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JUL 17 2019

Planning Division
Concord, NH

MEMORANDUM

TO: CITY OF CONCORD, NEW HAMPSHIRE, PLANNING BOARD

FROM: ANN G. KYNOR, P.E., PROJECT ENGINEER *AGK*

RE: MAJOR SITE PLAN REVIEW NARRATIVE AND WAIVER REQUESTS FOR
LIBERTY UTILITIES FACILITIES AND TESTING LAB BUILDING, 14
BROKEN BRIDGE ROAD, CONCORD, NEW HAMPSHIRE
(Project No. 12869)

DATE: JULY 17, 2019

Owner and Applicant Name: Liberty Utilities (EnergyNorth Natural Gas) Corp.

Owner and Applicant Address: 15 Buttrick Road
Londonderry, New Hampshire 03053

Location of Property: Proposed Facilities and Testing Lab Building
14 Broken Bridge Road; Map 109, Lot 1-3

NARRATIVE

Background:

Liberty Utilities (EnergyNorth Natural Gas) Corp. (Liberty) is a regulated public utility that provides natural gas service within the State of New Hampshire, including the City of Concord. Liberty owns several properties on Broken Bridge Road that are used to provide the natural gas service. All properties abutting the project area and directly across the road are owned by Liberty with the exception of Lot 109-2-2, the natural gas take station, which is owned by the Tennessee Gas Pipeline Company.

In 2014, the City of Concord approved two developments that support the utility. The Training Facility, located at 10 Broken Bridge Road (Lot 109-1-2), is used to train both electrical (for an affiliated regulated electric utility) and gas utility employees. It includes a two-story building with two classrooms and equipment training areas; an outdoor leak detection training area; and an outdoor utility pole training area. The building is served by municipal water and on-site wastewater disposal system. The municipal water line was extended down Broken Bridge Road as part of this development.

The other development approved in 2014 is the Compressed Natural Gas (CNG) Facility, located at 20 Broken Bridge Road on Lot 109-1-4. The CNG Facility includes a dispenser area for truck and vehicle filling, a natural gas compressor station, and associated infrastructure.

Existing Conditions

Existing conditions on Lot 109-1-3 are undeveloped land consisting of trees and shrubs, without any sanitary, potable water, or electrical services. The proposed part of Lot 109-1-3 to be developed consists of approximately 1.8 acres of wooded land adjacent to Broken Bridge Road and is located entirely within the IN zoning district. A Site Specific Soil Map was developed by Timothy F. McCormick, New Hampshire Certified Soil Scientist, and is provided in the Site Plans. The native soils within the proposed area of development are mapped as Windsor Loamy Sand, which are very well-drained. There is a small section of disturbed soils at the southwest corner of the project area, where the well-drained soils were removed, leaving a depression in the landscape. This area is moderately well-drained.

Proposed Project

The proposed building includes warehouse areas that will be used by the Facilities and Gas/Electric Departments for parts storage and an office area where employees will periodically take certification exams. The building areas will be used in the following manner:

- Office: The testing room at the front of the building will be used for academic testing of employees for certification/recertification. Up to 30 employees will arrive periodically to take an exam for a couple of hours and then depart. There will be parking for vehicles and line trucks driven by the employees taking the exams.
- Warehouse space A will be used for facilities materials and supplies.
- Warehouse space B will be used for gas and electric materials and supplies.
- The third area in the rear of the building is flex space, and will either be warehouse or office space for no more than 48 employees.

The building will be served by connection to the existing municipal water line in Broken Bridge Road and by on-site wastewater disposal facilities.

Site improvements will include a paved access driveway around the building and approximately 43 standard vehicular parking spaces and 9 long truck parking spaces. The total impervious surface is approximately 49,800 square feet. Stormwater will be managed on-site using bioretention basins for filtration of off-site impervious surface from Broken Bridge Road, a sediment basin for pretreatment, and infiltration and treatment through a subsurface chamber system and filter media. Stormwater for approximately half of the site will be collected and conveyed via pipe to the abutting Liberty Utilities CNG facility on lot 109-1-4, where an existing infiltration basin will be expanded to accommodate stormwater from the proposed project.

The project involves land disturbance of approximately two acres and will require an Alteration of Terrain permit from the New Hampshire Department of Environmental Services (NHDES) because it is part of a larger overall Liberty Utilities "campus" development that exceeds 100,000 square feet. The Stormwater Management Plan addresses the requirements of both the City of Concord Site Plan Review Regulations and the NHDES Alteration of Terrain Rules.

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WAIVER REQUESTS

Section 16.02(1): A waiver is requested from providing the signature and seal of a New Hampshire Licensed Land Surveyor on the plans. The site plans utilized existing topographic survey and boundary information previously prepared for Liberty Utilities by JPS & Associates.



Photograph 9: Project Site on west side of Broken Bridge Road



Photograph 10: Project site area, looking west from Broken Bridge Road



Photograph 11: Liberty Utilities CNG facility and private drive on west side of Broken Bridge Road, looking southwest



Photograph 12: South stormwater basin of CNG facility



Photograph 13: North Stormwater basin of CNG Facility



Photograph 14: South of CNG facility



Photograph 15: End of the private road looking west



Photograph 16: Existing Liberty Utilities gas facility located behind (west of) the site



Photograph 17: Rear property boundary of project site, looking north



Photograph 18: Rear property boundary of project site, looking north



Photograph 19: Rear of project site, looking northeast toward the training facility.



Photograph 20: Depression at the southwest corner of the site (no drainage outlet)