



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

January 16, 2019
Project Summary – Major Site Plan

Project: Days Inn Redevelopment (2018-62)
Property Owners: Capital Hotel Company VI, LLC
Address: 406 South Main Street
Map/Block/Lot: Map 1, Block 2, Lot 3

Determination of Completeness:

This application was determined complete at the December 19, 2018 Planning Board meeting.

Project Description:

The applicant is proposing a redevelopment project involving the razing of existing site structures and the construction of a 4-story, 82-room hotel with associated access, parking, drainage improvements, and utility infrastructure.

Project Details:

Zoning:	General Commercial (CG)
Existing Lot Area:	2.4 ac (104,556 sf)
Street Frontage Required:	150'
Street Frontage Provided:	191.08'
Existing Use:	Hotel
Proposed Use:	Hotel
Required Lot Size:	25,000 sf
Proposed Lot Size:	20,162 sf (<i>post subdivision, will share 104,556 sf of common area with one other condominium unit</i>)
Lot Coverage Max.:	80%
Lot Coverage Existing:	59.6%
Lot Coverage Proposed:	78%
Building Setbacks Required:	30' front, 25' side, 30' rear
Building Setbacks Provided:	30.5' front, 26' side, 30' rear
Parking spaces required :	91 spaces, including 4 ADA
Parking spaces provided:	92 spaces, including 4 ADA

1. General Comments

- 1.1 The following comments pertain to the 24 sheet site plan set titled “Days Inn Redevelopment” prepared by TF Moran, Inc., dated November 1, 2018 and revised through December 14th; and 1 sheet lighting plan set, prepared by Charron Lighting, dated September 19, 2018; and 7 page architectural plan set, prepared by Opechee Construction Corporation, dated November 20, 2018.
- 1.2 The applicant has submitted a concurrent Minor Subdivision application for condominium subdivision. Review of the Major Site Plan Application assumes Minor Subdivision will be approved and recorded at the Merrimack County Registry of Deeds.
- 1.3 At the November 7, 2018 meeting, the Zoning Board of Adjustment (ZBA) granted the following variances to the Zoning Ordinance (ZO):
- To Article 28-7-7(g)(3), Parking to be located to the side or rear of a building, to permit parking to be located between a building housing a principal use and the street, where parking to the side or rear of a building housing a principal use is required;
 - To Article 28-7-3, Location of Required Parking, to permit dedicated off-site parking on adjacent land in the RO Residential Open-Space District when parking is required to be provided on the same lot as the use of uses the parking spaces are intended to serve;
 - To Article 28-2-4(j), The Table of Principal Uses, to permit parking in an RO District where non-residential parking lots are not permitted as a Principal Use;
 - To Article 28-7-14(a), Requirements for Refuse Container Siting and Loading, to permit the refuse container(s) to be located off site on an adjacent lot when refuse container space is to be provided in the same lot as the use it serves;
 - To Article 28-7-14(d), Requirements for Refuse Container Siting and Loading, to permit the refuse container to be located within 10 feet of a property line and 25 feet of a residential district boundary when refuse container is to be located more than 10 feet from the property line and more than 25 feet from a residential district boundary.
- 1.4 At the December 5, 2018 meeting, the ZBA granted the following variances:
- To Article 28-7-2(e), The Table of Off-Street Parking Requirements, to permit the provision of 74 spaces for an 82 room proposed hotel (0.9 spaces per room where 1.1 spaces are required) where the Ordinance requires the provision of 91 spaces for 82 rooms;
 - To Article 28-7-2(e), The Table of Off-street Parking Requirements, to permit the provision of 102 spaces for a proposed restaurant (0.9 spaces per 75sf of gross floor area where 1 space per 75sf is required) where 113 spaces would be required for an 8,475sf restaurant.
- 1.5 Architectural Design Review (ADR) is required for the Major Site Plan application. The application came before the ADR Committee at the December 11, 2018 meeting. The Committee recommended approval of the design with the suggestion of mirroring the building layout east to west so that the wing detail would be more visible to I-93 traffic, and using metal paneling as opposed to the proposed Dryvit Systems for the exterior materials. The Committee also recommended that perimeter landscaping be designed for the western edge of the parking lot.
- 1.6 Comments from the Engineering Division are provided in the memo dated December 18, 2018.
- 2. Waivers**
- 2.1 The applicant has requested a waiver from Section 16.03(11) (SPR) to allow the applicant to provide site signage as a separate submittal at a later date. The applicant has retained a signage vendor for sign design and this work is ongoing and a signage packet will be submitted to ADR

and the Planning Board for review. **Staff supports this waiver.**

3. Technical Review Comments

- 3.1 Remove the waiver note for Section 11.05: Major Site Plan Procedure and Section 6.03(2)(c): Application Stages on the Cover Page and the Site Layout Plan as these waiver requests are no longer applicable.
- 3.2 The applicant proposes a lease agreement with the State to meet parking requirements within the I-93 right of way. Staff recommends an easement be provided instead to ensure sufficient parking in perpetuity, since a lease agreement can be terminated.

4. Recommendations

- 4.1 **Grant Architectural Design Review approval** for the construction of a four-story, eighty two-room hotel and associated site improvements at 406 South Main Street.
- 4.2 **Grant the following waiver** utilizing the criteria from RSA 674:36(II)(N)(2): Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations:
 - Section 16.03(11) to provide a sign package as a separate submittal at a later date, given the design work for the sign is ongoing.
- 4.3 **Grant Major Site Plan approval** for the proposed redevelopment at 406 South Main Street with a 4-story, 82-room hotel and associated site improvements subject to the following precedent and subsequent conditions noted below:
 - (a) Precedent Conditions – to be fulfilled within one (1) year and prior to sign off by the Clerk and Chair of the Planning Board and issuance of any building permits, or the commencement of site construction, unless otherwise specified:
 - (1) Address Technical Review comments to the satisfaction of the Planning Division.
 - (2) Address Engineering review comments to the satisfaction of the Engineering Division.
 - (3) The minor subdivision shall be recorded at the Merrimack County Registry of Deeds.
 - (4) Easement or other recordable legal instrument for the use of the 9,782 sf of I-93 right of way shall be recorded at the Merrimack County Registry of Deeds.
 - (5) Waiver(s) granted are to be noted and fully described on the plan including date granted and applicable Section number(s) of the Site Plan Regulations. Should the Board vote to deny the waiver(s), applicant shall comply with said submission requirement(s).
 - (6) Submit three (3) 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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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 18, 2018
SUBJECT: Condominium Site Plan Review (2), 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 (revised thru 12/12/18).
- *Comment Response Letter*, Nicholas Golon (TFM) to Sam Durfee (Planning), dated December 14, 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.**

Note: Engineering has previously reviewed this project and has submitted comments to the Planning Division in a memorandum dated December 7, 2018. Comments from our previous memorandum that have not been addressed are included and noted in the comments below.

General Comments

1. The address listed in the plan view for the Hotel should be 406 not 404 South Main Street.