



Heather Shank  
*City Planner*

# CITY OF CONCORD

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

## Planning Board

April 17, 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:**

The application was determined complete at the March 20, 2019 meeting.

### **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 Architectural Design Review (ADR) is required for all Major Site Plan applications. The applicant presented the project to the ADR Committee on April 2, 2019. The committee requested that the applicant consider a one-way circulation plan throughout the site, adding additional landscaping, and to return to the committee with examples of all exterior materials to show both colors and textures.
- 1.4 The applicant has met with engineering and planning staff multiple times to discuss site circulation and the current proposal is the result of these discussions.
- 1.4 Comments from the Engineering Division are provided in the memo dated April 5, 2019.

## 2. Waiver

- 2.1 The applicant has requested a waiver from Section 22.07(3) Off-Site Flows of the Site Plan Regulations (SPR) to permit the minor increase in peak development runoff to the existing catch basins at Fisherville and Manor Roads. The applicant states that the site will recharge treated stormwater in accordance with regulations and claims that for this reason, the granting of the waiver will have no adverse impact on the environment or the abutting properties.

Engineering Services has reviewed this waiver request and agrees the impact is minimal and has no issues with the request. For this reason and those stated by the application, **staff supports this waiver.**

## 3. Conditional Use Permit

- 3.1 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 supports** 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.

## Recommendations

- 4.1 **Grant Conditional Architectural Design Review approval** for the construction of two buildings and associated site and striping improvements at 212 Fisherville Road.
- 4.2 **Grant the waiver** to Section 22.07(3) Off-Site Flows of the Site Plan Regulations to permit a minor increase in peak development runoff to existing catch basins. Utilizing the criteria from

RSA 674:36(II)(N)(2) as guidance, staff believes that strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations

- 4.3 **Grant the Conditional Use Permit** for Article 28-7-11(f) to construct driveways within 200 feet of an intersection on the grounds that given the nature of the site, it would be impossible to comply with the regulations without a CUP and that the applicant has submitted a complete CUP narrative.
- 4.3 **Grant Major Site Plan** approval for the proposed development at 212 Fisherville Road consisting of two buildings 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 permits, or the commencement of site construction, unless otherwise specified:
- (1) Address Engineering review comments to the satisfaction of the Engineering Division.
  - (2) The applicant shall attend the April 30, 2019 ADR meeting to present materials samples.
  - (3) 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).
  - (4) Conditional Use Permit(s) granted are to be noted and fully described on the plan including date granted and applicable Article number(s) of the Zoning Ordinance. Should the Board vote to deny the CUP(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 commencement of construction activity, payment of inspection fees in an amount approved by the City Engineer shall be made.
  - (2) 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.
  - (3) 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.
  - (4) 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.
  - (5)

Prepared by: SCD

S:\Plan\Development Review\Project Files\2019\2019-17\_Iere\_Pizza\_\Reports & Letters



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

David Cedarholm, PE  
City Engineer

**MEMORANDUM**

**TO:** Sam Durfee, Senior Planner  
**FROM:** Bryant A. Anderson, PE  
**DATE:** April 5, 2019  
**SUBJECT:** Plan Review (2), Iere Pizza, 212 Fisherville Road;  
Map 201P, Lot 141; (2019-17)

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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 (revised thru 3/23/19).
- *Stormwater Management Report*, Iere Pizza North, Inc., Non-Residential Site Plan, 212 Fisherville Road, Concord, NH, prepared by TFM, dated February 19, 2019 (revised thru 3/29/19).
- *Waiver Request Letter*, Jason Hill (TFM) to Sam Durfee (Planning), dated March 29, 2019.
- *Response to Engineering Plan Review Letter*, Jason Hill (TFM) to Sam Durfee (Planning), dated March 29, 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.**

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Note: Engineering has previously reviewed this project and has submitted comments to the Planning Division in a memorandum dated March 12, 2019. Comments from our previous memorandum that have not been addressed are included and noted in the comments below.

**Site Plans**

**Utility Plan**

1. A minimum cover of 6 ft is required over the proposed sewer line under paved areas.

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

## **Landscape Plan**

2. The proposed underground utilities should be shown on the plan so that potential conflicts can be evaluated. **(Repeat comment, 3/12/19)**

## **Fisherville Road Striping Plan**

3. The plan should be revised as shown on the attached markup.

## **General Comments**

4. The applicant has requested a waiver from Section 22.07(3) of the Site Plan Regulations to allow a minor increase in off-site flow rates. Based on the information in the request letter and contained in the Stormwater Management Report, Engineering takes no exception to this request.

