

Grappone – Mazda Dealership
134 Manchester Street
Concord, NH; Tax Map 782Z, Lot 40

Major Site Plan Application - Project Narrative

HLF East, LLC is proposing to develop the above-referenced parcel for a new Mazda Dealership. The project site (Site) is located at 134 Manchester Street in the Highway Commercial Zoning District (HC) in Concord, New Hampshire. The Site is currently developed and primarily used as an inventory storage lot for Grappone Companies.

The Site is bounded by commercial development to the south/east, west, and north; Harley Davidson Dealership, Price Auto Sales, and Banks Chevrolet-Cadillac Dealership respectively. To the southwest, the Site is bounded by undeveloped land that belongs to Freedom Cycle Honda Parts. The majority of the Site is pavement with a wooded area in the southern portion of the Site.

The proposed project consists of a new 22,800 square-foot Mazda Dealership Building and service bay area, 2,250 square-foot private carwash, associated parking, landscaping areas, vehicle display spaces, and delivery access. Vehicle access will be from Manchester Street with parking located around the entire proposed building.

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Narrative in Support of Conditional Use Permit Application

HLF East, LLC is proposing to develop the above-referenced parcel for a new Mazda Dealership. The project site (Site) is located at 134 Manchester Street in the Highway Commercial Zoning District (HC) and Aquifer Protection Overlay District (AP) in Concord, New Hampshire. The site is on the edge of the AP district, and the northwest corner of the site is not within the AP District. The Site is currently developed and primarily used as an inventory storage/service lot and wholesale vehicle sales/service for Grappone Companies.

The Site is bounded by similar commercial development to the south/east, west, and north; Harley Davidson Dealership, Price Auto Sales, and Banks Chevrolet-Cadillac Dealership respectively. To the southwest, the Site is bounded by undeveloped land that belongs to Freedom Cycle Honda Parts. The surrounding developments are all similar in the use, lot coverage, and site layout to the proposed Mazda Dealership.

This Site has an existing building surrounded primarily by pavement with a wooded area in the southern portion on the site. The existing impervious coverage of the lot is 112,089 sf, or 65%. The existing development has minimal peripheral and interior landscaping. The proposed project has an impervious area of 133,042 sf, or 80%. (This percentage reflects the impervious area proposed with the future Lot area once the frontage is annexed to the City of Concord for the expansion of Manchester Street and to the abutting property Lot 17). The proposed development will have a 10-ft front landscape buffer as well as a 5-ft landscape perimeter buffer around the sides and rear property boundary. The project consists of a new 22,800 square-foot Mazda Dealership Building and service bay area, 1,250 square-foot private carwash, associated parking, landscaping areas, vehicle display spaces, and delivery access. The proposed Mazda dealership will store, handle, and use regulated substances to perform facility activities within the building. No substances will be stored outside the building.

In order to effectively develop the property, the project requires the following Conditional Use Permit:

CUP per *Article 28-3-6(d)(4) Certain uses in the Aquifer Protection District*

1. Storage, handling, and use of regulated substances in quantities exceeding one hundred (100) gallons or eight hundred (800) pounds dry weight at any one time, subject to the provision of an adequate Spill Prevention, Control and Countermeasure (SPCC) Plan, in accordance with the provisions of [Section 28-3-6\(d\)\(2\)](#), Spill Prevention, Control and Countermeasure (SPCC) Plan, of this ordinance.
2. Any use that will render impervious more than fifteen (15) percent or two thousand five hundred (2,500) square feet of any lot, whichever is greater.

In support of the Conditional Use Permit Applications, we offer the following supporting information:

a. The use is specifically authorized in this ordinance as a conditional use as stated in *Article: 28-3-6(d)(4)* of the City of Concord Zoning Ordinance.

b. The development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this ordinance for the particular use. A Stormwater Management Plan and Spill Prevention Control and Countermeasures (SPCC) Plan has been submitted with this application.

c. The slight increase in impervious area will not materially endanger the public health or safety. Proposed landscaping is thoughtfully laid out to provide a perimeter buffer and the incorporation of tree plantings.

