



Heather Shank  
City Planner

# CITY OF CONCORD

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

## Planning Board

February 19, 2020

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

Project: T-Bones (2019-21)  
Property Owners: Capital Hotel Company VI, LLC  
Address: 406 South Main Street  
Map/Block/Lot: Map 1, Block 2, Lot 3

### **Amendment Description:**

The applicant has requested to amend the approved site plan as amended on May 15, 2019 for 406 South Main Street to increase the leased area of the abutting NHDOT I-93 Right-of-Way from 9,782 sf to 23,220 sf in order to accommodate an additional 13 parking spaces, an increase in impervious area of 8,510 sf.

The applicant stated that minor revisions have been made to the outlet structures associated with subsurface infiltration fields and that the increased impervious area results in no increases to peak runoff rates or volumes in comparison to the pre-development conditions.

### **1. General Comments**

- 1.1 The following comments pertain to the ten sheet plan set titles “Days Inn Redevelopment” prepared by TF Moran, Inc, dated September 19, 2018 and revised through January 15, 2020.
- 1.2 NH Department of Environmental Services has granted an amendment to the Alteration of Terrain permit originally issued on May 14, 2019.
- 1.3 The expanded area of I-93 ROW to be leased was presented to NHDOT in July 2019 and is awaiting approval from the Governor and Executive Council.
- 1.4 The original approval of this plan on April 17, 2019 included a Conditional Use Permit (CUP) per Article 28-7-11(a), Alternative Parking Arrangement to provide require parking spaces off-site. This amendment increases the number of off-site parking spaces presented at the April 17<sup>th</sup> Planning Board meeting. Staff recognizes this change and will recommend a motion that accounts for the modification to the original CUP approval.

### **2. Technical Review Comments**

- 2.1 While the expanded parking area is not on the 406 S. Main Street lot, the total impervious area of offsite parking should be noted in the tabulations on the Site Layout Plan sheet.
- 2.2 The new or revised lease agreement with NHDOT shall be provided to City staff for review.

### **3. Recommendations**

- 3.1 **Grant an amendment** to the previously approved CUP per Article 28-7-11(a), Alternative Parking Arrangements, to allow for an increased number of offsite parking spaces.

3.2 **Grant the amendment** to the previously approved Major Site Plan for the proposed redevelopment at 406 South Main Street of a 4-story, 85-room hotel, 9,900 sf restaurant with a 547 sf patio, and **to allow for an increase in 8,510 sf of impervious area and 13 parking spaces**, subject to the following precedent and subsequent conditions noted below:

- (a) 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 building foundation permits, or the commencement of site construction, unless otherwise specified:
  - (1) Address Technical Review and Landscape comments to the satisfaction of the Planning Division as outlined in the staff report dated April 17, 2019.
  - (2) Address Engineering review comments to the satisfaction of the Engineering Division as outlined in the memo dated April 10, 2019.
  - (3) Notice of lease for the three leases providing off-site parking shall be submitted for review by City staff, and recorded at the Merrimack County Registry of Deeds.
  - (4) Submit three (3) copies of fully revised plans for sign off by the Clerk and Chair of the Planning Board.
- (b) Subsequent Conditions – to be fulfilled as specified:
  - (1) Prior to commencement of construction activity, payment of 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. The applicant shall pick up one (1) set of signed plans at the Planning Office to make copies for the pre-construction meeting. A total of five (5) copies of the signed plan set shall be provided by the applicant at the pre-construction meeting.
  - (3) Prior to a Certificate of Occupancy or final construction sign-off, as-built drawings shall be provided to the City Engineer in accordance with Section 12.09 of the Site Plan Regulations. The as-built drawings shall be surveyed on NH State Plane coordinates and NAVD 88 Datum.
  - (4) 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

*S:\Plan\Development Review\Project Files\2019\2019-21\_T-Bones\_SPR\Reports & Letters*



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David Cedarholm, PE  
City Engineer

**MEMORANDUM**

**TO:** Sam Durfee, Senior Planner  
**FROM:** Bryant A. Anderson, PE  
**DATE:** February 3, 2020  
**SUBJECT:** Plan Review (2), Days Inn Redevelopment, 406 South Main Street;  
Map 1, Block 2, Lot 3; (2019-21)

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

- *Site Plans*, Days Inn Redevelopment, 406 South Main Street, Concord, New Hampshire, prepared by TFM, dated September 19, 2018 (rev. thru 1/15/20).
- *Stormwater Management Report*, Days Inn Redevelopment, Tax Map 1, Block 2, Lot 3, 406 South Main Street, Concord, NH, prepared by TFM, dated September 19, 2018 (rev. thru 1/15/20)

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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Note: Engineering has previously reviewed this project and has submitted comments to the Planning Division in a memorandum dated April 9, 2019. Comments from our previous memorandum that have not been addressed are included and noted in the comments below.

**General Comments**

1. Engineering does not have any comments on the proposed parking lot expansion.

**State/Federal Permits**

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

- NHDES Alteration of Terrain Permit Amendment (copy received)

*Engineering Services*  
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*engineering@concordnh.gov*