



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

December 19, 2018

Project Summary – Minor Subdivision

Project: Days Inn Redevelopment (2018-63)
Property Owners: Capital Hotel Company VI, LLC
Address: 406 South Main Street
Map/Block/Lot: Map 1, Block 2, Lot 3

Determination of Completeness:

Determine the application complete and open the public hearing.

Project Description:

The applicant is proposing a two-unit condominium subdivision for a hotel (Unit 1) and future restaurant lot (Unit 2).

Project Details:

Zoning: General Commercial

Existing Lot Area: 2.4 ac (104,556 sf)

Street Frontage Required: 150ft
Street Frontage Provided: Unit 1: 191.08 ft, Unit 2: 0 ft

Existing Use: Hotel
Proposed Use: Unit 1: Hotel, Unit 2: Restaurant

Required Lot Size: 25,000 sf
Proposed Lot Size: Unit 1: 20,162 sf, Unit 2: 14,312 sf (*condominium units will share 104,556 sf of common area*)

Building Setbacks Required: 30' front; 25' side; 30' rear
Building Setbacks Provided: Unit 1: 30.5' front; 26' side; 30' rear
Unit 2: TBD

1. General Comments

- 1.1 The following comments pertain to the 1 sheet plan set titled "Condominium Site Plan, Days Inn Redevelopment" dated November 20, 2018.
- 1.2 Please see the memo from Engineering Services dated December 7, 2018.
- 1.3 The applicant has submitted a concurrent Major Site Plan application for the razing of existing site structures and the construction of a 4-story, 82-room hotel.

2. Technical Review Comments

- 2.1 The final plat shall be signed and stamped by a NH Licensed Land Surveyor, in accordance with Section 15.02(1) of the Subdivision Regulations (SDR).
- 2.2 The error of closure for the subdivision plat shown at a scale of 1"=50' shall not be less than 1 in 10,000, in accordance with Section 15.02(6) (SDR).
- 2.3 Provide a Location Plan, in accordance with Section 12.04 (SDR).
- 2.4 Provide a note on the plan relative the lease agreement between the property owner and the State of New Hampshire regarding the 9,782sf of I-93 right-of-way on which parking spaces are proposed to be constructed.
- 2.5 Note the addressed for each unit as assigned by the Engineering Services Division, in accordance with Section 15.02(8) (SDR).
- 2.6 Note the source of sanitary sewer and potable water supply, in accordance with Section 12.02(3) – Appendix B (SDR).
- 2.7 Provide a note on the plan stating "This will be the only plan recorded at the Merrimack County Registry of Deeds and also filed at the City of Concord Planning Division", in accordance with Section 12.02(3) Appendix B (SDR).
- 2.8 Identify the General Commercial / Residential Open Space zoning district boundary along the northern border of the site, in accordance with Section 12.08(24) (SDR).
- 2.9 Dimension the proposed driveway access from South Main Street, in accordance with Section 12.08(8) (SDR).
- 2.10 Depict existing and proposed topographic changes, in accordance with Section 12.08(3) (SDR).
- 2.11 Provide the classification, extent, and type of soils using the USDA Soil Conservation Services system, in accordance with Section 12.08(4) (SDR).
- 2.12 Provide the location and size of all existing and proposed water mains, hydrants, gates, valves, blow-offs, and service connections, in accordance with Section 15.03(14) (SDR).
- 2.13 Provide the location of all existing non-municipal utilities including electric, telephone, gas, steam, and CATV systems, in accordance with Section 15.03(15) (SDR).
- 2.14 The subdivision plat reflect the site layout that was presented to the ZBA on December 5th, 2018 given variances were granted for parking relief and will change the site layout from what is currently shown on the plat.
- 2.15 Provide a note on the plan relative the lease agreement between the property owner and the State of New Hampshire regarding the 9,782sf of I-93 right-of-way on which parking spaces are proposed to be constructed.
- 2.16 Provide a standard Planning Board approval block on the cover sheet and the Site Layout Plan sheet, an example is provided below:



3. Waivers

3.1 The applicant has indicated that waivers will be requested for the following sections of the Subdivision Regulations:

- 12.08(3) – Topography
- 12.08(4) – Soils
- 15.03(14) – Location and size of water infrastructure
- 15.03(15) – Location of non-municipal utilities

Staff supports these waivers due to the fact this information is provided on the associated site plan. A formal waiver request has not been submitted by the applicant at the time of writing this report and a formal waiver request will need to be submitted prior to the granting of the above waivers.

4. Recommendations

4.1 **Grant Minor Subdivision approval** for the creation of two condominium units at 406 South Main St, 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 Technical Review Comments, noted in Section 2 above, to the satisfaction of the Planning Division.
2. Address Engineering Review Comments dated December 7, 2018 to the satisfaction of the Engineering Services Division.
3. A formal waiver request will need to be submitted to the Planning Division and any waivers granted by the Planning Board will need to be noted on the subdivision plat.
4. A digital copy of the condominium documents shall be provided to the Planning Department for review.
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) tax maps. The information shall be submitted in accordance with Section 12.09 of the Subdivision Regulations.
6. 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.
7. The Applicant shall deliver to Planning, one plan set and mylar(s) for endorsement by the Planning Board Chairman & Clerk and recording at the Registry of Deeds.

Prepared by: SCD

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CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

David Cedarholm, PE
City Engineer

MEMORANDUM

TO: Sam Durfee, Senior Planner
FROM: Bryant A. Anderson, PE
DATE: December 7, 2018
SUBJECT: Condominium Site Plan Review, Days Inn Redevelopment,
406 South Main Street;
Map 1, Block 2, Lot 3; (2018-63)

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

- *Condominium Site Plan*, Days Inn Redevelopment, Concord, New Hampshire, prepared by TFM, dated November 20, 2018.

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

General Comments

1. The Application for Subdivision Approval lists the owner's name as Capital Hotel Company VI, LLC, however, the title block of the plan states Capitol Hotel Company VI, LLC.
2. The correct Map Block and Lot number in Notes 1 and 4 should be Map 1 Block 2 Lot 3, not Map 1 Lot 2 – 3.
3. Within the plan view for Condominium Unit 1, which is the proposed 4 – story hotel, please add the address of 406 South Main Street. Within the plan view for Condominium Unit 2, which has no particular use listed, please add the address of 404 South Main Street.
4. Within the plan view along the southerly boundary line, the distance of 512.21 feet is labeled twice.

Engineering Services
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