

July 6, 2021

The Honorable Mayor James Bouley
Members of the City Council
Concord City Hall
41 Green Street
Concord, NH 03301

RE: Rezoning the Parcel known as City of Concord Parcel 46Z-33, Map 46 Block 233

Dear Mayor Bouley and Council Members,

We are requesting a zoning change for the property mentioned above, to rezone the portion of Parcel 46Z-33 currently zoned Medium Density Residential (RM) to Gateway Performance District (GWP) to allow a residential multi-family development.

To date, we have discussed this process and project with, Carlos P. Baía (Deputy City Manager – Development), Heather Shank (City Planner), Craig Walker (Zoning Administrator), members of your Department of Public Works, as well as Matt Walsh (Director of Redevelopment, Downtown Services, and Special Projects).

In addition, we received subdivision approval, as shown on the attached plan, creating Parcel 46-233-1 as its own parcel in the RM District, resulting in Parcel 46-233 being subdivided off to be combined with Parcel 46-236 to the east. A metes and bounds description of the requested area to be changed is attached, as is a reduced-size plan for your reference. Should you like to have a larger plan provided, please let me know and I will get those to you immediately.

Thank you, in advance, for your consideration of this request. Should you have any questions, please do not hesitate to contact me via e-mail (kevin.walker@johnflatleyco.com) or telephone at (781) 380-7731.

Sincerely,



Kevin Walker, P.E.

**Metes and Bounds for Zoning Change from
Medium Density Residential Zoning District to Gateway Performance Zoning District**

Parcel known as City of Concord Parcel 46Z-33, further described as follows:

Beginning at an iron pin on the northwesterly corner of Parcel 46Z-33, running N 61° 27' 10" E for a distance of 74.03 feet to a New Hampshire Highway Concrete Bound (NHCB), thence N 56° 16' 32" E for a distance of 537.68 feet to a point, thence N 63° 48' 58" E for a distance of 51.39 feet to a point, thence N 60° 05' 54" E for a distance of 15.97 feet to a point, thence N 69° 53' 36" E for a distance of 51.41 feet to a point, thence southerly along the Medium Density Residential/Gateway Performance District Zoning Line to an iron pin, thence S 57° 03' 33" W for a distance of 100.00 feet to a point, thence S 03° 15' 24" W for a distance of 144.70 feet to a point, thence S 61° 57' 28" W for a distance of 495.02 feet to a point, thence N 35° 38' 56" W for a distance of 36.98 feet to a point, thence N 37° 41' 12" W for a distance of 79.63 feet to a point, thence N 34° 57' 01" W for a distance of 78.89 feet to a point, thence N 34° 18' 30" W for a distance of 95.37 feet to a point, thence N 36° 18' 38" W for a distance of 143.81 feet to the point of beginning.



NOTES:

