



CITY OF CONCORD

REPORT TO MAYOR AND COUNCIL

FROM: Carlos P. Baía, Deputy City Manager—Development

DATE: July 20, 2018

SUBJECT: Proposed re-zoning of Old Turnpike Road properties
Map 110, Block 6, Lot 3
Map 110, Block 6, Lot 4
Map 110, Block 6, Lot 7
Map 110A, Block 4, Lot 28

Recommendation:

Set public hearing on the proposed rezoning on Old Turnpike Road of the City landfill, a portion of the transfer station, and the future site of the Fire Training Facility, as well as portions of abutting private lots to Industrial District (IN) from Open Space Residential District (RO) and/or Medium Density Residential District (RM).

Background

The City's closed landfill on Old Turnpike Road, a portion of its Transfer Station, and the proposed adjacent future site of the City's Fire Training Facility are currently zoned RO and/or RM despite the fact that the land immediately to the east and south of these sites is predominantly zoned IN. The RO and RM zoning district is inconsistent with the uses on the site and in the area and limits the ability of the locations to be utilized effectively for community benefit and City Council priorities in the future.

Discussion

Per NH Law, the City is exempt from having to comply with zoning. However, the City Council and City Administration have typically sought to have municipal projects abide by our own regulations and processes where possible.

Relative to the sites in question, there are several advantages of the IN zoning district such as maximum lot coverage of 85% versus the RO's 10% and maximum height of 45' versus 35'. The Fire Training Facility will largely be a paved surface on which fire apparatus can maneuver and our firefighters can train using Conex boxes. A later phase of the project includes the potential construction of a structure to be used for elevated training. Both of these features would

be infeasible on the site under its current zoning and would trigger the need for the City to seek variances.

On the landfill proper, the City may wish to contemplate the installation of solar panels; a municipal practice that is growing in popularity around the country and would help meet the City's recently adopted resolution of moving the community toward greater energy self-sufficiency. As presently zoned, an installation of this type would require ZBA relief.

This rezoning would also take care of a housekeeping item by incorporating the private properties known as Map 110A, Block 4, Lot 28 or 119 Old Turnpike Road, and Map 110, Block 6, Lot 7 or 107 Old Turnpike Road. Both properties are split zoned, with 119 Old Turnpike Road currently split zoned between RO, RM, and IN, and 107 Old Turnpike Road currently split zoned between RO and IN.

The Concord Planning Board reviewed this re-zoning request at its July 18, 2018 meeting and recommended adoption.

w/att. Maps of Existing and Proposed Zoning