



July 9, 2021

Richard S. Woodfin
Chair, Concord Planning Board
41 Green Street
Concord, NH 03301

Re: Dakota Partners proposal regarding Langdon Street, Concord

Dear Richard S. Woodfin, Chairman and Members of the Concord Planning Board,

I write on behalf of Concord Coach Lines, Inc. (CCL) and Langdon Street Real Estate, Inc. (LSRE), both owners of real property located off South Main Street and Langdon Street, and abutters to the 192-unit multifamily redevelopment proposed by Dakota Partners. Specifically, I write relative to the ownership status and improvement of Langdon Street in relation to the proposed project.

Langdon Street is a private way maintained by landowners accessing South Main Street via Langdon Street. CCL and LSRE own Map 7912, Block Z, Lots 45, 46, and 47 and operate administrative offices, maintenance garages and storage facilities relating to our scheduled service operations and our fleet of motor coaches. Every bus that is used in our NH operations is washed and serviced at this location daily, leading to an active flow of equipment around the site, at all hours. To effectively maneuver these 20-ton, 45-foot motorcoaches around the site, we use the full width of the frontage on Langdon St. For this reason, the apron of lot 46 is paved, but intentionally unobstructed with curbing, sidewalks and other landscaping features.

In addition, encouraging pedestrian and bicycle traffic on the northern side of Langdon Street will create an unnecessary and unsafe condition with the amount of bus traffic entering and exiting our site.

As the Planning Board considers the proposal from Dakota Partners, and determines what traffic mitigation and other off-site improvements are to be incorporated into any approvals, CCL and LSRE respectfully requests that the frontage of Lot 46, as it connects with Langdon Street, remain open, as existing, and unobstructed. To this end, we ask that sidewalks, biking lanes, landscaping and other street features be located on the south side of Langdon Street, if at all.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Blunt".

Benjamin Blunt, Vice President
Concord Coach Lines, Inc.

A handwritten signature in black ink, appearing to read "Harry Blunt".

Harry Blunt, President
Langdon Street Real Estate, Inc.