



CITY OF CONCORD

REPORT TO MAYOR AND THE CITY COUNCIL

FROM: Matthew R. Walsh, Deputy City Manager – Development

DATE: August 14, 2023

SUBJECT: License Agreement for ZV Investments L.L.C. for City Property located at 89-91 Loudon Road

Recommendation:

Approve the attached consent resolution authorizing the City Manager to enter into a License Agreement with ZV Properties L.L.C. concerning installation of a parking lot on City owned property located at 89-91 Loudon Road to support redevelopment of 5 Thomas Street.

Background:

ZV Investments L.L.C. is a developer based in Bedford, New Hampshire who owns property located at 5 Thomas Street. The developer recently received conditional site plan approval from the Planning Board to expand the number of residential dwelling units at the property from 3 to 9.

Discussion:

The Developer's approved plan relies on use of City owned property located at 89-91 Loudon Road for construction of a private parking lot, which will be accessed via the hammerhead cul-de-sac on Thomas Street. Said property is owned by the City in fee. Please see the attached locus and design plans for more information.

The Developer shall be solely responsible for design, permitting, construction, ownership, operation and maintenance of parking lot improvements at the Developer's sole expense. Additionally, the Developer's design impacts the Thomas Street hammerhead cul-de-sac. In turn, this affects the City's maintenance of Thomas Street (particularly snow removal). Therefore, as part of the License Agreement, the Developer will grant the City rights to enter the Developer's property for the purposes of roadway maintenance and other public purposes, as well as the express right to push snow from Thomas Street onto and over the Developer's property.

If this request is approved by the City Council, the License Agreement shall contain the City's normal and customary provisions, and shall be acceptable to the City Manager and City Solicitor.

Locus Map (Licensed City Property Shown in Yellow)



Design Plan (Licensed City Property Shown in Yellow)

