



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

June 16, 2021

Project Summary – Major Condominium Subdivision

Project: Rail Yard Mixed Use Development (2021-25)
Property Owner: P&M Realty of Concord, LLC
Address: Langdon Avenue
Map/Block/Lot: 7913Z/41, 792Z/70, and 792Z/71

Determination of Completeness:

Determine this application complete and set the public hearing for the **July 21, 2021**, 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 create 5 condominium land units at Langdon Avenue in the Gateway Performance Opportunity Corridor Performance (OCP), Urban Transition (UT), Medium Density Residential (RM), and Residential Open Space (RO) Districts. This application amends a previous Condominium Subdivision by dividing existing Land Unit 2 into 5 land units, as is allowed by the Condominium documents. Land Unit 1, which is currently developed with NH Rock Climbing Gym, will remain.

The Applicant has contemporaneously submitted a Major Site Plan application for a phase multi-family residential and multi-use commercial development, which is addressed under a separate report (2021-24).

Project Details:

Zoning: Opportunity Corridor Performance (OCP), Urban Transition (UT), Medium Density Residential (RM), and Residential Open Space (RO)

Existing Use: Rock climbing gym (Land Unit 1) and Vacant (Land Unit 2)

Propose Uses:
Land Unit 1: Rock climbing gym
Land Unit 2: Multi-family Residential
Land Unit 3: Commercial Mixed-Use
Land Unit 3A: Parking lot
Land Unit 4: Not specified
Land Unit 5: Not specified

Lot Area Existing: 1,565,292 sf (35.93 ac)

Condominium Land Units: Land Unit 1: 65,152 sf (1.5 ac) *to remain*
Existing Land Unit 2 to be subdivided as follows:

Planning
City Hall • 41 Green Street • Concord, NH 03301 • (603) 225-8515
planning@concordnh.gov

Land Unit 2: 643,199 sf (14.77 ac)
Limited Common Area Land Unit 2: 556,801 (12.78 ac)
Land Unit 3: 113,264 sf (2.6 ac)
Limited Common Area Land Unit 3: 24,647 (0.56 ac)
Land Unit 3A: 78,580 sf (1.8 ac)
Land Unit 4: 33,106 sf (0.76 ac)
Land Unit 5: 18,632 sf (0.43 ac)
Common Area: 31,911 (0.73 ac)

1. General Comments

- 1.1 The following comments pertain to the 6 sheet plan set titled “Condominium Plat Prepared for the Steam Power Business Center Condominium – Land of: P&M Realty of Concord, LLC”, Langdon Ave, Concord, NH” prepared by Richard D. Bartlett & Associates, LLC, dated April 15, 2021.
- 1.2 As the applicant is proposing a subdivision in a Performance District, approval of a Comprehensive Development Plan is also required, per Section 28-9-4(e) of the Zoning Ordinance. At the April 21, 2021, meeting, the Board conditionally approved the Comprehensive Development Plan for the site. An amended CDP was submitted for review, and comments are included under the review of the Major Site Application (2021-24).
- 1.3 Engineering Services Division has reviewed the plan and had no comments specific to the Condominium plans. Any comments are included in a separate memo addressing the Major Site Plan.
- 1.4 The Applicant is responsible for ensuring that all plans to be recorded are in compliance with the current standards of the Merrimack County Registry of Deeds.
- 1.5 The final Condominium Declaration and By-Laws shall be reviewed by the City Solicitor prior to final approval.

2. Condominium Review Comments

- 2.1 Per the project narrative and Condominium Documents, each residential building will be separate condominium units. This is not apparent on the condominium plat. Please revise and clarify for the next submission.
- 2.2 The Condominium Declaration describes Land Units 4 and 5 as limited common areas. The project narrative and condominium plat indicate these will be condominium land units. Please revise and clarify for the next submission.
- 2.3 The City Assessor requests that nomenclature Land Unit 3 and Land Unit 3A be revised to avoid issues in the future. Staff recommends renaming Land Unit 3A to a new separate number.
- 2.4 There are several discrepancies between the plat and condominium documents, including incorrect acreage. Please revise and resubmit. The City Assessor and City Solicitor will not complete a review of the documents until the documents and plat are thoroughly reviewed by the Applicant to ensure agreement between the documents.

3. Technical Review Comments

- 3.1 On the Condominium Plat, Sheet 5 of 6, please correct the address for the abutter at 337 S. Main Street (currently states 3387 S. Main Street).

- 3.2 A lot of the text on the Existing Conditions Plan and Condominium Plats are blacked-out. Please make sure the text is readable in future submissions and final mylars to be recorded. The pdf versions were legible.

Prepared by: BAF

S:\Plan\Development Review\Project Files\2021\2021-25_RailYard_LangdonAveCondo_MIS\Reports\StaffReport_RailYardCondo_DOC.docx