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SITE PLAN NARRATIVE

**INTEGRA DRIVE FACILITY
Tax Map 783, Block Z, Lot 9
15 Integra Drive
Concord, New Hampshire**

**Planning Division
Concord, NH**

The proposed project will consolidate the four existing Pitco facilities (two in Bow, one in Concord, and another in Pembroke) in one new facility, with room for anticipated future growth. The building will be set up for the manufacture of fryers, water cookers, and other restaurant equipment, and include ancillary space for warehousing and administration.

The subject property is currently undeveloped. Roughly 23.4 acres of the property will be cleared for construction of the proposed new building and parking area, with the remainder of the site to be left wooded. Access will be from Integra Drive, which dead ends at the north east corner of the property, with a 627 linear foot extension to allow for a second driveway. The property is subject to a conceptually-located right of way for the future extension of Integra Drive to a proposed street connecting Manchester Street at the Old Suncook Road intersection to the southern end Garvin Falls Road. The location of those proposed future roads will be shifted slightly to provide suitable building area for this project.

The project conforms with all Zoning Ordinance use and dimensional requirements. All development will be in the Industrial and Office Park Performance districts. The periphery of the property includes small areas in the Medium Residential district and the Open Space Residential district, but the subject property is within the Aquifer Protection District overlay.

The proposed facility will connect to existing municipal water and sewer, natural gas, three-phase electrical, and fiber communication grids. The water connection will include both potable water and fire protection. The fire protection will require a fire pump to provide the required pressure. In addition to the natural gas connection, there will be an underground propane tank cluster at the rear of the property for testing of propane powered Pitco products.

Truck traffic will access the facility via the eastern driveway, while employee traffic will utilize the western driveway. There are connections between these two access points to allow for full access around the perimeter of the building, which will feature raised curbs and/or gates with Knox boxes for controlled access and emergency use. The facility will support two manufacturing shifts, offset by a half hour to mitigate traffic impacts, and a separate single shift for administrative staff. The largest shift anticipated is 400 workers, the proposed plan provides for 475 parking spaces, a few more than required by the Zoning Ordinance.

The application includes a request for a conditional use permit for the amount of impervious area within the Aquifer Protection District, a Traffic Impact Assessment, a Stormwater Management Report, Architectural Elevations, and the detailed site design plans required by the Site Plan Regulations.

CONDITIONAL USE NARRATIVE

**INTEGRA DRIVE FACILITY
Tax Map 783, Block Z, Lot 9
15 Integra Drive
Concord, New Hampshire**

General:

The proposed project will consolidate the four exiting Pitco facilities (one in Concord, two in Bow, and another in Pembroke) into one new building. The primary use of the facility will be the manufacture of fryers and water cookers, with ancillary space for warehousing and administration.

Zoning Ordinance Section 28-3-6(d)(1) compliance for the granting of Conditional use permit in the AP District-Community Water Systems Protection Area allowed under Zoning Ordinance Section 28-3-6(d)(4)a.2.

28-3-6(d)(1)

- a. The proposed project will render 710,165 sf (29.59%) of the 54+ acre property impervious. The project requires a New Hampshire Department of Environment Services (NHDES) Alteration of Terrain (AoT) permit and therefore is designed to meet the standards in the New Hampshire Stormwater Manual Volumes I-III, including revisions per the New Hampshire regulations Env-Wq 1500.
- b.1. The existing facilities qualify for EPA Conditional Exclusion from Stormwater Permitting Based on "No Exposure" of Industrial Activities to Storm Water. The new facility will meet or exceed the existing Pitco facility practices, such that the proposal will qualify for the EPA "No Exposure" Conditional Exclusion. All raw metal deliveries to the proposed new facility will be handled within the building, and the dumpsters at the new facility will have a lip to contain contaminants that may not be specifically regulated. The only source control required is for the deicing of the pavement, which will be addressed utilizing a certified Green SnowPro Contractor. See attached letter of commitment.
- b.2. Per NHDES AoT program, the stormwater will be treated by either a treatment swale or one of the two sediment forebays prior to entering the infiltration/detention basins. The bottom of the infiltration basins are specified to be more than 4 feet above the seasonal water table and the first 24 inches will be amended to provide additional treatment.
- b.3. The proposed project is not an expansion or redevelopment.
- b.4. The project will require a NHDES AoT permit and therefore is designed to meet the standards per the New Hampshire regulations Env-Wq 1500.
- c. The only source control required is for the deicing of the pavement, which will be addressed utilizing a certified Green SnowPro contractor. See attached letter of commitment. The Green SnowPro Certification process requires the use of state-of-the-art salt reduction practices that prioritize public safety while mitigating salt usage, and which are far more rigorous than the standards contained in Chapter 4, Section 4-2 of the New Hampshire Stormwater Manual Volume II.

