

Lee B. Marden Revocable Trust of 2001
132 & 134 Hall Street
Project Narrative

The site is made up of two parcels which are proposed to be annexed through a voluntary merger. The existing building is 50,500 square feet (gross) and consists of nine commercial rental units with the following uses:

- A. Auto repair—5,000 square feet
- B. Moving company—5,000 square feet (900 sq. ft. office, 4,100 sq. ft. storage)
- C. Storage—1,500 square feet
- D. Construction Company—11,000 square feet (1,000 sq. ft. office, 10,000 sq. ft. storage)
- E. Self storage units—8,000 square feet (80 units)
- F. Electrical supply company—7,500 square feet (500 sq. ft. office, 7,000 sq. ft. storage)
- G. Heating & Cooling company—2,500 square feet (400 sq. ft. office, 2,100 sq. ft. storage)
- H. Storage—5,000 square feet
- I. Recycle center—5,000 square feet

The site has 49 striped parking spaces, 12 loading spaces and the current lot coverage is 44%.

The applicant proposes a 14,650 square foot addition to the east end of the existing building and the addition of 29 parking spaces. The addition will house 3 addition commercial rental units as well as a caretakers suite. A connector drive will be constructed to permit access to 130 Hall Street which is also owned by the applicant. Two infiltration basins will be constructed to handle additional stormwater runoff, associated with the new parking lot, and the building will be connected to municipal sanitary sewer and water.

East Face of Building looking North



East face of Building looking South



South face of Building



East Face of Building



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MARK C. SARGENT, L.L.S.

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Est. 1973

• BOUNDARY SURVEYS

• SUBDIVISIONS

• DESIGN AND LAYOUT

• ON-SITE SANITARY SEWAGE SYSTEMS

• GPS CONTROL

November 16, 2016

Concord Planning Board
41 Green Street
Concord, NH 03301

Re: Application for Major Site Plan Review—Map 5, Block 1, Lots 8&9

Dear Chairman and Members of the Board;

On behalf of the Lee B. Marden Revocable Trust of 2001, applicant for a major site plan review on Hall Street, we request waivers to Sections 12.07 and 15.03 of the site plan review regulations.

Section 12.07 requires that plans to be stamped by a Certified Wetland Scientist.

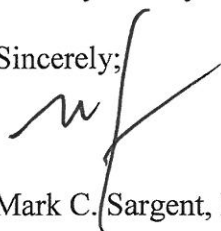
Section 15.03 requires the mapping of topography on the entire site.

The following reasons are provided for these waiver requests:

- The granting of the waivers will not be detrimental to the public safety, health or welfare or injurious to other property; the proposed improvements to the site are limited to the area closest to Hall Street which has been mapped for topography. The remainder of the site is developed and the existing conditions minus topography are depicted on the existing conditions plan. The wetland, located at the rear of the site, were mapped by Normandeau Associates a number of years ago.
- The proposed improvements to the property are limited to the easterly quarter of the property closest to Hall Street. The remainder of the property has been developed since the late 80's.
- Mapping of topography on the remainder of the site and the review of wetlands previously delineated will not enhance this application and pose an unnecessary hardship.
- Mapping of the portion of the site to be improved and depiction of the existing conditions on the remainder of the site, minus topography will not be contrary to the spirit of the regulations.
- The requested waivers will not vary the provisions of the zoning ordinance, master plan or official map.

Thank you for your consideration.

Sincerely;



Mark C. Sargent, LLS

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April 19, 2017

Concord Planning Board

41 Green Street

Concord, NH 03301

Re: Application for Major Site Plan Review—Map 5, Block 1, Lots 8&9

Dear Chairman and Members of the Board;

On behalf of the Lee B. Marden Revocable Trust of 2001, applicant for a major site plan review on Hall Street, we request that should the application be determined to be complete at the May 17, 2017 Planning Board meeting that the Board accept the application for consideration and hold a public hearing at the same meeting. This action is provided for in section 10.06 of the Site Plan Review Regulations.

The applicant originally made application in November of last year, has addressed the issues related to the proposed expansion of the building and parking area as well as addressed issues pertaining to bringing the existing facility into compliance with current regulations. Thank you for your consideration.

Sincerely;



Mark C. Sargent, LLS