



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

August 21, 2019
Project Summary – Minor Site Plan

Project: Swim NH, LLC Minor Site Plan Application (2019-46)
Property Owners: Swim NH, LLC
Address: 41 Hall Street
Map/Block/Lot: 15/2/6

Determination of Completeness:

Determine the application complete and open the public hearing. 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 proposes an addition of 3,740 sf to an existing building for the purpose of a swimming pool, along with associated parking, drainage, site development features and two Conditional Use Permits for reduced driveway width and driveway separation alternatives at 41 Hall Street in the Gateway Performance (GWP) District.

Project Details:

Zoning:	GWP (Gateway Performance District)
Existing Use:	Single Family
Proposed Use:	Indoor swimming pool
Required Lot Size:	N/A
Existing Lot Size:	18,286 sf (0.42 ac)
Frontage Required:	300'
Frontage Provided:	143.91' - <i>existing non-conformity</i>
Setbacks Required:	25' front; 25' rear; 25' side
Setbacks Provided:	11.8' front, 10.7' rear, 17.7' side - <i>variances granted</i>
Maximum Lot Coverage:	80%
Proposed Lot Coverage:	60.3%

1. General Comments

- 1.1 The following comments pertain to a 14-sheet plan set titled “Swim New Hampshire” prepared by Nobis Group, dated July 17, 2019, and a 3-sheet architectural plan set titled “Swim NH” prepared by Warrenstreet Architects, dated July 10, 2019.
- 1.2 Please see the Engineering Division comments in a separate memo.
- 1.3 At the August 8, 2019 meeting of the Zoning Board of Adjustment, the Board voted to grant the following waivers;
- 1) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit the following:
 - a. To allow a minimum 9.8’ setback (9’ 9.6”) +/- from the northerly side property line where a 25’ setback is required,
 - b. To allow rear setbacks ranging from 10.4’ setback (10’ 4.8”) +/- from the northeast rear corner of the proposed building to a minimum 22.4’ (22’ 4.8”) setback from the southeasterly rear corner of the proposed building,
 - c. To allow side setbacks ranging from 17.2’ (17’ 2.4”) to 16.9’ (16’ 10.8”) from the southerly side property line.
 - 2) Variance to Article 28-7-7(g)(2), Setbacks From Lot Lines, and Article 28-7-10, Parking Lot Perimeter Landscaping Required, to permit a minimum parking lot setback of 7.3’ (7’ 3.6”) from the westerly front property line and corresponding perimeter landscaping reduction where a 10 foot setback and landscape strip is required, and to allow a front setback not less than 4 feet from a side where 5 feet is required.
 - 3) A variance to Article 28-7-2(e), Table of Off-street Parking, to allow the provision of 15 parking spaces where 16 spaces are required,
 - 4) A Variance to Article 28-8-3(c)(2), Conditions for Development of a Non-conforming Lot, to allow development of a non-conforming lot when setback and parking requirements are not met,
- 1.4 On August 6, 2019 the applicant appeared before the Architectural Design Review Committee. The Committee recommended that the architectural elevations be approved as submitted and had the following comments on the site layout and landscaping:
- The addition of a turnaround between parking spaces 1 and 9 should allow for the continuance of the walkway to the sidewalk along Hall Street.
 - The driveway width should be reduced from 24’ wide to 18’ wide.
 - Work with Planning staff to verify the area of the parking lot and the required number of trees.
 - Add shrubs to the landscape buffer between the parking lot and the Hall Street sidewalk.

2. Conditional Use Permits

- 2.1 The applicant has submitted complete applications requesting the following Conditional Use Permits;
- 1) Article 28-7-11(f) *Driveway Separation Alternatives*, to allow for the construction of a driveway within 200 feet of an adjacent driveway. The applicant has stated that the proposed

drive is over 100 feet from the adjacent driveway and a full 200 feet would be impossible without demolishing the existing house. At the location proposed, the driveway will serve the parking lot efficiently with minimal impact to the rest of the site and the abutting lots; therefore, **staff supports this CUP.**

- 2) Article 28-7-11(g) *Reduction of Drive Width*, to allow for a drive width of 18 feet where 24 feet is required. The application has stated that the reduction in drive width to accommodate 3 foot wide landscaped islands on either side of the drive will improve safety and the flow of traffic entering and exiting the site. Staff concurs with the applicant's statement and **supports this CUP.**

