



Heather Shank  
City Planner

# CITY OF CONCORD

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

## Planning Board

September 16, 2020  
Project Summary – Major Site Plan

Project: Capitol Shopping Center (2020-013)  
Property Owners: Bixmore Capitol SC, LLC  
Address: 80 Storrs Street  
Map/Block/Lot: Map 35B, Block 1, Lot 1

### **Determination of Completeness:**

Determine this application complete and set the public hearing for the October 21, 2020, Planning Board meeting. 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 proposing to construct two new buildings for restaurant and retail/restaurant businesses totaling approximately 6,000 sf and 9,200 sf respectively, with associated parking, deliver access, landscaping, outdoor patio, and pedestrian walkway improvements.

### **Project Details:**

Zoning:	Opportunity Corridor Performance (OCP) District
Minimum Lot Area:	No Minimum
Existing Lot Area:	662,788 sf (15.22 ac)
Street Frontage Required:	150'
Street Frontage Provided:	1,320'
Existing Use:	Parking Lot
Proposed Use:	Restaurant and Retail Businesses
Lot Coverage Max.:	85%
Lot Coverage: Existing:	95.5%
Lot Coverage Proposed:	92.6%
Building Setbacks Required:	15' Front, 15' Rear, 15' Side
Building Setbacks Existing:	65' Front, 22' Rear, 46' Side
Building Setbacks Proposed:	6' Front, 22' Rear, 46' Side <i>Variance Received</i>
Parking spaces required :	977, including 16 ADA
Parking spaces provided:	799, including 16 ADA <i>Variance Received</i>

**1. General Comments**

- 1.1 The following comments pertain to the 16 sheet site plan set titled “Capitol Shopping Center” prepared by Nobis Group, dated August 21, 2020, the 5 sheet Architectural plan set titled “Capitol Shopping Center”, prepared by CREATE Architecture Planning & Design, PLLC, dated November 22, 2019, the 4 sheet document titled “Covid Planning Solutions” prepared by Nyro Studio, dated 2020, and the 3 sheet lighting plan set titled “Capitol Center” dated June 9, 2020, prepared by On-Site Lighting & Survey LLC.
- 1.2 Architectural Design Review (ADR) is required for the Major Site Plan application. The Applicant is scheduled to go before the ADR Committee at the October 6, 2020 meeting.
- 1.3 See comments from the Engineering Division in a separate memo from Engineering Services.
- 1.4 At the March 11, 2020 meeting of the Zoning Board of Adjustment, the Board voted to grant variances from the following articles of the zoning ordinance:
  - a) Article 28-7-2(e), Table of off-street parking requirements, to provide 754 parking spaces where 977 spaces are required (Note: 45 existing on-site parking spaces are currently leased to an off-site business, therefore the total on-site spaces is 799),
  - b) Article 28-4-1(h), Table of Dimensional Regulations, to allow a front yard setback of 5 feet +/- where a minimum 15 foot setback is required,
  - c) Article 28-7-1(a), Applicability, to permit the continuance of existing non-conformities with respect to Article 28-7, Access, Circulation, Parking and Loading Requirements, for the portion of the lot outside of the redevelopment area as defined on the accompanying plan, sheet C-2, dated January 2020
- 1.5 At the August 10, 2020 meeting of the Concord City Council, the Council granted a request by the applicant to amend the zoning ordinance to permit drive-through facilities as a principal use in the Opportunity Corridor Performance (OCP) district and to allow for a minimum of six stacking spaces for a drive-through facility through a Conditional Use Permit with a supporting traffic study.

**2. Technical Review Comments**

- 2.1 On the Existing Conditions Plat, Sheet 1, correct the lot coverage maximum to 85% in the Notes sections and in the Zoning Summary table on Sheet 2.
- 2.2 On both Existing Conditions Plats, provide a north arrow, in accordance with Section 12.02(3) of the Site Plan Regulations (SPR).
- 2.3 On the Location Map, provide street names, label the Merrimack River, Provide M/B/L numbers, and provide zoning districts boundaries, in accordance with Section 12.04 (SPR)
- 2.4 Provide a detail for dumpster screening, in accordance with Section 16.02(14)(d) of the Site Plan Regulations (SPR).

