



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
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November 18, 2020

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

**RE: Unitil 37 Line Rebuild
Maccoy Street to Village Street, Concord, NH
Utility Right-of-Way (ROW)**

On behalf of our Client, Unitil Energy Systems, Inc. (Unitil), conditional use permits for disturbance to wetland and shoreland buffers associated with the Unitil 37 Line Rebuild Project are requested.

The project proposes replacement of the existing utility poles and overhead lines within the existing Utility Right-of-Way (ROW) from Maccoy Street to Village Street. In order to facilitate the proposed replacement, conditional use permits are required for wetland buffer impacts and disturbances within the Shoreland Protection District. The replacement of the existing utility poles and overhead lines is due to the age of the existing infrastructure and to accommodate current and future load growth throughout the northern 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.

Sincerely,
TFMoran, Inc.

Nicholas Golon, P.E.
Senior Project Manager

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



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41 Green Street
Concord, NH 03301

**RE: Conditional Use Permit – Disturbance to a Wetland Buffer
Unitil 37 Line Rebuild
Maccoy Street to Village Street, Concord, NH
Utility Right-of-Way (ROW)**

On behalf of our Client, Unitil Energy Systems, Inc. (Unitil), a conditional use permit for disturbance to a wetland buffer for replacement of existing utility poles and overhead lines within the existing Utility Right-of-Way (ROW) from Maccoy Street to Village Street is requested.

The project proposes replacement of the existing utility poles and overhead lines due to the age of the existing infrastructure and to accommodate current and future load growth throughout the northern Concord area.

The proposed project will require a disturbance to a wetland buffer per Section 28-4-3 of the Concord Zoning Ordinance. This section of the city ordinance requires the submittal of a conditional use permit application “in conjunction with construction or installation of roads, utilities, and drainage improvements” within a wetland buffer. The proposed linework will require placing temporary timber matting for access and staging to replace the existing utility poles and overhead lines within the existing Utility ROW. Approximately 21,130 sq. ft. of wetlands buffer will be disturbed, which is located within the previously disturbed Utility ROW.

Conditional Use permits may be granted under the circumstance that the proposed buffer impact meets the following conditions:

- The disturbance of the buffer is necessary to the establishment of an allowable principal or accessory use on the buildable land area of the lot. The project will maintain a vital electrical service line for the northern Concord area and is essential to uses located in upland areas. Replacing the overhead electrical alignment in the current location within the existing utility ROW and utilizing similar pole locations is the most reliable option for the project.
- The proposed disturbance to the buffer cannot practicably be located otherwise on the lot to eliminate or reduce the impact to the buffer and represents the minimum extent of disturbance necessary to achieve the reasonable use of those portions of the lot consisting of buildable land. The project has been refined to propose the least impacting layout that meets the needed electrical configuration based on the location of the existing utility line, limits of the existing ROW, and the connection points to existing electrical infrastructure. NHDES approved best management practices (BMPs) will be used during construction to minimize the impact to the site.
- The proposed disturbance to the buffer minimizes the environmental impact to the abutting wetland, and to downstream property and hydrologically connected water and wetland resources. The project has been refined to propose the least impacting layout that meets the needed electrical configuration based on the location of the existing utility line, limits of the existing ROW, and the connection points

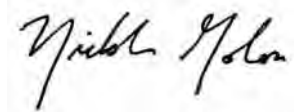
to existing electrical infrastructure. As there is no proposed construction of impervious surfaces or regrading within the wetland buffer, it is not anticipated that the project will have an adverse impact on existing drainage flow paths nor create an increase in stormwater runoff.

- Where applicable, wetland permit(s) have been received or are obtained from the NHDES and USACOE. A wetlands permit will be filed with both NHDES and USEACOE for the anticipated permanent and temporary wetlands impacts.
- Where applicable, permits or proof of compliance with all other state and/or federal regulations have been received or are obtained. Copies of applicable state and federal permits will be provided once received.

All conditions have been or are in the process of being met at this time. All standards of review have been considered and any supplementary engineering studies or analysis will be provided per Section 28-9-4.

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.

Sincerely,
TFMoran, Inc.

A handwritten signature in black ink, appearing to read "Nicholas Golon".

