

Project: Banks Chevrolet Parking Lot Reconstruction
Address: 234 Airport Road, Concord, NH
Owner/Applicant: Banks Chevrolet / Daval Realty

Project Narrative

The project consists of paving an existing gravel parking area which supports the Banks Chevrolet car dealership. The parking area is located on Tax Map 782Z Lot 8 (project parcel), with a street address of 234 Airport Road in Concord, while the existing dealership it supports is located across the street at 137 Manchester Street in Concord. The parking area is used for employee parking. Site improvements include the paved parking area, lighting, landscaping, and stormwater management systems.

Currently, the existing parcel uses are employee parking and vehicle storage for the body shop accessory to a principal retail use, the Banks Chevrolet dealership. One portion of this parking area is paved (body shop vehicle storage) while the other is gravel (employee parking). There is wooded cover to the rear of the property, adjacent to Sanel Park. The parcel has frontage along both Old Suncook Road and Airport Road and has five driveway locations along Old Suncook Road.

The impervious area of the site is currently 132,930 square feet (SF). The project reduces the impervious cover on site by 19,333 SF. The final impervious area on site will be 113,597 SF. Construction activities are expected to disturb approximately 82,600 SF of land.

The project parcel at 234 Airport Road is in the Highway Commercial (CH) zoning district, Single-Family Residential (RS) zoning district, and Open Space Residential (RO) zoning district. The project includes a 40-foot zoning offset on the eastern and western side of the project area to allow the project to be governed by the Highway Commercial (CH) zoning district per Article 28-2-3(e) of the Concord Zoning Ordinance. The project parcel has a total parcel area of 6.96 acres (303,240 SF). The eastern portion of the parcel is located within the Aquifer Protection District overlay zoning district (APD-5).

The project requires a Conditional Use Permit application due to being within the Aquifer Protection District overlay zoning district. The project also requires an NHDES Alteration of Terrain permit application; though the current area of disturbance is below 100,000 SF, the expanded vehicle storage and parking for the dealership at 137 Manchester Street occurred in 2020 and therefore necessitates an Alteration of Terrain permit application by being within a ten-year period.

Site improvements include lighting, landscaping, and a stormwater management system. The project requires an Excavation Permit and Utility Easements for work within the city right-of-way and for easements encompassing water and electric conduits in the city right-of-way. Electric and fiber optic services will be necessary for site lighting and security cameras; the



water service will be necessary for irrigation. The project proposes one subsurface infiltration gallery to collect the proposed impervious area to the maximum extent feasible.

Conditional Use Permit Narrative

A Conditional Use Permit is requested to allow for the construction of impervious area within the Aquifer Protection (AP) District. The project consists of paving an existing gravel parking area which supports the abutting Banks Chevrolet car dealership. Article 28-3-6(d)(4), Conditional Use Permits Required for Certain Uses in the AP District – Community Water Systems Protection Area, allows for redevelopment involving impervious area greater than fifteen (15) percent or two thousand five hundred (2,500) square feet on any lot through a Conditional Use Permit.

The impervious area of the site is currently 132,930 square feet (SF), resulting in 43.9% lot coverage. The project reduces the impervious cover on site by 19,333 SF. The final impervious area on site will be 113,597 SF, resulting in 37.5% lot coverage. Construction activities are expected to disturb approximately 82,600 SF of land. Increased landscaped areas are proposed where existing gravel is proposed to be removed. Minor tree clearing is required in the northeast portion of the project area to allow for the parking lot configuration with affiliated grading.

The project proposes one stormwater management system to collect and treat stormwater runoff to the maximum extent feasible. One subsurface infiltration gallery is proposed in the central portion of the proposed parking area. Additionally, the Stormwater Management Plan includes a Salt Minimization Plan and affiliated deicing log to mitigate possible chloride impact as required by this Article.

The Conditional Use Permit meets the following criteria:

1. The use is specifically authorized in the ordinance as a conditional use.

Article 28-3-6(d)(4), Conditional Use Permits Required for Certain Uses in the Aquifer Protection District – Community Water Systems Protection Area (APD-5), allows for any use that renders the impervious area greater than fifteen (15) percent or two thousand five hundred (2,500) square feet on any lot through a Conditional Use Permit.

2. If completed as proposed by the applicant, the development in its proposed location will comply with all requirements for this Article, and with the specific conditions of standards established in this ordinance for the particular use.

The proposed redevelopment shall meet all requirements for the Aquifer Protection District overlay zoning district and adheres to the Conditional Use Permit request delineated in this Article. The proposed project decreases the overall impervious cover of the site and maintains the existing use of the property to support the abutting Banks Chevrolet Dealership.

3. The use will not materially endanger the public health or safety.

The proposed project decreases the overall impervious cover of the site and maintains the existing use of the property to support the abutting Banks Chevrolet Dealership. The proposed driveway locations maintain existing connectivity but include new vertical granite curbing and standard driveway widths to enhance public health and safety. The open connection to Old Suncook Road is proposed to be removed to allow for clear access points.

4. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located.

Parking lots are a permitted accessory use in the RO, RS, and CH zoning districts. Currently, the use of the existing parcel is for employee parking and vehicle storage for body shop accessory to a principal retail use, the Banks Chevrolet dealership. The existing gravel employee parking lot is proposed to be paved; decreases overall site impervious cover; increases landscaping on site; and maintains the accessory use supportive of the abutting dealership parcel.

5. The use will not have an adverse effect on highway or pedestrian safety.

The proposed project decreases the overall impervious cover of the site and maintains the existing use of the property to support the abutting Banks Chevrolet Dealership. The proposed driveway locations maintain existing connectivity but include vertical granite curbing and standard driveway widths to enhance highway and pedestrian safety. The open connection to Old Suncook Road is proposed to be removed to allow for clear access points. Additionally, one subsurface infiltration gallery is proposed to collect the stormwater runoff from the proposed parking lot area to the maximum extent feasible, which will decrease stormwater runoff directed to the closed drainage network at Old Suncook Road. The infiltration gallery contains an isolator row for on-going maintenance which will preserve the life of the BMP. The gravel lot currently contains 3 drywells which are difficult to maintain and overtime they have lost their infiltration capacity.

6. The use will not have an adverse effect on the natural, environmental, and historic resources of the City.

The proposed redevelopment maintains the existing use of the parcel supporting the Banks Chevrolet Dealership while decreasing the overall site impervious cover. Landscaping is proposed for the redeveloped parking lot area, which includes landscaped islands and perimeter landscaping. The proposed stormwater management will collect and treat the stormwater runoff from the redeveloped area to the maximum extent feasible, which decreases the runoff to the municipal drainage system at Old Suncook Road and enhances the water quality via groundwater recharge.

7. 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 proposed redevelopment requires an electric service for site lighting, fiber optic connection for security cameras, and a water service for irrigation. All 3 utilities will be installed across Old Suncook Road from the dealership through a proposed utility easement. The proposed subsurface infiltration gallery fully infiltrates the influent runoff within the footprint of the system and does not include any overflow outlet. As a result, stormwater runoff is decreased in post-development conditions from the site to the municipal drainage system in comparison to pre-development conditions. The redevelopment is not anticipated to necessitate additional expenditure from the city.