

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

Application Number:	2012-53	Hearing Date:	11/7/2012
Application Name:	Granite State Credit Union		
Owner's Name(s):	Granite State Credit Union		
Map/Block Lot(s):	111I-4-22	Address:	311 Sheep Davis Rd

Determination of Completion: Project application was determined complete.

Action Taken: **Approved** ☒

Approved With Conditions ☐

Tabled: ☐ **until**

Approval:

The Technical Review Committee unanimously granted Minor Site Plan approval for a proposed parking lot expansion of nine (9) parking spaces as revised on November 1, 2012.

The approval includes following sheets prepared by Nobis Engineering, Inc., along with supporting documentation:

Sheet #	Sheet Title	Date Prepared
E-1	Existing Conditions	October 2012
C-1	Proposed Site Plan	Revised 11/1/12
C-2	Grading Plan	10/5/12
C-3	Construction Details	10/5/12

This approval shall be valid for a period of two (2) years from the approval date of November 7, 2012.

Present at the Hearing:

Committee Members Present: Steve Henninger, Chair; Gloria McPherson, City Planner; Becky Hebert, Senior Planner; Mike Santa, Code Administrator; Craig Walker, Zoning Administrator; and Ed Roberge, City Engineer.

Applicant/Representative: Chris Nadeau, P.E., David Gross, and Bill Roberts

Public/City Staff: None

Testimony

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

Mr. Roberge made the motion to declare the application complete and Mr. Santa seconded the motion. The motion passed unanimously.

The Chair, Stephen L. Henninger, opened the hearing at 9:02 AM, Wednesday, November 7, 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 banking facility with drive-up windows. The applicant is proposing to add nine (9) additional parking spaces to an existing parking area at the end of the lot.

The amount of impervious surface added is 2,556 square feet, resulting in total lot coverage of 33,400 square feet or 29.0%. A maximum of 80% is allowed in the Gateway Performance (GWP) District.

The applicant has provided additional storm water infiltration for the new paved area and the drainage study submitted by the applicant indicates that the perforated drainage pipe will reduce both the rate and amount of runoff to at or below existing conditions.

The development is required to have a total of 29 parking spaces. With the new parking, the total on-site parking will be increased to 38 spaces.

With the existing 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

Chris Nadeau from Nobis Engineering presented the application to the committee and responded to questions from the committee. Mr. Nadeau noted that this was a successful location for the credit union and they were in need of additional employee parking.

The City Engineering Division has found the plans acceptable as submitted. Mr. Henninger advised the committee that the revised plans submitted on November 1, 2012, were acceptable as submitted.

Mr. Walker made the motion to grant minor site plan approval of plans as submitted and revised by the applicant, with no additional conditions. Mr. Roberge seconded the motion. This motion passed unanimously.

It was noted that when the work was complete, the site would be inspected by the Planning and Engineering Divisions for compliance with the approved plans.

The hearing was adjourned at 9:12 AM.

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

Stephen L. Henninger, Chair _____ Date: _____

Cc: Chris Nadeau, P.E.
Granite State Credit Union
Technical Review Committee
Planning Board