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City Planner

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

Planning Board

March 20, 2019

Project Summary – Major Site Plan

Project: Iere Pizza (2019-17)
Property Owners: Merrimack County Savings Bank
Address: 212 Fisherville Road
Map/Block/Lot: Map 201, Block P, Lot 141

Determination of Completeness:

Determine the application complete and set the public hearing for April 17th, 2019

Project Description:

The applicant is proposing to construct two new buildings for the purpose of a take-out and delivery pizza restaurant and a coffee shop, both with drive through lanes, and associated site and striping improvements on Fisherville Road in the General Commercial (CG) District.

Project Details:

Zoning: General Commercial (CG)

Existing Lot Area: 0.998 ac (43,336 sf)

Street Frontage Required: 150'
Street Frontage Provided: Manor Road: 416'
Fisherville Road: 294'

Existing Use: Vacant
Proposed Use: Pizza restaurant and coffee shop

Required Lot Size: 25,000 sf
Proposed Lot Size: 43,336 sf

Lot Coverage Max.: 80%
Lot Coverage Existing: 0%
Lot Coverage Proposed: 65%

Building Setbacks Required: 30' front, 25' side, 30' rear
Building Setbacks Provided: 41' front, 63' side, N/A rear

Parking spaces required : 10 spaces, including 1 ADA
Parking spaces provided: 24 spaces, including 2 ADA

1. General Comments

- 1.1 The following comments pertain to the 21 sheet site plan set titled “Iere Pizza North, INC.” prepared by TF Moran, Inc., dated February 19, 2019; and 1 page road striping plan prepared by TF Moran, dated February 19; and 8 page architectural plan set, prepared by Jason D Gnich Architect, dated February 19, 2019; and 1 page architectural plan set, prepared by Aroma Joe’s, dated February 6, 2019.
- 1.2 At the February 6, 2019 meeting, the Zoning Board of Adjustment (ZBA) granted the following variances to the Zoning Ordinance (ZO):
 - To Article 28-7-7(g), to allow off-street parking to be located in the front of the building between the building and the street;
 - To Article 28-7-2(e), to permit the provision of 6 drive-through queuing spaces for the “pizza” carry-out where 11 queuing spaces are required.
- 1.3 Comments from the Engineering Division are provided in the memo dated March 2019.

2. Conditional Use Permit

- 2.1 The applicant has requested a Conditional Use Permit per Article 28-7-11(f) - Driveway Separation Alternatives - of the Zoning Ordinance to allow the applicant to construct a driveway within 200 feet of an intersection and within 200 feet of an adjacent driveway. The applicant has stated the proposed driveway is located opposite an existing commercial driveway across Fisherville Road; sightlines are favorable at the proposed driveway locations. **Staff is not opposed** to the CUP request because the City Traffic Engineer does not anticipate any safety or traffic concerns with the applicant’s layout. The applicant has submitted a complete CUP narrative that meets the criteria of the Zoning Ordinance.

3. Technical Review Comments

- 3.1 A note shall be provided on the plan listing the variances and date granted by the ZBA, in accordance with Section 12.03 Appendix B of the Site Plan Regulations (SPR).
- 3.2 On the Existing Conditions Plan, building setback lines shall be shown for the lot proposed for development, in accordance with Section 15.03(19) (SPR).
- 3.3 The Road Striping Plan must be extended approximately 300 feet to the south to show a continued turning lane from the existing lane up to the proposed entrance to the development.
- 3.4 Staff recommends moving the start of the slopes of the detention areas 3 feet from the existing sidewalks on Fisherville Rd.
- 3.5 On the Site Plan, correct the date of the variance granted for drive-thru stacking in the Table of Zoning Regulations to February 6, 2019.
- 3.6 2-year, 10-year, 25-year, and 100-year stormwater runoff estimates, including all calculations shall be added to the Grading and Drainage Plan, in accordance with Section 16.02(12)(b) (SPR).
- 3.7 A crosswalk has been proposed as part of the CUP application across the driveway entrance to the site. Staff recommends removing this crosswalk as it is not common practice in the City to have crosswalks spanning driveways.

Prepared by: SCD

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Community Development Department

David Cedarholm, PE
City Engineer

MEMORANDUM

TO: Sam Durfee, Senior Planner
FROM: Bryant A. Anderson, PE
DATE: March 12, 2019
SUBJECT: Plan Review, Iere Pizza, 212 Fisherville Road;
Map 201P, Lot 141; (2019-17)

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

- *Site Plans*, Iere Pizza North, Inc., 212 Fisherville Road, Concord, New Hampshire, prepared by TFM, dated February 19, 2019.
- *Stormwater Management Report*, Iere Pizza North, Inc., Non-Residential Site Plan, 212 Fisherville Road, Concord, NH, prepared by TFM, dated February 19, 2019.
- CUP Application and Narrative, prepared by TFM, dated, March 7, 2019.

