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CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

May 15, 2019

Project Summary – Major Site Plan

Project: Sanel/NAPA Building Development (2019-27)
Property Owners: Daval Realty Associates LP
Address: 108 Old Turnpike Road
Map/Block/Lot: Map 110M, Block 1, Lot 3

Determination of Completeness:

Determine this application complete and set the public hearing for the June 19, 2019, Planning Board meeting. As part of the motion, indicate that the project does not meet the criteria for a Development of Regional Impact (DRI), per RSA 36:55.

Project Description:

The applicant is proposing to construct a 36,200 sf warehouse building with accessory retail and office uses, and construction of associated site and drainage improvements at 108 Old Turnpike Road in the Industrial (IN) District.

Project Details:

Zoning:	Industrial (IN)
Existing Lot Area:	5.00 ac* (subject to approval of concurrent Minor Subdivision application, see note 1.2 below)
Street Frontage Required:	200'
Street Frontage Provided:	310' (Old Turnpike Rd), 514' (Ripley Street)
Existing Use:	Undeveloped
Proposed Use:	Wholesale Storage & Distribution with accessory retail and office use
Lot Coverage Max.:	85%
Lot Coverage Proposed:	63.8%
Building Setbacks Required:	50' front, 25' side, 30' rear
Building Setbacks Provided:	55' front, 75' side, 188' rear
Parking spaces required :	71 spaces, including 3 ADA, and 2 off-street loading
Parking spaces provided:	71 spaces, including 3 ADA, and 8 off-street loading

1. General Comments

- 1.1 The following comments pertain to the 26 sheet site plan set titled “Sanel/NAPA New Building, 108 Old Turnpike Road, Concord, New Hampshire” prepared by Wilcox & Barton, dated April 17, 2019, and 5 sheet building plan and elevation set prepared by Michael E. Couture, Architect, dated April 16, 2019.
- 1.2 The applicant will be submitting a separate Minor Site Plan application to subdivide the existing 16.88 acre parcel into 2 lots. Lot 1 will be 11.88 acres and Lot 2 will be 5 acres. Proposed Lot 2 is the subject of this Major Site Plan application.
- 1.3 At the March 6, 2019 meeting, the Zoning Board of Adjustment (ZBA) granted a variance to Article 28-5-39, Retail Sales Accessory to a Principal Manufacturing or Wholesale Use, of the Zoning Ordinance (ZO) to allow an accessory retail area occupying 2,990 sf where a maximum of 2,500 sf is permitted.
- 1.4 Architectural Design Review (ADR) is required for the Major Site Plan application. The Applicant is scheduled to go before the ADR Committee at their June 4, 2019 meeting.
- 1.5 See comments from the Engineering Division in a separate memo.

2. Site Layout & Landscape Comments

- 2.1 Per 27.04 (SPR), existing vegetation shall be preserved wherever possible. It appears that the proposed 9 Red Maple on the east-southeast portion of the site overlap with existing vegetation to remain. Per Section 18.17, the existing vegetation may be utilized to meet the landscaping requirements. The applicant should evaluate whether the existing trees meet the requirements.

If the applicant chooses to use existing trees to meet the requirement, a note shall be added to the plan indicating that any trees damaged or removed during construction shall be installed prior to issuance of the Certificate of Occupancy. In addition, if any trees are damaged after occupancy, the trees shall be replaced in accordance with the requirements of Section 28.04(6) to remain in compliance with the Site Plan approval.

If the applicant cannot demonstrate that the existing trees meet the requirement and propose to install the 9 Red Maples as shown, the trees shall be moved closer to the pavement to meet the requirements of Section 18.17, which indicates required trees shall be planted within twenty feet of the parking lot and driveways.
- 2.2 Per Section 27.07(2), landscape bumpouts and islands within parking lots shall contain a minimum of one deciduous shade tree. Revise landscape plan to include plantings for the parking lot bumpout/island on the southwest corner of the building.
- 2.3 Per Section 27.07(4), proposed tree species shall be selected to encourage biological diversity. Applicant shall revise landscape plan to ensure no more than 25% of the trees to be planted in the development are of the same species.
- 2.4 Per Section 28-7-14 (ZO) Off-Street Loading Area for Refuse Containers, and Section 20.07 (SPR), applicant shall show screening for any solid waste receptacles or dumpsters, including details for any screening walls or fencing.
- 2.5 Per Section 18.21, show proposed snow storage locations.

3. Technical Review Comments

- 3.1 On the Cover Sheet, the map image overlaps the text, please revise.

- 3.2 Revise the sheet list on the Cover Sheet to reflect one page Existing Conditions Plan instead of the 2 pages of Subdivision Plans.
- 3.3 On Sheet 2, General Note 1.10 appears to be missing language, please revise.
- 3.4 Sheet 11, L5.1, is missing from the plan set.
- 3.5 Revise line weights for the landscape details on Sheet 10 to improve legibility.
- 3.6 Revise architectural elevations to meet the requirements of Section 16.03, including sizing and spacing of doors and windows, colors and materials, and horizontal dimensions.
- 3.7 Applicant shall provide color renderings for the ADRC meeting.

Prepared by: BAF

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