

Project Narrative

Project: Mendota Properties, LLC
Address: 29 Tallant Road, Concord, NH 03301
Owner/Applicant: Mendota Properties, LLC
Agent: Jonathan Halle – Warrenstreet Architects

The purpose of the proposed project is the conversion of a single-family residence to a residential social service center. Proposed renovations to the building are internal and no alterations to the footprint shall occur. The new facility shall consist of 5 guest rooms with common sanitary and dining facilities for occupants. Proposed site improvements include expanding the existing gravel driveway to provide additional parking spaces and install new accessible walkways to the facility for safe egress from the facility. Currently, there is parking provided in the two-car detached garage. The layout proposed utilizes the wide gravel driveway area for additional parking spaces and an expanded parking area bordered with short retaining walls and a concrete pad for an accessible van parking space and aisle. Mendota Properties is constructing more parking than required by the Zoning Ordinance based on the needs of the facility for staff. The 2.66-acre property is in the Open Residential (RO) zoning district. The facility is connected to on-site water and septic. There are no proposed changes to the utilities that service the building.

The pre- and post-development conditions were modeled as a part of this design. A portion of this property is proposed to restore open green space in areas outside of the existing gravel driveway. As a result, the post-development peak flow rate and volume of runoff for the site are decreased in the 2-year, 10-year, 25-year, and 100-year storm events for the developed area of the property. See the accompanying Stormwater Management Plan for the analyzed model and tabulated data.

The Site Plan Review application is accompanied with a request for a waiver to Section 6.01(3), General Procedures and Official Submission Date, to allow for the Major Site Plan Application to be heard within a one scheduled meeting period where a minimum two meeting review period is required for Major Site Plan Applications. A waiver request letter dated April 20, 2022, is attached to the application.

Additionally, the owner/agent has requested three variances from the Zoning Board of Adjustment for the proposed development of this facility. The existing impervious lot coverage exceeds the maximum 10% allowed; the existing driveway entrance is 13 feet wide with a connected loop wide enough for emergency vehicle access; and the existing driveway consists entirely of gravel. Consequently, the owner/agent has requested variances to 28-4-1(e) Dimensional Standards, Minimum Lot Coverage to allow 14% where 10% maximum is permitted; 28-7-7(f) Parking Area Design Standards Driveway width to permit 13-feet at the road where 24-feet is required for 2-way traffic; and 28-7-7(h) to permit gravel parking and driveway where a paved surface is required.

April 20, 2022

City of Concord Planning Board
City Hall
41 Green Street
Concord, New Hampshire 03301

**RE: Waiver Request
Mendota Properties, LLC
29 Tallant Road, Concord, New Hampshire 03301**

Dear Planning Board:

On behalf of Mendota Properties, LLC and in support of the site plan application referenced below, Wilcox & Barton, Inc. hereby requests the following waiver from the Site Plan Regulations:

A waiver to Section 6.01(3), General Procedures and Official Submission Date, to allow for the Major Site Plan Application to be heard within a one scheduled meeting period where a minimum two meeting review period is required for Major Site Plan Applications.

The proposed development falls under the Major Site Plan threshold criteria listed in Article 28-9-4(j) of the Zoning Ordinance, because the existing house is proposed to be converted to accommodate a total of five (5) rooming units. The proposed development/Site Plan Application is not substantial in character. To comply with the Site Plan Regulations, the scheduling of the permit application process would be elongated and provide a hardship for the owner when there is not a substantial change proposed on-site. Therefore, we request a waiver to the scheduling process for the Planning Board meetings, which would allow the schedule to adhere to a minor Site Plan's meeting timeframe. The criteria for this request are detailed below.

1. *The granting of the waiver will not be detrimental to the public safety, health, welfare or injurious to other property.*

The proposed development is simple in nature because the construction involves an approximately 1,500 square-foot expansion of impervious surfaces in the gravel driveway for required parking spaces and the installation of pedestrian walkways to provide ADA accessibility. No expansion of the building footprint is proposed. The waiver would allow for a realistic timeline for the Site Plan Application to be reviewed and publicly noticed and allow for the owner/applicant to move forward with their project in a feasible timeframe.

2. *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property.*

The reduced timeline is specific for this project based upon the character of the Site Plan Application. One of the thresholds is met for the minimum number of rooming units (five) requiring a major site plan, but all most conditions of the site remain consistent with their existing state. Proposed increases in parking spaces and impervious areas in the gravel driveway

are consistent with the thresholds of a minor site plan, and the property is proposed to have a net reduction in total impervious spaces with the restoration of open green spaces. Based on this unique situation, it appears feasible to submit and review the project permit application within one scheduled meeting.

3. *Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, an unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out.*

Strict conformance to the scheduling regulations would provide a hardship to the owner based upon the character of the permit application and the affiliated review/noticing that would be required. The site changes are minor in nature and complimentary to the existing development, therefore the elongated scheduling period would limit the owner's ability to move forward with the project.

4. *Specific circumstances relative to the site plan or conditions of the land where a site plan is proposed indicate that the waiver will property carry out, or not be contrary to, the spirit and intent of these regulations.*

The proposed conditions of this Major Site Plan Application could be carried out/reviewed, while adhering to the intent of the Site Plan regulations, within the scheduling timeframe that a minor site plan allows for. The schedule could include all required review and noticing as a Major Site Plan requires but could be done in an expedited manner - based on the simplistic nature of the proposed development. This waiver request would allow for the permit application to be heard at the following scheduled Planning Board meeting.

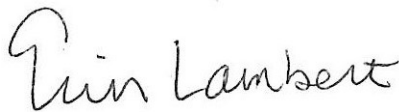
5. *The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports or Official Map.*

The proposed design and requested waiver will not in any manner vary the provisions of the Zoning Ordinance, Master Plan or Official Map.

