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November 20, 2018

Heather R. Shank, PLA, AICP - City Planner
Concord City Hall
41 Green Street
Concord, NH 03301

**RE: Major Site Plan & Condo Site Plan Application
Days Inn Redevelopment
406 South Main Street
Concord, NH 03301
Tax Map 1, Block 2, Lot 3**

Dear Heather,

On behalf of our Client, Capital Hotel Company VI, LLC, please find attached materials associated with a major site plan and condo site plan application for the redevelopment of the Days Inn Site at the above noted address.

Project Narrative:

The proposed redevelopment project involves razing the existing site structures and construction of a 4-story 82-room hotel with associated access, parking, drainage improvements, and utility infrastructure. Please also note accommodations for future development are being made with the submittal of the condo site plan to create two units. One unit spans the area of the currently proposed hotel, and the second unit for a future restaurant pad. Relative to this submittal the site plans and drainage report have been prepared for just the hotel, but the traffic impact and access study evaluates both the proposed hotel as well as an alternative condition which includes a future restaurant. This has been done to show the site and adjacent traffic network can accommodate the intensification of use in coordination with the proposed condo site plan.

The existing site consists of a 40-room hotel, office building and outdoor swimming pool area. Site signage is located along I-93 and South Main Street (NH3A). These signs are proposed to remain and be refaced. A formal submittal from the signage vendor is pending. Municipal water and sewer, gas, electric service and telecom are currently available onsite or along South Main street and will be extended to the proposed uses.

The project area contains varying degrees of elevation change with the majority of the developed site situated on a plateau approximately 10-feet above South Main Street (NH 3A) to the east. The site grade is fairly consistent with the abutting I-93 ROW to the north and west, and approximately 5-feet above the commercial developments on Lots 1-2-1 and 1-2-2 to the south. The developed portion of Lot 1-2-3 consists of a 2-story hotel, a 2-story office building, swimming pool, paved

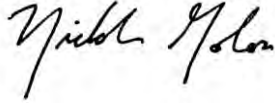
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

parking and access and landscape areas. Existing access is provided by a paved driveway off South Main Street (NH 3A). The redevelopment of the site currently proposes a fairly balanced cut/fill with the majority of the fill to take place at the site driveway to provide a smoother transition to South Main Street than exists today. The existing driveway will substantially remain in the same location but will be expanded and striped to permit one entering lane and two exit lanes; a right turn lane and left turn lane. Parking is provided on-site as well as in the form of leased parking within the NHDOT ROW.

The proposed uses (hotel) is an allowable use in the General Commercial District (CG). An NHDES sewer connection permit and City driveway permit will be required.

Should there be any questions or concerns regarding this submittal or the project in general please do not hesitate to contact the undersigned at 472-4488 or ngolon@tfmoran.com.

Sincerely,
TFMoran, Inc.

A handwritten signature in black ink, appearing to read "Nicholas Golon".

Nicholas Golon, P.E.
Senior Project Manager



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November 20, 2018

Heather Shank, PLA, AICP – City Planner
City of Concord Planning Department
41 Green Street
Concord, NH 03301

**Re: Section 16.03(11) Signs - Waiver Request
Days Inn Redevelopment
406 South Main Street
Concord, NH 03301
Tax Map 1, Block 2, Lot 3**

Dear Heather,

On behalf of our Client, Capital Hotel Company VI, LLC, we respectfully request a waiver from Section 16.03(11) Signs of the Site Plan Regulations – to allow the applicant to provide site signage as a separate submittal at a later date.

Existing ground mounted signs are shown to remain in their current locations and be refaced. A separate signage vendor has been retained to provide the services of the sign design and this work is ongoing. We would propose that an acceptable signage submittal package be provided to the Planning Board for review and approval prior to a building permit being issued.

We feel this request is appropriate and consistent with the expectations of the Planning Board and that this Site Plan upholds the spirit of the Site Plan Regulations and public convenience and welfare will not be adversely affected. As such, we respectfully request a waiver from Section 16.03(11).

Sincerely,
TFMoran Inc.

Nicholas Golon, PE
Senior Project Manager



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December 3, 2018

Sam Durfee – Senior Planner
City of Concord Planning Department
41 Green Street
Concord, NH 03301

**Re: Waiver Request - Section 6.03(2)(c) Application Stages
& Section 11.05 Major Site Plan Procedure
Days Inn Redevelopment
406 South Main Street, Concord, NH 03301
Tax Map 1, Block 2, Lot 3**

Dear Sam,

On behalf of our Client, Capital Hotel Company VI, LLC, we respectfully request a waiver from the above noted sections – to notice the proposed project for determination of completeness and public hearing for the same night (December 19th), such that the project would have the opportunity to be approved in a one-step process if determined appropriate by Staff and the Planning Board at that time.

