

## Interchange Development LLC

152 Morrill Road  
Canterbury, NH 03224  
(603) 783-0400

August 8, 2017

The Honorable James Bouley and Members of the Concord City Council  
City of Concord  
City Hall  
41 Green Street  
Concord, New Hampshire 03301

**RE: Request for Relief from Covenants and Request for Rezoning  
Whitney Road/Hoit Road Parcels (Map 06P, Lot 5 and Lot 6)**

Dear Mayor Bouley and Members of the Concord City Council:

We represent Interchange Development LLC as the owner of Map 06P, Lot 5 along Whitney and Hoit Road and the holders of agreement to purchase the adjacent parcel Map 06P, Lot 6. We are respectfully requesting consideration of the following items relative to these parcels:

1. Relief from all Covenants and Restrictions held by the City of Concord as detailed in the document Declaration of Covenants and Restrictions on the Use of Land as recorded March 21, 2008 in the Merrimack County Registry of Deeds Book 3054 Page 1046; and,
2. Rezone approximately 9.6 acres of land from Urban Commercial (CU) Zoning District together with approximately 4.9 acres of land from Industrial (IN) Zoning District to Highway Commercial (CH) Zoning District as shown on the attached Concept Plan dated August 8, 2017 and prepared by TF Moran, Inc.

The purpose of this request is to accommodate a mixed use commercial development, which may include a grocery store, adjacent to multi-tenant industrial buildings and a large distribution or manufacturing facility, all as shown in the attached Concept Plan. We hope that the proposed development will continue the history of high-quality commercial and industrial development along Whitney Road, providing employment opportunities and significant property tax base expansion.

We are very appreciative of the City's careful consideration of this request.

Sincerely,



David S. Rauseo



Laurie M. Rauseo

cc: Carlos Baia, Deputy City Manager  
Heather Shank, Planning Director  
Matthew Walsh, Assistant for Special Projects

# Interchange Development LLC

152 Morrill Road  
Canterbury, NH 03224  
(603) 783-0400

October 11, 2017

Ms. Heather Shank, City Planner  
City of Concord  
City Hall  
41 Green Street  
Concord, New Hampshire 03301

**RE: Request for Relief from Covenants and Request for Rezoning  
Whitney Road/Hoit Road Parcels (Map 06P, Lot 5 and Lot 6)**

Dear Ms. Shank:

In our August 8, 2017 letter to Concord City Council, we requested a rezone of approximately 9.6 acres of land from Urban Commercial (CU) Zoning District together with approximately 4.9 acres of land from Industrial (IN) Zoning District to Highway Commercial (CH) Zoning District (refer to City Council File #17-498).

Per our conversations with you, there are unintended consequences of the CH Zone that can be avoided by leaving the 9.6 acres in the CU zone and rezoning the 4.9 acres from IN to the CU zone. We understand that your research may also lead to consideration of the Gateway Performance District. Per your direction, we have sent a copy of this letter to Janice Bonenfant, City Clerk.

Thank you for your attention to this matter.

Sincerely,



David S. Rauseo



Laurie M. Rauseo

cc: Carlos Baia, Deputy City Manager  
Janice Bonenfant, City Clerk, City of Concord  
Matthew Walsh, Assistant for Special Projects





**REFERENCE PLANS**  
 RE-SUBDIVISION PLAN UNDER OF SUSAN A. WHITNEY AND INTERCHANGE DEVELOPMENT L.L.C. LOCATION, WHITNEY ROAD - CONCORD, NH - WINDHAM COUNTY, THE MAPS DEP LOTS 5 & 6. PREPARED BY TFM LAND SURVEYING P.L.L.C., DATED FEB. 10, 2014 (LAST REVISED MAY 31, 2014)

