

Project Narrative

Project: Proposed Improvements to 81 Hall Street
Address: 81 Hall Street, Concord, NH 03301
Owner: NHT 2022, LLC, PO Box 10571, Bedford, NH 03110

The purpose of the proposed project is the Change of Use of a two-story mixed-use office building to a single use, Clinic and Outpatient Care Facility. No alterations to the footprint of the building shall occur. A man door will be converted to a loading and delivery area.

Proposed site improvements include minor modification to the parking configuration and drive aisles, including converting a two-way drive aisle to a one-way aisle to accommodate the loading / delivery area on the north side of the building. Head in parking will be converted to angled parking in this area. Other modifications include constructing the previously approved parking spaces surrounding the building and moving the accessible spaces adjacent to the building.

The 1.14-acre property is in the Opportunity Corridor Performance (OCP) zoning district and is within the Flood Hazard Overlay District (FH). The existing buildings meet the minimum finished floor elevations allowed within the FH District. The facility is connected to municipal water and sewer. There are no proposed changes to the utilities that service the building.

No waivers, variances, or special permits are required for this project.

This property and the adjacent property (91 Hall Street) were subject to a Site Plan Review in 2007 and a conditional use permit was granted by the Planning Board pursuant to Section 28-7-11, Alternative Parking Arrangements, of this ordinance. The applicant proposes to keep the area reserved for 5 CUP parking spaces in the northwest corner of the lot(s) available for future use and build out the currently unbuilt approved spaces directly adjacent to the building.

A drainage study was conducted as part of the original application. The pre- and post-development conditions were modeled as a part of the design. The post development peak flow rate and volume of runoff for the site are decreased in the 2-year, 10-year, 25-year, 50-year, and 100-year storm events for parcel. The runoff from the site is decreased in all modeled storm events based on 78% coverage. Stormwater from the proposed impervious cover is collected and treated in an underground stormwater detention system. Modifications to the stormwater system are not proposed. The lot coverage for the current proposed conditions is ~70%. The stormwater management system was designed to handle the runoff volume for 78% impervious area and is adequate to handle stormwater runoff from the site.

MEMORANDUM

TO: City of Concord, NH
Planning Department
FROM: Cynthia Theriault, PE Wilcox & Barton, Inc.
SUBJECT: 81 Hall Street (2022-42)
Stormwater Management
DATE: August 8, 2022

Reference: *Drainage Report for the Residence Inn Marriott #7379, 91 Hall Street, Concord, NH*, dated May 17, 2007, revised April 15, 2008 by The H.L.Turner Group Inc.

The stormwater management system in place at 91 and 81 Hall Street is adequate to manage the stormwater proposed for this project. The collection and detention system was designed to accommodate a full build out of the hotel and office building (now proposed to be medical offices).

The proposed redevelopment does not increase the impervious area beyond what the stormwater system was designed to handle. There are no proposed modifications to the grading or drainage collection and detention system as part of the redevelopment.

There will be no increase in the peak rates of runoff or volume for the design storms required by the City at any of the abutting parcels to this project.

