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# CITY OF CONCORD

*New Hampshire's Main Street™*  
**Community Development Department**

## Planning Board

October 17, 2018  
**Project Summary – Major Site Plan**

Project: Smokestack Center – Major Site Plan Application (2018-27)  
Property Owners: Smokestack Realty, LLC  
Address: 254 North State Street  
Map/Block/Lot: 582/Z1/

### **Determination of Completeness:**

This application was determined complete during the June 20, 2018 Planning Board meeting.

### **Project Description:**

Nobis Engineering, on behalf of Smokestack Realty, requesting Major Site Plan approval to construct a new access road and parking areas totaling approximately 22,000 sf of new impervious area at 254 N. State Street in the Institutional (IS) District.

### **Project Details:**

Existing Lot Area:	16.52 acres or 719,611 square feet
Zoning:	Institutional (IS), Urban Transitional (UT), Residential Open Space (RO)
Existing Use:	Mixed Commercial
Lot Coverage Max:	75% (IS)
Lot Coverage Proposed:	28%
Frontage Required:	UT: 80', IS: 150', RO: 200'
Frontage Provided:	71.12' on North State Street
Setbacks Required (IS):	30' front; 30' rear; 25' side
Setbacks Provided (IS):	30' front; 30' rear; 25' Side
Parking spaces required:	204
Parking spaces provided:	161 existing plus 43 proposed (phases 4 & 5)
Surrounding Land Use:	Commercial services and residential to the west and south, industrial to the north, and open space/Merrimack River to the east

**1. General Comments**

- 1.1 The following comments pertain to a major site plan application titled “Revised Phase 4 Parking and Access Road Smokestack Center” dated May 16, 2018.
- 1.2 Please see the memo from Engineering dated October 2018.
- 1.3 A Conditional Use Permit (CUP) was granted in 2006 pursuant to Article 28-7-11: Alternative Parking Arrangements, Section (b) Construction of Fewer Parking Spaces.
- 1.4 The project was reviewed by the Architectural Design Review Committee on June 12, 2018 and was approved as submitted.

**2. Waiver requests**

- 2.1 The applicant has requested waivers from Sections 15.03(3) and 12.03(5) to not provide topographic and wetland survey information for the entire property given the proposed Phase 4 Parking and Access Road project is limited in scope and area on the south side of the existing building. This request is consistent with a previous waiver that was requested and granted in 2006. For these reasons, **staff supports these waiver requests.**

**3. Technical Review Comments**

- 3.1 Provide 100-year storm water runoff estimates and calculations in a addition to the 2-year, 10-year, 25-year, and 50-year estimates provided on the Grading and Drainage plan sheet, in accordance with Section 16.02(12)(a) of the Site Plan Regulations (SPR).
- 3.2 A NH Licensed Land Surveyor shall stamp and sign the existing condition plan, in accordance with Section 16.02(1) (SPR).

**4. Recommendations**

- 4.1 **Grant Architectural Design Review approval** for the construction of a new access road, parking area and associated grading and drainage improvements.
- 4.2 **Grant waivers to the following sections:**
  - 1. **Section 15.03(3):** to not provide topographic survey data outside the project area. Existing topographic information is providing for the project area.
  - 2. **Section 12.03(5):** to not provide wetland survey data for the entire property. There are no wetlands around the project area; however, there are wetlands below the bluff along the eastern edge of the property well outside the project area.
- 4.3 **Grant Major Site Plan approval** for the proposed redevelopment, subject to the following precedent and subsequent conditions noted below:
  - (a) Precedent Conditions – to be fulfilled within one (1) year and prior to issuance of any building permits, or the commencement of site construction, unless otherwise specified:
    - (1) Address comments in Section 3 above to the satisfaction of the Planning Division.
    - (2) Address review comments dated October 2018 from Engineering Services to the satisfaction of the Engineering Division.
    - (3) Any waivers granted are to be noted and fully described on the plan including date granted and applicable Section numbers of the Site Plan Regulations. Should the Board vote to deny the waiver requests, applicant shall comply with said submission requirements.

- (4) Submit two (2) copies of fully revised plans for sign off by the Clerk and Chair of the Planning Board.
- (b) Subsequent Conditions – to be fulfilled as specified:
  - (1) Prior to commencement of construction activity, payment of inspection fees in an amount approved by the City Engineer shall be made.
  - (2) A pre-construction meeting shall be required prior to the start of any construction activities onsite. The applicant shall pick up one (1) set of signed plans at the Planning Office to make copies for the pre-construction meeting. A total of five (5) copies of the signed plan set shall be provided by the applicant at the pre-construction meeting.
  - (3) Prior to a Certificate of Occupancy or final construction sign-off, as-built drawings shall be provided to the City Engineer in accordance with Section 12.09 of the Site Plan Regulations. The as-built drawings shall be surveyed on NH State Plane coordinates and NAVD 88 Datum.
  - (4) Prior to the issuance of a Certificate of Occupancy or final construction sign-off, 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 12.08 of the Site Plan Review Regulations and all information shall be converted to a vertical datum of NAVD 88.

Prepared by: SCD

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