The use of regulated substances will not materially endanger the public health or safety. Regulated substances will be stored exclusively inside the proposed building. Measures are in place to prevent spills of any substances stored in containers which will be closed and sealed when material is not being used. Refer to the SPCC Plan for spill prevention measures.

d. The facility is located within the Highway Commercial District and is compatible with adjoining and abutting uses. As stated previously, the site is bounded by commercial development, most of which is automotive dealerships with similar lot coverage.

e. The increase in impervious area will not have an adverse effect on highway or pedestrian safety. This development will improve safety by incorporation of a landscaped area between the vehicle display area and Manchester Street.

The use of regulated substances will not have an adverse effect on highway or pedestrian safety since all regulated substances will be safely stored within a modern service facility that is well designed and managed for spill prevention, containment and remedial correction.

f. The increase in impervious area will not have an adverse effect on the natural, environmental, and historic resources of the City. The proposed development includes perimeter and interior landscaping in accordance with current City standards, as well as a redesigned system for control and infiltration/treatment of stormwater.

The use of regulated substances will not have an adverse effect on the natural, environmental, and historic resources of the City since all regulated substances will be safely stored within a modern service facility that is well designed and managed for spill prevention, containment and remedial correction.

g. The use 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 use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity. Existing municipal and private utility services will be reconfigured as required for the proposed development. Costs will be borne by the developer.

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Conditional Use Permit Project Narrative

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The proposed project consists of a new 22,800 square-foot Mazda Dealership Building and service bay area, 2,250 square-foot private carwash, associated parking, landscaping areas, vehicle display spaces, and delivery access. Vehicle access will be from Manchester Street with parking located around the entire proposed building.

In order to effectively develop the property, the project requires the following Conditional Use Permits:

1. CUP per Article 28-7-7(f) *Driveway Widths* to allow the proposed driveway to be approximately 40-feet wide where 28-feet is the maximum width.

In support of the Conditional Use Permit Applications, we offer the following supporting information:

*a. The use is specifically authorized in this ordinance as a conditional use. **The use is specifically authorized in this ordinance as a conditional use pursuant to article 28-7-7(f) Driveway Widths.***

*b. If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this ordinance for the particular use. **This development will comply with all requirements of this article for the particular use and is consistent with other businesses in the Highway Commercial district.***

*c. The use will not materially endanger the public health or safety. **As stated in the Traffic Report, it is recommended that the driveway have two exit lanes. The driveway will not endanger the public health or safety and will ensure that the transportation of large car carrier trucks can safely enter and exit the Site.***

*d. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located. **The use is not changing and the dealership space is consistent with other businesses in the Highway Commercial district. Driveway width and lot coverage is consistent with the other abutting uses.***

e. The use will not have an adverse effect on highway or pedestrian safety. The driveway width will have no effect on highway or pedestrian safety. As stated in the traffic study, it is recommended that the driveway be widened to allow two exit lanes. The proposed driveway has been sized such that a large car carrier truck can maneuver in and out of the site safely.

f. The use will not have an adverse on the natural, environmental, and historic resources of the City. The use is consistent with other businesses in the highway commercial district and the driveway width has no adverse effect on natural, environmental, or historic resources of the City.

g. The use 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 use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity. The project has existing public utilities on Site that service the inventory lot. The use of the lot is not changing, and the proposed utilities will provide sufficient capacity.

