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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: T-Bones (2019-21)
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 amend the motion of approval granted on April 17, 2019 for the Major Site Plan application for T-Bones Restaurant to supersede the approval granted on January 16, 2018 for the Tru Hilton Hotel Major Site Plan application, since the T-Bones application encompasses all aspects of the previously approved hotel application.

The purpose of this amendment is to consolidate the site plan, conditional use permit, and waiver approvals for both site plan applications into one approval. **Staff supports this request** because the approved site plan for the restaurant contains all the information on the previously approved hotel site plan, effectively making the plans approved for the restaurant the master set for the entire site. The CUP per Article 28-7-11(a), Alternative Parking Arrangements and waiver to Section 22.07(2) granted for the restaurant at the April 17, 2019 Planning Board meeting would now also be applicable to the hotel.

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 **of a 4-story, 85-room hotel, 9,900 sf restaurant with a 547 sf patio, 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 permits, or the commencement of site construction, unless otherwise specified:
- (1) Address Technical Review and Landscape comments to the satisfaction of the Planning Division as outline din the staff report dated April 17, 2019.
 - (2) Address Engineering review comments to the satisfaction of the Engineering Division as outlined in the memo dated April 10, 2019.
 - (3) Return to the April 30, 2019 ADR meeting to present material and color samples of building materials and screening materials and colors for the dumpster area.
 - (4) The minor subdivision shall be recorded at the Merrimack County Registry of Deeds.
 - (5) Notice of lease for the three leases providing off-site parking shall be submitted for review by City staff, and recorded at the Merrimack County Registry of Deeds.
 - (6) 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 Conditional Use Permit(s), the applicant shall comply with said submission requirement(s).

- (7) 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), the applicant shall comply with said submission requirement(s).
- (8) 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 the issuance of any building permits, the applicant must receive variance relief to the requirement set forth in Article 28-7-11(a) Off-site Parking, whereas the off-site parking must be permanently related to the principal use by easement, or other recordable binding legal instrument that co-terminates with the principal use, in order to enter into three lease agreements with maximum terms of 10, 25, and 30 years.
- (2) 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.
- (3) Prior to commencement of construction activity, payment of inspection fees in an amount approved by the City Engineer shall be made.
- (4) 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.
- (5) 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.
- (6) 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

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