



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

February 19, 2020
Project Summary – Major Site Plan

Project: Eastern Analytical, Inc. Testing Laboratory (2020-01)
Property Owners: Capital Regional Development Council
Address: 51 Antrim Avenue
Map/Block/Lot: Map 11B, Block 1, Lot 63

Determination of Completeness:

Determine this application complete and set the public hearing for the March 18, 2020, Planning Board meeting. As part of the motion, indicate that the project does not meet the criteria for a Development of Regional Impact (DRI), per RSA 36:55.

Project Description:

The applicant is proposing to construct a 15,300 sf building with associated parking and equipment storage area at 51 Antrim Avenue in the Industrial and Aquifer Protection Overlay Districts. The site is currently undeveloped with the exception of a municipal pump station owned and operated by the City of Concord.

Project Details:

| | |
|-----------------------------|---|
| Zoning: | Industrial (IN) and Aquifer Protection (AP) Overlay Districts |
| Minimum Lot Area: | 40,000 sf |
| Existing Lot Area: | 361,419 sf (8.29 ac) |
| Street Frontage Required: | 200' |
| Street Frontage Provided: | 508' |
| Existing Use: | Undeveloped |
| Proposed Use: | Testing Laboratory |
| Lot Coverage Max.: | 85% |
| Lot Coverage Proposed: | 14.3% |
| Building Setbacks Required: | 50' Front, 30' Rear, 25' Side |
| Building Setbacks Provided: | 76' Front, 306' Rear, 109' Side |
| Parking spaces required : | 38, including 2 ADA |
| Parking spaces provided: | 65, including 3 ADA |

1. General Comments

- 1.1 The following comments pertain to the 16 sheet site plan set titled “Eastern Analytical Environmental Testing Laboratory, 51 Antrim Avenue, Concord, New Hampshire” prepared by Nobis Group, dated January 2020, and the 4 sheet Architectural plan set titled “Eastern Analytical New Environmental Testing Facility, 51 Antrim Street, Concord, NH 03301”, prepared by Lavallee Brensinger Architects, dated January 15, 2020.
- 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 March 2, 2020 meeting.
- 1.3 See comments from the Engineering Division in a separate memo from Bryant Anderson, dated February 10, 2020.

2. Conditional Use Permit(s)

- 2.1 The Applicant is requesting two Conditional Use Permits (CUP). Please see the attached narrative provided by the applicant describing how the criteria of the applicable sections of the Ordinance are met, including Section 28-9-4(b) (4) of the Zoning Ordinance (ZO), which states the criteria for the Planning Board decision.
- 2.2 The Applicant requests a CUP per Article 28-3-6(d)(4) for Certain Uses in the Aquifer Protection District to allow more than 2,500 sf of impervious area. The Applicant shall revise the CUP narrative to document how the proposed application complies with the Performance Standards as outlined in Section 28-6-3(d)(1). Staff supports the CUP with the condition that the applicant complies with the Performance Standards once the site is operational.
- 2.3 The Applicant requests a CUP per 28-7-11(f) Driveway Separation Alternatives to allow the proposed driveway to be 35 feet from the adjacent driveway where 100 feet is required. The existing adjacent driveway is associated with the municipal pump station, which has very little use. Staff supports the CUP.

3. Technical Review Comments

- 3.1 Per Section 16.02(17) of the Site Plan Regulations (SPR), for properties within the Aquifer Protection Overlay District, the management provisions of the Aquifer Protection District shall be noted on the site plan.
- 3.2 The address on the Architectural Plans should be revised to Antrim Avenue, not Street.

4. Site Layout and Landscape Plan Comments

- 4.1 Per Section 18.07 (SPR), the maximum drive aisle width is 30 ft for 90 degree parking spaces. The 32-ft wide drive aisle shown for the parking located west of the building exceeds the maximum width and shall be redesigned. If not feasible, the Applicant may request a waiver and shall provide sufficient information to justify the need for the proposed 32 ft width.
- 4.2 Per Section 27.03 (SPR), the plant schedule shall include scientific name for all species proposed.
- 4.3 Per Section 27.07(4), in order to promote biodiversity, the regulations require that no more than 25% of the trees proposed shall be of the same species. The landscape plan shall be revised to provide more diversity of tree species.
- 4.4 Per Article 28-7-10(d) *Landscape Material Standards* (ZO), all landscape areas shall contain shrub and groundcover plantings. Please revise the landscape plan to include shrub plantings.
- 4.5 Article 28-7-10(d) (ZO) was recently amended by the City Council to require no less than one

live shade or ornamental tree for every 2,000 sf of parking area. The Applicant provided calculations for 1 per 1,000 sf. While we encourage planting as many trees as feasible to mitigate the loss of trees required for the site development, the calculation on sheet LA101 shall be revised to reflect the correct number of trees required under the revised ordinance.

- 4.6 It appears that trees on the northwest corner of the property conflict with underground utility lines. Please review location of utilities and revise the plan accordingly.

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: February 10, 2020
SUBJECT: Plan Review, Eastern Analytical, 51 Antrim Avenue;
Map 111G, Block 1, Lot 63; (2020-01)

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

- *Site Plans*, Eastern Analytical, Environmental Testing Laboratory, prepared by the Nobis Group, dated January 2020.
- *Stormwater Management Plan*, Eastern Analytical, 51 Antrim Avenue, Concord, New Hampshire, prepared by the Nobis Group, dated January 15, 2020.
- *Conditional Use Permit Project Narrative*, Uses in Aquifer Protection District and Driveway Separation

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

Proposed Site Plan

1. The following notes should be added to the plans:
 - a. All work shall be performed in accordance with the City of Concord's Construction Standards and Details (latest edition).
 - b. All utilities shall be installed underground in accordance with Section 25.02(1) of the Site Plan Regulations.
 - c. Upon completion of construction the contractor shall submit as-built drawings to the Engineering Services Division.

