

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS

EST. 1973

Tel: (603)225-6770

**214 NORTH STATE STREET
CONCORD, NH 03301**

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**Mark C. Sargent, LLS - Manager
Daniel J. Mullen, LLS**

December 11, 2025
City of Concord
41 Green Street
Concord, NH 03301

Project: Carriage House Condominium – 87 S. Main Street, LLC

Dear Chairman Woodfin and members of the Planning Board,

The application being presented to the board is for an amendment to an existing condominium conversion on City tax map 7413Z lot 38, located at 85-87 South Main Street which was approved by the planning board October 16, 2024 and was subsequently recorded at the Merrimack County Registry of Deeds as plan no. 202500011701.

The intent of the application is simply to revise the Limited Common Area assignments of certain elements. Currently two of the three garage bays on the lower floor of the Carriage House were designated as Limited Common Area for Unit 1 but will be converted to Limited Common Area for Unit 2. The air conditioning units lying south of Unit 1 and the illuminated sign pertaining to the business located in Unit 1 were previously undesignated and will hereafter be Limited Common Area for Unit 1. There are no material changes to the site thus no waivers are being requested, nor are there any zoning board actions required.

Site Pictures



85 South Main Street – Ac Units




87 South Main Street – West Face Garage Units



Illuminated sign

Respectfully submitted,


Daniel J. Mullen, LLS

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Mark C. Sargent, LLS - Manager
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December 11, 2025
City of Concord
41 Green Street
Concord, NH 03301
Attn: Planning Department

Re: Waiver requests
Project: Carriage House Condominium – 85-87 South Main Street

Dear Chair and members of the Planning Board,

We are requesting the following waivers to the following Subdivision requirements:

1. Section 15.02(3)- *Scale*: 1"=20', 1"=30', 1"=40', 1"=50', 1"=60'

The plan as presented is at 1"=10' to allow for more clarity due to small lot size.

2. Section 15.03(11)- *Municipal Sewer*: The location, size, rim, and invert elevations of existing and proposed sanitary and storm sewers including manholes, catch basins, and culverts;

The plan does have rim and invert elevations for storm drains directly on and adjacent to site. Remaining structures were not evaluated whereas the site is already developed and there is no new construction being proposed.

- (1) The granting of the above waivers will not be detrimental to the public safety, health, or welfare or injurious to other property;

The large plan scale will serve as an enhancement to the public to provide greater site detail and will have no affect on surrounding properties

There is no proposed construction and the site is already improved, thus providing the required information will provide no additional benefit.

- (2) The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;

This property is the only permitted property in the immediate vicinity with a commercial and single family dwelling on the same lot and due to the level of detail required a large plan scale is warranted.

(3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;

Whereas this is an existing improved lot and no new construction is proposed, to provide the information required would be an undue burden on the applicant and will not enhance the application for the purposes sought.

(4) Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations;

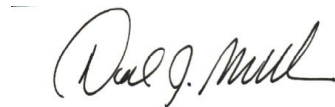
The intent of the application is merely to change the designation of Limited Common Areas and will not alter the site, thus is not contrary to the spirit and intent of the regulations.

(5) The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map.

The site is already improved and permitted, thus will not vary the provisions of the Zoning Ordinance, Master plan or Official Map.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel J. Mullen". The signature is written in a cursive, flowing style with a horizontal line above it.

Daniel J. Mullen, LLS

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR
THE CARRIAGE HOUSE CONDOMINIUM**

This First Amendment to Declaration of Condominium is made this ____ day of December, 2025 by **87 South Main Street, LLC** with an address of 87 South Main Street, Concord, NH (the "Declarant").

WHEREAS, the Declaration of Condominium for The Carriage House Condominium was created by the Declarant on or about August 4, 2025 and recorded in the Merrimack County Registry of Deeds at Book 3898, Page 259 (the "Declaration"); and

WHEREAS, the Declarant owns all of the Units in The Carriage House Condominium;
and

WHEREAS, pursuant to Article 10-100 of the Declaration, the Declarant has the right to amend the Declaration prior to the conveyance of a Unit to an Owner other than the Declarant, at any time and from time to time by an instrument in writing signed by the Declarant; and

WHEREAS, the Declarant wishes to re-assign certain limited common areas in the Condominium.

NOW THEREFORE, the parties hereby amend the Declaration as follows:

1. Article 2-300 is deleted in its entirety and replaced with the following:

Description of Units. There are two buildings, one (1) commercial building known as 85 South Main Street and one (1) residential building known as 87 South Main Street in the Condominium. Each building, in its entirety, but with the exception of any Limited Common Area designated to a particular unit, is considered a separate unit and both units are depicted on the Floor Plans, and include the exclusive right to use those respective Limited Common Areas depicted on the Plans designed as appurtenant to each unit, subject to the terms of this Declaration and the Condominium Instruments.

The two (2) units are designated as follows:

Unit 1 (commercial) 85 South Main Street

Unit 2 (residential) 87 South Main Street

2. Article 2-406 is deleted in its entirety and replaced with the following:

Garage. The garage is considered Limited Common Area of Unit 2. There shall be no parking permitted in front of any garage bay.

3. Article 2-407 shall be added as follows:

Signs. The illuminated metal sign shall be considered Limited Common Area for Unit 1. Any other signs that are located on either building shall be considered Limited Common Area for the building on which such sign is located.

4. Article 2-408 shall be added as follows:

Air Conditioning Units. The air conditioning units shall be considered Limited Common Area for the building on which such unit is located.

5. Except as expressly modified herein, the Declaration remains in full force and effect.

IN WITNESS WHEREOF, this First Amendment has been executed by the parties as indicated below.

87 South Main Street, LLC

By: _____
Name: Susan Hodgkins
Title: Manager

STATE OF NEW HAMPSHIRE
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by Susan Hodgkins, Manager of 87 South Main Street, LLC, on behalf of said company.

Justice of the Peace/Notary Public
My Commission Expires: