

Project Narrative

Project: Pope Memorial SPCA
Address: 93-95 Silk Farm Road, Concord, NH
Owner/Applicant: Pope Memorial SPCA of Concord-Merrimack County
C/O Heather Faria, Executive Director

The project consists of renovating a portion of the existing building along with constructing an addition to the building to create a multi-purpose room associated with the SPCA facility. The proposed use is Commercial Kennel. The improved exterior work involves ADA compliant access and constructing a 25-space parking lot with 1 ADA accessible parking space. The applicant shall voluntarily merge the three parcels as a part of this project. The three parcels result in a total area of 1.1 acres and is in the Open-Space Residential (RO) zoning district. The site currently utilizes the existing building for a residential use, along with a gravel pad existing on 93 Silk Farm Road. On May 5, 2021, the Zoning Board of Adjustment (ZBA) approved a Special Exception from Article 28-2-4(j), Table of Principal Uses, for a “kennel” use. The ZBA also granted a variance to permit total lot coverage of up to 26% where a 10% maximum lot coverage is permitted. The site plan proposes 24.8% lot coverage.

Proposed site improvements include construction of a new 25-space parking lot to the northwest of the building, a building addition to the northeast of the existing building, improved pedestrian access around the building, and a drainage mitigation system. With the expansion of the building providing a multi-purpose room for the SPCA, the use has a parking requirement of five (5) spaces which is provided with the proposed parking lot. The parking design conditions reflect the loading requirements within the City of Concord Zoning Ordinance.

The building will be serviced by a new well and new individual sewage disposal system. The propane tank will be relocated. The new septic system is currently being designed and permitted.

The pre- and post-development conditions were modeled as a part of this design. The post-development peak flow rate and volume of runoff for the site are decreased in the 2-year, 10-year, 25-year, and 100-year storm events for the three parcels that make up the developed area. The runoff from the site is decreased in all modeled storm events. Stormwater from the proposed parking lot and building area is collected via drip edges/infiltration trenches. The infiltration trenches are sized to collect and infiltrate the runoff while allowing for discharge to be routed to the vegetated buffers. See the accompanying Stormwater Management Plan for the analyzed model and tabulated data.

SITE PHOTOS



Figure 1: (2021-06-24) Northeastern view of 93 Silk Farm Road – gravel pad area.



Figure 3: (2021-06-24) Northeastern view to the extent of gravel pad in rear of lot 3.



Figure 2: (2021-06-24) Southeastern view from Lot 3 to Lot 2 – existing residential building.

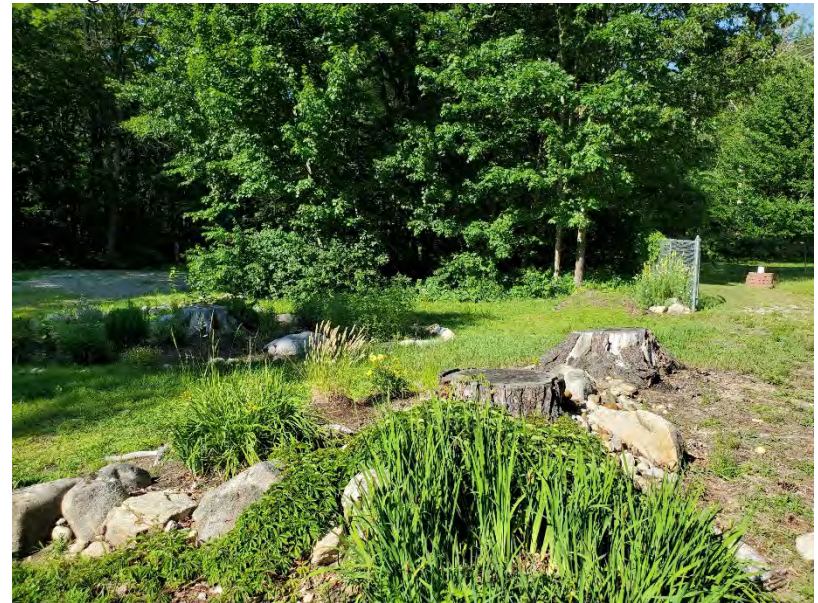


Figure 4: (2021-06-24) Wooded area between the two parcels, lots 2 and 3.



Figure 5: (202-06-24) Front of residential building (lot 2) with driveway turnaround.



Figure 6: (2021-06-24) Northern side of existing residential building with well location.



Figure 7: (2021-06-24) Northwestern/rear side of residential building where proposed parking lot will be located.



Figure 8: (2021-06-24) Southwestern/front side of the residential building with driveway access and side lawn area.



CITY OF CONCORD
New Hampshire's Main Street™
Zoning Board of Adjustment

May 7, 2021

Pope Memorial SPCA
94 Silk Farm Road
Concord NH 03301

RE: Case #27-21

Dear Pope Memorial SPCA:

At a meeting of the Zoning Board of Adjustment of the City of Concord, held on May 5, 2021, the Board by a unanimous vote granted your request for a Special Exception from Article 28-2-4(j), Table of Principal Uses, for a "kennel" use and in compliance with Supplemental Standards, Article 28-5-29, Commercial Kennels and Veterinary Hospitals. The board approved this request with the understanding that the properties will be voluntarily merged as a single lot and there will be no kenneling or housing of animals at this location. The Board, also by a unanimous vote granted your request for a Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a total lot coverage of up to 26 percent where a 10 percent maximum lot coverage is permitted.

This request is approved for properties known as 93 & 95 Silk Farm Road and an unnumbered 0.1 Acre lot abutting #95 Silk Farm Road to the south and situated in an RO Residential Open Space District.

The appeal was granted for the request specifically as approved by the Board based on information presented to the Board through submittal of plans and testimony. If there is a significant change at any time in the future, you are hereby advised to discuss any proposed changes with the Code Administrator. If the use or construction authorized by this approval has not commenced within the two (2) year anniversary date of the original decision, it shall be deemed to have expired and authorization shall be considered null and void as specified in Article 28-9-3(c)(6) of the City of Concord Zoning Ordinance.

Rose M. Fife _____, Clerk
Zoning Board of Adjustment

/rmf