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CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

March 30, 2020

Project Summary – Amendment to Major Subdivision Plan

Project: Abbott Village (2010-48)
Property Owners: Abbot Farm LLC
Address: Callaway Drive, Cleveland Avenue, and Camelia Avenue

Per RSA 91-A:2-III(b), the applicant has requested an emergency meeting of the Planning Board to address the issuance of 8 additional Certificates of Occupancy for the units located at 17 Callaway Drive, within the Abbott Village Condominium Development. The Applicant was scheduled to go before the Board at the March 18, 2020 meeting; however, the meeting was postponed to April 15, 2020. The plan for the development of the Abbott House will be discussed at a future meeting.

Project Background:

At the September 18, 2019 meeting, the Planning Board conditionally approved the issuance of 8 Certificates of Occupancy (COs) for Phase 5 of the Abbott Village residential development, subject to the following conditions:

- (1) *The applicant completes the restoration of the main Abbott House roof, and the Ell with a temporary roof sufficient to prevent water infiltration, prior to the issuance of the 8 COs completed to the satisfaction of a third party agreeable to the City.*
- (2) *The applicant provides a financial surety issued to the City to ensure completion of the exterior improvements to the entire Abbott House, including the ell and its roof, prior to the issuance of the 8 COs for any unit in the development. The exterior improvements shall be in accordance with the August 4, 2005 Heritage Commission recommendations and the applicant's March 16, 2005 proposal. The August 4, 2005 Heritage Commission report and the applicant's proposal are attached for reference. The exterior improvements shall be completed on or before August 2020. The financial surety shall be subject to City staff approval.*
- (3) *No additional COs or building permits shall be issued for any units in the development until exterior improvements to the entire Abbott House, including the ell, are complete to the satisfaction of a third party agreeable to the City.*
- (4) *In addition, no additional COs or building permits shall be issued in the development until the applicant submits a plan agreeable to the Planning Board for the future development of the Abbott House.*

A letter from Bedard Preservation & Restoration LLC dated October 9, 2019, confirmed that the roof on the main building and the ell were replaced, and it was his opinion that the developer made a good faith effort to keep water out of the main house, and concerning the ell. This report satisfied condition #1.

The applicant provided a Letter of Credit on October 16, 2019, sufficient to cover the exterior improvements to satisfy condition #2.

As conditions 1 and 2 were met, the 8 COs in Phase 5 were issued between October 17, 2019 and March 10, 2020. The request before the Board at this meeting addresses conditions #3 and #4.

Discussion

The following conditions from the September 18th Planning Board decision are outstanding:

Condition 3: No additional COs or building permits shall be issued for any units in the development until exterior improvements to the entire Abbott House, including the ell, are complete to the satisfaction of a third party agreeable to the City.

The Applicant's submission includes a report prepared by Bedard Preservation & Alliance LLC, dated February 2, 2020, regarding the exterior work completed to date. Mr. Bedard provided suggestions for additional work in the Spring, including raising the grade near the east foundation for positive grade away from the foundation; switch the temporary roof to a shingled roof above the ell entry door; and clean up paint overspray on any windows.

Staff has reviewed the report. The "make do" roof drainage system is not acceptable and should be replaced with a system that directs runoff away from the foundation.

Condition: In addition, no additional COs or building permits shall be issued in the development until the applicant submits a plan agreeable to the Planning Board for the future development of the Abbott House.

On February 19, 2020, the applicant submitted a Plan for the Abbott House to address the conditions of the September 18, 2019 Planning Board decision. Please review the attached Applicant Request.

Recommendation

Staff recommends that the Planning Board authorize the issuance of the 8 Certificates of Occupancy for 17 Callaway Drive, Units 1 through 8, with the condition that the applicant completes the exterior improvements as suggested by Mr. Bedard and address roof drainage to the satisfaction of City staff.

Staff recommends that the Planning Board address Condition #4 at the April 15, 2020 meeting.

Prepared by: BAF

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