**3. Site Layout and Landscape Plan Comments**

- 3.1 The drive-through lane appears to be 4 feet away from the property line. No off-street parking, inclusive of stacking spaces for drive-through facilities, shall be located within 10’ of the front lot line. This 10’ buffer area shall be landscaped in accordance with Sections 28-7-7(g)(2) and 28-7-10(a) of the Zoning Ordinance.
- 3.2 Staff notes that the only bicycle parking is located on the parking lot side of the buildings. It is staff’s recommendation to provide additional bicycle parking on the Storrs Street side of the

buildings for easier access for bicyclists.

- 3.3 Staff notes that in the submitted Covid Planning Solutions document, a walk-up window is recommended in conjunction with a patio. Will a walk-up window be provided given a patio is proposed?

**4. Landscape Plan Comments**

- 4.1 Provide calculations of number of trees required based on parking area, in accordance with Section 15.04(28)(o) (SPR).
- 4.2 No single tree species shall make up more than 25% of the total tree count. As 25 trees are proposed, no one species may have more than 6 plantings, in accordance with Section 27.07(4) (SPR).
- 4.3 It is not clear where the River Rock elements will be laid on site. Identify the proposed locations on the plan.
- 4.4 There are no shrubs or other ground cover planting provided on the Landscape Plan. All landscaped areas must contain shrub and cover plantings, in accordance with Article 28-7-10(d) of the Zoning Ordinance.

Prepared by: SCD

*S:\Plan\Development Review\Project Files\2020\2020-13\_Capitol\_Shopping\_Center\_SPR\Reports & Letters*



**CITY OF CONCORD**  
*New Hampshire's Main Street™*  
**Community Development Department**

David Cedarholm, PE  
City Engineer

**MEMORANDUM**

**TO:** Heather Shank, City Planner  
**FROM:** Todd M. Welch, PE  
**DATE:** September 9, 2020  
**SUBJECT:** Plan Review, Capital Shopping Center, 80 Storrs St, Concord, NH;  
Map 7412, Block Z, Lot 1; (2020-013)

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

- *Plan*, Capital Shopping Center 80 Storrs St Concord, NH; prepared by Nobis Group, dated August 21, 2020
- *Stormwater Management Plan*, Capital Shopping Center, 80 Storrs Street, Concord, NH; prepared by Nobis Group, dated August 21, 2020.
- *Site Lighting Plans*, Capital Shopping Center, 80 Storrs Street, Concord, NH; prepared On-Site Lighting & Survey, LLC dated June 9, 2020.
- *Project Narrative*, Brixmore Capital Shopping Center, Concord, NH; prepared by Nobis Group.

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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**General Comments**

1. See attached comments from VHB dated September 4, 2020. These comments shall be addressed in addition to the comments below.
2. There is an abandoned 24"x36" oval shaped drain under the proposed buildings. This pipe will need to be removed to an agreed to location outside the proposed development and bricked/sealed up.
3. This development generates over 200 trip ends per day. Therefore a traffic study is required per City Site Plan Regulation 32.01. The study shall include analysis of internal circulation and drive through stacking.

*Engineering Services*  
City Hall • 41 Green Street • Concord, NH 03301 • (603) 225-8520  
*engineering@concordnh.gov*

Re: Review Comments (2020-013)  
80 Storrs St, Concord, NH 03301  
Date: 9/9/2020

4. Engineering recommends a full length bypass lane be provided for the drive thru.

#### **Utility Plan (Sheet C-5)**

5. An external grease interceptor meeting City requirements shall be installed for the proposed Starbucks building.

#### **Drainage Report**

6. Please explain how you will or why you are unable to comply with sections 22.01 and 22.03 of the City Site Plan Regulations.

