

Planning Department, July 18, 2018

APPLICANT: 23 Crystal Avenue, LLC.

DEVELOPER: Anagnost Realty & Development

PROJECT: Crystal Place

LOCATION: Parcel ID 32030, 23 Crystal Ave.

PURPOSE: The purpose of this site plan is for a mixed-use and redevelopment of the former Merrimack Valley Wood Products site. The new project will include a bank, urgent care, physical therapy, spa, and light industrial uses. The property is in the General Commercial zoning district.

TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan.

WAIVERS: See memorandum dated July 3, 2018, from The Dubai Group, Inc. for

LDCR-Article XI Section 170-65.B.I (drainage pipe cover).

LDCR Article XI Section 170.B.1 (15' tree strip)

LDCR Article XI Section 170-64>A.3 (33% green space)

STATE PERMITS: NHDES-Alteration of Terrain permit (pending).

RECOMMENDATION: Staff would recommend approval of both the waiver request and site plan application.

BY:



George H. Stofas, Planning Director



The Dubai Group, Inc.

84 Range Road, Windham, NH 03087
(603) 458-6462 thedubaygroup.com

M E M O R A N D U M

To: George Sioras Date: 03 July 2018 (updated 13 July 2018 add'l waivers)
From: Karl Dubay Re: 23 Crystal Avenue CUP & Waiver

This memo summarizes our request for a CUP and Waiver required for the project:

Conditional Use Permit (CUP) associated with the wetlands per Zoning Article X Section 154-80.B.2.a-d:

- a. Essential to the productive use of land not within the Wetlands Conservation Overlay District – *The wetland impact permit issued by NHDES recognizes that the redevelopment could occur in a thoughtful manner, and squared-off with the previous development that has been in place for more than several decades. This configuration allows re-use of the existing building in place, and providing a new building closer to the existing road.*
- b. Design minimizes detrimental impact upon the wetland, and the site will be restored as nearly as possible to its original condition – *The slopes between the wetland and the parking areas are now at 2:1 and will be re-vegetated to naturalized conditions. The design also lowers the proposed parking grades closer to original conditions than the previously-permitted design. All pavement runoff is captured and treated with Water Quality Units and the aquifer is replenished via the recharge systems.*
- c. No alternative which does not cross a wetland, or has less detrimental impact on the wetland, is feasible – *the limits of the proposed pavement have been pulled away from the wetlands from the original NHDES wetland permit that is in place, and stabilized stone embankment structures have been replaced with more natural flatter vegetated slopes.*
- d. Economic advantage alone is not reason for the proposed construction - *this redevelopment site has been reduced in terms of proposed density and intensity from the wetland permit issued by NHDES. Economic advantage on this design is balanced with less density and reduced cost, thus arriving at a much better solution for protecting the adjacent wetlands. The proposed building program has been reduced and also has been moved away from the wetlands and towards the street.*

Waiver of LDCR Article IX Section 170-65.B.I (drainage pipe cover) - Requested per Section 170-50 Waivers, with the following criteria:

- A. Unnecessary hardship results from strict compliance with these regulations substantial justice may be done, and the public interest secured, provided that (1) the waiver shall not have the effect of nullifying the intent and purpose of these regulations - *Certain sections of the drainage system design have less than three feet of cover to the pipe crown. The designed components do indeed meet the manufacturers' specifications and the products will meet required structural and performance requirements. The site is private (not public) and the systems do not provide critical access or other high risk considerations. The waiver will also meet minimum required NHDES standards.*

Update 13 July 2018 on additional waivers:

Waiver of LDCR Section 170-64.B.1 (street tree strip less than required 15 ft) –

The existing frontage has essentially ZERO street tree strip. We are proposing a street tree strip that ranges in width from 3 to over 15 feet off the ROW. The effective strip will be much wider than that to the back of the new proposed sidewalk along the road. This configuration is a tremendous improvement from the zero strip of wide drive pavement existing. The new project will provide the curbcut, sidewalks along the road, a tree strip and curbed parking. The strip varies in width linearly to accommodate the rebuild of the site and existing building.

