

CITY OF CONCORD

New Hampshire's Main Street™



REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Carlos P. Baía, Deputy City Manager-Development
DATE: October 20, 2020
SUBJECT: License Agreement For Bangor Savings Bank Canopy

Recommendation

Accept this report recommending approval of the attached license agreement.

Background

The Bangor Savings Bank recently installed a glass canopy as part of its redevelopment of the façade of their building at 78 North Main Street. This canopy protrudes into the Main Street right of way. The Developer was unaware that this encroachment required a license from Council.

Discussion

The details for the glass canopy were shown by the Bank's design professional to the Planning Board's Architectural Design Review committee and City staff at the time of its review and ADR/Planning Board approval. Unfortunately, the development review staff failed to recognize that the proposed canopy would require a license from City Council. As such, the developer was never apprised of the need for City Council license and the developer moved forward to construction.

The support structure for the canopy was welded into the steel understructure of the building. This was done while the building was under scaffolding and enveloped in insulating wrap. Removing or relocating the canopy at this point would prove costly and likely delay the issuance of the project's certificate of occupancy.

From the perspective of City operations, the existing canopy provides sufficient clearance for sidewalk snow removal operations and meets all other permit requirements.

Recognizing that this was the City's error and that it would be unfair to penalize the developer/property owner for this oversight, I am recommending that Council approve this license retroactively.

Cc: Jim Kennedy, City Solicitor

w/att:

1. Proposed license agreement
2. Building elevation