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CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

November 20, 2019

Project Summary – Minor Site Plan

Project: Radley Multi-Family Residential Conversion (2019-59)
Property Owners: John T. Radley
Address: 159 Rumford Street
Map/Block/Lot: 63/ 1/ 5

Determination of Completeness:

Determine this 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 is requesting Minor Site Plan approval for the construction of a 3 unit multi-family residence at 159 Rumford Street in the Neighborhood Residential (RN) District. The new multi-family building and paving exist on the property, the application is an after the fact Site Plan application.

Project Details:

Zoning:	Neighborhood Residential (RN) District
Existing Lot Area:	0.299 ac (13,013 SF)
Existing Use:	Single-family Residence
Proposed Use:	3 Unit Multi-family Residence* (<i>Variance granted, see Note 1.2 below</i>)
Required parking spaces	6 spaces
Parking spaces provided	6 spaces
Maximum Lot Coverage	50%
Proposed Lot Coverage	49%
Building Setbacks Required	15' front, 25' rear, 10' side
Building Setbacks Provided	15' front, 25' rear, <10' side* (<i>See Note 1.3 below</i>)

1. General Comments

- 1.1 The following comments pertain to the 1 sheet site plan set titled "Proposed Site Plan, for John Radley, 159 Rumford Street, Concord, New Hampshire", prepared by Jeffery L. Green Land Surveying Services, dated October 8, 2019.
- 1.2 At the September 5, 2019, the Zoning Board of Appeals (ZBA) granted the following variances to

the Zoning Ordinance (ZO):

- a. Variance to Article 28-2-4(j), Table of Principal Uses, to permit the development and construction of a 3 unit multi-family dwelling (use A-4) where such a use is not permitted;
 - b. Variance to Article 28-4-5-(d)(1), Minimum Tract Requirements, to permit the development and construction of a 3 unit multi-family dwelling on a lot with an area of $\pm 13,068$ square feet, when a minimum lot size of 25,000 square feet is required for multi-family development;
 - c. Variance to Article 28-4-5(d)(1), Minimum Tract Requirements, to permit the development and construction of a 3 unit multi-family dwelling on a lot with 66' of frontage when a minimum lot frontage of 80' would be required for the development of multi-family dwellings;
 - d. Variance to Article 28-4-5(d)(5), Perimeter Buffer required, to permit a development of a multi-family dwelling with no perimeter buffers where perimeter buffers of 75' is required;
 - e. Variance to Article 28-8-3(c), Use of a Non-conforming lot, to permit the use of the subject non-conforming lot for a use not otherwise permitted in the district, multi-family dwelling (Use A-4), where the Ordinance permits the use of the subject non-conforming lot for a single-family dwelling.
- 1.3 It appears that a portion of the building is within the northern side setback. Applicant shall confirm with the Zoning Administrator to determine if a variance is required. If required, the variance shall be a condition of approval of the Minor Site Plan.
- 1.4 Please see Engineering comments in a memo from Bryant Anderson, Engineering Division.

2. Technical and Site Review Comments

- 2.1 The Site Plan indicates that the area along the southern boundary and west of the parking area are to be grass. However, based on observations, the area appears to be bare gravel. Gravel is considered under the ordinance to be an impervious surface. To meet the impervious surface requirements, these areas shall be loamed and seeded, or otherwise landscaped with groundcover.
- 2.2 All variances granted shall be noted and fully described on the plan, including the date granted and applicable section numbers of the ZO.
- 2.3 Per Section 28-7-7(a) (ZO), the minimum parking space dimension shall be 9' x 19'. The parking lot shall be redesigned to meet the standard dimensions as outlined in this Section of ordinance. If additional paving is required, the impervious area calculation shall be revised, and shall conform to the maximum lot coverage requirements.
- 2.4 Please revise the Location and Vicinity Plans using a large font to improve legibility.
- 2.5 It appears that Notes 3 and 4 are carry overs from another project, please revise.

3. Recommendations

- 3.3 **Grant Minor Site Plan** approval for the proposed construction of a 3-unit multifamily residence, subject to the following precedent conditions to be fulfilled within one (1) year and prior to sign off by the Clerk and Chair of the Planning Board and issuance of any certificate of occupancy , or

the commencement of site construction, unless otherwise specified:

- (1) Address Technical Review comments noted in Section 2 above to the satisfaction of the Planning Division.
- (2) Address Engineering review comments to the satisfaction of the Engineering Division.
- (3) Obtain variance for encroachment into the side yard setback, if required.
- (4) Submit three (3) copies of fully revised plans for sign off by the Clerk and Chair of the Planning Board.

Prepared by: BAF

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