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.**

Site Plans

Cover Sheet

1. Within the Vicinity Plan, Welch Street is shown incorrectly.
2. Within the General Information, Map 201P, Lot 211, owned by Greemore, should be Map 201P, Lot 111.
3. Within the General Information, Map 201P, Lot 3, is owned by ADN Realty Trust & ABS Realty Trust. In addition, the correct deed reference is B. 2833 P. 658. This information should also be corrected on the Existing Conditions Plan.

Existing Conditions Plan

4. How was the right-of-way of Fisherville Road determined? The plan does not indicate any monumentation found or held.

Engineering Services
City Hall • 41 Green Street • Concord, NH 03301 • (603) 225-8520
engineering@concordnh.gov

Re: Review Comments (2019-17)
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5. In Note 3 and 4, please correct the Map and Lot designation to 201P – 141.

Site Layout Plan

1. The following notes should be added to the plan:
 - a. All work shall be performed in accordance with the City of Concord's Construction Standards and Details (latest edition).
 - b. All utilities shall be installed underground in accordance with Section 25.02(1) of the Site Plan Regulations.
 - c. Upon completion of construction the contractor shall submit as-built drawings to the Engineering Services Division.
 - d. The contractor shall set up a preconstruction meeting with the Engineering Services Division to discuss construction requirements, site inspections, associated fees, schedules, etc.
 - e. The contractor shall obtain an Excavation Permit from the Engineering Services Division for work within the ROW.
 - f. The contractor shall obtain Utility Connection Permits from the Engineering Services Division for the proposed water and sewer services; and storm drain connection.
 - g. The contractor shall obtain a Driveway Permit from the Engineering Services Division for the proposed driveway.
 - h. A Temporary Traffic Control Plan (TTCP) will be required for all work in and adjacent to the City ROW that will require lane closures. The TTCP should be submitted to the ESD for review and approval a minimum of two weeks prior to the construction activities that require the lane closure(s).
2. The proposed 1,500 sf food retail building will retain the address of 212 Fisherville Road. The proposed coffee shop building will be assigned the address of 214 Fisherville Road. Please add these addresses to the plan view for each building. Please revise the title block accordingly.
3. In Note 1, please correct the Map and Lot designation to Map 201P Lot 141.
4. Please include boundary line data for the subject property on the plan.
5. Since this is a minor, unsignalized driveway the cross-walk striping is not required and should be eliminated. In addition, the stop sign can also be eliminated.
6. The proposed dumpster adjacent to Manor Road should be relocated to a less visible area. It is our understanding that it will be located adjacent to the other dumpster.
7. It does not appear that a trash collection vehicle will be able to access the dumpster for retail food building if vehicles are parked in the adjacent spaces.

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8. Turning movements should be provided that show how a trash collection vehicle and emergency vehicles will enter and exit the site from each direction on Fisherville Road.
9. It does not appear that a car, circling around the coffee shop, will be able to make the 180 deg. turn onto Fisherville Road (northbound) without encroaching into the turn lane. This could be problematic if vehicles are in the turn lane.
10. It appears that there is thin strip of pavement between the curb and buffer setback line along Manor Road. The curb line and adjacent lane lines should be adjusted to correspond with the required setback.
11. Based on Bing Maps and Google Street View, it appears that there are curb cuts along Manor Road from previous uses of the site. These curb cuts should be removed and the curbing/sidewalk restored.

Grading & Drainage Plan

12. A 3-ft minimum flat panel should be provided between the back of the existing public sidewalk and the start of the drainage BMP slopes.
13. The driveway apron grades should be reviewed. A 2 percent max. slope should be provided across the pedestrian path for the sidewalk and the proposed 362 contour does not agree with the existing 362 contour in the road.
14. The overflow pipes that tie into the road drainage system should be PVC or RCP. HDPE drain pipes are not allowed within the ROW.
15. The outlet invert for Ex. CB 2 should be added to the plan.
16. The proposed underground utilities should cross the ROW perpendicular to the road and not along it.
17. The size of the sewer line(s) should be noted on the plan and a sewer profile should be provided.
18. The new water service within the road should connect to the 12" DI main and not the 8" CI main.
19. Considering the age of the existing water stub and ¾" size, the existing stub and curb stop should be discontinued at the main and a new service provided.
20. The size of the water services should be 1" min. to the curb stop and the size of the water services should be noted on the plan.
21. Fisherville Road was paved within the last 5 years. Therefore, additional street damage fees and pavement repairs will be required for any impact to the street.
22. The roof drain connection for the coffee shop should be shown?