Nicholas Golon, P.E.
Senior Project Manager



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Concord, NH 03301

**RE: Conditional Use Permit – Disturbance of Buffers in the Shoreland Protection District (SPD)
Unitil 37 Line Rebuild
Maccoy Street to Village Street, Concord, NH
Utility Right-of-Way (ROW)**

On behalf of our Client, Unitil Energy Systems, Inc. (Unitil), a conditional use permit for disturbance to buffers within the SPD for replacement of existing utility poles and overhead lines within the existing Utility Right-of-Way (ROW) from McCoy Street to Village Street is requested.

The project proposes replacement of the existing utility poles and overhead lines due to the age of the existing infrastructure and to accommodate current and future load growth throughout the northern Concord area.

The proposed project will require a disturbance to the SPD buffer per Section 28-3-3(f) of the Concord Zoning Ordinance. This section of the city ordinance requires the submittal of a conditional use permit application “in conjunction with construction or installation of roads, bridges and utilities which will cross a river or watercourse” within the SPD. Approximately 4,035 sq. ft. of the SPD 75-ft buffer associated with Hoyt Brook and 3,660 sq. ft. of the 250-ft buffer associated with the Contoocook River will be disturbed, which is located within the previously disturbed Utility and Penacook Street ROWs. The installation of two (2) utility poles and eight (8) guy anchors will permanently impact approximately 48 sq. ft. within the SPD buffer. The remainder of the disturbance will be associated with placing temporary timber matting for access and staging to replace the existing utility poles and overhead lines within the existing Utility ROW.

Conditional Use permits may be granted under the circumstance that the proposed buffer impact meets the following conditions:

- The proposed disturbance to the buffer represents the minimum extent of disturbance necessary to achieve the reasonable use of, or provide access to, land outside of the buffer area. The project will maintain a vital electrical service line for the northern Concord area and is essential to uses located outside of the buffer area. Replacing the overhead electrical alignment in the current location within the existing utility ROW and utilizing similar pole locations is the most reliable option for the project.
- The proposed disturbance to the buffer minimizes the environmental impact to the adjacent surface waters. The project has been refined to propose the least impacting layout that meets the needed electrical configuration based on the location of the existing utility line, limits of the existing ROW, and the connection points to existing electrical infrastructure. As there is no proposed construction of impervious surfaces or regrading within the shoreland buffer, it is not anticipated that the project will have an adverse impact on the adjacent surface waters.
- The proposed disturbance cannot practicably be located otherwise to eliminate or reduce the impact to the buffer and the adjacent surface waters. The project has been refined to propose the least impacting

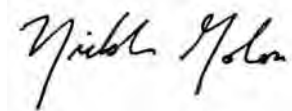
layout that meets the needed electrical configuration based on the location of the existing utility line, limits of the existing ROW, and the connection points to existing electrical infrastructure. NHDES approved best management practices (BMPs) will be used during construction to minimize the impact to the site.

- In the case of an application for a conditional use permit for a water dependent use or structure, a permit from NHDES in accordance with RSA 482-A, Fill and Dredge in Wetlands, has been received. The proposed replacement does not include a water dependent use or structure.
- Where applicable, permits or proof of compliance with all other state and/or federal regulations have been received or are obtained. Copies of applicable state and federal permits will be provided once received.

All conditions have been or are in the process of being met at this time. All standards of review have been considered and any supplementary engineering studies or analysis will be provided per Section 28-9-4.

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.

Sincerely,
TFMoran, Inc.

A handwritten signature in black ink, appearing to read "Nicholas Golon", is written over a light gray rectangular background.

Nicholas Golon, P.E.
Senior Project Manager

Unitil 37 Line Rebuild – Site Photographs

Photo 1



Existing 37 Line Utility ROW, looking north towards Maccoy Street from Lot 0534P-11

Photo 2



Existing 37 Line Utility ROW, looking north towards Maccoy Street from Lot 0534P-11



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Photo 3



Existing 37 Line Utility ROW, looking north from Lot 0534P-11

Photo 4



Existing 37 Line Utility ROW, looking northwest from Lot 0534P-11

Photo 5



Existing private garden on Lot 0534P-11 within 37 Line Utility ROW

Photo 6



Existing 37 Line Utility ROW, looking southeast towards Penacook Street from Hoyt Brook

Photo 7



Existing 37 Line Utility ROW, looking northeast towards Penacook Street from Hoyt Brook (seen in foreground)

