



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

February 20, 2019

### Project Narrative

The purpose of the project is to construct two new restaurants:

- (1) construct a new 795 sf drive-thru coffee restaurant with no seating; and
- (2) construct a new 1500 sf pizza restaurant for carry out and delivery with pickup window and no seating.

The 1+/- acre property is located in the Commercial General District, and is currently vacant and owned by Merrimack County Savings Bank. The property was most recently used as a single-family residence and prior to this was occupied by a storefront. The parcel is an irregularly-shaped triangular lot with road frontage on Fisherville Road and Manor Road.

On February 6, 2019 the Concord ZBA granted a variance to Article 28-7-7(g), (parking) Setbacks and Restrictions, to allow off-street parking to be located in the front of the coffee restaurant between the building and the street. Additionally, the Concord ZBA granted a variance to Article 28-7-2(e), The Table of Off-Street Parking to permit the provision of 6 drive-through queuing spaces for the “pizza” carry-out where 11 queuing spaces are required, for property located at 212 Fisherville Road in a CG General Commercial District.

#### Access/ circulation/ parking

The site will be accessed via one new full access commercial driveway on Fisherville Road. Circulation is generally counterclockwise with a one-way driveway around the coffee restaurant. A majority of the site parking (21 spaces) is located on the south side of the pizza restaurant, which will provide shared parking for employees, customers, and delivery vehicles. Three spaces are provided for walkup customers in the vicinity of the coffee restaurant on the north end of the site.

The coffee restaurant will have a single drive-thru lane with an ordering window and a pickup window. There will be no audible ordering board. It will also contain a walk-up window for pedestrian ordering.

The pizza restaurant will have a customer pickup window for convenience which does not function like a drive thru. Typically, customers will order by phone and use the pickup window as a convenience.

A new sidewalk connection to Fisherville Road will be established to access each of the new buildings.

A loading area for the delivery vehicles is provided adjacent to the pizza restaurant.

#### Landscaping/ Hardscaping

The landscaping design has been prepared to provide drought-tolerant plantings with variety for four-season interest. The site provides a 15 ft dense landscaped buffer along its entire frontage on Manor Road- which will



screen the development from residential properties on the north side of Manor Road. The remaining perimeter of the site is landscaped with trees and shrubs. The interior areas are planted with dense shrubbery around the foundations and walkways.

Hardscaping is provided at certain internal island areas to promote circulation of tractor trailer delivery vehicles, which are anticipated to occur seldomly throughout the week.

#### Hours of operation

The pizza restaurant will operate Sunday through Thursday days a week generally between 10 AM – 1 AM and Friday through Saturday from 10 AM – 2 AM.

The coffee restaurant will operate 7 days a week between 5 AM – 9 PM



Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists

March 7, 2019

**Conditional Use Permit Narrative**

IERE Pizza North Inc. proposes to construct two new restaurants at an existing 1± acre parcel (Map 201P Block 2 Lot 1) located at 212 Fisherville Road:

- (1) construct a new 795 sf drive-thru coffee restaurant with no seating; and
- (2) construct a new 1500 sf pizza restaurant for carry out and delivery with pickup window and no seating.

For access to the development, one new-full-access commercial driveway is proposed on Fisherville Road. The proposed driveway is 37 feet wide and consists of three-lanes (two exit, one enter). The proposed driveway is 108 ft from the edge of the commercial driveway to the south, and is 210 ft from the edge of Manor Road. A Conditional Use Permit (CUP) is required to Article 28-7-11(f) Driveway Separation Alternatives to construct the driveway within 200 feet of the abutting driveway and the intersection of Fisherville and Manor Road. Below is a narrative description of how the project meets the CUP criteria under the Ordinance.

- a. The use is specifically authorized in this ordinance as a conditional use

Under Article 28-7-11(f) Driveway Separation Alternatives, the proposed driveway is authorized as a conditional use.

- b. If completed as a proposed by the applicant, the development in its proposed location will comply with all requirements for this Article, and with the specific conditions of standards established in this ordinance for the particular use

The proposed use is permitted by right in the GC District. Variances to Article 28-7-7(g)(3) for parking in the front of the coffee shop and to Article 28-7-2(d)(l) for queuing for the pizza shop pickup window have been granted by the ZBA.

- c. The use will not materially endanger the public health or safety

Sight lines are favorable at the proposed driveway location. As such, the proposed drive location provides adequate intersection sight distance for optimal traffic operations. Additionally, the proposed driveway location is positioned opposite an existing commercial driveway on Fisherville Road. This positioning eliminates opposing left turn conflicts by aligning the two drives. Alternate driveway locations along Fisherville Road would create conflicting left turn movements due to the adverse position of the driveway intersections. Finally, a turn pocket for southbound left turns into site is required on Fisherville Road. The proposed driveway location preserves a majority of the existing northbound left turn at the existing traffic signal at Manor Road. For these reasons, the driveway location provides optimal highway/traffic safety functions.



d. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located

The driveway will be located in a commercial district which is consistent with the proposed commercial use of the property. Many of the surrounding properties are also used commercially, and have access to Fisherville Road. Some of these properties also have similar driveway separations (Tedeschi Thirty Pines Market, New England School of Barbering, etc.). For these reasons, use will be compatible with the neighborhood and with adjoining or abutting uses.

e. The use will not have an adverse effect on highway or pedestrian safety

Sight lines are favorable at the proposed driveway location. As such, the proposed drive location provides adequate intersection sight distance for optimal traffic operations. Additionally, the proposed driveway location is positioned opposite an existing commercial driveway on Fisherville Road. This positioning eliminates opposing left turn conflicts by aligning the two drives. Alternate driveway locations along Fisherville Road would create conflicting left turn movements due to the adverse position of the driveway intersections. Finally, a turn pocket for southbound left turns into site is required on Fisherville Road. The proposed driveway location preserves a majority of the existing northbound left turn at the existing traffic signal at Manor Road.

Additionally, a crosswalk will be provided at the existing sidewalk crossing of the new driveway. The sidewalk will be extended into the site to access each of the proposed buildings. For this reason, use will not have an adverse effect on highway or pedestrian safety.

f. The use will not have an adverse effect on the natural, environmental, and historic resources of the City

There are no known significant natural, environmental, or historic resources located on the subject property. There are no wetlands on the property. Remains of an existing stone wall will be preserved where possible along the Manor Road and Fisherville Road frontages.

g. The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.

It is TFM's understanding that there is adequate capacity within the existing water, sewer, electrical and natural gas networks service the proposed development. The development is not anticipated to have significant impacts on the community facilities. For these reasons, the use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.