## **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**

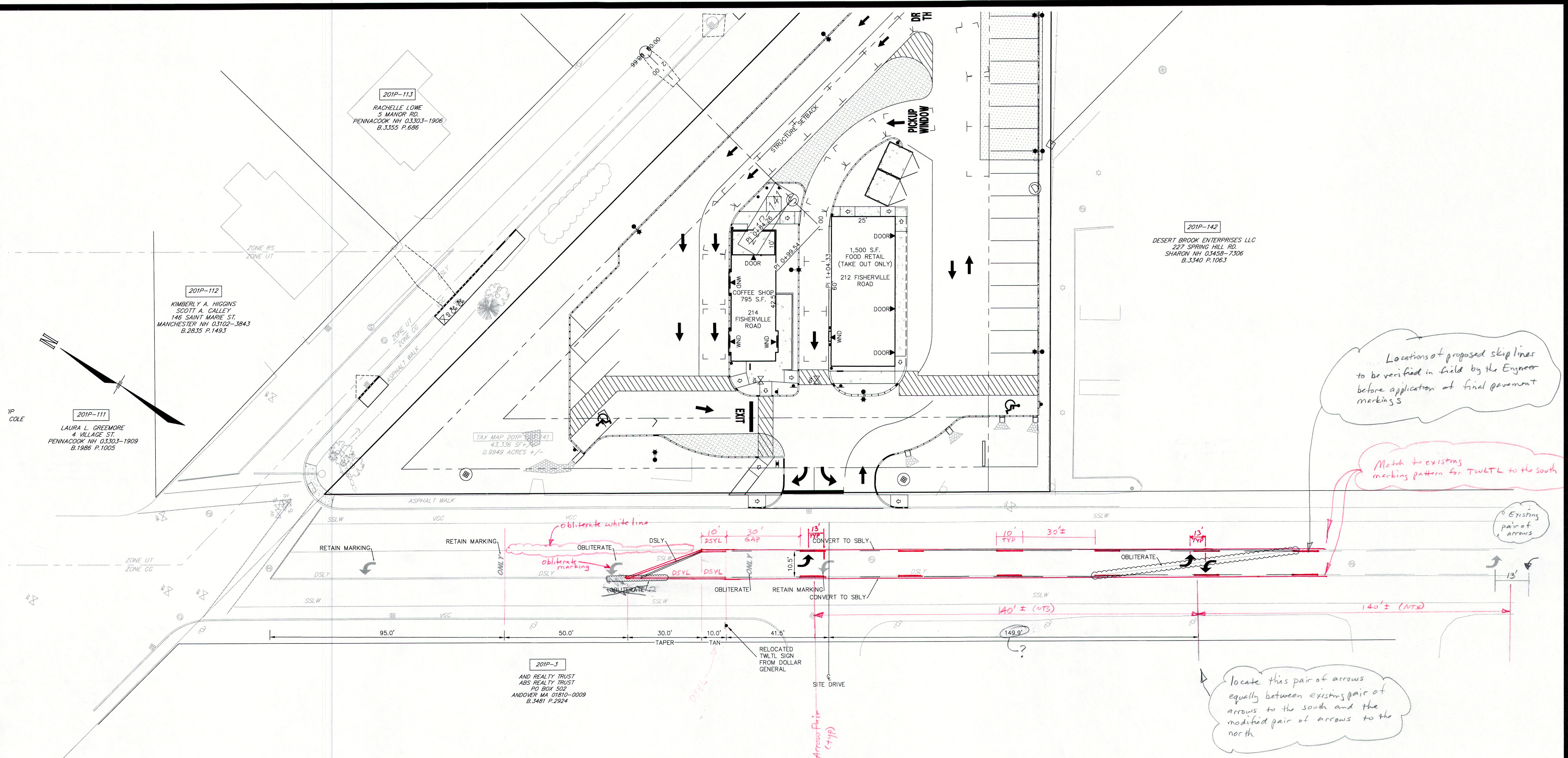
The following items will need to occur prior to the start of construction (unless otherwise noted).

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)
  - 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)

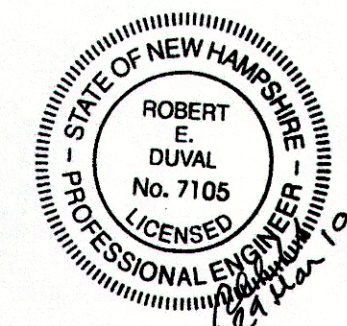
Re: Review Comments (2019-17)  
Iere Pizza, 212 Fisherville Road  
Date: 4/5/2019

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.





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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



TAX MAP 201P LOT 141  
**FISHERVILLE ROAD STRIPING PLAN**  
**IERE PIZZA NORTH, INC.**  
**212 FISHERVILLE ROAD, CONCORD, NH**  
OWNED BY  
**MERRIMACK COUNTY SAVINGS BANK**  
PREPARED FOR  
**IERE PIZZA NORTH, INC.**  
**SCALE: 1"=20' FEBRUARY 19, 2019**

REV.	DATE	DESCRIPTION	DR	CK



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FILE	95662.11	DR	JH	FB	—	H1
CK	RD	CADFILE	95662-11	SITE PLANS		