



11 South Main Street, Suite 400
Concord, NH 03301-4846
p: 603-225-4334 f: 603-224-8350
hinckleyallen.com

Richard Y. Uchida
ruchida@hinckleyallen.com
(603) 545-6168

HAND-DELIVERED

January 30, 2017

The Honorable Mayor James Bouley and
The Concord City Council
41 Greet Street
Concord, NH 03301
ATTN: Janice Bonenfant, City Clerk

Re: 297 Pleasant Street – Zoning Amendment Proposal

Dear Mayor Bouley and Members of the Concord City Council:

Our firm represents the applicant, GJC Associates, the owner of the property located at 297 Pleasant Street, Concord, New Hampshire (the “Property”) in connection with its request to rezone portions of a set of properties located on the north and south sides of Pleasant Street.

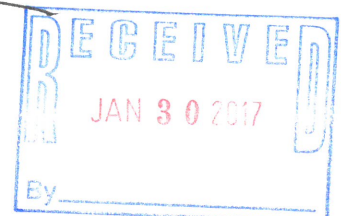
Enclosed please find the Zoning Amendment Proposal Form with enclosures for your review. We understand under NH RSA 675:7, I, we are required to include the property address information for the lots affected by this request so that they may be notified at the appropriate time of such a proposal.

Thank you for your time and consideration.

Sincerely,


Richard Y. Uchida

RYU/bmc
Enclosure



▶ ALBANY ▶ BOSTON ▶ CONCORD ▶ HARTFORD ▶ NEW YORK ▶ PROVIDENCE

Cc: Heather Shank, Acting City Planner
Craig Walker, Zoning Administrator
Ed Roberge, City Engineer
Carl Moskey, Administrator
Tim Paris, Facilities Manager

CITY OF CONCORD PLANNING BOARD

Zoning Amendment Proposal Form

1. A description of the area for which the amendment is proposed:

See attached map in Tab 1. The area to be rezoned to the Institutional Zoning District is outlined in blue.

2. A statement of the purpose and intent of the proposed amendment.

The purpose of the amendment is to re-establish the Institutional Zoning District along Pleasant Street between St. Paul's School and the area around Langley Parkway. This area, which is sandwiched between St. Paul's School and the Concord Hospital/Dartmouth-Hitchcock/Concord Orthopaedics medical complexes – all of which are currently zoned Institutional - was previously zoned Institutional before the comprehensive rezoning of the City in 2001. In 2001, it was rezoned to the Medium Density Residential (RM) Zoning District because of the residential uses along that portion of Pleasant Street. This was because at the time, it was thought the Langley Parkway would be extended to the north per the master plan for the development of that highway, and that further institutional development along Pleasant Street would not be necessary. Because the expansion of the Parkway has not occurred, and because of growing demand for institutional uses around the medical/professional community that has developed in this area, it would be advantageous to the City, the medical/professional community and developers if institutional uses could be developed along the portion of Pleasant Street shown in the attached materials, without the need to obtain use variances.

3. A map showing existing zoning districts, and the changes and modifications to these districts as proposed in the amendment:

See attached map in Tab 1.

4. A statement of the effect of the proposed amendment on the City's economy, environment, municipal services, and municipal facilities.

The rezoning will spur further professional office and medical facility development between the Concord Hospital/Dartmouth-Hitchcock/Concord Orthopaedics complexes and St. Paul's School, all of which are already zoned Institutional. This will aid the City's economy in terms of an improved tax base for the area. Much of the property within the proposed rezoning is already built

out, so little impact is expected on the environment. The area is also within the Urban Growth Boundary, where the City has tried to focus its development and redevelopment efforts (rather than expand into areas outside of the UGB.) The area is already served by municipal water and sewer. Thus, major infrastructure improvements are not required to accommodate the expected redevelopment of this area. Traffic volumes will increase with additional development, but Pleasant Street between Langley Parkway and St. Paul's School can be improved as needed to accommodate future development.

5. Names, addresses, and telephone numbers of those making the request and of the agents and representatives of the same.

