



Civil Engineers  
Structural Engineers  
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Land Surveyors  
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October 20, 2021

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

**RE: Request for an Amendment to an Approved Major Site Plan (2019-05)**  
**The Barn at Bull Meadow**  
**63 Bog Road, Concord, NH 03301**  
**Tax Map 312Z, Lot 6**

Dear Heather,

On behalf of our Client, Stephens Brothers Properties, LLC, please find attached materials associated with a Request for an Amendment to an Approved Major Site Plan for the Barn at Bull Meadow, located at the above noted address.

**Project Narrative:**

The Major Site Plan was previously approved by the City of Concord Planning Board on March 20, 2019, with two (2) Conditional Use Permits (CUP) for Cupola Height of 35' 9-9 and 104,592 square-feet of Wetland-Buffer Impacts (Case #2019-05). The project also obtained a New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AoT) (AoT-1611), Wetlands Standard Dredge and Fill (2019-00310), and Sewer Connection Permits. A copy of the City Notice of Decision (NOD) has been included as part of this submittal.

Existing site features include the Barn at Bull Meadow Wedding Venue, outdoor ceremony pavilion area, associated access, parking, and stormwater management areas.

The Boston and Maine Railroad historically crossed the length of the property (west to east), which has been discontinued. The gravel railroad bed remains, utilized as a gravel walking path, located within the Recreational/Utility Easement to the City of Concord. A large portion of the site consists of existing wetlands, which is the downstream receiving body from the site, before ultimately flowing in a southeast direction to outlet into Beaver Meadow Brook offsite. Access from the site is provided via the existing driveway along Bog Road. The site is serviced by underground electric, water, and sewer connecting to the municipal systems within Bog Road. The parcel contains minimal elevation change, with the majority of the existing development sitting approximately 3+/- feet below the elevation of Bog Road. The site elevations gradually decrease from the northwest to the southeast, reflected by the hydraulic flow paths through the wetlands toward Beaver Meadow Brook.

The proposed project consists of constructing a 1,280+/- square-foot two-bedroom, two-bathroom, single-family dwelling unit with garage underneath, sited along the western side of the existing paved driveway and parking area. This area is largely located within the prior footprint of a CMU block foundation, removed during the original construction in 2019.

The proposed dwelling unit will provide on-site housing for the venue's caretaker as well as storage for various site maintenance equipment within the garage.

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

The proposed building will be serviced by the existing utility infrastructure, and natural gas will be provided by an above ground tank. Stormwater runoff from the additional 900+/- square-feet of paved surface associated with the dwelling driveway will utilize overland flow to the existing Bio-Retention Area with sediment forebays. Roof runoff (considered clean-runoff due to no associated sediment load) will be conveyed to a four-foot wide gravel drip edge located along the back of the dwelling unit to dissipate concentrated flows and provide permanent erosion control.

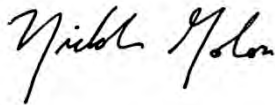
Seven (7) waivers were granted by the Planning Board in conjunction with the Major Site Plan and we would ask those waivers carry through in regard to the requested amendment, as identified in the attached NOD.

The property has been granted six (6) Variances for the proposed use (C-3, commercial indoor recreational facility) in the RO Residential OpenSpace District (Case #46-18, granted 8/1/20188), to permit a 20-foot wide driveway, to permit a gravel driveway, to permit 69 parking spaces (Case #11-19, granted 3/6/2019), to permit expansion of commercial indoor recreational facility, and to permit multiple principal uses on the same lot (Case #14-21, granted 4/7/2021).

In addition to the Amendment to an Approved Site Plan, a NHDES AoT Permit Deviation, NHDES Sewer Connection Permit, City Utility Connection Permit, and City CUP for wetland buffer impacts will be required for the proposed project.

Should there be any questions or concerns regarding this submittal or the project in general please do not hesitate to contact the undersigned at (603) 472-4488 or [ngolon@tfmoran.com](mailto:ngolon@tfmoran.com).

Sincerely,  
TFMoran, Inc.

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

Nicholas Golon, P.E.  
Principal



October 20, 2019

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

**RE: Stormwater Drainage Narrative  
The Barn at Bull Meadow  
63 Bog Road, Concord, NH 03301  
Tax Map 312Z, Lot 6**

Dear Heather,

TFMoran, Inc. (TFM) has conducted a drainage evaluation associated with the proposed Request for an Amendment to an Approved Major Site Plan for the Barn at Bull Meadow, located at the above noted address.