- THE OWNERS OF RECORD FOR TAX MAP 46-233 ARE MARK F. & CHRISTINE D. BOGACZ. THE LOT IS VOL. 2089 P.L. 123 DATED SEPTEMBER 15, 2005 IN THE A.C.D. SHOW.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP LOT 46-233 INTO TWO LOTS AS SHOWN.
- THE TOTAL AREA OF TAX MAP LOT 46-233 IS 12.89 ACRES, OR 565,146 SQ. FT. PER THE RECORDS OF THE COUNTY OF ROCKINGHAM, NEW HAMPSHIRE.
- ZONING FOR LOT 46-233 IS MEDIUM DENSITY RESIDENTIAL (MDR).
- PERMITS FOR LOT 46-233 ARE:
 - MIN. LOT AREA: 40,000 SQ. FT.
 - MIN. LOT FRONTAGE: 100 FT.
 - MIN. SIDE SETBACK: 15 FT.
 - MIN. REAR SETBACK: 25 FT.
 - MIN. FRONT YARD SETBACK: 25 FT.
 - MIN. LOT COVERAGE: 20%
- THE SURFACE FEATURES AND ROADWAY TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE SURVEY BY MARK F. & CHRISTINE D. BOGACZ, LICENSED SURVEYORS, IN 2020. THE SURFACE FEATURES AND ROADWAY TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE SURVEY BY MARK F. & CHRISTINE D. BOGACZ, LICENSED SURVEYORS, IN 2020. THE SURFACE FEATURES AND ROADWAY TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE SURVEY BY MARK F. & CHRISTINE D. BOGACZ, LICENSED SURVEYORS, IN 2020.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION ACTIVITIES. AND SHALL BE FIELD REVERSED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- PORTIONS OF THE SITE ARE LOCATED IN THE WETLAND CONSERVATION OVERLAY DISTRICT (C/O) AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION ACTIVITIES. AND SHALL BE FIELD REVERSED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE BOUNDARY SURVEY BY MARK F. & CHRISTINE D. BOGACZ, LICENSED SURVEYORS, IN 2020.
- LOT 46-233 IS CURRENTLY SERVED BY OVERHEAD UTILITIES, AN INDIVIDUAL SEPTIC SYSTEM, AND A PRIVATE ROAD. THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM) FOR ROCKINGHAM COUNTY, CITY OF CONCORD, NEW HAMPSHIRE, DATED SEPTEMBER 15, 2005 IN THE A.C.D. SHOW.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNKNOWN EASEMENTS, ENCUMBRANCES OR INCUMBRANCES ON THE PROPERTY OTHER THAN THOSE SHOWN. IF ANY SUCH AS ARE FOUND, THEY SHALL BE FIELD REVERSED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

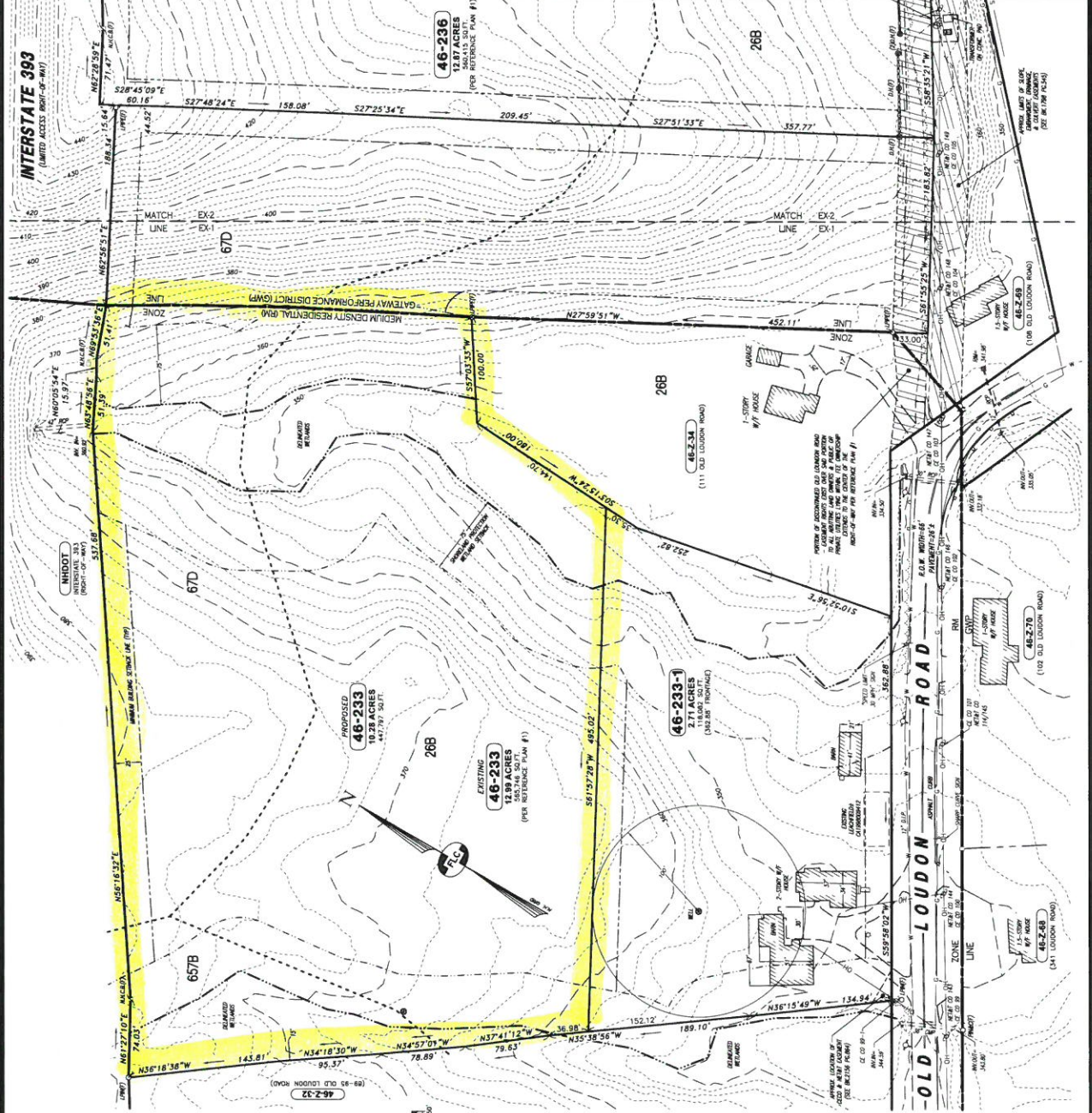
CONCEPTUAL SUBDIVISION PLAN
JOHN FLATLEY COMPANY
TAX MAP PARCEL 46-233 - 103 OLD LOUDON ROAD
CONCORD, NEW HAMPSHIRE

