

**APPLICATION FOR SITE PLAN REVIEW – CATCH Neighborhood Housing Village St  
Concord, NH**

**Project Narrative**

The proposed 3.58-acre site consists of three parcels.

Map 143 Lots 29 and 30 are owned by the Penacook Community Center, consisted of single-family homes that were demolished, and are located in the CG District.

Map 143 Lot 31 is owned by the City of Concord and was the former site of a municipal water tower. The City is in the process of rezoning the parcel from RM to CG.

The scope of this project consists of building 42 units of workforce housing in 6 separate buildings. Each building will include 1, 2, and 3 bedroom units. Five of the six buildings are two story and one building is one story. The proposed project will include constructing the new buildings and associated site features including a new parking lot, sidewalks, drainage controls, and new utility services. Construction of the project will require a disturbance of approximately 120,000 square feet, with no impacts to wetlands.

Storm water will be collected in the closed drainage system, treated in a mechanical unit, then discharged to an infiltration pond. Overflow from the pond will be directed into the municipal system. The site is serviced by municipal water and sewer and natural gas.



May 29, 2019  
File No. 95640.00

Richard S. Woodfin, Planning Board Chair  
City of Concord  
41 Green Street  
Concord, NH 03301

Re: Waiver Request; 95 Village Street

Dear Mr. Woodfin:

On behalf of CATCH Neighborhood Housing (Applicant), we request a waiver from Section 19.09, Terminus of Residential Common Private Drives, of the City of Concord, NH Site Plan Regulations to provide a hammerhead or T-shaped turnaround where a cul-de-sac or looped driveway is required for 9 or more residential dwelling units. The proposed waiver meets the requirements of Section 36.08 of the Site Plan Regulations. Specifically:

1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property because the development is a compact neighborhood of rental units which would be adequately served by a hammerhead turnaround for emergency vehicles. A cul-de-sac turnaround would be more characteristic of a single-family residential subdivision.
2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property because the size and configuration of the lot limits the ability to achieve the allowable density while still meeting the buffer constraints for multi-family dwellings and incorporating a full cul-de-sac turnaround for emergency vehicles. Note: since this is a private driveway/parking lot, municipal busses, plow trucks, and refuse trucks will not be entering the site.
3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations



are carried out. Again, in order to achieve the allowed density of the parcel along with the prescribed multi-family buffers, the property will not support the unnecessarily large cul-de-sac turnaround which is more characteristic of a single-family residential subdivision.

4. Specific circumstances relative to the site plan or conditions of the land where a site plan is proposed indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of these regulations. By allowing the hammerhead turnaround, the Planning Board will promote efficient use of the land by achieving the allowable density while minimizing paved area and disturbance to surrounding vegetated buffers.
5. The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map. A hammerhead turnaround would better fit this development than would a cul-de-sac, thereby allowing the development to achieve the allowable density, while maximizing the required multi-family buffer requirements.

In addition to this waiver request, we request permission from the Planning Board under Section 28-4-5(d)(5), Perimeter Buffer Required, of the Zoning Ordinance, for the proposed turnaround to be partially located within the perimeter buffer. Pursuant to Section 28-4-5(d)(5), a minimum buffer of 50' is required along the westerly boundary of the property. A portion of the proposed turnaround is located within the buffer area. Streets and utilities may be permitted within the buffer area if they are compatible with adjacent land uses and do not diminish the purpose of the buffer. In this case, the portion of the turnaround within the buffer is limited and directed away from the adjacent residential uses. The existing natural buffer will be preserved, and alternative configurations of the turnaround would result in a greater impact on the adjacent residential uses.

Please feel free to contact us if you have any questions. Thank you

Sincerely,

NOBIS GROUP®

J. Chris Nadeau, PE  
Director, Commercial Services