



Heather Shank  
*City Planner*

# CITY OF CONCORD

*New Hampshire's Main Street™*  
**Community Development Department**

## Planning Board

March 20, 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

The applicant has requested to remove the following precedent condition from the previous Major Site Plan approval granted on January 16, 2019:

- 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.

The applicant has stated that the lease agreement did not make it to Governor and Council for approval in February which has delayed the issuance of a building permit to pour a foundation.

Staff does not recommend removing the condition of approval, since without it, there is no assurance that the applicant's plan will comply with the zoning ordinance, either at the time of construction or in perpetuity.

However, if the Board wishes to support the applicant's efforts to expedite construction, Staff recommends that the conditions of approval be rewritten to allow the pouring of a foundation without the lease agreement, but that permits for construction of the building may be issued only upon submittal of the signed lease agreement.

Staff recommends the motion for Major Site Plan approval be modified as follows:

**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 **foundation** permit, 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) 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).
  - (5) 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 issuance of any permit for construction of a building, a fully executed easement or lease agreement documenting permission for the use of the I-93 right of way to meet parking requirements in accordance with the zoning ordinance shall be submitted and reviewed by the City Solicitor's office for acceptance.**
- (2) Prior to commencement of construction activity, payment of inspection fees in an amount approved by the City Engineer shall be made.
- (3) 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.
- (4) 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.
- (5) 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

*S:\Plan\Development Review\Project Files\2018\2018-62\_DaysInnRedevel\_SPR\Reports & Letters*