



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

December 18, 2019

Project Summary – Conditional Use Permit

Project: Eversource Energy F139 Transmission Line Project (2019-63)
Owner: PSNH dba Eversource Energy
Address: PSNH dba Eversource Energy Right-of-Way off Sanborn Rd, Hoit Rd, and Mountain Rd.
Map/Block/Lot: 62Z/30, 7Z/30, 7Z/31, 7Z/100, and 7Z/79

Determination of Completeness:

Determine this application complete and open the public hearing. As part of the motion, indicate that the application does not meet the criteria for a Development of Regional Impact (DRI), per RSA 36:55.

Project Description:

The applicant is requesting a Conditional Use Permit (CUP) in accordance with Article 28-4-3(d) Zoning Ordinance (ZO) to allow for disturbance of the 50-foot wetland buffer and Article 28-3-3(f) to allow for the disturbance of buffers to the Shoreland Protection District within the Eversource F139 line right-of-way to replace six existing utility structures located off Mountain Road and Hoit Road in the Medium Density Residential (RM) and the Open Space Residential (RO) Districts.

1. General Comments

- 1.1 The following comments pertain to a site plan set dated November 19, 2019, prepared by Stantec.
- 1.2 This work performed under this CUP involves the in-kind replacement of six utility structures. The project requires 12,932 sf (0.84 ac) of wetland buffer impacts. Temporary impacts are associated with the placement of construction matting to access the poles.
- 1.3 In addition, the replacement of pole number 179 will temporarily impact 10,716 sf (0.25 ac) of buffers in the Shoreland Protection District associated with Burnham Brook. The applicant indicates that all areas of disturbance will be seeded, mulched, and stabilized following construction to protect surface waters.
- 1.4 This application was reviewed by Conservation Commission at their regularly scheduled December 11, 2019 meeting. The Commission had no comments and recommended approval of

the CUP.

- 1.5 The narrative provided by the applicant (see attached) describe how the criteria of all applicable sections of the ordinance are met, including Section 28-9-4(b) (4) (ZO), which states the criteria for the Planning Board decision.

- 1.6 Engineering Services Division reviewed the plans and had no comments.

2. Recommendations

2.1 Grant the following Conditional Use Permit approvals:

1. Per Article 28-4-3(d) Zoning Ordinance (ZO) to allow for temporary disturbance of 12,932 sf within the 50-foot wetland buffer, subject to the condition that the temporarily disturbed wetland buffer areas are restored per the plan.
2. Article 28-3-3(f) to allow for the 10,716 sf temporary disturbance of buffers in the Shoreland Protection District, subject to the condition that the temporarily disturbed wetland buffer areas are restored per the plan.

Prepared by: BAF

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