- d. The project design utilizes best management practices pertinent to the specific use according to local, state, and federal regulations. Local compliance verification is provided with the review and approval of the Site Plan through the Planning Board. State compliance verification is provided with the approval of the NHDES AoT application. Federal compliance verification is provided with the USEPA Construction General Permit.
- e. Attached is Pitco's letter of commitment to utilize a NHDES Green SnowPro Certified Contractor for winter maintenance of the traveled surfaces of the property. The NHDES Green SnowPro program specifically trains operators to minimize the use of chloride salt in deicing operations.
- f. The design of the parking lots and travel ways minimizes travel lengths of surface water prior to discharge to a catch basin. The minimization of surface water will minimize the need for the use of road salt.
- g. The stormwater will be infiltrated into the ground by the use of basins that utilize NHDES AoT standards to meet non-point source pollution concerns.
- h. Animal manures, fertilizers and compost shall not be stored on site.
- i. No regulated substances subject to spilling will be stored outside. The only regulated substance subject to spilling is Mobil Aero HFA, which will be stored inside the building. See attached MSDS sheet. There will be no floor drains in the building.
- j. Outside regulated substances is those subject to explosion. These are welding gas, propane cylinders and propane tanks. The welding gas and propane cylinders are protected in locked cages and protected from traffic by 8" concrete-filled bollards. The bulk propane tanks will be buried protected from surface traffic by 8" concrete-filled bollards.
- k. Regulated substances subject to spilling will not be stored outside. There are no private wells within 75 feet of the site or SPR of potable supply wells used by a public water system.
- l. The only regulated substance subject to spilling (Mobil Aero HFA) is stored inside the building on a catch tray for secondary containment. See attached.
- m. All appropriate signage will be clearly visible.
- n. No inactive potable wells are on the property, and if any are discovered during construction, they will be decommissioned in compliance with We 604 New Hampshire Water Well Board Rules.
- o. No subsurface disposal systems are proposed. The site is served by municipal sewer.
- p. No groundwater withdrawal is proposed.
- q. No submittal to the NHDES for registered Water Use will be required for the project.
- r. No blasting is anticipated as part of this project

Narrative in Support of Requested Conditional Use Permit for Reduction in Required Parking in Accordance with Zoning Ordinance Art. 28-7-11(b)

General:

The proposed project will consolidate the four exiting Pitco facilities (one in Concord, two in Bow, and another in Pembroke) into one new building. The layout of the proposed building and parking area is shown in the plans included with Pitco's 7/20/21 Site Plan Application (the "Application").

Included with this CUP application is a plan showing the proposed area of parking that will not be fully constructed.

The proposed facility will employ a combination of manufacturing, warehousing, and office workers, operating in shifts, with the warehouse/manufacturing shifts offset by ½ hour to facilitate traffic flow, parking, and Pitco operational needs:

- 1st shift manufacturing and warehouse: 6:00 a.m. – 2:30 p.m., with some voluntary overtime work that goes to 4:30 p.m.
- 1st shift office: 8:00 a.m. – 5:00 p.m. (some working remote)
- 2nd shift manufacturing and warehouse: anticipated to be 3:00 p.m. – 11:30 p.m.

The largest aggregate single future shift is projected to be 400 employees, comprised of a combination of manufacturing, warehouse, and office employees. The City has also indicated that it will add City bus routes to serve the facility, which should further reduce employee parking needs.

The requested reduction in required parking will avoid cost of aggregates and paving, curbing, catch basins, piping and landscaping, and plowing/snow storage for the unnecessary additional 75 spaces. It will also enhance parking lot circulation and pedestrian safety, and slightly reduce impermeable surfaces and runoff.

In the unlikely event that actual future parking demand exceeds currently projected needs, there is room on the site, as shown on the accompanying plan, for the construction of additional parking.

Requested Approval and Findings

In accordance Zoning Ordinance Art. 28-9-4(b)(4), Pitco asks that as the Board approve this application for Conditional Use Permit ("CUP"), and find as follows:

- a. The proposed reduction in required parking is specifically authorized by Zoning Ordinance Art. 28-7-11(b);
- b. If completed as proposed by Pitco, the development in its proposed location will comply with all requirements of Zoning Ordinance Art. 28-9, and with the specific

conditions or standards established in the Zoning Ordinance for required on-site parking.

