



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

February 17, 2021

Project Summary – Minor Lot and Condominium Subdivision

Project: Capital Region Health Care Lot and Condominium Subdivision (2020-49)
Property Owners: Capital Region Health Care Corporation
Address: 116 Langley Parkway and 250 Pleasant Street
Map/Block/Lot: 95/3/4A and 95/3/19

Determination of Completeness:

Determine the 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 Subdivision approval to subdivide a 2.85 acre lot from the existing 55.8 acre Concord Hospital campus at 116 Langley Parkway and 250 Pleasant Street in the Institutional (IS) District. The Applicant also requests approval to create condominium units within the new 2.85 acre lot (to be identified as CH Memorial West Condominium).

Project Details:

Zoning: Institutional (IS) District
Existing Use: Medical Care facilities/Concord Hospital
Minimum Lot Area: 25,000 sf
Existing Lot Area: 55.8 ac
Proposed Lot Area: New Lot: 124,220 sf (2.85 ac) Remainder lot: 52.95 ac

Minimum Lot Frontage: 150 lf
Proposed Lot Frontage: New lot: 0* Remainder lot: >150 lf
*variance granted, see Note 1.3 below

Required Setbacks: 30' front, 30' back, 25' side
Proposed Setbacks: variances granted, see Note 1.3 below

Condominium Subdivision (CH Memorial West Condominium, new lot):

Existing Building Area: 146,066 sf

Proposed Land Unit Areas: **Unit LG-1:** 22,450 sf (building only)
Unit LG-2: 7,842 sf
Unit G-1: 29,063 sf
Unit F1-A: 28,166 sf
Unit F2-A: 20,027 sf
Unit F2-B: 6,162 sf
Unit F2-C: 1,435 sf
Common Area (Building): 28,543 sf
Limited Common Area (Building): 1445 sf
Common Area (site): not identified
Limited Common Area (site): tabulations not provided

1. General Comments

- 1.1 The following comments pertain to a 2 sheet plan set titled “Subdivision Plan & Condominium Site Plan of the land of Capital Region Health Care Corporation, 250 Pleasant Street, Concord, New Hampshire” dated December 2020, prepared by Richard D. Bartlett & Associates, LLC, and 3 sheet floor plan plan set titled CH Memorial West Condominium, 116 Langley Parkway, Concord, NH, dated December 11, 2020, prepared by LaVallee Brensinger Architects.
- 1.2 See Engineering Division comments in the attached memo.
- 1.3 The applicant went before the Zoning Board of Adjustment (ZBA) at their February 3, 2021 meeting. The ZBA granted the following variances:
 - Variance to Article 28-4-1(h), Table of Dimensional Regulations, to provide zero frontage where 150 feet is required (*for the new 2.85 ac lot*);
 - Variances to Article 28-4-1(h), Table of Dimensional Regulations, to provide no front, rear or side setbacks where a 30 foot front, 30 foot rear and 25 foot side setbacks are required (*for the new lot and remainder lot*);
 - Variance to Article 28-7-7(g), Parking Area Setbacks and Restrictions, to allow no off-street parking setback where 5 feet is required (*for the remainder lot*); and,
 - Variance to Article 28-7-10(a), Parking Lot Perimeter Landscaping Required, no perimeter landscaping is provided where not less than 5 feet in width along the perimeter is required (*for the remainder lot*).
- 1.4 The Applicant has stated that the lot to be created is for the purpose of creating a condominium and will not be capable of being sold separate and apart from the main

campus.

2. Planning Review Comments

- 2.1 The text on the Subdivision Plat Sheet 1 of 2 is very small and difficult to read, please revised.
- 2.2 The proposed lot line should be labelled and bolder, or more clear on Sheet 1 of 2.
- 2.3 Revised Note 4 on Sheet 2 of 2 with the correct plat intent.
- 2.4 Revise the label for the Location Plan on Sheet 2 of 2, the 1"=400' plan should be "location" not "vicinity".
- 2.5 The new pedestrian walkway should be shown on the plan. Please verify if the walkway will impact any ownership of the condominiums.
- 2.6 Per the Section 12.06(1) of the Subdivision Regulations (SDR), provide the certificate of ownership on the plat, including owner name and MCRD citations.
- 2.7 Per Section 12.08(19) and 15.03(8), all setbacks shall be shown and dimensioned on the plan.
- 2.8 Per Section 12.08(23)(b) and (c), provide square footage of the existing building and tabulations of the impervious surface coverage.
- 2.9 Per Section 15.03(3), the contiguous buildable land shall be noted and shown on the plat.
- 2.10 The plat shall include all applicable standard notes as described in Appendix B of the Subdivision Regulations.
- 2.11 Variances granted shall be noted and fully described on the plat including date granted and applicable Article numbers of the Zoning Ordinance.
- 2.12 Per Section 17.03(2), the floor plans shall include the standard Planning Board approval block.
- 2.13 Please spell out Common Areas and Limited Common Areas on the floor plans, or provide a legend for the abbreviations.
- 2.14 The Applicant is responsible for insuring that all plans to be recorded are in compliance with the current standards of the Merrimack County Registry of Deeds.