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engineering@concordnh.gov

- d. The contractor shall obtain an Excavation Permit from the Engineering Services Division for work within the ROW (if required).
 - e. The contractor shall obtain Utility Connection Permits from the Engineering Services Division for the proposed water and sewer services; and storm drain connection.
 - f. The contractor shall obtain a Driveway Permit from the Engineering Services Division for the proposed driveway.
2. Bicycle parking should be provided based on Section 30.03 of the Site Plan Regulations and the 2010 Bicycle Master Plan.
 3. The “No Parking” signs for the access aisles should be relocated behind the sidewalk or eliminated if there is not room behind the sidewalk. The current location is in the direct path of access between the parking spaces and the sidewalk.
 4. A sidewalk connection/accessible route needs to be provided between the existing sidewalk and the proposed building in accordance with Section 21.03 of the Site Plan Regulations and Section 206.2.1 of the ADA Standards for Accessible Design.
 5. The proposed 32 ft wide drive aisles exceed the 30 ft max. width required by Section 18.07 of the Site Plan Regulations.
 6. Since this is a minor, unsignalized driveway the “Stop” sign and bar can be eliminated. Considering NH RSA 265:32 (Vehicle Entering Way From Private Road or Driveway) requires that drivers exiting the driveway yield the right of way, Engineering recommends that these items be eliminated to reduce unnecessary signage and pavement markings. If the designer feels that a sign and/or markings are necessary, detectable warnings need to be provided on the accessible curb ramps on either side of the drive.
 7. It is unclear why the proposed gravel equipment storage area appears to have parking stall striping. Additionally, information should be provided on what type of equipment will be stored in this area.
 8. Snow storage areas should be shown on the plan.

Grading and Drainage Plan

9. The proposed gravel area adjacent to Infiltration Pond 1 should be paved to help prevent runoff from the pavement from causing erosion into the infiltration basin.
10. The callout for the end section does not point to the end of the pipe into Infiltration Pond 1.
11. A 2-3 ft. min. level area should be provided between the edge of the parking/storage areas and the start of the infiltration basin slopes.

12. Guardrail should be provided along the edge of the pavement adjacent to the infiltration pond side slopes.
13. Additional information should be provided on what will be placed in the dumpster and if there is the potential for liquids to leak onto the concrete pad. The pad is graded so that runoff will sheet directly into the infiltration pond and could carry any spilled materials into the pond.
14. Based on the contour and spot grade information a gutter line is proposed along the drive aisle side of the parking spaces along the west side of the building. As such, stone protection should be provided to help prevent erosion for Infiltration Pond 1's side slope where the concentrated runoff from the pavement discharges into the pond.

Utility Layout Plan

15. A note should be added to the plan stating that invert information for the proposed sewer services will be provided to the Engineering Services Division for review prior to installation and once the existing invert is determined.
16. The designer should confirm with Unutil that the proposed building can be serviced by a pole mounted transformer. If it can't, a transformer location should be shown.
17. The proposed underground utility conduits should be labeled "UGU" instead of "UGE" because that callout indicates that the line represents more than just the underground electric service.

Construction Details

18. The Sewer and Water Details should be replaced with the City's Standard Details. It should be noted that the Construction Standards and Details are currently being revised and should be available later this month. The designer can contact me directly to obtain PDF copies of the current details..

Stormwater Management Plan

19. The following shall be incorporated into the design of the infiltration systems based on the requirements of Article 28-3-6(d)(1)(b) of the Zoning Ordinance:
 - a. Pretreatment of stormwater runoff from pavement areas prior to discharge into the infiltration ponds in accordance with NHDES requirements.
 - b. The infiltration rate prior to adding a factor of safety based on the field measurements exceed 10 in/hr. As such, the soils under the infiltration basins need to be amended to reduce the infiltration rates in accordance with NHDES requirements.

General Comments

20. The Applicant has requested the following Conditional Use Permits:

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- a. Article 28-3-6(d)(4) to allow proposed use in the Aquifer Protection District and over 2,500 sf of impervious cover. In accordance with Article 28-3-6(d)(4)(b) the Conditional Use Permit Narrative should include information documenting how the project complies with the Performance Standards listed in Article 28-3-6(d)(1) or why they are not applicable.
 - b. Article 28-7-11(f) to allow a 35 ft driveway separation instead of the required 100 ft (min.). Engineering does not take exception to this request.
21. If regulated substances (listed under Env-Wq 401) are to be used or stored onsite a Spill Prevention Control and Countermeasure (SPCC) Plan should be prepared in accordance with Article 28-3-6(d)(2).
22. Sewer flow calculations should be provided to help determine if a NHDES Sewer Connection Permit will be required.

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 Sewer Connection Permit (depending on flow)

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. Excavation Permit (for work within the ROW) – depends on location of utility stubs
 - c. 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 \$8,000 based on a 2 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

Re: Review Comments (2020-01)
Eastern Analytical, 51 Antrim Street
Date: 2/10/2020

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 and Sewer Investment Fees will need to be paid (as part of the utility connection permit process).
6. Shop drawings/submittals should be submitted to Engineering for the proposed water, sewer, and drainage improvements.