

# The H.L. Turner Group Inc.

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RECEIVED

November 10, 2017  
*Revised December 1, 2017*

DEC - 1 2017

City of Concord  
Planning Division  
41 Green St.  
Concord, NH 03301

Planning Division  
Concord, NH

**SUBJECT:** Whitaker Place  
Penacook Assisted Living Facility, Inc  
Project Narrative

John H. Whitaker Place is a 54-unit (56 bed) assisted care residence for people aged 55 and older, constructed in 1999. The 25,500 square foot, two-story building is located on a level, 8.7-acre parcel located at 30 Borough Road in Penacook. The site is primarily located in the RM (medium density residential) zoning district, with a portion located in the CG (general commercial) district. All proposed work will occur within the RM district. The structure is encircled by a paved driveway and landscaped areas, and mature trees cover approximately half of the property.

Demand is increasing for the services offered at Whitaker Place and they are proposing to construct 18 single residential units, 6,600 square foot, two-story addition off the west wing of the building to meet this increased need. Whitaker Place is fortunate in that the parcel has adequate space to accommodate such an addition and they can serve additional residents in a single facility.

The proposed design includes the 6,600 square foot addition a realignment of the driveway to provide adequate parking spaces and maintain an access loop around the entire building, new site lighting and additional landscaping. When complete the facility will provide 60 parking spaces. One space per new unit is provided in this design- the existing facility provides 42 spaces for the 54 units. Nine of the 60 spaces are reserved accessible spaces.

Stormwater will be managed entirely onsite with the use of grass-covered infiltration basins. This is the system installed during the original design and it has been functioning adequately for almost twenty years. The realigned driveway disturbs one of the infiltration areas so the new design restores it along the west edge of the driveway and new parking spaces. The landscaping design enhances the maintained areas adjacent to the building and along the new section of driveway, because much of the property perimeter has a substantial buffer of mature trees. The site lighting design maintains compliance with the City regulations and does not affect abutting properties. The site is serviced by municipal sewer and water, as well as natural gas service.

The applicant is requesting Conditional Use Permits for the following items:  
28-7-11(b)- To allow the construction of 59 parking spaces where 72 are required.

***A majority of the residents at Whitaker Place do not have personal vehicles. Of the 41 current spaces, many remain vacant most of the time. Staff vehicles typically outnumber resident vehicles on any given day. Whitaker Place provides shuttle bus transportation for its residents if they need to travel around Concord and the surrounding areas for errands, appointments, or other similar activities.***

***The two areas indicated on the plans for future parking are at the northeast corner of the building. The larger of the two can accommodate eight parking spaces in a flat, grassed area. The remaining five spaces are located on an asphalt surface.***

***The proposed design provides nine accessible spaces that comply with ADA regulations (of the eight existing designated spaces, only four comply with ADA).***

The applicant is also requesting the following variances from the Zoning Board of Adjustment:  
28-4-5(d)3- To allow a building with a 350-foot width where a maximum of 160-feet is allowed.

Penacook Assisted Living Facility, Inc. plans to construct this addition in 2018. Please review the information included with the application package. If you have any questions or require additional information, please contact me at 603.228.1122, ext. 124.

Thank you.

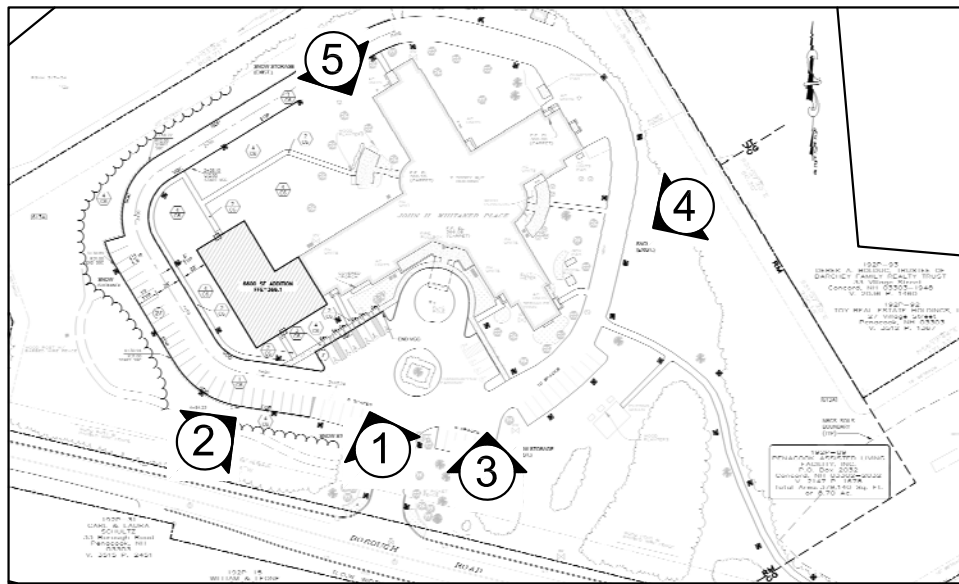
Sincerely,

THE H.L. TURNER GROUP INC.



Mark H. McLeod  
Project Engineer





KEY TO PHOTOS



PHOTO 1 SOUTH ELEVATION



PHOTO 2 WEST ELEVATION



PHOTO 3 SOUTH ELEVATION (SKEWED)



PHOTO 4 EAST ELEVATION



PHOTO 5 NORTH ELEVATION