

Project: Havenwood-Heritage Heights South End Redevelopment
Address: 149 East Side Drive Concord, NH
Owner/Applicant: Havenwood-Heritage Heights

Site Plan Narrative

Havenwood-Heritage Heights is a senior living community offering multiple levels of care for its residents and is in the process of redeveloping its facilities at their 149 East Side Drive location. Redevelopment began in 2014 with the north end of the parcel and has since become the center for Havenwood's most sought after living facilities by residents. This latest redevelopment project seeks to improve the quality of housing in the south end and carries out the master plan to provide continuity throughout the campus.

The south end redevelopment includes the demolition and reconstruction of 2 new duplex units (cottages 42 and 44) with attached 2-car garages (1 garage space per unit); the renovation of a 7-unit building to a 5-unit building with attached 2-car garages and a 1-car garage; and the upgrade of respective surface facilities to current regulations. Access to the site is through the south entrance off East Side Drive which is a private road. After entering, cottages 42 through 44 are to the east off another connected driveway. The driveway shall be widened to 24-feet to meet current regulations, and private driveways to each attached garage shall be provided off the main driveway.

Havenwood-Heritage heights is in the RM, RS, and RO zoning districts and covers 39-acres of land. The south end redevelopment project area is 1.5-acres. In 2013 Havenwood-Heritage Heights received a variance to allow a maximum 48% lot coverage in the RM district. Improvements to the south end add 3,000-square feet of impervious cover to the property bringing the total lot coverage in the RM zone to 47%.

The upgraded buildings will be serviced by municipal water, sewer and natural gas service. They shall have stone drip edges installed around the perimeter to infiltrate stormwater and control roof runoff erosion. An underground infiltration gallery shall be installed to mitigate stormwater runoff from other surface facilities and to provide treatment on-site. The project requires a NHDES Alteration of Terrain Permit which has been submitted.

Conditional Use Permit Narrative

A Conditional Use permit is requested for land disturbance within the buffer to the bluff. There are existing site features in the buffer today including sidewalks, landscaping, and a parking lot. In order to demolish and replace cottage 42 and associated surface facilities, land disturbance within the buffer is required. The reconstructed parking lot will be smaller than the existing lot. The impervious surfaces within the buffer to the bluff are currently 700 sf and will be reduced by 40 sf for a new total 660 sf.

Proposed impervious surfaces shall minimally impact the buffer. The existing sidewalk behind cottages 42 and 43 shall be preserved as allowable for construction. To maintain existing pedestrian travel routes, newly paved sidewalks shall connect to the existing sidewalk within the buffer. There is no proposed tree clearing within the buffer. Proposed grading will not extend south of the existing sidewalk.

1. The use is specifically authorized in the ordinance as a conditional use.

Article 28-4-4(d), Disturbance to Bluffs and Buffers to Bluffs allows the proposed uses within the buffer with a Conditional Use Permit.

2. If completed as proposed by the applicant, the development in its proposed location will comply with all requirements for this Article, and with the specific conditions of standards established in this ordinance for the particular use.

The improvements are limited to areas that are already developed. Cottage 42 has been shifted slightly from its current location to provide the required 40-foot separation between buildings (the current separation with cottage 41 is only 34 feet). The concrete patio from the southeast unit of cottage 43 is required for egress. Stormwater from impervious surfaces is directed to infiltration practices (stone drip edge or underground infiltration gallery). The grading will not change substantially, no tree clearing is proposed and the impervious area is decreased by 40 sf. The encroachment extends a maximum of 17 feet into the 50-foot buffer.

3. The use will not materially endanger the public health or safety.

The proposed disturbance to the buffer to the bluff is minimal, is within an area that is already developed, does not include any tree clearing, and will not endanger public safety.

4. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located.

The use of the property will continue to be a social service center. Havenwood-Heritage Heights has been a part of this neighborhood for 30 years. The redevelopment of 9 units in the north end is consistent with the neighborhood and further enhances the Havenwood-Heritage Heights community.

5. The use will not have an adverse effect on highway or pedestrian safety.

The use will not have an adverse effect on roads or pedestrian safety. The project includes widening the road to current driveway width standards. Improvements in the buffer include new or reconstructed sidewalk connections to the perimeter sidewalk, designed to allow residents to walk safely throughout the campus.

6. The use will not have an adverse effect on the natural, environmental, and historic resources of the City.

The improvements are limited to areas that are already developed. Runoff from impervious surfaces will be infiltrated onsite. No tree clearing will occur. The Natural Heritage Bureau found there would be no impacts to rare or endangered species. The NH Division of Historical Resources found that the project site was not a historic property.

7. The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.

The site is serviced by municipal water, sewer, natural gas, electric and telephone. No public expenditures are required to provide these services.