Photo 8



Existing 37 Line Utility ROW, looking northwest from Hoyt Brook

Photo 9



Existing 37 Line Utility ROW, looking north along Penacook Street

Photo 10



Existing 37 Line Utility ROW, looking north along Penacook Street

Photo 11



Existing 37 Line Utility ROW, looking south along Penacook Street

Photo 12

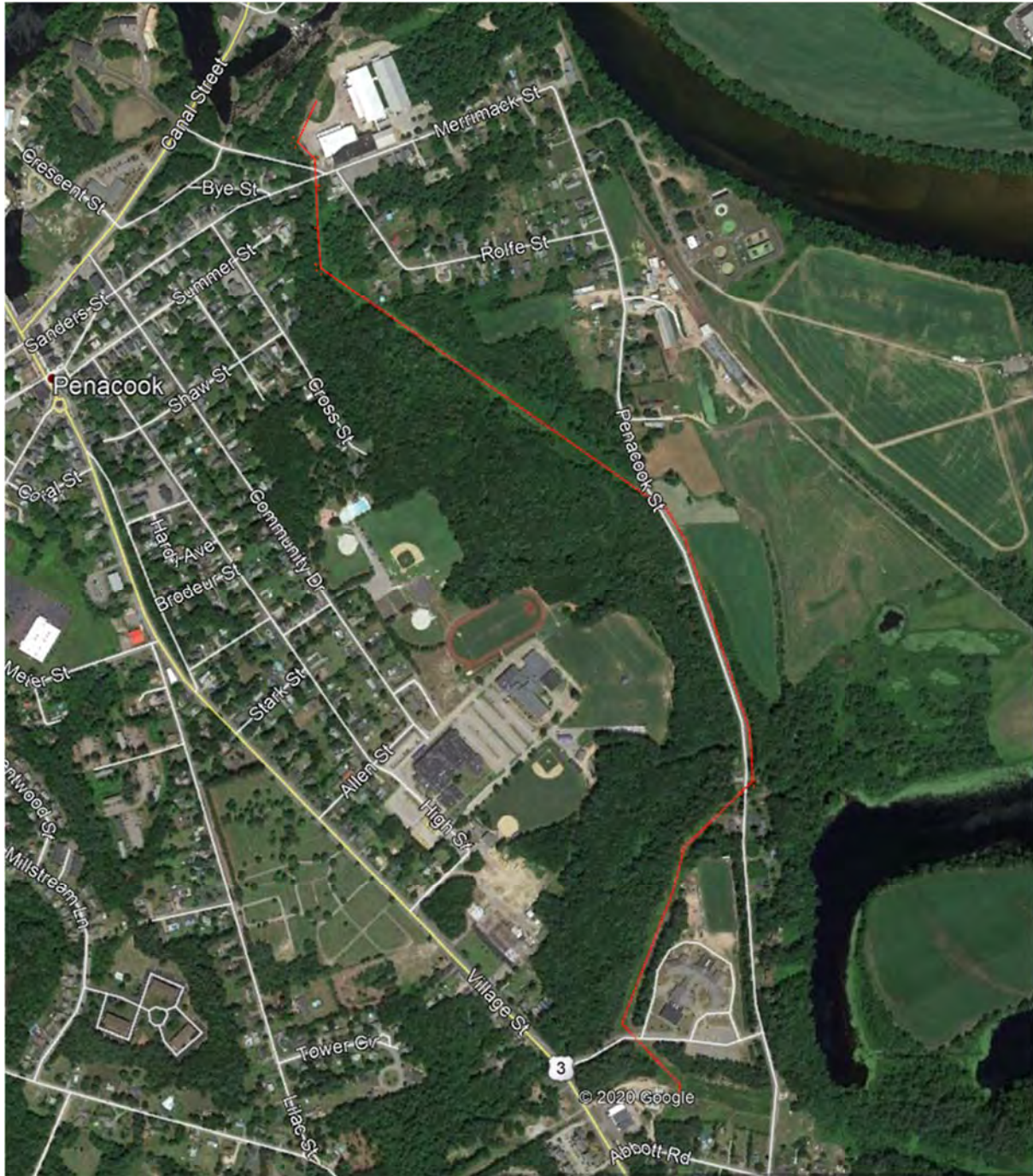


Existing 37 Line, looking north from Lot 192P-101



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Photo 13



Google Aerial view, proposed 37 Line Rebuild (shown in red)

Unit 37 Line Rebuild
Maccoy Street to Village Street
Concord, NH 03301