We understand the primary reasoning for the two-step process for major site plan review is to provide;

- 1) Additional time for City offices to review and comment as Major Site plans typically have a higher level of complexity to design the level of infrastructure required to support such a project
- 2) Adequate time to notify and educate abutters and the public about the proposed project

Although the project is classified as a Major Site Plan, it is important to note it is fairly simplistic design as it is a redevelopment of an existing developed site for the same use (hotel). The project does not create additional demand on emergency services as it is essentially an upgrade of the existing facilities, and the utility infrastructure required to accommodate the use (municipal water, sewer, electric/telecommunications and gas) are all readily available on site. The footprint of the proposed project has also been reduced from that which exists today, which subsequently creates a net decrease in impervious material on-site, which reduces stormwater runoff.

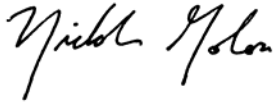
The applicant has been diligent in their efforts to coordinate with abutters (as noted in correspondence provided with the original submittal in September) and City Staff. The delay to the project due to the unforeseen need of variances to accomplish the desired layout expressed in initial conceptual meetings with City Staff was unfortunate but can in part be mitigated by

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allowing the opportunity for a singular meeting with the Planning Board. As the request is to allow the Planning Board the opportunity to open the public hearing at the concurrence of City Staff and is not a request for formal action on the application, we see no harm in the request. The gain to the public in enforcing the two-step application process does not outweigh the harm to the applicant as the public is protected equally in either case. Case in point, if adequate information has not been provided to act on the application, the City can simply continue the project to the next available hearing date.

We feel this request is appropriate and consistent with the expectations of the Planning Board and that this Site Plan upholds the spirit of the Site Plan Regulations and public convenience and welfare will not be adversely affected. As such, we respectfully request a waiver from the sections identified.

Sincerely,
TFMoran Inc.

A handwritten signature in black ink, appearing to read "Nicholas Golon". The signature is fluid and cursive, with the first name "Nicholas" and last name "Golon" clearly distinguishable.

Nicholas Golon, PE
Senior Project Manager

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
MINUTES
June 6, 2018

The Long Range Capital Planning and Utilization Committee met on Wednesday, June 6, 2018 at 10:00 a.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

Representative John Graham, Chairman
House Speaker Gene Chandler
Representative John Cloutier
Representative Mark McConkey
Representative David Danielson (Alternate)
Senator Dan Feltes
Senator William Gannon
Senator Bob Giuda
Mac Zellem, Governor's Office

Representative Graham called the meeting to order at 10:00 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative McConkey, seconded by Senator Gannon, that the minutes of the February 21, 2018 meeting be accepted as written. MOTION ADOPTED.

NEW BUSINESS:

RSA 4:39-b APPROVAL OF STATE AGENCY LEASES EXCEEDING 5 YEARS:

LRCP 18-018 Department of Business and Economic Affairs – Taylor Caswell, Commissioner, Department of Business and Economic Affairs, presented the request and responded to questions of the Committee.

On a motion by Senator Feltes, seconded by Senator Gannon, that the Committee **conditionally approve** the request of the Department of Business and Economic Affairs, for approval of a ten-year lease agreement with Maple Valley Manchester Partners, LLC dba Brady Sullivan Properties, 670 Commercial Street, Suite 303, Manchester, N.H. 03101, for approximately 17,897 square feet of space located at One Eagle Square, Suite 100 and 200, Concord, N.H. 03301, for the period of August 1, 2018 to July 31, 2028, for an amount not to exceed \$3,919,443.60, subject to the schedule of annual rent and certain limited improvements as specified in the request dated May 3, 2018, **contingent upon the Governor signing HB 1356 into law**. MOTION ADOPTED. (5-Yes, 3-No)

The Committee requested the Department of Business and Economic Affairs prepare a cost benefit analysis in terms of construction as an alternative to leasing and submit it to the Capital Budget Committee in 2019.

LRCP 18-019 Department of Health and Human Services – David Clapp, Director of Facilities, Department of Health and Human Services, presented the request and responded to questions of the Committee.

On a motion by Representative McConkey, seconded by Senator Feltes, that the Committee approve the request of the Department of Health and Human Services for approval of a ten-year renewal lease agreement with C&C Thibodeau Properties, LLC, PO Box 1700, Conway, N.H. 03818, for approximately 14,500 square feet of space located at 71 Hobbs Street, Conway, N.H. 03818, retroactive to June 1, 2018 through May 31, 2028, for an amount not to exceed \$3,490,298.40, subject to the schedule of annual rent and conditions as specified in the request dated May 8, 2018. MOTION ADOPTED.

RSA 4:39-c DISPOSAL OF HIGHWAY OR TURNPIKE FUNDED REAL ESTATE:

LRCP 18-011 Department of Transportation – Charles Schmidt, PE, Administrator, and Phillip Miles, Chief Property Manager, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Representative McConkey, seconded by Senator Feltes, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell a 5.63 +/- acre parcel of State owned land located on the easterly side of N.H. Route 125 in the Town of Kingston by a sealed bid process to the general public with a minimum bid price of \$35,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated March 8, 2018. MOTION ADOPTED.

