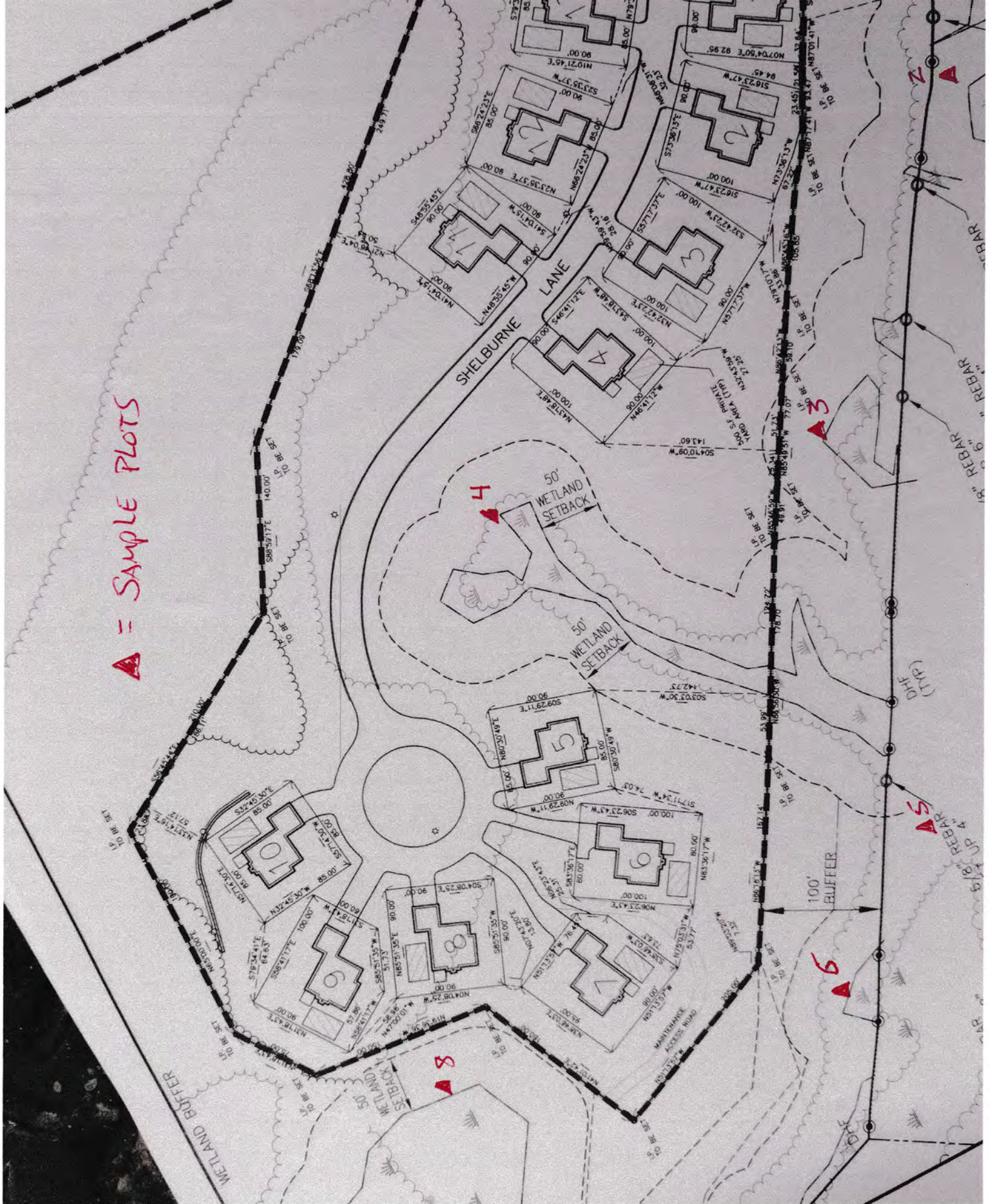
Per my sample plots and navigation along the observed edge of the wetlands, I was able to recreate the polygon illustrating the jurisdiction wetland boundary as shown on the reference plan.

Further, I consistently observed wetland flagging remnants along a coincidental line with my determined boundary.

SUMMARY:

Per my site evaluation I have determined, and certify, as a Licensed Wetland Scientist in the state of New Hampshire that the Jurisdictional Wetland Boundary, as illustrated on the subject reference plan "GLEN ELLEN PHASE II" dated July 17, 2019, are correct and consistent with the methodology by which they were delineated and stated on the plan.

A = Sample Plots



153 HOIT RD. CONCORD

