

125 NSS, LLC – Building Additions (Map 60 Block 2 Lot 2)

Project Description

The 0.93-acre subject property is located at 125 North State Street in the City of Concord, New Hampshire, catalogued locally as Tax Map 60 Block 2 Lot 2. The site is located on the west side of North State Street and is bordered on the south by Franklin Street. The first phase of this project proposes construction of a 997 square foot conference room addition on the south side of the existing building. Phase 2 (future) of this project proposes a 3,500 square foot multi-story office addition on the north side of the existing building.

Existing Site Conditions

The site currently contains a 3,030 square foot multi-story office building with driveway access from Franklin Street to a parking area. Stormwater from the parking area (western portion of the site) flows to an existing catch basin (CB1) at the northwest property corner. This basin is connected to a larger closed drainage system on the adjacent property to the north (St. Peter's Church). Stormwater from the remaining eastern portion of the site, including the majority of the existing office building, sheet flows towards St. Peter's Church and to North State Street. There is an existing municipal closed drainage system in North State Street and in Franklin Street.

Proposed Site Conditions

The Phase 1 building addition and improvements to the existing parking area result in a net decrease of 52 sf of impervious area on the site. The existing parking area will remain the same, with the exception of cutting off the access to 135 NSS. The existing catch basin (CB1) will be slightly relocated and equipped with a deep sump for sediment capture, as well as an oil/water separator hood. Connection to the adjacent property will be provided by a 12-inch diameter pipe from CB1 to CB3 (at Rollins Court, formerly St. Peter's Church). The two property owners have

agreed to a drainage easement allowing the collection and storage of stormwater runoff from 125 North State Street in the Rollins Court (135 North State Street) drainage system.

The Phase 2 building addition results in an additional 3,500 sf of impervious area on the site. Construction of the building addition will result in redirection of a portion of the stormwater runoff currently flowing overland to Rollins Court. Mitigation of increases in stormwater runoff resulting from the additional impervious cover and redirection of runoff from 125 North State Street as well as the existing runoff from 20 & 22 Franklin Street to CB1 is provided as part of the proposed stormwater system at Rollins Court. Between CB3 and CB8 at Rollins Court there is a 48-inch diameter HDPE pipe for storage of stormwater, controlled by an 8-inch diameter outlet pipe connection to the downstream system. Runoff from the remainder of the 125 North State Street (HydroCAD node Ex3) will continue to flow overland to 135 North State Street as in existing conditions.



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

March 8, 2019

Kelly Ovitt Puc, Esq.
Sulloway & Hollis PLLC
9 Capitol Street
Concord NH 03301

RE: Case #10-19

Dear Attorney Ovitt Puc:

At a meeting of the Zoning Board of Adjustment of the City of Concord, held on March 6, 2019, the Board took the following action: By a unanimous vote, the Board granted your request for a variance to Article 28-4-1(h), The Table of Dimensional Regulations, and Article 28-4-1(f), Maximum Height of Structures, to allow a maximum building height of 43 feet where a maximum height of 35 feet is allowed. By a unanimous vote, the Board granted your request for a variance to Article 28-2-4(k), (Uses) Accessory to a Non-residential Use, to permit an accessory parking structure (carriage house) where parking structures are not permitted as accessory to a principal non-residential use. By a 4-1 vote, the Board granted your request for a variance to Article 28-2-4(j), The Table of Principal Uses, and in accordance with Article 28-8-2(d), Status of Uses Established by Variance, to allow the addition of 6,874 SF +/- of office space, a 997 SF +/- conference room, 4,965 SF +/- of basement and storage areas (total new gross floor area = 12,836 SF +/-), and a 5 vehicle accessory parking structure. And lastly, by a 3-2 vote, the Board granted your request for a variance to Article 28-7-2(e), Table of Off-Street Parking, to allow the provision of 28 parking spaces when 69 are required, (Total gross floor area = 20,663, Parking 1 space/300 SF of gross floor area = 68.87 (69) parking spaces).

These requests are for property located at 125 North State Street and situated in an RN Residential Neighborhood District.

The appeal was granted for the request specifically as approved by the Board based on information presented to the Board through submittal of plans and testimony. If there is a significant change at any time in the future, you are hereby advised to discuss any proposed changes with the Code Administrator. If the use or construction authorized by this approval has not commenced within the two (2) year anniversary date of the original decision, it shall be deemed to have expired and authorization shall be considered null and void as specified in Article 28-9-3(c)(6) of the City of Concord Zoning Ordinance.



Zoning Board of Adjustment Clerk

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