

Central New Hampshire Regional Planning Commission

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August 6, 2021

City of Concord Planning Board
41 Green Street
Concord, NH 03301

Dear Members of the Concord Planning Board,

We have reviewed the application material transmitted for the “Pitco Frialator, Inc.”, for a Site Plan Review application located at 15 Integra Drive and have evaluated the regional impacts of the proposal. The City of Concord Planning Board is expected to determine this application to be a Development of Regional Impact (DRI) at its regular meeting on August 18, 2021.

Integra Drive is a portion of a pair of future major collector roadways formally established as “Mapped Lines of Future Streets” by the Concord City Council in 2013. Integra Drive is intended to extend westerly from its current terminus to connect to a southerly extension of Old Soucook Road from Manchester Street to form a major collector road network serving the first phases of the Garvins Falls 600-acre development area located south of Manchester Street between the Merrimack River and the Soucook River.

This development is a continuation of the first phase of the Garvins Falls Plan. The project will consist of a single 375,900 square foot industrial building supported by 475 parking spaces and 21 loading docks.

The following items submitted electronically by the City of Concord Planning Division were reviewed.

1. “Non-residential Site Plan Integra Drive Facility”, prepared by McCourt Engineering Associates, PLLC, dated July 20, 2021, consisting of 36 sheets.
2. “Traffic Impact Assessment, Proposed Integra Drive Warehouse, Concord New Hampshire” prepared by Stephen G. Pernaw & Company, Inc., dated July 2021.
3. “Integra Drive Warehouse. Exterior Elevations” prepared by Warren Street Architects, printed 7/19/2021.
4. “Landscaped Site Plan” prepared by Warren Street Architects, printed 7/29/2021.

5. "Stormwater Management Report 15 Integra Drive" prepared by McCourt Engineering Associates, PLLC, dated July 2021.

As you know, RSA Chapter 36:54-58 deals with the review of Developments of Regional Impact. Section 36:55 lists a series of characteristics that "could reasonably be expected to impact on a neighboring municipality." This review is therefore focused upon the factors listed in the RSA and include the following:

- I. Relative size or number of dwelling units as compared with the existing stock.
- II. Proximity to the borders of a neighboring community.
- III. Transportation networks.
- IV. Anticipated emissions such as light, noise, smoke, odors, or particles.
- V. Proximity to aquifers or surface waters which transcend municipal boundaries.
- VI. Shared facilities such as schools or solid waste disposal facilities.

I. ***Relative to the number of dwelling units:*** Not applicable since no dwelling units are proposed in the development.

II. ***Proximity to a neighboring community:*** This project property is located approximately 500 feet overland from the Soucook River which is the boundary between Concord and Pembroke. The actual development area of the site is approximately 1,000 feet from the river. Travel distance to Pembroke by way of Integra Drive and US 3 (Manchester Street) is nearly a mile. The development is not in close proximity to any use in Pembroke.

III. ***Transportation networks:***

Background/Planned Projects: The first portion of Integra Drive was constructed in the late 1980's as a collector road after the original developer began construction and subsequently went bankrupt in 1988. The City, the lending institution, and subsequent developer partnered to complete the road with the City providing construction management and inspection services. An extension was subsequently approved and extended to its current location. In later years, the City of Concord signalized and improved the intersection of Integra Drive with Manchester Street, including the realignment of Airport Road with Integra Drive.

The City's adopted CIP includes project #36 which proposes to widen Manchester Street (US 3) to three lanes from Garvins Falls Road to Airport Road with funding proposed for FY 2025-2028.

The City's adopted CIP #43 Garvins Fall Development Area, which in part, includes the extension of Integra Drive to Old Suncook Road, and Old Suncook Road southerly from Manchester Street to Integra Drive, is proposed in 2032 and beyond.

The NHDOT Ten Year Plan (TYP), Concord (42614) also involves widening of US 3 (Manchester Street) from Garvins Falls Road to Airport Road (Integra Drive) in FY 2029. A revision to the State TYP is now underway.

Traffic Impacts: A traffic study for this development was prepared by a professional traffic engineer, Stephen Pernaw, and focused on the intersection of Manchester Street (US 3), Airport Road and Integra Drive. Traffic at this intersection is expected to disburse to and from this intersection with 50% to the west on Manchester Street, 20% to the North on Airport Road, and 30% to the southeast on Manchester Street towards Pembroke. This appears to be realistic and is supported by the information provide in the traffic study showing the town of residency of the applicant's current employees.

The project is expected to generate a total of 1,126 Average Daily Trips (ADT) in the opening year of 2022 based on 326 opening year employees, most of which (265) are currently employed in surrounding communities. The number of employees is projected to rise to 461 by 2032 resulting in an estimated ADT of 1,424 trips at that time.