3. Recommendations

- 3.1 **Grant Minor Subdivision approval** to subdivide a 2.85-acre lot from the existing 55.8-acre Concord Hospital campus, and subdivide the new lot into condominium units, at 116 Langley Parkway and 250 Pleasant Street in the Institutional (IS) District, subject to the

following precedent conditions to be fulfilled within one year and prior to endorsement of the final plan by the Planning Board Chairman and Clerk, unless otherwise specified:

1. Address Planning Review comments to the satisfaction of the Planning Division.
2. Address Engineering Review comments to the satisfaction of the Engineering Division.
3. Condominium documents, including declaration of condominium and by-laws, to be reviewed and approved by the City Solicitor, City Assessor, and Clerk of the Board.
4. The Licensed Land Surveyor and Registered Architect shall sign and seal final plans and mylars.
5. The Applicant shall deliver to Planning, two plan sets and one mylar(s) of the subdivision plat and condominium plans for endorsement by the Planning Board Chairman & Clerk and recording at the Registry of Deeds.
6. Prior to the final plat being signed by the Planning Board Chair and Clerk, digital information shall be provided to the City Engineer for incorporation into the City of Concord Geographic Information System (GIS) tax maps. The information shall be submitted in accordance with Section 12.09 of the Subdivision Regulations.
7. Applicant shall submit two checks for recording the plan at the Merrimack County Registry of Deeds (including a separate check in the amount of \$25.00 for the LCHIP fee). Both checks are to be made payable to the Merrimack County Registry of Deeds.

Prepared by: BAF

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

David Cedarholm, PE
City Engineer

MEMORANDUM

TO: Beth Fenstermacher, Assistant City Planner
FROM: Gary Lemay P.E., Associate Engineer
DATE: 1/27/2021
SUBJECT: Concord Hospital Minor Subdivision Plan Review, 250 Pleasant Street and 116 Langley Parkway; Map 95, Block 3, Lot 4A and Map 95, Block 3, Lot 19; (2020-49)

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

- Concord Hospital Minor Subdivision and Condominium Applications, prepared by Nobis Group, dated December 16, 2020 (received on December 18, 2020). Includes subdivision plat and condominium site plan by Richard D. Bartlett & Associates, LLC, and Floor Plans by Lavallee Brensinger Architects.

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 or addresses each of these comments.**

Subdivision Plat and Condominium Site Plan

1. The text on Sheet 1 of 2 is too small to read in many locations. Please make the text more legible or remove it if not necessary.
2. It is difficult to differentiate between the existing and proposed property lines on either plan. Please modify the line types to distinguish between the existing property lines and the proposed property lines.
3. Note 4 on Sheet 2 of 2 should be updated to state the intent of this plan (to subdivide a parcel).
4. Within the plan view in the Memorial Building on Sheet 2 of 2, "3 Steel Frame" should be "3 Story Steel Frame."

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

5. Existing utilities (water, sewer, gas, electric, possibly drain) are crossing proposed property lines. Will utility easements be necessary for all utilities crossing the proposed lot that service and benefit the abutting lot to the north, east, and south?
6. Please add a note to the plans indicating that the monumentation for the proposed lot lines shall be set prior to recording the plan.
7. The recently constructed pedestrian superstructure over Langley Parkway should be shown on the plans.
8. Please elaborate on whether the ongoing site work on this land will have any impacts on the subdivision.
9. The entire campus is generally known as 250 Pleasant Street, however, the Memorial Building has an address of 246 Pleasant Street. It is a 3-story building, with the 3 stories known as Ground, 1st Floor, and 2nd Floor. The ambulatory health care building actually has 4 stories, and to keep the stories consistent with the Memorial Building, Concord Hospital recognizes the 4 stories as Lowerground, Ground, 1st Floor, and 2nd Floor. Within the ambulatory health care building, the lowerground story will be occupied by the Orthopedic Surgery Center, and has been lowerground, will use the address of 246 Pleasant Street. The only portion of the ambulatory health care building to be known as 116 Langley Parkway, is the entrance off of Langley Parkway; the 3 stories above will be known as 246 Pleasant Street. Please add these addresses within the buildings in the plan view.