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CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

February 20, 2019

Project Summary – Major Site Plan Revocation

Project: “Club 55” Residential Development (2015-18)
Property Owner: RNL Properties, LLC
Address: 61 Borough Road
Map/Block/Lot: 192P/38

Applicant’s Request:

The applicant is requesting revocation of Major Site Plan and Conditional Use Permit approvals.

Background:

The Planning Board granted conditional final site plan approval at their July 15, 2015 meeting, for the construction of multi-family independent living residences for individuals 55 years of age or older at 61 Borough Road, and a Conditional Use Permit for disturbance of a wetland buffer. The approved site plan included the continued use of the existing three unit multi-family house and the construction of four, four unit single-story buildings and a clubhouse. On April 18, 2018, the Planning Board approved an amendment to the previously approved Site Plan to convert the existing multi-family residence into a clubhouse, construct an additional 2-unit residential structure, and associated modifications to site improvements.

Discussion:

Mr. Richter has indicated that the project is not financially feasible to proceed with construction. Under RSA 676:4-a, an approved Site Plan may be revoked by the Planning Board at the request of, or by agreement with, the applicant.

No portion of the proposed site plan has been constructed.

Recommendation:

Staff recommends that the Planning Board vote to revoke the Major Site Plan, Major Site Plan Amendment, and Conditional Use Permit approved for the proposed Club 55 residential development at 61 Borough Road, identified as File Number 2015-18.

Prepared by: BAF

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