

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.

**EXISTING PHOTOS – BANKS CHEVROLET PARKING LOT RECONSTRUCTION
234 AIRPORT RD, CONCORD, NH**



Figure 1: Western view at western end of property onto Old Suncook Road.



Figure 2: Eastern view of existing gravel parking area.



Figure 3: Property's frontage along Old Suncook Road, facing west.



Figure 4: Property's frontage along Old Suncook Road, facing east.



Figure 5: Northern view at rear of existing paved parking area to remain.



Figure 6: Southern view of existing gravel parking area and dry well location.



Figure 7: Eastern view at gravel parking area extents – facing existing paved parking lot to remain.



Figure 8: Eastern view of adjacent vegetation at gravel parking area, minor tree cutting proposed adjacent to existing gravel parking area.



Figure 9: Grassed area between Old Suncook Road and Airport Road (no disturbance proposed in this area).



Figure 10: Wooded area between Old Suncook Road and Airport Road (no disturbance proposed in this area).



Figure 11: Northwestern view of property's frontage along Airport Road (no disturbance proposed in this area).

Central New Hampshire Regional Planning Commission

28 Commercial Street ❖ Concord, NH 03301

Telephone: (603) 226-6020 ❖ Fax: (603) 226-6023 ❖ www.cnhrpc.org



December 31, 2025

Concord Planning Board
Concord City Hall
41 Green Street
Concord, NH 03301

Re: Development of Regional Impact
“Banks Chevrolet”

Dear Members of the Board,

We have reviewed the application material transmitted for the Banks Chevrolet application and have evaluated the regional impacts of the proposal. It is the understanding of CNHRPC that this Development of Regional Impact (DRI) consists of a Site Plan Application and a Conditional Use Permit application seeking to permit new parking for inventory vehicle storage at 234 Airport Road in Concord.

As you know, RSA Chapter 36:54-58 deals with the review of Developments of Regional Impact. Section 36:55 lists a series of characteristics that “could reasonably be expected to impact on a neighboring municipality.” This review is therefore focused only upon the factors listed in the RSA and includes the following:

- Relative size or number of dwelling units as compared with the existing stock.
- Proximity to the borders of a neighboring community.
- Transportation networks.
- Anticipated emissions such as light, noise, smoke, odors, or particles.
- Proximity to aquifers or surface waters which transcend municipal boundaries.
- Shared facilities such as schools or solid waste disposal facilities.

CNHRPC’s review of the proposal:

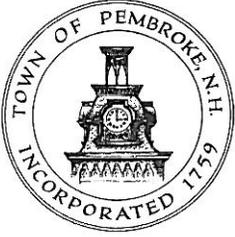
- I. Relative to the number of dwelling units – As the proposal is for parking for a car dealership, there is no impact relative to the number of dwelling units.
- II. Proximity to a neighboring community – While near the Pembroke Town line, the lot is not on the town line itself. Therefore, there could be a modest impact due to the site’s proximity to Pembroke.
- III. Transportation networks – The proposal seeks to upgrade a current parking lot for vehicular inventory and pave it. Further, it is located on side street (Old Suncook Road). Given these factors, there is no impact with regard to road networks more than what currently exists.
- IV. Anticipated Emissions & Noise – Once complete, the site will serve as parking for vehicular inventory. There may be a slight increase in lighting which could create a regional impact given the proximity to the Concord Airport.

- V. Proximity to shared aquifers or surface waters – While not located on the Merrimack River directly, the site is nearby and over the aquifer. It is also close to the Airport Bluff Floodplain. Given these factors, there could be an impact with shared aquifers and surface waters.
- VI. Shared facilities (schools, sewer, water, emergency response agreements) – As the site is for an upgraded inventory parking facility there should be no impact to shared facilities.

We believe there may be regional impacts because of II, Proximity to a Neighboring Community; IV, Anticipated Noise and Emissions; and, V, Proximity to Shared Aquifers or Surface Waters . Based upon this, we recommend that:

1. For II, Proximity to a Neighboring Community: Consider any comments made by the Pembroke Planning Board.
2. For IV, Anticipated Noise and Emissions: The lighting plan shows that there will be little to no light pollution on abutting lots. It is not clear if there will be any navigational impacts to air traffic. The Concord Planning Board should allow Concord Airport to comment on lighting for the proposal.
3. For V, Proximity to Shared Aquifers or Surface Waters: Runoff will need to be managed on-site and not increase off of the property following construction. The Concord Planning Board should require that the NHDES Alteration of Terrain Permit is received as a condition of approval. Further, the Board should allow for review and comment by the City Engineer and require that any recommendations made are complied with as a condition of approval.

We thank you for the opportunity to comment on this development. Please contact CNHRPC at 603-226-6020 if you have any questions.



TOWN OF PEMBROKE

Town Hall ~ 311 Pembroke Street, Pembroke, New Hampshire 03275

Tel: 603-485-4747

January 14, 2026

City of Concord
Planning Board
c/o Alec Bass
41 Green Street
Concord, NH 03301

Re: DRI Notice, 234 Airport Rd.

Dear Chairman Woodfin,

Thank you for the opportunity to review and comment on the Banks Chevrolet Parking Lot Reconstruction Plans at 234 Airport Rd. On January 14th, the Pembroke Planning Board reviewed the plans and reviewed comments from Pembroke Water Works.

Based on the information provided, the Pembroke Planning Board would like to support the comments from Pembroke Water Works, which are:

The Route 3 wellhead extends into this area, and most of that parking area is within the wellhead. With that being the case, we typically would prefer vehicle storage to be pavement instead of gravel parking. As long as they aren't proposing fuel, salt or any additional storage beyond vehicles I would be fine with it.

The Pembroke Planning Board appreciates the opportunity to participate in the review of this application. Please feel free to reach out if you have any questions.

Sincerely,

Carolyn Cronin
Town Planner
Town of Pembroke