Relative to the area of the evaluation we have reviewed the proposed area of work and upstream contributing subcatchments to discern the post-development impacts associated with constructing a 1,280+/- square-foot dwelling unit sited within an existing grassed and wooded area adjacent to the existing paved driveway. This location was selected in order to minimize impacts to the City's 50-foot Wetland Buffer, maintain the open-drainage flow paths to the existing stormwater management area, and is largely within an area previously disturbed by the former CMU block foundation, removed during construction in 2019. In addition to the proposed building, approximately 900 +/- square-feet of existing grassed area will be regraded and paved to construct a driveway for the dwelling unit.

The driveway has been designed to direct runoff from the additional paved area to the existing Bio-Retention Area with sediment forebay. Roof runoff is considered clean due to the absence of sediment load. The front (south) roof of the building will be equipped with a gutter and downspout system, discharging to grade. Runoff from the rear (north) roof will be conveyed to a four-foot-wide gravel drip edge to dissipate flows and provide permanent erosion control.

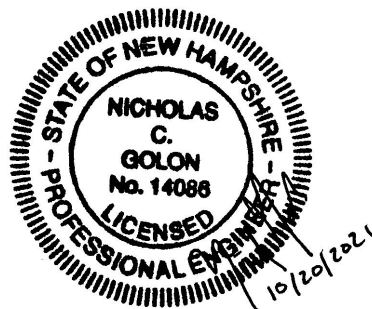
Approximately 0.2-acres will be disturbed as part of the proposed project, of which approximately 0.1-acres is located within the aforementioned previously disturbed area. The proposed work will redirect approximately 1,025+/- square-feet of area to the existing Bio-Retention Area, which currently drains towards the adjacent wetland complex.

The existing Bio-Retention Area was evaluated in pre- and post-development conditions including the 2-, 10-, 25-, and 50-year storm events per City and NHDES regulations. Due to the limited increase of impervious area, our analysis concluded the proposed project will not create an increase in the peak rate or volume of stormwater runoff at the previously evaluated discharge points and the existing Bio-Retention Area can adequately convey and store the additional runoff.

We believe granting this limited analysis is appropriate to carry out the intent and purposes of the City Site Plan Regulations and would not result in an adverse impact on the environment, public health, public safety or abutting properties. Should there be any questions or concerns regarding this evaluation or the project in general, please do not hesitate to contact the undersigned at 603.472.4488 or [ngolon@tfmoran.com](mailto:ngolon@tfmoran.com).

Sincerely,  
TFMoran, Inc.

Nicholas Golon, P.E.  
Principal





Civil Engineers  
Structural Engineers  
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October 20, 2021

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

**RE: Conditional Use Permit – Disturbance to a Wetland Buffer  
The Barn at Bull Meadow – Proposed Garage & Apartment Building  
63 Bog Road, Concord, NH 03301**

On behalf of our Client, Stephens Brothers Properties, LLC, we respectfully request a Conditional Use Permit (CUP) for 3,975+/- square-feet of disturbance to the City's 50-foot Wetland Buffer for the siting of a proposed 1,280+/- square foot single-family dwelling unit with garage underneath at the existing Barn at Bull Meadow wedding venue, located at the above noted address.

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 Ordinance indicates the Planning Board may grant a conditional use permit allowing the disturbance of a buffer in conjunction with construction or installation of roads, utilities, and drainage improvements and other uses which require that placement of impervious surfaces, and the draining, dredging, filling, recontouring, or grading of the land within the buffer. In granting a permit, the Planning Board may attach conditions to the permit including, but not limited to, requirements for more extensive buffers, additional plantings in areas to be revegetated, and a reduction in the extent of impervious surfaces within the buffer. In addition to the requirements of Section 28-9-4(b), Conditional Use Permits, of this ordinance, an applicant for a permit shall provide adequate documentation in order for the Planning Board to make a finding that the proposed disturbance of the buffer meets the following conditions:

The erection or construction of a building or structure, or the construction of parking lots or loading areas, except where otherwise allowed by a state or federal permit and the granting of a conditional use permit pursuant to Section 28-4-3(d), Conditional Use Permits Required for Certain Disturbance of Buffers, of this ordinance;

- (1) 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 proposed single-family dwelling unit is an allowable principal use under a Variance to Article 28-2-4(h), Multiple Principal Uses on the Same Lot, granted by the City of Concord Zoning Board of Adjustment on April 7, 2021 (Case #14-21). The proposed building footprint has been located to minimize impacts within 50-feet of the adjacent wetland complexes, while utilizing existing paved access route and drainage flow paths to stormwater management areas. The majority of the proposed building has been located within an area of prior disturbance associated with the former CMU block foundation, removed during construction in 2019 (former location has been included in the prepared Site Plans). The now removed

structure was located approximately equidistant from the perimeter edge of the wetland as the proposed building.