#### **Post-Approval/Pre-Construction Items**

7. Retaining wall design drawings (stamped by a licensed structural engineer) should be submitted to Engineering for proposed retaining walls that are greater than 4 feet high. In addition, walls greater than 48 inches require a Building Permit from the Code Administration Office.
8. Prior to the construction of any future site improvements the applicant/owner should consult the Planning Division to determine if Site Plan Approval will be required.



## Memorandum

To: Mr. David Cedarholm, PE  
City Engineer  
Engineering Services Division  
City Hall  
41 Green Street  
Concord, NH 03301

Date: September 4, 2020

Concord File No.: 2020-13

VHB Project #: 52430.14

Map/Block/Lot: 35B/1/1

From: Mark J. Verostick, PE  
Senior Project Engineer

Re: Technical Review  
Capitol Shopping Center  
80 Storrs Street  
Concord, New Hampshire

As requested, VHB has conducted a technical review of plans and information submitted for the proposed addition of a retail building and two restaurant buildings to be located within the existing Capitol Shopping Center at 80 Storrs Street. VHB reviewed the following information associated with this project:

- Site Plans, Capitol Shopping Center, 80 Storrs Street, Concord, New Hampshire, prepared by Nobis Group, dated August 21, 2020.
- Stormwater Management Plan, Capitol Shopping Center, 80 Storrs Street, Concord, New Hampshire, prepared by Nobis Group, dated August 21, 2020.
- Site Lighting Plans, Capitol Center, 80 Storrs Street, Concord, NH, prepared by On-Site Lighting & Survey, LLC, dated June 9, 2020.
- Project Narrative, Brixmore Capitol Shopping Center, Concord, New Hampshire, prepared by Nobis Group.
- Concord ZBA decision regarding proposed variances, dated March 13, 2020.
- City of Concord Zoning Ordinance Amendment, dated 2020.

The following sections contain VHB's comments relative to the information reviewed:

### GENERAL COMMENTS

1. A traffic impact analysis was not included with the proposed application. The applicant should confirm there will be no adverse traffic impacts, particularly at the signalized site driveway.

### PLANS

#### Existing Conditions Plans (Sheets S-1 & S-2)

2. Existing conditions plans should have north arrows per the City of Concord Site Plan Regulations (CSPR) section 12.02 (3).

3. The location plan should include the information listed in CSPR 12.04.
4. The plans should include the zoning district boundaries and designations per CSPR 15.03 (24).
5. A notation regarding the Flood Hazard Overlay district should be provided per CSPR 15.03 (13).
6. Elevation labels should be provided on existing contours for clarity.

Site Overview (Sheet C-1)

7. The required van accessible parking spaces in the parking calculations should be 1 in every 6 spaces or fraction thereof per ADA section 208.2.4.

Demolition Plan (Sheet C-2)

9. The existing conditions shows a symbol for a well or water manhole in the northwest corner of the existing parking lot within the development area, adjacent to Storrs Street. The status and disposition of this structure should be addressed.
10. There is an existing manhole symbol, labeled "M", along the easterly limits of the proposed development area. The status and disposition of this structure should be addressed.

Proposed Site Plan (Sheet C-3)

11. Fire truck circulation should be evaluated around the proposed development.
12. VHB recommends consideration be made for a pedestrian connection between the two patio areas on the west side of the retail/restaurant building.
13. The proposed stairs and railings from Storrs Street into the site are shown in the public right-of-way. Maintenance responsibility of these stairs should be determined.
14. VHB recommends including a Do Not Enter sign at the end of the drive-through by-pass lane to the south to help prevent vehicles from entering the wrong way.
15. VHB recommends adding pavement markings or signage at the drive through exist lane to help prevent vehicles from entering the wrong way.
16. VHB recommends consideration be given to including directional/ way finding signage for the drive through to help optimize circulation to the drive-through.

Grading and Drainage (Sheet C-4)

17. There is an approximate 2:1 slope from the back of sidewalk on Storrs Street at the corner of the access ramp that should be reviewed for stabilization and pedestrian safety.
18. There is an approximate 8% cross-slope in the drive-through lane, near the pickup window that should be reviewed. It appears this slope could be reduced.

