



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

July 15, 2020

Project Summary – Conditional Use Permit

Project: SPNHF Storage Silo (2020-17)
Owner: Society for the Protection of New Hampshire Forests (SPNHF)
Address: 54 Portsmouth Street
Map/Block/Lot: 482Z/14

Determination of Completeness:

Determine this application complete and open the public hearing. 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 requesting a Conditional Use Permit (CUP) in accordance with Article 28-4-4(e)(2) of the Zoning Ordinance (ZO) to allow disturbance of the 50-foot Buffer to Bluff for the expansion of the existing heating plant for a storage silo at 54 Portsmouth Street in the Residential Open Space (RO) District.

1. General Comments

- 1.1 This work performed under this CUP involves the expansion of the existing heating plant structure for the installation of a 13 ft. diameter storage silo. The silo will be placed on a concrete foundation and will contain either dry wood and/or wood pellets to fuel a new biomass boiler to support the SPNHF campus. The Zoning Administrator has determined that the construction of the silo foundation is considered an expansion of the existing heating plant; therefore, Section 28-4-4(e)(2) (ZO) applies.

All areas within the limit of work are previously disturbed and surfaced with asphalt pavement. The applicant is proposing to remove pavement and restore the area adjacent to the proposed silo. Photos of the area are included under Supplemental information.

- 1.2 Section of 28-4-4(e)(2) (ZO) allows for the expansion of an existing structure within the bluff buffer up to 1000 sf by Condition Use Permit; the proposed foundation is approximately 225 sf.
- 1.3 This application was reviewed by the Conservation Commission at their regularly scheduled July 8, 2020 meeting. The Commission discussed the importance of maintaining the existing drainage

patterns and using extra caution during construction. The Commission recommended approval of the CUP.

- 1.4 The narrative provided by the applicant (see attached) describes 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. The project cannot practicably be located otherwise, and the approach minimizes environmental impact.
- 1.5 Please see Engineering Services Division comments in the attached memo.

2. Staff Review Comments

- 2.1 Revise the plans to show the area of restoration as well as the proposed erosion and sediment controls.

3. Recommendations

- 3.1 **Grant Conditional Use Permit approval** to allow for the disturbance of the buffer to bluff for the installation of a storage silo, subject to the following precedent and subsequent conditions noted below:
 - (a) Precedent Conditions – to be fulfilled within one (1) year and prior to sign off by the Clerk and Chair of the Planning Board and the commencement of site construction, unless otherwise specified:
 - (1) Address Staff review comments to the satisfaction of the Planning and Engineering Division.
 - (2) Submit two (2) copies of fully revised plans for sign off by the Clerk and Chair of the Planning Board.
 - (b) Subsequent Conditions – to be fulfilled as specified:
 - (1) Prior to final construction sign-off, staff shall be contacted to inspect the restoration area.

Prepared by: BAF

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David Cedarholm, PE
City Engineer

MEMORANDUM

TO: Beth Fenstermacher, Assistant City Planner
FROM: Martha Drukker, Associate Engineer
DATE: July 7, 2020
SUBJECT: Plan Review, Society for the Protection of New Hampshire Forests, 52-54
Portsmouth Street;
Map 482Z, Lot 14; (2020-17)

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

- *Proposed Grading Plan, Sheet C2, prepared by Nobis Engineering, dated October 1999, with a digital overlay by Froling Energy as submitted June 17, 2020 as evidence for CUP application to Planning Board.*

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.**

General Comments

1. Comparing the photos provided against the 1999 grading plan, it does not appear that the propane tank was installed per the plan. Will the proposed silo obstruct future replacement or deliveries of the tank? It appears blocked in the 202006178 SPFNH model silo PDF.
2. Engineering has no further comments.

Engineering Services
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