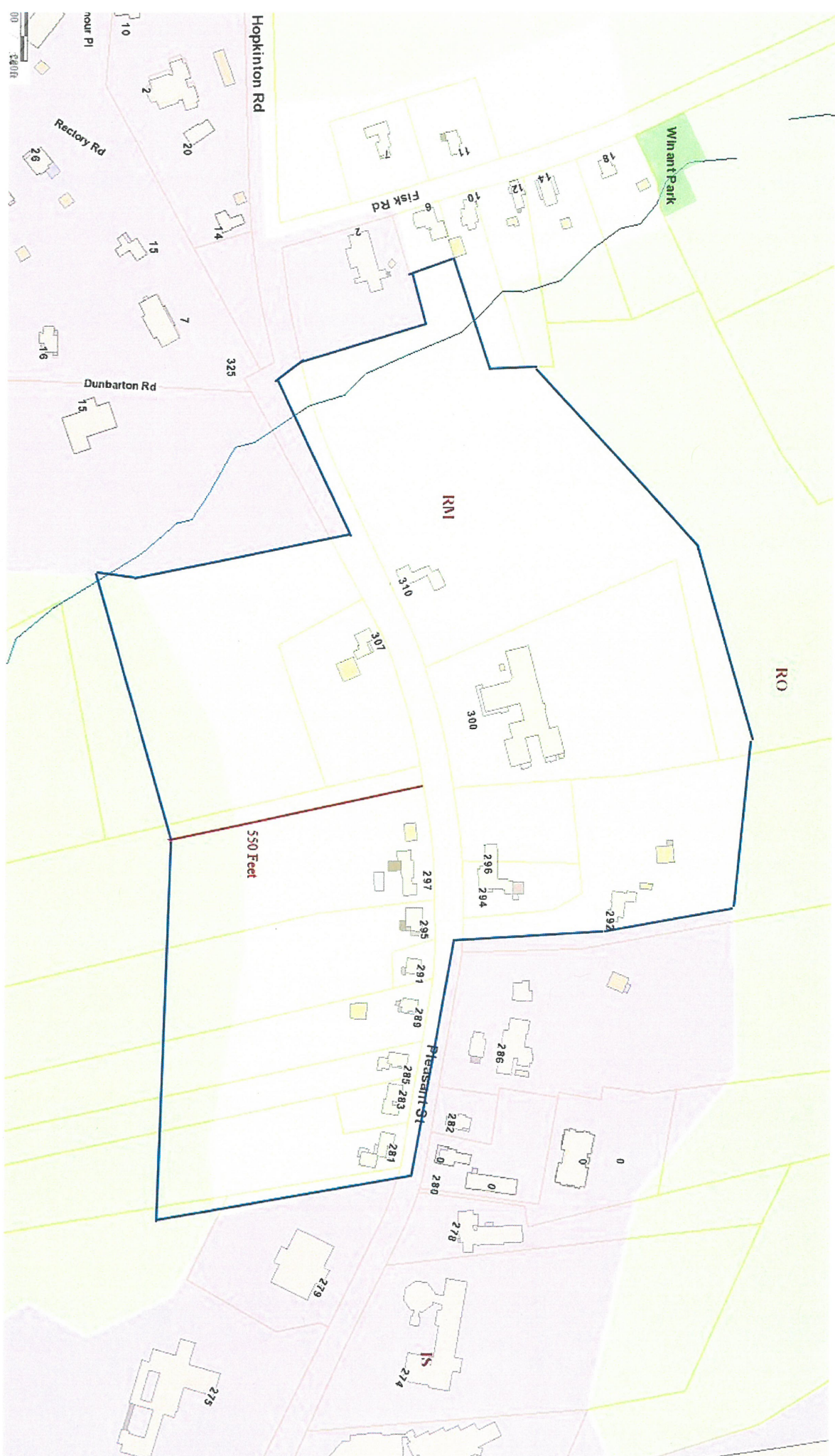
Property Owner: GJC Associates
Property Address: 297 Pleasant Street, Concord, NH 03301
Mailing Address: GJC Associates, Attn: Carl Moskey
264 Pleasant Street, Concord, NH 03301
Telephone: 603.224.3368
E-mail: carl.moskey@concordortho.com

Attorney: Richard Y. Uchida, Esquire
Hinckley Allen
Address: 11 South Main Street, Suite 400, Concord, NH 03301
Telephone: (603) 225-4334
Email: ruchida@hinckleyallen.com

#56479358

297 Pleasant Street
Abutter Information for Zoning Amendment Proposal Form

Owner Name	Mailing Address	Map/Block/Lot	Property Address
St. Paul's School	325 Pleasant Street Concord, NH 03301	97/3/13 & 13A	310 Pleasant Street
300 Pleasant Street Concord, LLC	c/o Health Care REIT, Inc., 4500 Dorr Street, Toledo, OH 43615-4040	97/3/14	300 Pleasant Street
Elizabeth Christenson	23 Glen Washington Road, Bronxville, NY 10708-5801	96/1/1 and 96/1/2	294-296 Pleasant Street
St. Paul's School	325 Pleasant Street Concord, NH 03301	94/1/8	Pleasant Street
Carlton Ryder and Meagan Shorey	307 Pleasant Street Concord, NH 03301	94/1/21	307 Pleasant Street
GJC Associates	264 Pleasant Street Concord, NH 03301	94/1/5	297 Pleasant Street
James M. and Laura A. Bailey	295 Pleasant Street Concord, NH 03301	94/1/3	295 Pleasant Street
Jeremy and Kathryn Baldwin	291 Pleasant Street Concord, NH 03301	94/1/2	291 Pleasant Street
Robert G. Fishwick and Amanda J. Cricenti	289 Pleasant Street Concord, NH 03301	94/1/1	289 Pleasant Street
Steven E. and Carol A. Cummings	285 Pleasant Street Concord, NH 03301	94/1/6	285 Pleasant Street
Mathew G. and Trieste E. Philbrook	281 Pleasant Street Concord, NH 03301	95/2/8	281 Pleasant Street
Babette Rittmeyer	292 Pleasant Street Concord, NH 03301	96/1/3	292 Pleasant Street
Lucinda S. Niles	283 Pleasant Street Concord, NH 03301	95/2/9	283 Pleasant Street
Carmelite Monastery	275 Pleasant Street Concord, NH 03301	95/2/6	275 Pleasant Street
Dartmouth Hitchcock	Attn: Allison Brisson 5 Bedford Farms Drive, Suite 200, Bedford, NH 03110	95/2/7	279 Pleasant Street



Hopkinton Rd

nour Pl

Rectory Rd

Fisk Rd

Whamit Park

Dunbarton Rd

325

RNI

RO

550 Feet

Pleasant St

00

200ft

10

2

20

14

7

15

16

11

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310

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