



Heather Shank  
City Planner

# CITY OF CONCORD

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

## Planning Board

July 17, 2019

### **Project Summary – Major Site Plan**

Project: Banks Chevrolet Vehicle Storage Area (2019-41)  
Property Owners: Sanel Realty Company, Inc.  
Address: 129 Manchester Street  
Map/Block/Lot: Map 110D, Block 1, Lot 10

#### **Determination of Completeness:**

Determine this application complete and set the public hearing for the August 21, 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 demolish an existing building and construct 164,500 sf of paved outdoor vehicle storage and associated site and drainage improvements at 129 Manchester Street in the Highway Commercial (CH) District. The proposed improvements will result in a 29,357 sf (6%) decrease in impervious cover.

#### **Project Details:**

Zoning: Highway Commercial (CH)  
Minimum Lot Area: 40,000 sf  
Existing Lot Area: 4.47 ac (194,763 sf) – 129 Manchester Street  
6.63 ac (288,986 sf) – 137 Manchester Street  
11.1 ac (483,749 sf) total (*after lots are merged, see note 1.2*)  
  
Street Frontage Required: 200'  
Street Frontage Provided: 553' on Manchester Street (129 Manchester St)  
553' on Old Suncook Road (129 Manchester St)  
  
Existing Use: Retail  
Proposed Use: Outdoor automobile storage for auto dealership  
  
Lot Coverage Max.: 80%  
Lot Coverage Proposed: 77%  
  
Parking spaces required : 254, including 7 ADA  
Parking spaces provided: 255, including 7 ADA

## **1. General Comments**

- 1.1 The following comments pertain to the 12 sheet site plan set titled “Banks Expanded Vehicle Storage, 129 & 137 Manchester Street, Concord, NH” prepared by Wilcox & Barton Inc., dated June 19, 2019.
- 1.2 The Applicant has a Purchase & Sales Agreement to purchase the property to construct additional automobile storage associated with their dealership at 137 Manchester Street. Prior to final approval, the parcel ownership shall be transferred and the lots merged.
- 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 August 6, 2019 meeting.
- 1.5 See comments from the Engineering Division in a separate memo from Bryant Anderson, dated July 3, 2019.

## **2. Technical Review Comments**

- 2.1 On the Cover Sheet, label the overview plan as “Location Plan”, and revise to meet the requirements of Section 12.04 of the Site Plan Regulations (SPR); and, re-label the “Location Map” as the “Vicinity Plan” per Section 12.05 (SPR).
- 2.2 Per Section 12.03(1) (SPR), the Existing Conditions Plan shall be signed and sealed by a NH Licensed Land Surveyor.
- 2.3 In the Zoning Analysis table on Sheet C1.2, under Parking Setbacks, change “none” to “N/A” under the back yard provided column.
- 2.4 The Parking Requirements table indicate that 255 parking spaces are provided, including 7 ADA spaces. However, the parking spaces shown add up to 250 parking spaces with 8 ADA. Additionally, the parking count for the spaces along the northern boundary of 137 Manchester Street indicates there are 24 spaces, whereas only 21 spaces are striped. Please review the parking numbers to verify that the parking requirement has been met and revise the plans accordingly.
- 2.5 Per Section 15.04(n), provide the calculations for interior parking lot landscape required in sf and percentage. In addition, per Section 15.04(o), provide the calculations for total number of trees required.
- 2.6 Per Section 29.06, light trespass shall not exceed 0.2 foot candles. The lighting plan indicates that this has been exceeded on the southwest driveway and northwest driveway. Revise the lighting plan to bring the site into compliance.
- 2.7 A separate concept for an alternate driveway location has been provided by the Applicant. If based on discussions with the Engineering Division this new location is determined to be suitable, the applicant shall revise the plans and provide a Conditional Use Permit application for driveway separation, per Article 28-7-11(f), prior to the public hearing.

Prepared by: BAF

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**CITY OF CONCORD**  
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**Community Development Department**

David Cedarholm, PE  
City Engineer

**MEMORANDUM**

**TO:** Beth Fenstermacher, Assistant City Planner  
**FROM:** Bryant A. Anderson, PE  
**DATE:** July 3, 2019  
**SUBJECT:** Plan Review, Expanded Vehicle Storage, Banks Chevrolet, 129 & 137 Manchester Street;  
Map 110D, Block 1, Lot 10; (2019-41)

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The Engineering Services Division (Engineering) has received the following items for review:

- *Site Plans*, Banks Expanded Vehicle Storage, 129 & 137 Manchester Street, prepared by Wilcox & Barton, Inc., Dated June 19, 2019.
- *Alteration of Terrain Application and Stormwater Management Plan*, Banks Chevrolet, 129 Old Turnpike Road, Concord, NH, prepared by Wilcox & Barton, Inc., dated June 19, 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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**Site Plans**

**Legend & Notes**

1. General Note 1.12 should state that the horizontal datum is NAD 83, not NAD 33.
1. The following notes should be added to the plans:
  - a. Upon completion of construction the contractor shall submit as-built drawings to the Engineering Services Division.
  - b. The contractor shall set up a preconstruction meeting with the Engineering Services Division to discuss construction requirements, site inspections, associated fees, schedules, etc.

*Engineering Services*  
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*engineering@concordnh.gov*

- c. The contractor shall obtain a Demolition Permit from the Code Administration Division for the removal of the existing building(s).
- d. The contractor shall obtain an Excavation Permit from the Engineering Services Division for work within the ROW.
- e. The contractor shall obtain a Driveway Permit from the Engineering Services Division for the proposed driveway.
- f. A Temporary Traffic Control Plan (TTCP) will be required for all work in and adjacent to the City ROW that will require lane closures. The TTCP should be submitted to the ESD for review and approval a minimum of two weeks prior to the construction activities that require the lane closure(s).

### **Existing Conditions Plan**

- 2. Within the plan view, the map and lot and owner's name includes a deed reference of Book 3272 Page 1489. This is not the deed reference for the ownership of the parcel by Daval Realty, it is the right-of-way easement deed reference for the City of Concord.
- 3. The plan indicates a "Future Right-of-Way Taking by the City of Concord (6' Wide)." A public right-of-way easement deed was conveyed to the City on 9/16/11 by Book 3272, Page 1489. The easement is also shown on MCRD Plan Number 19813. Please add this info to the plan. In addition, the plan should be revised to indicate that the easement deed and the easement plan have created a new right-of-way line of Loudon Road along 110E-2-3. Therefore, the right-of-way line will actually jog in at the common corner of 110D-1-10 and 110E-2-3, and the southerly, old, right of way line should be removed. The ROW line should be revised on all of the plan sheets in the set.

### **Demolition Plan**

- 4. Based on City records there are two 8" water services and a 2" service for the Sanel building. The plan only indicates two services.

### **Site Plan**

- 5. The plan does not show the ROW correctly. The existing 6 ft ROW easement in front of the Banks lot should be excluded from the lot and shown as a ROW line at the back of the easement as the easement area is now part of the public ROW. The 6' wide easement along the Sanel lot should be increased to 7 ft based on the anticipated design for future improvements to Manchester Street and it should be labeled as "Proposed 7 ft. wide Right-of-Way Easement." In addition, based on the Manchester Street design and additional one foot of ROW should be provided along the Banks site to match the 7 ft proposed along the Sanel site. Proposed easement documents should be submitted to the City for review.

6. It is our understanding that the applicant would like a CUP to allow reduced separations between the existing driveways to the west and the proposed driveways. If the driveways are for emergency access only and gated then Engineering does not take exception to this request. However, if the drives will be used for general access in the future they should be relocated to provide the required separation. In either case, the driveway should be located across from one of the existing driveways on the south side of Manchester Street.
7. The existing potholed pavement between the white line and the proposed edge of Manchester Street should be repaired as part of this project.
8. The existing bituminous curb behind the Sanel building should be replaced with granite curb and the existing vertical granite curb located behind the Bank's building should be extended along Old Suncook Road to the end of the site.

### **Grading & Drainage Plan**

9. The plan should note that the existing hydrant adjacent to Manchester Street may need to be adjusted based on the final site grades.
10. The western radii/pavement edge at the Manchester Street driveway should be revised so that the existing catch basin is located along the curb line.
11. Spot grades should be added to define the high points at the site driveways.
12. There appears to be a low point along Manchester Street adjacent to the middle of the Sanel site's frontage base on the existing 326 contour. If so, the grading may need to be revised so that stormwater runoff is directed off of the edge of the road or a catch basin may be needed.

### **Site Lighting Plan**

13. The lighting levels along the western lot line exceed the 0.2 fc maximum specified in Article 28-7-7(j) of the Zoning Ordinance.

### **State/Federal Permits**

The project will require the following state and/or federal permit(s) associated with the site design

- EPA Construction General Permit – Notice of Intent
- NHDES Alteration of Terrain Permit
- NHDES Registration and Notification for Storm Water Infiltration to Groundwater

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. A Demolition Permit will be required from the Code Administration Division for removal of the existing building(s).
3. The following permit(s) will need to be obtained from the Engineering Services Division:
  - a. Driveway Permit
  - b. Excavation Permit (for work within the ROW)
4. 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)
5. Performance surety (bond, letter of credit, or cash deposit) for site stabilization. The surety amount for this project has been set at \$18,000 based on a 4.5 ac disturbance area. (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)