



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

November 17, 2021

Project Summary – Site Plan Amendment

Project: Swim NH, LLC Minor Site Plan Application (2019-46)
Property Owners: Swim NH, LLC
Address: 41 Hall Street
Map/Block/Lot: 15/2/6

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 received site plan approval back in August of 2019 to construct an addition to the existing single-family home, construct a parking lot, and make general site improvements. The purpose of the addition was to house a swimming pool for lessons and training and provide changing areas. The Applicant is returning to the Board to request an amendment to the previously approved plan to construct a retractable glass structure to enclose the pool, rather than a building.

Project Details:

Zoning:	GWP (Gateway Performance District)
Existing Use:	Single Family
Proposed Use:	Indoor swimming pool
Required Lot Size:	N/A
Existing Lot Size:	18,286 sf (0.42 ac)
Frontage Required:	300'
Frontage Provided:	143.91' - <i>existing non-conformity</i>
Setbacks Required:	25' front; 25' rear; 25' side
Setbacks Provided:	11.8' front, 10.7' rear, 17.7' side - <i>variances granted</i>
Maximum Lot Coverage:	80%
Proposed Lot Coverage:	60.3%

1. General Comments

- 1.1 The following comments pertain to a 14-sheet plan set titled “Swim New Hampshire” prepared by Nobis Group, dated July 17, 2019, a 3-sheet architectural plan set titled “Swim NH” prepared by Warrenstreet Architects, dated July 10, 2019, and a sheet of examples of retractable glass canopies received on October 1, 2021.
- 1.2 At the August 8, 2019 meeting of the Zoning Board of Adjustment, the Board voted to grant the following waivers;
 - 1) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit the following:
 - a. To allow a minimum 9.8’ setback (9’ 9.6”) +/- from the northerly side property line where a 25’ setback is required,
 - b. To allow rear setbacks ranging from 10.4’ setback (10’4.8”) +/- from the northeast rear corner of the proposed building to a minimum 22.4’ (22’4.8”) setback from the southeasterly rear corner of the proposed building,
 - c. To allow side setbacks ranging from 17.2’ (17’2.4”) to 16.9’ (16’10.8”) from the southerly side property line.
 - 2) Variance to Article 28-7-7(g)(2), Setbacks From Lot Lines, and Article 28-7-10, Parking Lot Perimeter Landscaping Required, to permit a minimum parking lot setback of 7.3’ (7’3.6”) from the westerly front property line and corresponding perimeter landscaping reduction where a 10 foot setback and landscape strip is required, and to allow a front setback not less than 4 feet from a side where 5 feet is required.
 - 3) A variance to Article 28-7-2(e), Table of Off-street Parking, to allow the provision of 15 parking spaces where 16 spaces are required,
 - 4) A Variance to Article 28-8-3(c)(2), Conditions for Development of a Non-conforming Lot, to allow development of a non-conforming lot when setback and parking requirements are not met,
- 1.3 At the August 21, 2019 Planning Board meeting, the Board granted two Conditional Use Permits. One per Article 28-7-11(f) *Driveway Separation Alternatives*, to allow for the construction of a driveway within 200 feet of an adjacent driveway, and the other per Article 28-7-11(g) *Reduction of Drive Width*, to allow for a drive width of 18 feet where 24 feet is required.
- 1.4 On November 2, 2021 the applicant appeared before the Architectural Design Review Committee for the proposed amendment. The Committee recommended approval of the amendment to substitute the originally proposed building for the newly proposed retractable glass structure.

2. Recommendations

- 2.1 **Grant ADR approval** for the amendment to substitute the originally proposed building for the newly proposed retractable glass structure.
- 2.2 **Grant Site Plan Amendment approval** for the amendment to a previously approved site plan at 41 Hall Street, 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:

Prepared by: SCD

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