- (2) 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;

A large portion of the site consists of existing wetlands, which limits the amount of upland area located outside the associated buffers. The proposed building has been sited to minimize impacts to the wetland buffers to the greatest extent possible. The chosen location is in proximity to the existing paved access and utilities, limiting the area of disturbance associated with the project. Locating the proposed building in an area entirely outside the wetland buffers cannot practicably be achieved as additional access would be required and ultimately create impact buffers greater than those proposed in the current layout. Approximately 2,100+/- square-feet of impacts are located within an area previously permitted under CUP 2019-05. As currently shown, the location proposes the least impactful layout to reasonably use the upland portions of the property.

- (3) 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 proposed layout avoids impacts to the adjacent wetland complexes and minimizes impacts to the wetland buffer and maintains the ecological values of the existing wetlands. Wetland buffers are established to protect downstream wetlands from changes in hydrological connectivity, prevent sediment and erosion during and post-construction from running into the wetland areas and maintaining natural wooded vegetation to support existing habitats. In that a large portion of the property is encompassed by wetlands and associated buffers, the requested impacts to the buffer are minimal. Appropriate Best Management Practices (BMPs) will be utilized throughout the duration of construction to prevent construction related sediments from leaving the proposed area of work. Per NHDES regulations, within 50-feet of an existing wetland, a double row of pre-fabricated silt-sock will be installed at the downstream limits of disturbance. This allows the stormwater to follow existing flow paths down gradient to the adjacent wetlands, while capturing sediment on the upgradient side of the BMP. Upon completion of construction, all areas of disturbance not covered by an impervious surface shall be permanently stabilized with loam and seed. Within the requested area of buffer impacts, 3,300+/- square-feet will be grassed in post-development conditions. The proposed roof has been equipped with a series of gutters, downspouts, and a gravel drip-edge to allow stormwater which was previously percolating into the grassed area to discharge at grade, and infiltrate into the substrate, maintaining the hydrology of the existing wetlands.

- (4) Where applicable, wetland permit(s) have been received or are obtained from the NHDES and USACOE; and

The proposed building has been located such that there are no proposed wetland impacts and no wetland permits are required.

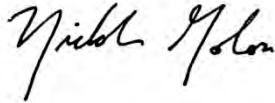
- (5) Where applicable, permits or proof of compliance with all other state and/or federal regulations have been received or are obtained.

A NHDES Alteration of Terrain (AoT) Permit Deviation will be filed in conjunction with the City Request for Amendment to an Approved Major Site Plan.

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](mailto:ngolon@tfmoran.com).

Sincerely,  
TFMoran, Inc.

A handwritten signature in black ink, appearing to read "Nicholas Golon". The signature is fluid and cursive, with the first name "Nicholas" and last name "Golon" clearly distinguishable.

Nicholas Golon, P.E.  
Principal





# CITY OF CONCORD

*New Hampshire's Main Street™*

## *Zoning Board of Adjustment*

April 7, 2021

Eric Stephens  
63 Bog Road  
Concord NH 03301

RE: Case #14-21

Dear Mr. Stephens:

At a meeting of the Zoning Board of Adjustment of the City of Concord, held on April 7, 2021, the Board by a unanimous vote granted your request for variances to Article 28-2-4(j), The Table of Principal Uses, to allow an expansion of the commercial indoor recreational facility by adding a new detached storage building for use in conjunction with the indoor recreational facility and to Article 28-2-4(h), Multiple Principal Uses on the Same Lot, to permit a single-family dwelling to be developed on the same lot as an existing non-residential use. The Board set a condition that the residential unit be occupied by a residential caretaker.

These requests are for property located at 63 Bog Road which is transected by a RO Residential Open Space District and an RM Residential Medium Density District.

The appeals were granted for the request specifically as approved by the Board based on information presented to the Board through submittal of plans and testimony. If there is a significant change at any time in the future, you are hereby advised to discuss any proposed changes with the Code Administrator. If the use or construction authorized by this approval has not commenced within the two (2) year anniversary date of the original decision, it shall be deemed to have expired and authorization shall be considered null and void as specified in Article 28-9-3(c)(6) of the City of Concord Zoning Ordinance.

Please be advised that as the property was subject to Major Site Plan Review any change or modification to the Site Plan must be reviewed and approved through the Planning Division and Planning Board. Please contact the Planning Office for information on the site plan modification process.

  
\_\_\_\_\_, Clerk  
Zoning Board of Adjustment

/rmf