

Project Narrative

Project: Site Plan Amendment
Project/Address: 20 South Main Street – Duke’s
22 South Main Street – Arts Alley
Owner/Applicant: Arts Alley, LLC, C/O Foxfire Property Management Inc.

The applicant requests amendments to the approved site plan including changes to the landscaping and hardscape in the courtyard, and the addition of a fence with a gate across the alley for security.

As the project has evolved, the lots for the Arts Alley building and carriage house, which includes the alley, were merged. Additionally, there have been great conversations between Arts Alley and the Bank of NH Stage about ways to collaboratively use the alley. The new loading dock for the Bank of NH Stage can double as a stage for outdoor performances. As such, both entities want to open the connectivity between the courtyard and the alley. As such, Terrain Planning has updated the hardscape and landscape plans accordingly.

Arts Alley would also like to change some of the perennial plants to annual plants which offer more color and vibrancy. Foxfire Property Management has an annual contract with a landscape company to install and maintain significant annual planters in Capital Plaza and other properties they own in downtown Concord. They will expand that scope of work to include Arts Alley and the annuals will be maintained and replaced throughout the seasons.