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CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

April 17, 2019

Project Summary – Major Site Plan

Project: State of New Hampshire Army National Guard SMR Entry Control Point Upgrades (2019-19)
Property Owners: State of New Hampshire
Address: 4 Pembroke Road
Map/Block/Lot: 116/ 4/ 2

Project Description:

The State of New Hampshire Army National Guard is proposing to relocate the entry control point and install a new security gate and guard house at Pembroke Road in the Institutional (IS) District. The project also includes the demolition of the existing storage building, new ornamental steel security fencing, and construction of two parking lots.

Project Details:

Zoning: Institutional District (IS)
Existing Use: NH Army National Guard State Military Reservation (SMR)
Proposed Use: No change
Lot Coverage Max.: 75%
Lot Coverage Proposed: Not supplied
Building Setbacks Required: 30' front, 30' rear, 25' side
Building Setbacks Provided: 30' front, 30' rear, 25' side

1. General Comments

- 1.1 The State of NH is proposing to upgrade the entry control point on Pembroke Road for the purpose of anti-terrorism/force protection. The development is on State-owned property to support State-owned operations; therefore, RSA 674:54 Governmental Land Uses applies.
- 1.2 The following comments pertain to the sheet site plan set titled "State of New Hampshire Department of Administrative Services Division of Public Works Design & Construction, SMR Anti-Terrorism/Force Protection & Entry Control Point Upgrade, 4 Pembroke Road, Concord, NH 03301, DPW Project # 81033R Contract A, The Adjutant General's Department" prepared by Tighe & Bond Inc., Stone River Architects, and Yeaton Associates, dated March 14, 2019.

1.3 The Architectural Design Review (ADR) Committee reviewed the application at the April 2, 2019 meeting and had no comments on the proposed site plan.

1.4 Please see the attached Engineering comments in a memo from Bryant Anderson, PE.

2. Waivers and Variances

2.1 Per RSA 674:54(II), the Planning Board may issue nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations.

2.2 The following variances to articles of the Zoning Ordinance (ZO) would be required under standard review for a non-governmental use. If feasible, Staff requests that the Applicant revise plans to meet the requirements.

- **28-7-5 Requirements for Handicapped Accessible Parking Spaces**, which requires 5 accessible spaces where only 4 are provided in the 140 space parking lot.
- **28-7-7(a) Standard Parking Spaces**, which requires that a standard parking space be at least 19 feet in length by 9 feet in width. The proposed parking spaces are shown at 18 feet in length by 9 feet in width.
- **28-7-10(b) Parking Lot Perimeter Landscaping**, which requires a landscaped open space within the perimeter of the parking lot in the minimum amount of five (5) percent of the gross parking lot area for lots with parking for fifty or more vehicles.
- **28-7-10(d) Landscape Material Standards**, which requires no less than one (1) live shade or ornamental tree for every 1,000 sf of parking area, as well as shrub and ground cover plantings.

2.3 The following waivers to the Site Plan Regulations (SPR) would be required under standard review for a non-governmental use. Staff recommends that the Applicant revise plans to meet the requirements, in particular to provide information on the plans as requested below for documentation purposes.

- **Section 15.03(23) and 15.04 Tabulations**, to not provide tabulations for existing and proposed site conditions
- **Section 15.03(19) Setbacks**, to not show and dimension front, side and rear setbacks.
- **Section 15.03(2) and 15.04(2) Abutters**, to not provide full names and addresses of all abutters on the Site Plan.
- **Section 16.02(15) Landscaping**, to not provide a landscape plan prepared by a NH licensed Landscape Architect.
- **Section 18.17 Tree Plantings**, to provide 5 trees where ± 56 trees would be required to meet the 1 tree per 1000 sf of parking area requirement. Please note, trees required to meet the parking lot landscape requirements shall be planted around the perimeter of the parking area within 20 feet of the parking lot; therefore, the proposed spruce plantings do not count towards this requirement.
- **Section 18.13 Interior Parking Lot Landscaping**, to not provide landscape islands where the regulations require landscape open space within the perimeter of the parking lot in the minimum amount of 5% of the gross parking area.

3. Review Comments

- 3.1 Staff strongly recommends that the Applicant provide additional tree plantings around the parking lot perimeter in accordance with Sections 18.17 and 27.06 of the Site Plan Requirements, and per Article 28-7-10, as noted above. Staff also recommends that interior landscape islands be provided and planted with shade trees and shrubs and/or groundcovers. In addition to improving the aesthetics of the site, trees provide valuable shade to reduce heat island effect.
- 3.2 Staff recommends that a diversity of tree species be planted in accordance with Section 27.07(4) (SPR), which requires that no more than 25% of the trees planted be the same species. Staff recognizes that the spruce trees were selected to create a hedge; however, providing a diversity of evergreen tree species will reduce the impact if any one species is devastated by an introduced pest or disease. For the same reason, we recommend that another shade tree species be introduced for the parking lot plantings.

4. Recommendations

- 4.1 Staff recommends that the Planning Board provide feedback to the consultants relative to the overall concept and design of the project, Staff comments, and any questions or concerns that members may have.

Prepared by: BAF

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