CITY OF CONCORD

New Hampshire's Main Street™

Community Development Department

Heather Shank
City Planner

Planning Board

August 19, 2020
Project Summary – Major Site Plan

Project:	Concord Aviation Readiness Center (2020-07)
Property Owners:	City of Concord
Address:	26 Regional Drive
Map/Block/Lot:	633/Z/5

Determination of Completeness:

Determine the application complete and schedule the public hearing for the September 16, 2020 Planning Board meeting. As part of the motion, indicate that the project does not meet the criteria for a Development of Regional Impact (DRI), per RSA 36:55.

Project Description:

The applicant is proposing to expand the existing Concord Aviation Readiness Center with a 14,700 sf addition. While this is a State project, the property is being leased from the City and thus must comply with all applicable City codes and ordinances per the lease agreement.

Project Details:

Zoning:	Industrial (IN)
Minimum Lot Area:	2 ac
Existing Lot Area:	26.72 ac (1,163,923 sf)
Street Frontage Required:	200'
Street Frontage Provided:	Not Provided'
Existing Use:	Undeveloped
Proposed Use:	Construction and Operations Facility
Lot Coverage Max:	85%
Lot Coverage Proposed:	50%
Building Setbacks Required:	50' Front, 30' Rear, 25' Side
Building Setbacks Provided:	Not Delineated *Waiver Requested*
Parking Spaces Required:	242 (including 7 accessible spaces)
Parking Spaces Provided:	257 (including 6 accessible spaces)

1. General Comments

1.1 The following comments pertain to the 123 sheet site plan set titled "Concord Aviation Readiness Center" prepared by Stantec, dated July 1, 2020, and the 37 sheet architectural plan set prepared

by Coover Clark dated July 1, 2020.

1.2 Architectural Design Review (ADR) is required for all major site plan applications. The applicant will be added to the September 1st ADR Committee agenda.

2. Waiver Requests

2.1 Section 12.08 (b) and Section 105.03(1) requiring property lines be shown on the plans with bearings and dimensions labelled. The applicant states that a boundary survey was not performed and the proposed expansion only accounts for a small portion of the lot. . **Staff does not support this waiver**. While the applicant has provided a separate plan with property lines and bearings from an earlier application, these should be added to the submitted plan set.

2.2 Section 5.03 (19) requiring setbacks and buffers to be shown and dimensioned. Related to the above request, a boundary line survey has not been performed and the applicant states that the proposed improvements are removed from the property lines and setbacks. **Staff does not support this waiver** as the setback lines are not provided on the plan submitted delineating the property lines. Setback lines will need to be provided on the plans.

2.3 Section 16.01 (14-b) requiring profiles of all municipal utilities. The applicant's justification for this request is that all proposed utility improvements are located on private property and are modifications of existing private property utilities. **Staff does not support this waiver** as Engineering Services would have to obtain this information if it is not provided by the applicant.

2.4 Section 12.05 requiring a vicinity plan be provided at a scale between 1:1,000 and 1:2,000. A vicinity plan has been provided though it has been increased to an unspecified amount to show a more complete context for the area, since the site and most of the adjacent sites are large lots for airport use. **Staff supports this waiver request in part** to allow for a smaller scale than is required for the reasons the applicant states, subject to the condition that the scale of the plan be provided.

2.5 Section 12.04 (3) and Section 12.04 (8) requiring the plans be provided with abutter's property lines. The applicant requests that the abutters' names and information be omitted from the contract documents given this project is for government use. The applicant has submitted a separate map that includes abutter names, lot lines, and tax map numbers. **Staff supports this waiver** as the applicant has provided abutters information is a separate document.

2.6 The applicant has withdrawn the waiver request for Section 18.13 requiring interior parking lot landscaping to be provided.

3. Technical Review Comments

3.1 On page G001, provide a scale for the Vicinity Map between and a scale for the Location Map.

3.2 Dimension the Regional Drive curb cuts, in accordance with Section 15.04(11)

3.3 Seven accessible spaces are required for lots with 201-300 parking spaces. The applicant has provided 6 spaces; therefore, an additional accessible space must be provided in accordance with Section 28-7-5 of the Zoning Ordinance.

3.4 The scale on paper copies of the Landscape Plans is inaccurate and must be corrected on the final submission.

3.5 Provide a Planning Board approval block on the Cover Sheet and Layout Plan:

APPROVED
UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
in accordance with vote of the board dated:

Approval of this plan is limited to the lots as shown

Chair Clerk

Prepared by: SCD

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