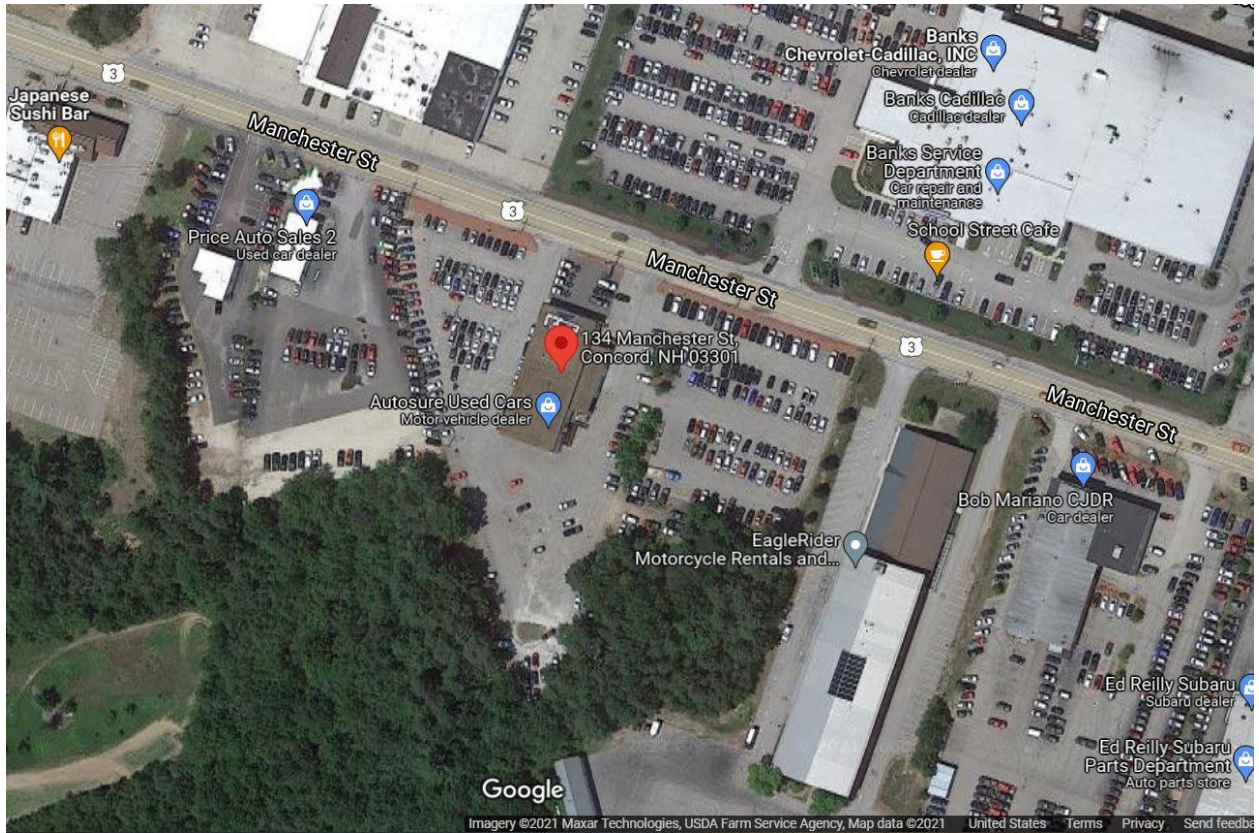


Photo #1: Aerial View from Google Maps, 2021 data.



Photo #2: View looking west on Manchester Street toward Site.



Photo #3: View looking west on Manchester Street toward existing driveway entrances.