This request (LRCP 09-010) was originally approved by the Long Range Capital Planning and Utilization Committee on April 21, 2009, with subsequent action taken on January 26, 2010 (LRCP 10-004), March 22, 2011 (LRCP 11-008) and January 31, 2012 (LRCP 12-002).

LRCP 18-012 Department of Transportation – Charles Schmidt, PE, Administrator, and Phillip Miles, Chief Property Manager, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Representative McConkey, seconded by Senator Giuda, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to lease a 9,782 square foot parcel of State owned land located on the southeast quadrant of the Interstate 93, Exit 12 Interchange in the City of Concord to South Main Realty, LLC for five (5) years at \$7,500 per year plus a one-time \$1,100 Administrative Fee, with an option for an additional five (5) years at a renegotiated value, subject to the conditions as specified in the request dated March 15, 2018. MOTION ADOPTED.

LRCP 18-023 Department of Transportation – Charles Schmidt, PE, Administrator, and Phillip Miles, Chief Property Manager, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
AGENDA

Thursday, November 29, 2018 at 10:00 a.m. in Room 104 of the Legislative Office Building

- (1) [Acceptance of Minutes of the September 5, 2018 meeting](#)
- (2) **Old Business:**
- (3) **New Business:**

RSA 4:39-b Approval of State Agency Leases Exceeding 5 Years:

[LRCP 18-042 Department of Transportation](#) – request authorization to enter into a fifteen (15) year renewable lease agreement with B&C Management-New Hampshire, Inc. for the amount of \$21,600 per year for the leasing of a portion of their property consisting of 0.55 +/- of an acre, located on the northwesterly side of the Henri A. Burque Highway in the City of Nashua, subject to the conditions as specified in the request dated November 13, 2018

RSA 4:39-c Disposal of Highway or Turnpike Funded Real Estate:

[LRCP 18-041 Department of Transportation](#) – request authorization to sell a 0.965 of an acre portion of the State owned Limited Access Right of Way located on the northeasterly side of Amherst Street and the northwesterly side of the Henri A. Burque Highway at the F.E. Everett Turnpike, Exit 7 Interchange in the City of Nashua to B&C Management-New Hampshire, Inc. for \$521,100 which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated November 13, 2018

[LRCP 18-043 Department of Transportation](#) – request authorization to lease a parcel of State owned land consisting of 9,782 square feet, at the southeast quadrant of the Interstate 93, Exit 12 Interchange in the City of Concord by amending Item LRCP 18-012, originally approved June 6, 2018, from entering into a lease with South Main Realty, LLC to Capital Hotel Company VI with the rest of the terms for five (5) years at \$7,500 per year plus a one-time Administrative Fee of \$1,100, with an option for an additional five (5) years at a renegotiated value, subject to the conditions as specified in the request dated November 14, 2018

RSA 4:40 Disposal of Real Estate:

[LRCP 18-039 Department of Administrative Services](#) – authorization to grant a perpetual utility easement on State land to Unitil Energy Systems, Inc. and Northern New England Telephone Operations LLC (d/b/a Consolidated Communications-NNE), as tenants in common, for the construction, installation, operation, maintenance, and replacement of transmission and distribution lines and associated service poles and other supporting facilities and apparatus as needed to provide electrical and telecommunications utility service to 33 Green Street in Concord, subject to the conditions as specified in the request dated November 8, 2018



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Days Inn Redevelopment – Site Photographs

Photo 1



Existing Days Inn Signage, located along western fence line, looking north towards I-93.

Photo 2



Existing paved access drive from South Main Street, looking south towards the Days Inn.



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Photo 3



Existing paved access drive, hotel and office building, looking south towards the Days Inn.

Photo 4



Existing office building and internal access drive, looking west towards I-93.



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Photo 5



Existing swimming pool and enclosure, looking west towards I-93.

Photo 6



Existing lawn area and Days Inn Signage, looking west towards I-93.



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Photo 7



Existing Days Inn Hotel and paved parking area, looking east towards South Main Street.

Photo 8



Existing paved parking area, looking east towards South Main Street.



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Photo 9



Existing Days Inn Hotel, retaining wall and adjacent lower paved parking area, looking northeast toward Hotel from Lot 1-2-2.

Photo 10



Existing Days Inn Signage adjacent to South Main Street, looking north towards I-93.



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Photo 11



Existing paved sidewalk along South Main Street, looking north along South Main Street.

Photo 12



Existing fencing and grass area adjacent to F.E. Everett Turnpike ROW, looking south along I-93.



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Photo 13



Existing paved lower parking (Lot 1-2-2) and area of proposed parking expansion (Lot 1-2-1), looking west.

Photo 14



Existing paved lower parking (Lot 1-2-2), looking east.



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Photo 15



Existing office building, looking north from Days Inn Hotel.



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Photo 16



Aerial Imagery of the proposed Days Inn Redevelopment (Map 1 Block 2 Lot 3) and proposed area of work (seen in red).

Days Inn Redevelopment
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