A non-typical feature of this manufacturing operation is the existing schedule associated with the warehousing and manufacturing employees being split between two shifts. The first shift operates from 6:00 AM to 2:30 PM and the second shift operates from 2:30 PM to 11:00 PM. This results in the traffic from this development being substantially less than would typically be expected during both the AM and PM peak hours of the roadway network in the area. The major limiting factor in most instances for a non-interstate highway network is peak hour capacity at major intersections. In effect, this manufacturing facility practices Traffic Demand Management through its normal work schedule.

Based on the traffic study, all approaches and turning movements for the intersection of Manchester Street/Integra Drive/Airport Road will function at an acceptable Level of Service in the opening year 2022 and will function at an acceptable Level of Service D in the PM Peak Hour in 2032 without an exclusive pedestrian phase added to the traffic signal. A peer review from the City of Concord's Traffic Consultant is not yet available so this statement is not yet supported by independent review. Such a review is recommended by CNHRPC.

- IV. Anticipated Emissions & Noise:*** The proposed manufacturing facility will involve welding and other mechanical assembly processes which will be entirely located within an enclosed building. The site plan shows a "proposed concrete pad for fume extraction area". The Manufacturing development may require a NH DES Air Quality Permit.

Noise or emissions are not anticipated for the proposed use beyond what would be anticipated from vehicular traffic to and from the site. The applicant's architectural elevations show a significant number of solar photovoltaic panels on the roof of the building. If the applicant proceeds with this installation these panels will substantially reduce the overall emissions being generated by this building.

The applicant should consider initially installing a small number of electric vehicle charging stations and installing conduit to allow for additional stations to be installed, once demand increases, which would eliminate the need for tearing up existing paving and landscaping. Supporting electric vehicles would also be an effective measure to reduce vehicle emissions and could be used as an incentive to retain and recruit new employees.

- V. ***Proximity to shared aquifers or surface waters:*** This property is partially located in a portion of the Pembroke Water Works Wellhead Protection Areas/Groundwater Reclassification Areas located westerly of the Soucook River adjacent to Manchester Street and Route 106 in Concord, identified on the City of Concord's Aquifer Protection District Map as APD-5 and APD-6.

Pursuant to Article 28-3-6(4) of the Concord Zoning Ordinance a Conditional Use Permit (CUP) is required for any use with more than 2,500 square feet of impervious surface in the Aquifer Protection Overlay District (APD).

The following is noted that supports this CUP.

1. This property will be fully served with municipal water and no ground water withdrawal is being made. It is suggested that some of the roof drainage be diverted to a cistern to be used for irrigating the site landscaping in front of the building. It is also suggested that native drought tolerant species be used in the remainder of the site landscaping to reduce potable water demand.
2. The site will be fully served with municipal sewer. No discharge will be made into the site into the ground water.
3. The project's storm water drainage system has been designed to infiltrate up to and including a 100-year storm event. The storm water plan includes Best Management Practices (BMPs) for storm water quality treatment including the addition of soils to slow down infiltration in the retention basin forebays due to the highly permeable

existing soils. A NH DES Alteration of Terrain Permit will be required.

4. The proposed use is not prohibited.

A Spill Prevention, Control and Countermeasure (SPCC) Plan may be required depending on the on the size and type of materials to be used in the industrial processes, including how the materials are to be stored, used and disposed, as well as measures to prevent releases from ordinary or catastrophic events.

VI. ***Shared facilities (schools, sewer, water, emergency response agreements):*** The City of Concord is one of 23 communities within the Capital Area Mutual Aid Compact. Emergency responders are routinely called into Concord from surrounding communities to assist in fire or other emergency events, or to provide backup services when Concord Fire Department personnel are fully engaged with ongoing emergencies. The proposed building will be fully sprinkler protected and fire hydrants and fire access will be provided around the entire building. A dedicated pump station on site will be used to maintain sufficient water pressure on-site without adversely affecting water flow and pressure in other areas of Concord Heights. No other shared facilities or services are involved in this area of Concord.

VII. ***Economic Impacts:*** Economic Impacts are not specifically listed as an impact criterion in RSA Chapter 36:55. However this development will preserve and enhance an existing manufacturing establishment in the region and should lead to an overall increase in the economic base of the region.

We thank you for the opportunity to comment on this development. Please contact CNHRPC at 603-226-6020 if you have any questions.

Stephen Henninger



Project Planner

Central New Hampshire Regional Planning Commission

Cc: Town of Pembroke Planning Board
Town of Bow Planning Board