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CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

July 21, 2021

Project Summary – Major Site Plan Amendment

Project Name: 3G Eagle (2021-09)
Owner: 3G Eagle LLC
Address: 25 Henniker Street
Map/Block/Lot: 76Z/7

Determination of Completeness:

This application was determined complete and a Development of Regional Impact at the March 17, 2021 Planning Board meeting and granted conditional approval at the April 21, 2021 Planning Board meeting. Staff recommends opening the public hearing.

Project Description:

The applicant is requesting an amendment to a previously conditionally approved Major Site Plan for the construction of an expanded parking area associated with the renovation of an existing manufacturing facility to a 3-suite mixed industrial use building. The amendment the applicant is proposing consists of converting 14 previously proposed car parking spaces to 7 truck parking spaces, replacing overhead doors at the back of the building with loading docks and adding additional trees.

Project Details:

Zoning:	Industrial (IN)
Existing Use:	Manufacturing
Proposed Use:	Mixed Industrial
Lot Coverage Max:	85%
Existing Coverage:	44% (63,167 sf)
Lot Coverage Proposed:	62.0% (88,990 sf) <i>CUP Granted *</i>
Lot Area Required:	40,000 sf
Lot Area Provided:	143,544 sf (3.3 ac)
Building Setbacks Required:	50' front, 30' rear, 25' side
Building Setbacks Provided:	29' front**, N/A' rear, 127' side <i>**Existing non-conformity</i>
Parking Spaces Required:	69 Spaces (including 3 ADA)
Parking Spaces Provided:	50 Spaces (including 3 ADA) <i>CUP Granted</i>

* This amendment is resulting in a 1,275 sf increase of impervious surface.

1. General Comments

1.1 The following comments pertain to the 4-sheet revised plan set titled "3G Eagle, LLC" prepared

by Wilcox & Barton, dated February 17, 2021 and revised through June 25, 2021.

- 1.2 This amendment was considered by the Town of Pembroke at the July 13th Planning Board meeting. The Town had no comments on the amendment.

2. Technical Review Comments

- 2.1 Staff will require as a condition of approval that the Applicant clarify the uses in the 3 tenant spaces and confirm that no additional approvals need to be sought, or apply for applicable approvals as needed.

3. Recommendations

- 3.1 **Grant the amendment** to the previously approved Major Site Plan for the proposed parking and loading area expansion and associated site improvements at 25 Henniker Street in the Industrial (IN) District, subject to the following precedent and subsequent conditions noted below:

- (a) Precedent Conditions – to be fulfilled within one (1) year and prior to sign off by the Clerk and Chair of the Planning Board and issuance of any building permits, or the commencement of site construction, unless otherwise specified:
- (1) Address all Review comments to the satisfaction of the Planning and Engineering Divisions. For all subsequent submissions, applicant shall provide a response memo addressing/acknowledging all comments.
 - (2) CUP(s) granted are to be noted and fully described on the plan including date granted and applicable Article number(s) of the Zoning Ordinance. Should the Board vote to deny the CUP(s), the applicant shall comply with said submission requirement(s).
 - (3) Final plans shall be signed and sealed by the NH Registered Land Surveyor, Landscape Architect, and Professional Engineer.
 - (4) Submit three (3) copies of fully revised plans for sign off by the Clerk and Chair of the Planning Board.
 - (5) Confirm the uses of all three tenant spaces.
- (b) Subsequent Conditions – to be fulfilled as specified:
- (1) Prior to commencement of construction activity, payment of inspection fees in an amount approved by the City Engineer shall be made.
 - (2) A pre-construction meeting shall be required prior to the start of any construction activities onsite. The applicant shall pick up one (1) set of signed plans at the Planning Office to make copies for the pre-construction meeting. A total of five (5) copies of the signed plan set shall be provided by the applicant at the pre-construction meeting.
 - (3) Prior to issuance of the final Certificate of Occupancy or final construction sign-off, as-built drawings shall be provided to the City Engineer in accordance with Section 12.09 of the Site Plan Regulations. The as-built drawings shall be surveyed on NH State Plane coordinates and NAVD 88 Datum.

Prepared by: SCD

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