

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

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|----------------------------|-------------------------------|----------------------|----------------------|
| Application Number: | 2012-11 | Hearing Date: | 4/4/2012 |
| Application Name: | Concord Country Club Addition | | |
| Owner's Name(s): | Concord Country Club, Inc. | | |
| Map/Block Lot(s): | 121/3/10 | Address: | 22 Country Club Lane |

Determination of Completion: Project application was determined complete.

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

Conditions:

The Technical Review Committee unanimously granted conditional Minor Site Plan approval for a 2-story 1,490 sq. ft. expansion of the Concord Country Club off of Country Club Lane, subject to the following conditions:

1. Prior to the issuance of a certificate of approval by the Planning Board Chair (and issuance of any building permits for construction activity on the site), approvals of site plan drawings and supporting documents shall be obtained from the Engineering and Planning Divisions. No construction activity may commence prior to the preconstruction conference.

2. The Site Plan shall be amended to include spot elevations around the corners of the building addition and in the vicinity of the accessible entrance on the east side of the building to demonstrate compliance with the ADA requirements.
3. The Site Plan shall be revised to include the accessible parking spaces with the following dimensions: 8' x 19' with a 5' aisle and the van accessible space needs to be 11' x 19' with a 5' aisle. Each of the standard accessible spaces and the van accessible space shall be identified with a sign.
4. The parking lots shall be re-stripped to define the location of the parking spaces at the Country Club.

This approval shall be valid for a period of two (2) years from the approval date of April 4, 2012.

Present at the Hearing:

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

Applicant: Andrew Weaver, Architect; Glen Sylvester, President Concord Country Club; and Dave Richardson, Vice President Concord Country Club.

Public: Ben Luebsdorf, Concord Monitor

Testimony

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

The Chair, Stephen L. Henninger, opened the hearing at 9:05 AM, Wednesday, April 4, 2012, in the Second Floor Conference Room at City Hall.

Ms. Hebert introduced the application to the committee and presented a staff report. The main purpose of the addition is to improve the handicap accessibility as required by the ADA.

Ms. Hebert 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 beyond the minor site alterations around the building addition and entrance and no additional site improvements are required to comply with the Zoning Ordinance or Site Plan Review Regulations. The addition also does not require major modifications to existing utilities.

The applicant’s agents answered questions from the Committee. The committee discussed the proposed conditions of approval with the applicant. Mr. Richardson advised that the Country Club had no problem with the proposed conditions.

Ms. Hebert reiterated the changes were minor but establishing proper elevations to insure proper ADA access is essential. The committee noted that the future phases of improvements, which may include the reconfiguration of the parking lot, will require an existing conditions survey.

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

The meeting was adjourned at 9:20 AM.

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

Stephen L. Henninger, Chair _____ Date: _____

Cc: Concord Country Club, Inc.
Andrew Weaver, Architect
Technical Review Committee
Planning Board