3. Technical Review Comments

- 3.1 Architectural elevations shall be stamped and signed by a New Hampshire Licensed Architect, in accordance with Section 12.03(4) of the Site Plan Regulations (SPR).
- 3.2 On the Site Plan, dimension the proposed curb cuts, in accordance with Section 15.03(8) (SPR).
- 3.3 Note on the plan what the existing house will be used for and adjust the required parking count accordingly.
- 3.4 List the variances granted by the ZBA on the plan.
- 3.5 Dimension the parking side setbacks. The parking lot appears to be within the required 5 foot side setback on the south end of the lot.
- 3.6 Revise the Lighting Plan so that spillover of light beyond all property lines is no greater than 0.2 fc, in accordance with Section 29.06 (SPR).
- 3.7 Provide bicycle parking with two-points of contact, in accordance with Section 30.03 (SPR).
- 3.8 Add a Planning Board approval block to the Cover and Site Plan pages, similar to the one below:

<h2 style="margin: 0;">APPROVED</h2> <p style="margin: 5px 0 0 0;">UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36</p> <h3 style="margin: 0;">CITY PLANNING BOARD</h3> <p style="margin: 0 0 0 0;">CITY OF CONCORD, NEW HAMPSHIRE</p> <p style="margin: 0 0 0 0;">in accordance with vote of the board dated:</p> <p style="margin: 0 0 0 0;">Approval of this plan is limited to the lots as shown</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border-top: 1px solid black; text-align: center;">Chair</td> <td style="width: 50%; border-top: 1px solid black; text-align: center;">Clerk</td> </tr> </table>		Chair	Clerk
Chair	Clerk		

4. Landscape Comments

- 4.1 The total area of the parking lot will need to be re-calculated as staff calculated a different number than presented for the square footage of the parking area and would require an additional tree.
- 4.2 The proposed cherry trees (2) are considered ornamentals where shade trees are required for parking lot landscaping. Staff recommends replacing these trees with native deciduous shade trees, in accordance with Section 27.07(1) (SPR).

5. Recommendations

- 5.1 **Grant ADR approval** for the proposed addition, parking lot and associated site improvements subject to the recommendations of the ADR Committee to revise the plans to indicate a turnaround between parking spaces 1 and 9 that also allows for the continuance of the walkway to the sidewalk along Hall Street, the reduction of the drive width from 24 to 18 feet, the correct number of shade trees relative to the parking area, and the addition of shrubs to the landscape buffer between the parking lot and Hall Street.
- 5.2 **Grant the Conditional Use Permits** to Articles 28-7-11(f) & (g), *Reduction of Drive Width & Driveway Separation Alternatives* as the CUPs will allow for improved circulation and safety within the parking lot.
- 5.3 **Grant Minor Site Plan approval** for the Minor Site Plan at 41 Hall Street, subject to the following precedent conditions to be fulfilled within one year and prior to endorsement of the final plan by the Planning Board Chairman and Clerk, unless otherwise specified:
- a) **Precedent Conditions** – to be fulfilled within one (1) year and prior to issuance of any building permits, or the commencement of site construction, unless otherwise specified:
- (1) Address review comments, noted in Sections 3 and 4 above, to the satisfaction of the Planning Division.
 - (2) Address Engineering Division comments in the memo from Bryant Anderson.
 - (3) A Professional Engineer shall sign and seal final plans.
 - (4) A New Hampshire Licensed Land Surveyor will sign and seal the Existing Conditions Plan.
 - (5) Any CUP(s) granted are to be noted and fully described on the plan including date granted and applicable Section number(s) of the Subdivision Regulations. Should the Board vote to deny the CUP request(s), applicant shall comply with said submission requirement(s).
 - (6) Submit 3 sets of final plans to be signed by the Clerk and Chair of the Planning Board, prior to issuance of any permits or commencement of construction activities.
- b) **Subsequent Conditions** – to be fulfilled as specified:
- (1) Prior to commencement of construction activity, payment of any required inspection fees in an amount approved by the City Engineer shall be made.
 - (2) A pre-construction meeting shall be required prior to the start of any construction activities onsite if requested by the City Engineer.
 - (3) 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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