- c. The proposed reduction in constructed parking not materially endanger the public health or safety;
- d. The use will be compatible with the industrial neighborhood and with adjoining or abutting uses in the area in which it is to be located;
- e. The proposed construction of 400 rather than 475 parking spaces will not have an adverse effect on highway or pedestrian safety, as all such spaces will be on-site, and fewer parking spaces will enhance pedestrian safety;
- f. The proposed construction of 400 rather than 475 parking spaces will not have an adverse effect on the natural, environmental, and historic resources of the City, as it will result in less impermeable surface and stormwater impacts; and
- g. The proposed facility will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed facility with 400 rather than 475 parking spaces, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity, as there is adequate additional area on the site to construct 75 additional parking spaces in the event that future actual parking demand exceeds currently projected needs.



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Richard S. Woodfin, Chairman
City of Concord Planning Board

Aug. 10, 2021

Re: Fifteen Integra Drive, LLC - Request for Waiver of Sidewalk Requirement as part of

Chairman Woodfin –

On behalf of Pitco Frialator, Inc. (“Pitco”), as authorized agent and proposed owner/developer of the project detailed in the 7/20/21 Application for Major Site Plan Approval (the “Application”), we ask that the Board include as part of the requested approval of the Application a waiver of the sidewalk requirement set forth in Section 21.02 of the Site Plan Regulations (“SPR”).

The proposed project is within the Urban Growth Boundary and will extend Integra Drive roughly 627 feet to provide access to a new 356,000+ s.f. manufacturing building and associated facilities. We understand that Integra Drive is currently listed in the Master Plan as both a collector street and a local street, but may be reclassified entirely as a local street as part of the Planning Department’s recommended adjustment of the mapped line of proposed future city roads in the Garvins Falls development area. SPR Sec. 21.02 states the “[s]idewalks shall be required adjacent to the site along projects on city streets within the Urban Growth Boundary.”

Pitco respectfully requests that the sidewalk requirement be waived for this project, subject to Pitco’s commitment to make available sufficient area along the perimeter street-side edge of its property for the City’s future construction of sidewalks if/when the area is further developed and Integra Drive is further extended and connected to other proposed city streets.

There is currently no sidewalk on any portion of either side of Integra Drive. A sidewalk along Pitco’s proposed limited extension of Integra Drive would be of little utility, and connect to nothing. Although Exhibit V1-2 of the Master Plan contemplates future connecting sidewalks in the area, the roads along which those sidewalks would run do not yet exist. Construction of a sidewalk along Pitco’s proposed building is at this point unnecessary.

This requested waiver is consistent with and authorized under SPR Sec. 36.08, as the Board can and should find, based on the location of the site, the layout of and access to the proposed building, other evidence submitted with the Application and to be presented to the Board that:

- 1) The granting of the waiver will not be detrimental to public safety or injurious to other property;
- 2) The conditions on which the requested waiver is based are unique to Pitco’s project and property;



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- 3) Given the physical surroundings and layout of the property and proposed project, compliance with the sidewalk requirement would be an unnecessary and expensive hardship;
- 4) The requested waiver will not be contrary to the spirit or intent of the site plan regulations; and
- 5) The requested waiver will not vary the provisions of the Zoning Ordinance, the Master Plan Reports, or the Official Map.

We note also that if and to the extent Integra Drive is currently listed in the Master Plan as a collector street, the sidewalk requirement of SPR 10.21 at the discretion of the Board.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Karl Searl", written in a cursive style.

Karl Searl

Vice President & General Manager

Pitco Frialator, LLC

603.854.1744

ksearl@pitco.com



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June 23, 2021

Re: Letter of Authorization: Map 783, Block Z, Lot 9,
15 Integra Drive, Concord, NH

To Whom It May Concern:

I, Karl M. Searl, Vice President/General Manager of Pitco Frialator, Inc authorize Jennifer McCourt, Manager of McCourt Engineering Associates, PLLC and Jonathan Smith and Jonathan Halle, Principals of WarrenStreet Architects, to serve as agents and contacts for applicable City and State of New Hampshire agencies for matters related to the permitting, consulting and other technical aspects associated with proposed Development on the parcel of land located at Map 783, Block Z, Lot 9 in Concord, NH.

Respectfully

Karl M. Searl
Vice President/General Manager of Pitco Frialator, LLC

6/23/21
Date