Utility Plan

23. The proposed water services conflict with the proposed utility pole. A minimum of 10 ft separation should be provided.
24. A new utility pole is proposed on the south side of Manor Road. Underground utilities should be provided from one of the existing poles in accordance with Section 25.02(1) of the Site Plan Regulations.
25. The sewer line to the new SMH in Manor Road should cross the ROW perpendicular to the road and the SMH should be moved further to the west to minimize the length of run. In addition, a SMH should be provided on-site to help facilitate the connections to the buildings and provide a means of inspection and cleaning considering that there is no external grease trap proposed.
26. General Services will be reviewing the existing sewer service for the Domino's Pizza at 202 North Main Street to see if there have been any grease related issues. If so, an external grease trap may be required.

Landscape Plan

27. The proposed underground utilities should be shown on the plan so that potential conflicts can be evaluated.

Detail Sheets

28. The Drive with Vertical Granite Curb, Grass Panel Width <5' Detail does not match the layout of the driveway shown on the plans.
29. It is unclear where the Stone Drip Border Detail applies.
30. Engineering does not recommend the use of the single point of contact bike rack. The City's preferred rack designs are an inverted "U" or a post and ring type where the center post is the same dimension as the rings that allows for two points of contact with a bike. Recommended racks are the Square U Rack by MADRAX, Downtown Rack by Dero or similar.

Lighting Plan

31. It appears that the proposed lighting levels along a portion of the southern property line exceed the 0.2 fc max. allowance under Section 29.06 of the Site Plan Regulations and Section 28-7-7(j) of the Zoning Ordinance.

Stormwater Management Report

32. Based on the existing contours and spot elevations, it appears that the majority of Drainage Area 2 flows towards Discharge Point C and not Discharge Point A. The calculations and map should be revised accordingly.

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33. Under Pre-Development Conditions it incorrectly states that the majority of the site flows towards Discharge Point A. Based on the existing topography the majority of the site flows towards Discharge Point C.
34. A waiver will be required from Section 22.07(2) of the Site Plan Regulations to allow a reduction in the separation to 3 ft.
35. CB 1 floods during the 25 year storm.
36. The proposed routing diagram shows that all of the flow for Subcatchment 2S goes into Pond CB1P. However, the roof drain portion of the flow goes directly into Pond 2P.
37. Section 7 was missing from the report. Based on the Table of Contents this section includes test pit and infiltration information.

General Comments

38. A traffic study and striping plan were submitted with the application and are being reviewed separately by the City's Traffic Engineer.
39. The Fisherville Road Striping Plan should be included as part of the site plan package and should be stamped by the design engineer.
40. The applicant has applied for a Conditional Use Permit to allow reduced driveway spacing. In general Engineering does not take exception to the application. However, the crosswalk striping should be eliminated as noted in the comments on the site layout.

State/Federal Permits

The project will require the following state and/or federal permit(s) associated with the site design:

- NHDES Registration and Notification for Storm Water Infiltration to Groundwater
- NHDES Sewer Connection Permit

A copy of the permit(s) should be submitted to the City once they are issued.

Post-Approval/Pre-Construction Items

The following items will need to occur prior to the start of construction (unless otherwise noted).

1. The applicant/contractor shall set up a pre-construction meeting with the Engineering Services Division to discuss construction requirements, site inspections, associated fees, schedules, etc.
2. The following permit(s) will need to be obtained from the Engineering Services Division:
 - a. Driveway Permit
 - b. Encumbrance Permit (for work that will encumber the ROW, public sidewalks, and/or metered parking spaces)

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- c. Excavation Permit (for work within the ROW)
 - d. Utility Connection Permits (sewer and water services; storm drain connections)
3. The contractor shall submit a Temporary Traffic Control Plan (TTCP) for all work in and adjacent to the City ROW that will require lane closures or occur adjacent to the edge of road. (submit to Engineering for review and approval a minimum of two weeks prior to the pre-construction meeting)
 4. Performance surety (bond, letter of credit, or cash deposit) for site stabilization. The surety amount for this project has been set at \$5,000 (min. amount) based on a 1.0 ac disturbance area. (establish surety prior to pre-construction meeting)
 5. Performance surety (bond, letter of credit, or cash deposit) for work within the right-of-way. An engineer's cost estimate, based on the current NHDOT weighted average unit prices, should be submitted a min. of two weeks prior to the pre-construction meeting. (establish surety prior to pre-construction meeting)
 6. Advanced deposit for site construction inspection fees (initial deposit amount determined by Engineering based on the project schedule and estimated services, final inspection fee to be adjusted based on actual services rendered). A project schedule should be submitted a min. of two weeks prior to the pre-construction meeting for use in establishing the deposit amount. (submit deposit a min. of three days prior to pre-construction meeting)
 7. Water and Sewer Investment Fees will need to be paid (as part of the utility connection permit process).
 8. Shop drawings/submittals should be submitted to Engineering for the proposed water, sewer, and drainage improvements.