If you have any questions, or require additional information, please contact me at (603) 731-9883.

Very truly yours,

WILCOX & BARTON, INC.



Erin R. Lambert, P.E, LEED AP
Vice President of Civil Engineering

May 11, 2022

City of Concord Planning Board
City Hall
41 Green Street
Concord, New Hampshire 03301

**RE: Waiver Request
Mendota Properties, LLC
29 Tallant Road, Concord, New Hampshire 03301**

Dear Planning Board:

On behalf of Mendota Properties, LLC and in support of the site plan application referenced below, Wilcox & Barton, Inc. hereby requests the following waiver from the Site Plan Regulations:

A waiver to Section 18.09 *Parking Lot Markings and Signage* for 4-inch-wide white lines marking the seven gravel parking spaces. The ADA spaces will be concrete, and the aisle will be striped to designate "No parking". The applicant will install signage at each gravel parking space to demarcate the space.

Waivers to Section 18.10 *Driveway Widths*, and Table 19-2 Non-residential Driveway Spacing Requirements to allow a 13-ft driveway a minimum 20-ft width is required for two-way traffic.

The proposed Site Plan is to convert a single-family residence to a state-licensed social service center. The center would primarily serve residents with traumatic brain injuries. There would be 5 residents a minimum of five staff members. Residents would all have their own private bedrooms, and share a communal kitchen, dining room and common areas. The residents do not drive, but staff members and visitors would. The center would be leased to and run by Sevita Health, which is a nationally-recognized provider of therapeutic and rehabilitation support. Sevita provides targeted therapies and medical and behavioral supports in specialized environments of care designed support people in their communities. The center is licensed by the New Hampshire Department of Health and Human Services.

The proposed exterior changes to the Property are minimal. The Applicant would construct 7 gravel parking spaces, a concrete ADA parking space and aisle, 2 paved ADA walkways for fully accessible ingress and egress to/from the building, all as shown on the enclosed plan. Otherwise, the exterior layout would remain largely unchanged, including the existing loop driveway. Therefore, we request a waiver to allow the existing driveway width at Tallant Road to remain 13-ft wide. The driveway once into the site will meet the required 18-feet for one-way traffic. We request a waiver from providing 4-inch-wide striping of the spaces since the surface will be gravel. The criteria for these requests are detailed below.

1. *The granting of the waiver will not be detrimental to the public safety, health, welfare or injurious to other property.*

The waivers will not be detrimental to public safety, health or welfare. The gravel parking spaces will be demarcated with signs at the head of the spaces. Although the driveway throat is only 13' wide, it opens up into a much wider driveway a short way into the Property. The driveway's circular layout provides ample site distance and space for vehicles to wait or move out of the way if a large truck were entering. Further, requiring a wider driveway would in turn increase lot coverage and tree clearing.

2. *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property.*

The Property is unique in that it is located in a relatively rural area on a gravel road at the very outskirts of the City. It has existing conditions (driveway width and surface) which are longstanding, and consistent with the surrounding area. All site improvements are well-screened with natural vegetation from the street and adjacent properties. Although the change in use triggers the driveway width and parking lot striping waivers, strict compliance would be more detrimental to the public and the Applicant than allowing the existing conditions to remain.

The general public purpose of the driveway width requirement is to ensure there is sufficient space for vehicles to pass. However, the unique existing driveway configuration provides ample space. Most of the driveway is between 18' and 24', with only a very short section at the throat of the driveway measuring 13'. This, coupled with the loop configuration, provides ample space and site distance for vehicles to wait or pull out of the way if a larger vehicle happens to be entering at the same time. However, that scenario would be very unlikely given the low traffic volume this use will generate. Further, requiring a 24' width for the entirety of the driveway would be overkill for the use, and would increase lot coverage and tree clearing.

The property is unique in that the driveway has been granted a variance to allow a gravel surface. Striping the parking spaces is not possible on that type of surface. Signage will be utilized to demarcate parking spaces.

3. *Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, an unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out.*

Widening the driveway to 24-feet would result in additional clearing for both the driveway and required drainage controls. It would also increase the total impervious area and lot coverage. Should cars need to enter and exit at the same time, there is adequate sight distance and space for a car to wait on-site while a car enters the Property.

4. *Specific circumstances relative to the site plan or conditions of the land where a site plan is proposed indicate that the waiver will property carry out, or not be contrary to, the spirit and intent of these regulations.*

The waiver requests are reasonable because although there will be a change of use, the waivers would allow the Applicant to minimize the impact on the surrounding area. Continuation of the

existing driveway width and gravel surfacing will be adequate to serve Applicant's needs, while avoiding a transformation of the streetscape in a rural area. Allowing the existing driveway to remain in its current condition (width and surface) minimizes disturbance of land and vegetation and reduces sheet-flow and drainage concerns.

5. *The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports or Official Map.*

The proposed design and requested waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan or Official Map.

If you have any questions, or require additional information, please contact me at (603) 731-9883.

Very truly yours,

WILCOX & BARTON, INC.



Erin R. Lambert, P.E., LEED AP
Vice President of Civil Engineering

SITE PHOTOS



Figure 1: (2022-03-31) Southern view of existing driveway on Tallant Road.



Figure 2: (2022-03-31) Northern view of existing driveway on Tallant Road.



Figure 3: (2022-03-31) Western view of existing driveway loop.



Figure 4: (2022-03-31) Southwestern view of existing building and proposed front walkway.



Figure 5: (2022-03-31) Northern view of existing screened porch, proposed rear walkway, and existing gravel to be removed for restoration of green spaces.



Figure 6: (2022-04-18) Eastern view of existing tree line and proposed gravel parking area addition taken from southeasterly building corner.