

City of Concord, NH
Technical Review Committee
Minor Site Plan Review – Record of Action

Application Number:	2012-40	Hearing Date:	9/5/2012
Application Name:	Faith Tabernacle Parking Lot		
Owner's Name(s):	Faith Tabernacle		
Map/Block Lot(s):	114H-2-2	Address:	164 East Side Drive

Determination of Completion: Project application was determined complete.

Action Taken: **Approved** **X**
 Approved With Conditions
 Tabled: **until**

Approval:

The Technical Review Committee unanimously granted conditional Minor Site Plan approval for a proposed parking lot expansion of 18 parking spaces as revised on August 28, 2012.

This approval shall be valid for a period of two (2) years from the approval date of September 5, 2012.

Present at the Hearing:

Committee Members Present: Steve Henninger, Chair; Gloria McPherson, City Planner; Laura Aibel, Associate Engineer; and Ed Roberge, City Engineer.

Applicant: Douglas Brogan, P.E.

Public/City Staff: Mike Santa, Code Administrator

Testimony

Mr. Henninger determined that a quorum was present and opened the meeting.

Ms. Aibel made the motion to declare the application complete, and Ms. McPherson seconded the motion. The motion passed unanimously.

The Chair, Stephen L. Henninger, opened the hearing at 9:00 AM, Wednesday, September 5, 2012, in the Second Floor Conference Room at City Hall.

Mr. Henninger introduced the application to the committee. The existing use of the property is a house of worship and a day care facility. The applicant is proposing to construct a driveway off of the existing parking lot and construct 18 parking spaces on the north side of the building. The improvements also include a sidewalk and landscaping around the new parking area.

The location of the proposed parking lot was designated as an area of future parking space on a previously approved site plan.

The amount of impervious surface added is 9,739 square feet, resulting in total lot coverage of 80,743 square feet or 35.7%. A maximum of 40% is allowed in the RM – Medium Density Residential District.

The development is required to have a total of 85 parking spaces. With the new parking, the total on-site parking will be increased to 94 spaces.

With existing and proposed tree plantings, the applicant will be in conformity with the landscape requirements of the Zoning and Site Plan Review Regulations.

Mr. Henninger noted that no new building construction is proposed and no Traffic Impact Fee needs to be assessed

Douglas Brogan, P.E., was present to answer questions from the committee.

Mr. Henninger and Ms. Aibel advised the committee that the revised plans submitted on August 28, 2012, were acceptable as submitted. Mr. Henninger advised that the standard condition for Planning and Engineering Division approval of the revised plans was no longer necessary. No other conditions of approval were recommended.

Ms. McPherson made the motion to grant minor site plan approval of plans as submitted and revised by the applicant. Mr. Roberge seconded the motion. This motion passed unanimously.

The hearing was adjourned at 9:07 AM.

The preceding is a true record of the action by the City of Concord Technical Review Committee.

Stephen L. Henninger, Chair _____ Date: _____

Cc: Douglas Brogan, P.E.
Faith Tabernacle
Technical Review Committee
Planning Board

City of Concord, NH
Technical Review Committee
Minor Site Plan Review – Record of Action

Application Number:	2012-29	Hearing Date:	7/6/2012
Application Name:	Wheelabrator Concord Addition		
Owner's Name(s):	Wheelabrator Concord Company, LLP		
Map/Block Lot(s):	6P-7	Address:	11 Whitney Road

Determination of Completion: Project application was determined complete.

Action Taken: **Approved**

Approved With Conditions

Tabled: **until**

Approval:

The Technical Review Committee unanimously granted conditional Minor Site Plan approval for a proposed 365 square foot single story addition and a proposed second story addition of 1,456 square feet to the ash house for the existing waste-to-energy facility at 11 Whitney Road, subject to the following condition:

1. Traffic impact fees shall be assessed for any non-residential construction contained within the limits of the approved site plan. The impact fees and procedures shall be those in effect at the time of the issuance of a building permit as set forth in the City of Concord Code of Ordinances, Title IV, Subdivision Code: Chapter 29.2, Public Capital Facilities Impact Fee Ordinance. The specific fees assessed are those contained in Section 29.2.1-1 Assessment and Collection; subsection (b) Computation

of the Amount of Impact Fees; Table 3, Transportation Facilities Impact Fee per Variable Unit.

- a. Transportation Facilities - Manufacturing

This approval shall be valid for a period of two (2) years from the approval date of July 6, 2012.

Present at the Hearing:

Committee Members Present: Steve Henninger, Chair; Gloria McPherson, City Planner; and Ed Roberge, City Engineer.

Applicant: Paul Buckley, WTI Plant Engineer; and Jerry Antrobus, Wheelabrator Engineering.

Public/City Staff: Mike Santa, Code Administrator

Testimony

Mr. Henninger determined that a quorum of three was present and opened the meeting.

Mr. Roberge made the motion to declare the application complete, and Ms. McPherson seconded the motion. The motion passed unanimously.

The Chair, Stephen L. Henninger, opened the hearing at 9:05 AM, Friday, July 6, 2012, in the Second Floor Conference Room at City Hall.

Mr. Henninger introduced the application to the committee. The purpose of the addition is to allow for the addition of metals recovery equipment to the ash handling equipment. All of the new equipment will be housed in the building. The new equipment will allow the removal of ferrous and non-ferrous metals from the ash for recycling.

The application noted that the exterior siding for the addition will match the existing metal siding on the structure. A replacement overhead door will match the new door on the south side of the 365 square foot single story addition.

Mr. Henninger noted that the addition will not be used to house any employees, and the applicant has advised that no new employees will be added nor would there be any increase in the volume of materials leaving the site.

The Traffic Impact Fee has been calculated at \$215.35 dollars based on the new floor area of 365 square feet at a Manufacturing rate of \$0.59 per square foot taken from Table 3 Transportation Facilities Impact Fee per Variable Unit.

Mr. Henninger advised the committee that pursuant to Section 15.03 and 15.04 of the Site Plan Regulations, the Clerk of the Planning Board has determined that an existing conditions plan prepared by a licensed land surveyor is not required because no site improvements are proposed except the 365 square foot addition with the paved compound. No additional site improvements are required to comply with the Zoning Ordinance or Site Plan Review Regulations.

The existing parking onsite is underutilized during normal operations. During major renovations, the applicant received approvals in 2009 to construct a separate gravel parking lot for construction employees. This lot was completed by April of 2010.

Mr. Henninger presented the elevations to the committee and noted that the addition would not be noticeable from offsite.

The applicant’s agents answered questions from the Committee.

Mr. Roberge asked where the containers are now being reversed. There was a complaint from the neighbor about the containers being dropped on Whitney Road so that they could be turned around prior to entering the plant site then reversed upon exiting the site. Mr. Buckley commented that all haulers have been instructed to do this maneuvering, if required, on the wide entrance drive and not on Whitney Road. He advised that this appears to be working satisfactorily. Mr. Roberge advised that the complaints from several years ago have ceased, and thanked the applicant for addressing this traffic operation concern.

Mr. Roberge made the motion to grant conditional minor site plan approval with the conditions listed above. Ms. McPherson seconded the motion. This motion passed unanimously.

The meeting was adjourned at 9:18 AM.

The preceding is a true record of the action by the City of Concord Technical Review Committee.

Stephen L. Henninger, Chair _____ Date: _____

Cc: Wheelabrator Concord Company, LLP
Technical Review Committee
Planning Board