Waiver of LDCR Section 170-64.A.3 (less than 33% required minimum green space) –

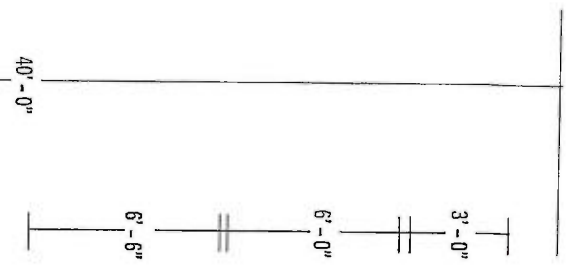
The redeveloped site will be at 23%. Prior to the regulations being changed, the green space could have allowed the wooded wetlands on site to be counted as green space, resulting in 40% (complying at the time). This redevelopment project has been in planning for several years and with the regulations changed recently, this waiver is required. The conservation commission did recently support the percentages as designed on this plan, and recognized that the drainage treatment and recharge design was very appropriate in providing the needed protection to the site.

The Sign Gallery

CORPORATE SIGN IDENTITY



14'-0"



INTERNALLY ILLUMINATED ELECTRIC SIGN BOX WITH ALUMINUM FACES AND PUSH THROUGH PLEXIGLAS GRAPHICS

INTERNALLY ILLUMINATED ELECTRIC SIGN BOX WITH LED LIGHTING AND TRANSLUCENT GRAPHICS FOR TENANTS

FULL COLOR ELECTRONIC MESSAGE CENTER 6 X 13 MATRIX

ALUMINUM SKIRTING WITH INDIRECT LED LIGHTING



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HOOKSETT, NH 03106

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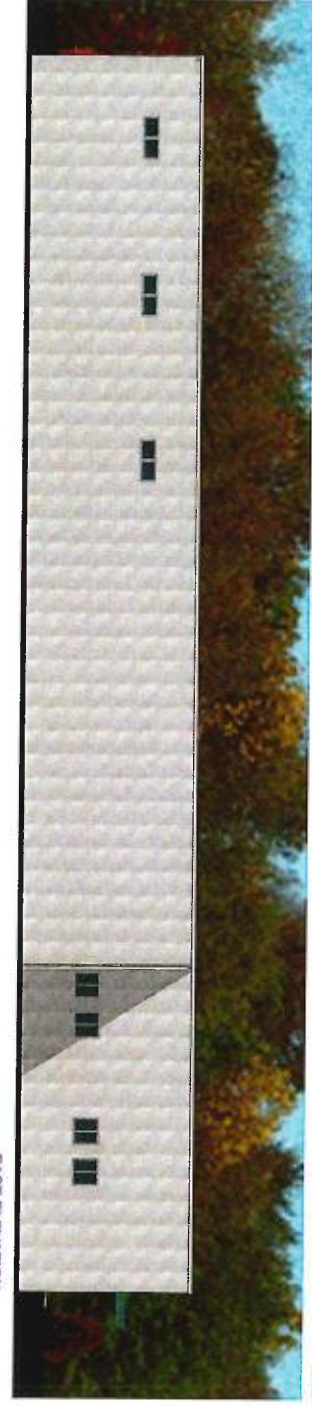
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NAME:	CRYSTAL PLAZA	
LOCATION:	DERRY, NH	
DATE:	1.22.18	REV.
	DRAWN BY: JT	DWG. #: CP-200

U-28-18



EAST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (ALL UNLESS OTHERWISE NOTED)
GENERAL CONTRACTOR: CLAYTON WILSON, INC.

DATE: 08/20/18

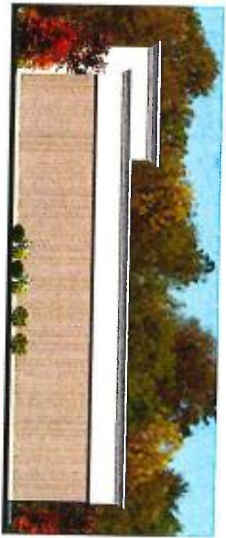
BURNIEL	JOHNSON
A R C H I T E C T S	MANCHESTER, N.H.
1001 FISHBURY RD	
Derry New Hampshire	
23 Crystal Ave	

DATE: 7/20/18
A-2.1
NOV 2018

U.A.S.18



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

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MARY SPA, Derry, New Hampshire ANN ARBOR PROPERTIES	
	A-2.1 <small>COVER</small>