#### Utility Plan (Sheet C-5)

19. It should be reviewed with the General Services Division whether a grease interceptor will be required for the smaller restaurant use. Although it is shown to be a coffee shop, the type of restaurant could change in the future.
20. The existing sewer manhole within Storrs Street should be reviewed to confirm there is adequate room for an internal drop given that there are two other inlet pipes to that structure.
21. VHB recommends showing the clean outs on the outlet side of the grease interceptor as shown on the detail for clarity.
22. VHB recommends sawcut lines be shown on the plan for the utility work in Storrs Street for clarity.
23. The location of the equipment menu boards should be coordinated with the existing water line to ensure there are no conflicts between the sign foundations and water line.

#### Erosion Control (Sheet C-6)

24. Details for inlet protection should be included in the plan set.
25. The designer should confirm if inlet protection will be provided within existing catchbasins down slope from the proposed work.

#### Drainage Plan and Profile (Sheet 7.3)

26. The proposed drainage pipes and structures should be turned on within the plan view for clarity.
27. The existing DMH 13 should be reviewed to confirm that the core for the proposed 18-inch connection will not compromise the structural integrity of the manhole given that there appear to be four existing pipe penetrations in this manhole.

#### Landscape Plan (Sheet LA 101)

28. The location of the proposed trees should be reviewed for potential conflicts with the proposed sanitary sewer. Several trees appear to be in close proximity to the proposed sewer lines.

#### Lighting Plans

29. It does not appear the existing adjacent streetlights were included in the lighting photometric calculations.



30. The controls of the site lighting should be confirmed whether they will be connected and controlled through the existing shopping plaza lighting or will the lights around the proposed buildings be controlled from the proposed buildings.

#### **DRAINAGE REPORT**

31. VHB recommends including a copy of the utility plan with the inspection and maintenance procedures to assist maintenance personnel identify the drainage structures.
32. Copies of the maintenance records should be made available to the City.

#### **STATE PERMITS**

The project will require the following state permits associated with the site design:

- NHDES Sewer Connection Permit

Copies of all state permits should be submitted to the Planning Department.

#### **CONSTRUCTION**

The following items will need to occur prior to the start of construction (unless otherwise noted).

- The applicant should set up a preconstruction meeting with the Engineering Services Division to discuss construction requirements, site inspections, associated fees, schedules, etc.
- The following permits will need to be obtained from the Engineering Services Division:
  - Driveway Permit
  - Encumbrance Permit (for work that will encumber the ROW, public sidewalks, etc.)
  - Excavation Permit (for work within the ROW)
  - Utility Connection Permits (sewer and water services; storm drain connections)
- The contractor shall submit a Temporary Traffic Control Plan (TTCP) for all work in and adjacent to the City ROW that will require lane closures or occur adjacent to the edge of road. (submit to Engineering for review and approval a minimum of two weeks prior to the pre-construction meeting)
- Performance surety (bond, letter of credit, or cash deposit) for site stabilization.
- Performance surety (bond, letter of credit, or cash deposit) for work within the right-of-way. An engineer's cost estimate, based on the current NHDOT weighted average unit prices, should be submitted a min. of two weeks prior to the pre-construction meeting.

- Advanced deposit for site construction inspection fees (initial deposit amount determined by Engineering based on the project schedule and estimated services, final inspection fee to be adjusted based on actual services rendered). A project schedule should be submitted a min. of two weeks prior to the pre-construction meeting for use in establishing the deposit amount. (submit deposit a min. of three days prior to pre-construction meeting).
- Water and Sewer Investment Fees will need to be paid (as part of the utility connection permit process).
- Shop drawings/submittals should be submitted to Engineering for the proposed water, sewer, and drainage improvements and for the proposed improvements within the ROW.

Please feel free to contact me if you have any questions regarding the above comments.

cc: Martha Drukker, Associate Engineer – City of Concord  
Todd Welch, Engineering Project Manager – City of Concord  
Heather Shank, City Planner – City of Concord  
Beth Fenstermacher, Assistant City Planner – City of Concord