

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

**Application Number:** 2013-36                      **Hearing Date:** July 10, 2013

**Application Name:** St. Paul’s School Duplex Faculty Housing Unit

**Owner’s Name(s):** St. Paul’s School

**Map/Block Lot(s):** 108/4/11                      **Address:** 73 Sawmill Road

***Determination of Completion:*** Project application was determined complete.

***Action Taken:*** Transferred to Planning Board for consideration at their July 17, 2013 meeting.

***Present at the Hearing:***

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

Applicant/Representative: Paul LaChance, St. Paul’s School  
Ted Kupper, Provan and Lorber, Inc.

Public/City Staff: None

***Testimony:***

Mr. Henninger determined that a quorum was present and opened the meeting at 1:35 PM.

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

Mr. Henninger opened the public hearing on this application.

Ms. Hebert explained that there was a waiver to the Site Plan Regulations for the construction of a turnaround at the end of Sawmill Road and the staff recommendation for

was to transfer action on the plan to the Planning Board because the Technical Review Committee cannot take action on the waivers or Conditional Use Permits. Formal action would be referred to the Planning Board at their next regular meeting on July 17<sup>th</sup>.

Ted Kupper presented an overview of the application. He explained that the plan involves demolishing an existing single family unit and replacing the building with a duplex faculty housing unit. He said that the duplex unit would be designed to be energy efficient with solar photovoltaic panels on the south facing roof. The duplex model is similar in architectural style and detailing to other duplexes constructed on the campus. A discussion ensued regarding the design of the building including the energy efficient design, architectural details and proposed paint colors.

B. Hebert said that the waiver was needed for the design of the terminus of Sawmill Road. She said that the Fire Department had concerns about being able to turn a fire truck around at the end of the road. St. Paul’s has offered to install a sprinkler system for fire suppression in lieu of constructing a turnaround. She said that Sawmill Road was considered a non-residential private common drive and the Site Plan Regulations require the drive to terminate in a circular or “T” shaped turnaround.

Mr. Kupper explained that the City’s standard for both the “Y” shaped and “T” shaped turnaround were large and would require adding pavement and removing trees and that the turnaround would really change the appearance of that part of the campus. He also said that Sawmill Road continues beyond the proposed duplex as a gravel road.

Mr. Henninger noted that no one else was present to testify and closed the public hearing.

Mr. Roberge made the following motion which was seconded by Ms. McPherson.

To transfer the application to the Planning Board with the full support of the Technical Review Committee with recommendation that the driveway alignment be revised to create a turnaround for the end unit and the to create a gravel turnaround at the end of the paved portion of Sawmill Road, with the understanding that duplex will be sprinkled for fire suppression.

The committee adjourned at 1:55 PM.

The preceding is a true record of the action by the City of Concord Technical Review Committee.  
Stephen L. Henninger, Chair \_\_\_\_\_ Date: \_\_\_\_\_

Cc: St. Paul’s School  
Provan and Lorber, Inc.  
Technical Review Committee  
Planning Board