



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

October 18, 2017

Project Summary – Minor Subdivision

Project: Penacook Landing – Minor Subdivision Application (2017-32)
Property Owners: City of Concord
Address: 11-35 Canal Street
Map/Block/Lot: 0543/P/18

Determination of Completeness:

Determine the application complete and open the public hearing.

Project Description:

In conjunction with this application, The Caleb Development Corporation has submitted a Major Site Plan application for the development of 54 units of workforce housing consisting of 14 two bedroom units and 40 one bedroom units. The existing 4.04 acre lot is currently owned by the City. The applicant is proposing a Minor Subdivision to create a 2.52 acre lot for their proposed development, and a 1.52 acre lot to be retained by the City for future development of a river front park. A condition of the P& S with the City is that an existing structure on the site be demolished by the applicant.

Project Details:

Existing Lot Area:	4.03999082 acres	
Zoning:	Opportunity Corridor Performance District (OCP)	
	Central Business Performance District (CBP)	
Existing Use:	Vacant (Former Tannery Site)	
Frontage Required:	150ft (OCP)	22ft (CBP)
Frontage Provided:	345ft	
Lot Coverage Permitted:	85% (OCP)	N/A % (CBP)
Lot Coverage Proposed:	58%	
Setbacks Required:	15'front, 15'side, 15' rear (OCP)	No setbacks required (CBP)
Setbacks Provided:	25'front, 15'side, 230'rear	
Parking spaces required:	108 spaces, including 5 HC spaces	
Parking spaces provided:	110 spaces, including 5 HC spaces	

1. General Comments

- 1.1 The following comments pertain to the subdivision plan titled “Penacook Landing”, dated July 2017.
- 1.2 Reference memo from Engineering dated October 10, 2017.
- 1.3 This application has been submitted in conjunction with a Major Site Plan application and Conditional Use Permit application which will be reviewed concurrently.

2. Technical Review Comments

- 2.1 Add the boundary for the Neighborhood Residential District (RN) to the existing conditions plan in accordance with Section 15.03(24) Subdivision Regulations (SDR). The plans currently show the boundaries for the Opportunity Corridor Performance District (OCP) and Central Business Performance District Boundaries (CBP), but the RN District begins at the center of Community Drive and runs parallel to the site along the center of Canal Street for approximately 215 feet.
- 2.2 A New Hampshire Certified Wetlands Scientist shall sign and seal the plan upon which the wetland boundaries are mapped in accordance with Section 12.03(5) Subdivision Regulations (SDR).
- 2.3 Tabulations for contiguous buildable land area shall be added to the final plan in accordance with Section 15.03(3) (SDR).

3. Recommendations

- 3.1 **Grant Minor Subdivision approval** for the minor subdivision at 11-35 Canal Street, subject to the following precedent conditions to be fulfilled within one year and prior to endorsement of the final plan by the Planning Board Chairman and Clerk, unless otherwise specified:
 - (1) Address Engineering Review Comments dated October 10, 2017 to the satisfaction of the Engineering Division.
 - (2) Address Technical Review Comments, noted in Section 2 above, to the satisfaction of the Planning Division.
 - (3) Add all variances granted as a note on the final plan.
 - (4) The applicant shall provide an “intent to convey” pedestrian easement for future recreation greenway connections. The easement shall connect the lot to be retained by the City with a sidewalk on Crescent Street, and generally be located between the applicant’s parking lot and north property line. The intent to convey shall be indicated in a note on the plan and recorded as an agreement by MCRD.
 - (5) Prior to the final plat being signed by the Planning Board Chair and Clerk, digital information shall be provided to the City Engineer for incorporation into the City of Concord Geographic Information System (GIS) and tax maps. The information shall be submitted in accordance with Section 12.09 of the Subdivision Regulations.
 - (6) The Licensed Land Surveyor shall sign and seal final plans and mylars.

- (7) The Applicant shall submit two checks for recording the plan at the Merrimack County Registry of Deeds (including a separate check in the amount of \$25.00 for the LCHIP fee). Both checks are to be made payable to the Merrimack County Registry of Deeds.
- (8) The Applicant shall deliver to Planning, one (1) plan sets and one (1) mylar(s) for endorsement by the Planning Board Chairman & Clerk and recording at the Registry of Deeds.

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Prepared by: JCS



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Edward L. Roberge
City Engineer

MEMORANDUM

TO: John Stoll, Senior Planner
FROM: Bryant A. Anderson, PE
DATE: October 10, 2017
SUBJECT: Plan Review (2), The Caleb Development Group, 2-Lot Subdivision of 11-35 Canal Street;
Map 543P, Lot 18; (2017-32)

The Engineering Services Division (ESD) has received the following items for review:

- *Subdivision Plat*, 11-35 Canal Street, Penacook, NH, Map 543P, Lot 18, prepared by Richard D. Bartlett & Associates, LLC, dated July 2017, revised thru 9/18/2017.

As a supplement to any comments offered by the Planning Division, the ESD offers the following design related comments. **With subsequent submissions, the applicant should provide a response letter that acknowledges/addresses each of these comments.**

Note: The ESD has previously reviewed this project and has submitted comments to the Planning Division in a memorandum dated September 11, 2017. Comments from our previous memorandum that have not been addressed are included and noted in the comments below.

General Comments

1. The Subdivision Plan should be reviewed for text conflicts prior to recording. A few conflicts were noted on the bearing and distance labels. ***(Repeat Comment from 9/11/2017)***
2. Within the plan view and the building to be demolished to the rear of the site, please remove the note Proposed Lot Line.

Pre-Construction Items

The following items will need to occur prior to the start of construction (unless otherwise noted).

1. The monumentation for the proposed lot lines will need to be set (prior to issuance of the Certificate of Occupancy).

Engineering Services
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