LAND OF:
MARK F. & CHRISTINE D. BOGACZ
LOT 46-233
103 OLD LOUDON ROAD
CONCORD, NH 03301

MARCH 31, 2021
SCALE: 1" = 50'

Surveying • Engineering • Land Planning • Permitting • Septic Designs
FIELDSTONE
LAND CONSULTANTS, PLLC
208 JAM Street, Milford, NH 03055
Phone: 603.937.2545 Fax: 603.937.4134
www.FieldstoneLandConsultants.com

REV. DATE DESCRIPTION C/O DR CK



CERTIFICATION:
I, HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE ACCURATELY SURVEYED AND FIELD INDICATORS FOR HYDRIC SOILS IN ACCORDANCE WITH THE NIRC'S SOILS LEGEND, AS OF THE DATE OF SURVEY, 2020.

CERTIFICATION:
I, HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE ACCURATELY SURVEYED AND FIELD INDICATORS FOR HYDRIC SOILS IN ACCORDANCE WITH THE NIRC'S SOILS LEGEND, AS OF THE DATE OF SURVEY, 2020.

DATE: _____

DATE: _____

GRAPHIC SCALES
1" = 50'

NIRC'S SOILS LEGEND:
SOURCE: USDA, NCSL, WEBER SOIL SURVEY

- 26B INSODUR (LOAMY SAND) 3 TO 8% SLOPES
- 67D CHATELAIN (LOAMY SAND) 8 TO 15% SLOPES, VERY STONY
- 250C CHATELAIN (LOAMY SAND) 8 TO 15% SLOPES, VERY STONY
- 300B CHATELAIN (LOAMY SAND) 8 TO 15% SLOPES, VERY STONY
- 657B ROCKBURY FINE SANDY LOAM 3 TO 8% SLOPES, VERY STONY

LEGEND:

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EXISTING LOT LINE
- BALKING STRUCK LINE
- COAST OF TIDE LINE
- COAST OF TIDE LINE
- DOG OF TIDE LINE
- 1" CONTOUR INTERVAL
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LAND TO BE RE-ZONED