**NOTES**  
 1. THE PURPOSE OF THIS PLAN IS TO CONCEPTUALLY SHOW A LOT LINE ADJUSTMENT, REZONING, AND CONCEPTUAL DEVELOPMENT OF A NEW HIGHWAY COMMERCIAL LOT #8 AND NEW INDUSTRIAL LOT #9 IN THE CITY OF CONCORD, NH.  
 2. CURRENT ZONING IS URBAN COMMERCIAL (CU) & INDUSTRIAL (IN) ZONING DISTRICT. THE URBAN COMMERCIAL ZONE IS PROPOSED TO BE CONVERTED TO HIGHWAY COMMERCIAL (HWC) ZONING.  
 3. PARKING CALCULATIONS REQUIRED:  
 RESTAURANT: 1 50/75 SF (6,000 SF) = 87 SPACES  
 FASTFOOD: 1 50/75 SF (4,442 SF) = 59 SPACES  
 BANK: 1 50/200 SF (10,000 SF) = 15 SPACES  
 RETAIL: 1 50/250 SF (10,000 SF) = 374 SPACES  
 INDUSTRIAL FLEX SPACE: 1 50/100 SF (12,000 SF) = 81 SPACES  
 WAREHOUSE-DISTRIBUTION: 1 50/1,000 SF (200,000 SF) = 133 SPACES  
 TOTAL REQUIRED = 625 SPACES  
 PROPOSED: 708 SPACES  
 4. THE PROPERTY WILL BE SERVED BY THE FOLLOWING SERVICES:  
 DRAINAGE: PRIVATE  
 SEWER: MUNICIPAL  
 WATER: MUNICIPAL  
 ELECTRIC: UTILITIES  
 5. BOUNDARY INFORMATION SHOWN HEREIN IS BASED ON REFERENCE PLAN INFORMATION.  
 6. TOPOGRAPHY HAS BEEN DERIVED FROM REFERENCE PLAN INFORMATION.  
 7. WETLANDS INFORMATION DEPICTED ON THIS PLAN IS FROM REFERENCE PLAN INFORMATION.  
 8. ESTIMATION OF THE FLOOD INSURANCE RATE WAS FOR THE CITY OF CONCORD, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 300130310E, EFFECTIVE DATE APRIL 30, 2010. INDICATES THAT THE SUBJECT PARCELS IS PARTIALLY LOCATED WITHIN A FLOOD HAZARD AREA.  
 9. WETLAND SPACES WILL REQUIRE AN APPLICATION TO INDEED WETLANDS BUREAU AND A VARIANCE FROM THE CITY ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT. A TOTAL OF 38,344 SF IMPACT IS PROPOSED.  
 10. TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFORM THAT SPACES CAN BE PROVIDED ON SITE AND FOR AVAILABLE SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.  
 11. SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.  
 12. RETAINING WALLS SHOWN ON THE PLAN ARE FOR CONCEPTUAL PURPOSES. FINAL LOCATION, TYPE, LENGTH AND HEIGHT WILL BE DETERMINED UPON FINAL DESIGN PHASE.  
 13. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER EASEMENTS, RESTRICTIONS OR RESTRICTIONS MAY EXIST WHICH NEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCELS WOULD BE NECESSARY.  
 14. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. UTILITY INFORMATION DOES NOT CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITY INFORMATION. ADVISE TO ANY ENGINEER OR SITE THE CONTRACTOR SHALL CONTACT THE UTILITY AT R.I.  
 15. A COMPLETE EXISTING CONDUIT SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ELEVATION AND SITE LAYOUT.  
 16. INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFM INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

# "CONCEPT PLAN"

Prepared by:

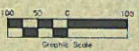


Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects

This plan is for conceptual purposes only. It is not necessarily the result of a complete site survey, nor is it intended for construction use. Locations of boundaries and existing easements, and not necessarily correct or accurate. Compliance with current regulations must be verified.  
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 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

August 08, 2017  
**CONCEPTUAL DRAWING**  
 Not For Construction

TAX MAP 06P LOTS 5 & 6  
**CONCEPTUAL SITE PLAN**  
 WHITNEY ROAD  
 CONCORD, NH  
 OWNED BY  
**SUSAN A. WHITNEY & INTERCHANGE DEVEL. L.L.C.**  
 PREPARED FOR  
**INTERCHANGE DEVELOPMENT/CONCORD CROSSING**  
 SCALE: 1"=100' AUGUST 08, 2017



NO.	DATE	DESCRIPTION	BY	CHK

Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 48 Constitution Drive  
 Bedford, NH 03110  
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 Fax: (603) 472-9747  
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CONCORD EX. 17  
 BUS. DEVEL.      CONCEPT A