



CITY OF CONCORD

New Hampshire's Main Street™

Planning Board

March 15, 2023

Thomas E. Zajac, Jr., P.E.
Hayner/Swanson, Inc.
3 Congress Street
Nashua, NH 03062-3301

Re: Lofts 11, Major Site Plan Application (2022-78)
11 Stickney Avenue

Dear Mr. Zajac:

Please be advised that the City of Concord Planning Board, at its regular meeting on March 15, 2023, voted to **grant ADR approval** to redevelop five vacant DOT highway garage structures into (80) multifamily residential units at 11 Stickney Ave in the Opportunity Corridor Performance (OCP).

Th Board also voted to **grant the Conditional Use Permit** to Article 28-4-5(e)1 Mixed Use Component Required to not provide a commercial component in this development.

Finally, the Board voted to **grant Major Site Plan approval** subject to the following precedent and subsequent conditions:

Precedent Conditions – to be fulfilled within one (1) year and prior to sign off by the Clerk and Chair of the Planning Board and issuance of any building permits, or the commencement of site construction, unless otherwise specified:

- (1) Address all review comments to the satisfaction of the Planning Division.
- (2) Address all Engineering review comments to the satisfaction of the Engineering Services Division.
- (3) The Applicant shall revise plans as needed to the satisfaction of the Acting City Engineer if the third party consultant's water analysis determines that the Applicant's proposed solution is not feasible.
- (4) The applicant shall submit for review a plan with all proposed easements and easement documents, including for the MRGT and any water, sewer, or drainage infrastructure to remain on the site, which shall be updated with recorded plan numbers prior to final approval.
- (5) The Applicant shall submit a request to Council for an easement to remove a portion of the existing building in the right of way and construct a walkway in that location. Site plan approval shall be conditioned on granting of the easement by City Council.
- (6) The Applicant shall submit their environmental impact assessment for review to NHDES and to the City. The Applicant shall mitigate, remediate, and manage environmental contaminants and hazardous materials in accordance with applicable NH Department of Environmental Services and US Environmental Protection Agency requirements. The Applicant shall provide the City with documentation evidencing completion of remedial

action plans or other mitigation measures concerning regulated contaminants / hazardous materials at the property.

- (7) The Applicant shall receive a variance for the location of the dumpster in front of Building A, or revise plans accordingly to comply with the Zoning Ordinance.
- (8) Final plans shall be signed and sealed by the NH Registered Land Surveyor, Landscape Architect, and Professional Engineer.
- (9) Submit three (3) copies of final plans for sign off by the Clerk and Chair of the Planning Board.

Subsequent Conditions – to be fulfilled as specified:

- (1) The applicant or designated agent shall contact the Engineering Services Division to schedule a pre-construction meeting prior to the start of any construction activities onsite. See Engineering memo for additional pre-construction items to be addressed.
- (2) Prior to the issuance of the first Building Permit, the applicant will provide to the City Solicitor a financial guarantee for all public improvements on and off site and a guarantee for the site stabilization in an amount approved by the City Engineer, and in a form acceptable to the City Solicitor.
- (3) The applicant shall coordinate any sidewalk construction with the City of Concord General Services Department.
- (4) Prior to issuance of a Certificate of Occupancy, as-built drawings shall be provided to the City Engineer in accordance with Section 12.09 of the Site Plan Regulations. The as-built drawings shall be surveyed on NH State Plane coordinates and NAVD 88 Datum.
- (5) Traffic and recreation impact fees shall be assessed for any residential construction contained within the limits of the approved site plan. The impact fees and procedures shall be those in effect at the time of the issuance of a building permit as set forth in the City of Concord Code of Ordinances, Title IV, Subdivision Code: Chapter 29.2, Public Capital Facilities Impact Fee Ordinance. The specific fees assessed are those contained in Section 29.2.1-1 Assessment and Collection; subsection (b) Computation of the Amount of Impact Fees; Table 2, Recreational Facilities Impact Fee per Variable Unit; and Table 3, Transportation Facilities Impact Fee per Variable Unit.
 - a. Recreational Facilities – Multi-unit/Apartment
 - b. Transportation Facilities - Multi-unit/Apartment

Please be advised that any party to the action of proceedings, or any party directly affected thereby, may appeal the Board's decision within 30 days after the date upon which the Board voted to approve or disapprove the application in accordance with RSA 677:15.

If you should have any questions, please contact me at your convenience at (603) 225-8515.

Sincerely,



Heather R. Shank, AICP
City Planner