



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

September 18, 2019

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

**RE: Unitil Gulf Street Substation & 374 Line  
5 Gulf Street, Concord, NH  
Tax Map 27, Block A1, Lot 8 & Utility ROW**

On behalf of our Client, Unitil Energy Systems, Inc. (Unitil), a minor site plan and conditional use permits associated with wetland buffer impacts for the Unitil Gulf Street Substation and associated 374 line are requested.

The project consists of two parts and has been submitted as such; 1) a minor site plan application and conditional use permit (wetland buffer impacts) for the removal, rebuild and expansion of the existing Gulf Street Substation, retiring vintage substation equipment and installing new current technology and 2) a conditional use permit (wetland buffer impacts) for the replacement of existing utility poles and overhead lines associated within the 374 line located within an adjacent existing utility right-of-way. The substation and line upgrades will accommodate current and future load growth throughout the downtown Concord area.

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.

Nicholas Golon, P.E.  
Senior Project Manager



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

September 30, 2019

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

**RE: Conditional Use Permit – Access & Driveway Standards  
Unitil Gulf Street Substation  
5 Gulf Street, Concord, NH  
Tax Map 27, Block A1, Lot 8**

On behalf of our Client, Unitil Energy Systems, Inc. (Unitil), a conditional use permit for site driveways with less than the required frontage and separation is requested for a utility infrastructure improvement project at the Gulf Street Substation. The project proposes a removal, rebuild and expansion of the existing Gulf Street Substation, retiring vintage substation equipment and installation of new current technology electrical equipment. The substation upgrades will accommodate current and future load growth throughout the Downtown Concord Area.

Per Section 28-7-8 of the Concord Zoning Ordinance the proposed driveways do not comply with the required frontage and separation standards. This section of the city ordinance requires the submittal of a conditional use permit application where compliance with the following driveway standard in a non-residential district standard cannot be met; “For all local streets, driveways entering such streets shall be located... at least one hundred (100) feet from other existing driveways on the same lot or an adjacent lot. One driveway is permitted per lot for lots with up to one hundred fifty (150) feet of lot frontage. One additional driveway is permitted for each additional one hundred fifty (150) feet of lot frontage.”. Conditional Use permits may be granted for alternative configurations under the circumstance the proposed driveways meet the conditions as outlined in Section 28-7-11 (f).

The site plan proposes two driveways on Gulf Street, one on the east side and one on the west side of the rebuilt substation to allow for safe installation, maintenance and access to the substation yard and associated electrical equipment. The proposed driveways are 65-feet apart. The lot possesses approximately 232-feet of frontage at the end of Gulf Street, where 300-feet would typically be required for two driveways. Due to the size and geometry of the existing lot in relationship to the size of the rebuilt substation, as well as the proposed general arrangement of electrical equipment within the yard, vehicle access and turning radii within the substation are limited due to clear distances required by the National Electrical Safety Code (NESC). In order to provide safe reliable access to the proposed transformers as well as a hookup for a mobile transformer (required during certain electrical equipment maintenance activities) the location of the two driveways on Gulf Street is a necessity, and the limitation to allow only one driveway along the Gulf Street frontage would compromise the reliability of electrical service to the Downtown Concord area. As shown on the attached site plans the distance between the proposed driveways is maximized to the greatest extent possible given the constraints of the surrounding area.

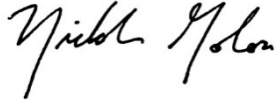
Once the substation is rebuilt, there will be no perceived change to traffic at the substation, with site traffic continuing to consist of monthly inspections and for periods of equipment maintenance. Given the continued limited use of the substation driveway(s) and their location at the end of Gulf Street which is not a highly traveled route, the location of the driveways do minimize to the greatest extent possible potential conflicts of

48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-9747  
[www.tfmoran.com](http://www.tfmoran.com)

turning movements into and out of the driveways with other turning through traffic movements on the adjacent street.

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