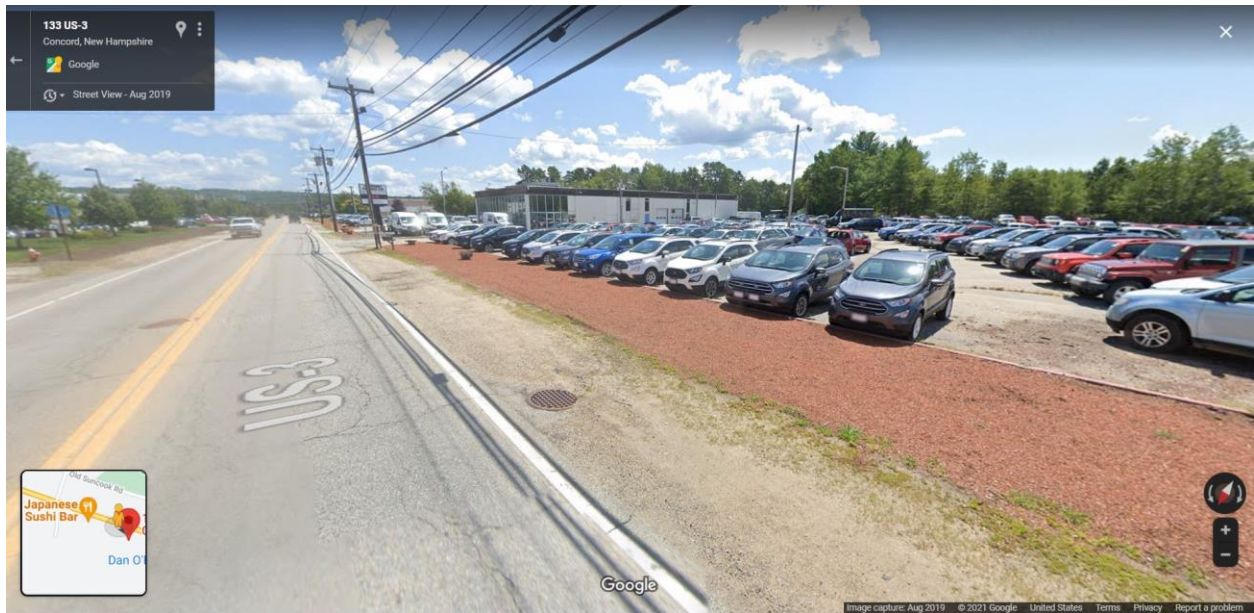


Photo #4: View looking east on Manchester Street toward Site.



Photo #5: View looking North from Site across Manchester Street towards Banks Chevrolet Dealership entrance with three lanes.

HLF EAST, LLC

PO Box 1200
Concord, NH 03302

November 15, 2021

David and Jennifer Albert
Price Auto Sales
126 Manchester Street
Concord, NH 03301

RE: Tax Lot 782/Z-41; Frontage on Manchester Street

Dear Mr. and Mrs. Albert:

As we have discussed, HLF East, LLC is proposing to sell you approximately 525 square feet of the tip of the triangle on the northwest side of our parcel along Manchester Street (Tax Lot 782/Z-40; 134 Manchester St). The intended area is outlined on the attached aerial photo.

The terms and conditions would be the following:


1. You would arrange for, and pay the costs of, obtaining a lot line adjustment from the City of Concord to add the subject area to your parcel. HLF East, LLC would cooperate with these efforts, but obtaining the approval would be your responsibility and at your risk.
2. Closing on transfer of the subject parcel would be contingent upon HLF East, LLC, Grappone Mazda and the Grappone Automotive Group receiving all approvals from the City of Concord to develop a new dealership facility on the HLF East LLC site (Tax Lot 782/Z-40; 134 Manchester Street). As you are familiar with our development plans, you hereby agree not to oppose, object or otherwise frustrate our applications to the City and State.
3. You would pay HLF East, LLC \$7,500.00 at the closing for the annexation of the subject land to your parcel at 126 Manchester Street.
4. You would pay directly (and provide proof of payment prior to closing) all costs related to this transaction including land surveyor fees (your entire parcel will need to be surveyed), City application and notification fees, and any attorney fees incurred by us from the date this letter is signed and through the date of the closing of the transaction. [We suggest you retain Richard D. Bartlett and Associates, LLC, surveyors, as they are familiar with our site, the shared boundary and possess relevant base mapping materials.]
5. You agree to respect our shared boundary in perpetuity and will remove all personal property from the boundary line between our two properties. You agree to keep the boundary clear of your personal property now and forever. You hereby release any claim, known or unknown, to ownership of said encroachment areas.
6. This offer may be rescinded by HLF East, LLC at any time and for any reason until these contingencies are satisfied and the transaction closes.

David and Jennifer Albert
November 15, 2021
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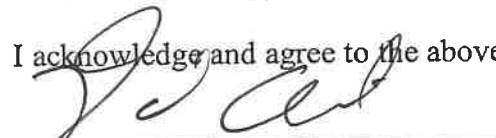
Please sign in the space provided below to acknowledge your agreement with the above terms and conditions. I am glad that we can help you to maintain your driveway entrance, and otherwise amicably resolve your boundary encroachment.

Sincerely,

HLF EAST, LLC

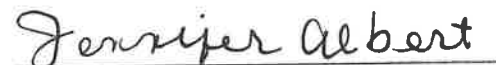

Larry K. Haynes
Corporate Secretary

I acknowledge and agree to the above outline of conditions.



David Albert

12-6-21
Date



Jennifer Albert

12-6-21
Date

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