



CITY OF CONCORD

REPORT TO THE MAYOR AND CITY COUNCIL

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

DATE: July 27, 2016

SUBJECT: Release of Turnaround Easement at 24 Chennell Drive

Recommendation

Accept this report and approve the attached resolution authorizing the City Manager to release a turnaround easement located at 24 Chennell Drive.

Background

This property is located at the end of the western portion of Chennell Drive right before the road is interrupted by the Karner Blue butterfly conservation area. When the original site plan for this property was approved by the Planning Board in 1993, a turnaround easement off of Chennell Drive was required in the front of the property and, if built today, would impact a significant swath of the current parking and green space area (see attached aerial photo map).

The current property owners, Agile Magnetics and RMS Realty, are seeking to construct sixteen (16) additional parking spaces in front the building to address company growth and have submitted a minor site plan to the Planning Board for hearing on August 17th. This project could not be constructed with the existing easement in place. As a result, the owners are seeking to have the easement released.

Discussion

Chennell Drive widens to approximately 50' in width at #24. The Fire and General Services Department have not experienced any challenges that would trigger the need for this turnaround. The Planning and Engineering Divisions of the Community Development Department are also supportive of releasing the easement.

Typically, the Council would seek a Planning Board recommendation prior to the release of an easement approved as part of a site plan. In this instance, however, the owners are scheduled for a hearing at the Planning Board on August 17th, 9 days after the Council. In an effort to be sensitive to the business' need to start work on this project as soon as possible and avoid the loss

of another month, the attached resolution is drafted such that the easement is only released upon site plan approval.

w/attachments:

1. Request letter from Erin Lambert of Nobis Engineering
2. Aerial Photo of Agile Magnetics site with easement noted
3. Email from Phil Bilodeau
4. Resolution