

February 17, 2026

City of Concord Planning Board  
41 Green Street  
Concord, New Hampshire 03301

**RE: Response to Staff Report for Planning Board and Engineering Services Division's  
General Requirements Memorandum  
Banks Chevrolet Parking Lot Reconstruction  
234 Airport Rd, Concord, NH  
Tax Map 782, Block Z, Lot 8**

Dear Planning Board:

Wilcox & Barton, Inc. is pleased to submit this letter addressing the comments provided in the Staff Report for Planning Board dated January 21, 2026, and the Engineering Services Division's General Requirements Memorandum from Paul Gildersleeve and Pete Kohalmi dated December 29, 2025. These comments have been addressed in the revised site plan set dated November 19, 2025, last revised February 17, 2026. They have been revised as follows:

*Staff Report for Planning Board*

1. Project Details and Zoning Ordinance Compliance

Compliance section of the City Staff report has been reviewed and is in accordance with the zoning ordinance.

2. General Comments

Wilcox and Barton, Inc. has reviewed the comments in this section and made the necessary revisions to the civil plan set regarding the sidewalk required (General Comment 2.7). The Central New Hampshire Regional Planning Commission and Town of Pembroke's Planning Board comment letters were reviewed and addressed in this letter, listed below (General Comment 2.8). Additionally, the Engineering Services Division review letter was reviewed and addressed in this letter, listed below (General Comment 2.10).

3. Site Plan Regulations Determination of Completeness:

3.1 Section 12.04 *Location Plan*, requires that the location plan be prepared at a minimum scale of 1"=400' showing clearly the proposed property to be developed, property lines, abutter property lines, names and locations of nearby and adjacent City Streets, parks, schools, churches, and other physical and man-made features. Along with intersections, the tax assessors map, block, and lot numbers for the abutters and the properties developed, zoning district designations and boundaries. The location plat states that it is not to scale and is missing the listed criteria. The applicant shall submit a revised plan with an updated location plan or submit a waiver.

**Response:** The location plan has been revised on sheet C0.1, Cover Sheet, to comply with the City requirements.



3.2 Section 12.05 *Vicinity Plan*, requires that the vicinity plan be prepared at a minimum of 1” =1,000’ and 1” =2,000’. The vicinity plan is not to scale. The applicant shall revise the plan to be scaled at one of the minimum scale requirements or submit a waiver.

**Response:** The Existing Conditions Plans have been revised and include two updated Vicinity Maps, set to the required scales.

3.3 Section 15.03(16) and 15.04(21) Signs, requires the location and size of existing ground signs be shown on the site plan. The applicant shall provide the location and size of signs on the property or request a waiver.

**Response:** The existing signs have been included on the revised Existing Conditions Plans.

#### Site Plan Regulations Compliance

3.4 Sections 13.01(6) State and Federal Permits, 13.02(8) State and Federal Permits, 15.01(2), and 16.01(2) Required Information require that copies of permit applications to, and permits received from, state and federal agencies shall be submitted to the Planning Division. The Planning Division has received a copy of a letter requesting more information for the submitted Alteration of Terrain Permit from NHDES. Once the request has been addressed by the applicant shall provide a copy of the AOT permit to the Planning Division.

**Response:** The AoT permit is currently under review by NHDES, and a copy will be provided to the Planning Division once it is approved.

3.5 Section 18.09 Parking Lot Markings and Signage, requires that parking spaces, entry and exit drives, direction of traffic flow and pedestrian ways shall be appropriately demarcated with pavement markings and signs. Parking spaces shall be marked at a minimum, with four (4) inch wide white lines. Stop bars, arrows, and cross walks, stall lines shall be painted white and the MUTCD standards for marking and signage shall be used as guidelines for the provisions of signage and pavement marking on-site. Any signage and/or markings to be placed on public streets shall conform to the standards contained in the MUCD and the City of Concord Construction Standards and Details.

**Response:** The pavement markings have been included on sheet C1.2, Site Plan as required. All pavement marking details are also included on sheet C5.1, Construction Details, which adhere to the MUTCD Manual and City of Concord Construction Standards and Details.

3.6 The Assessing Department, General Services and Fire Department had no compliance requirements.

**Response:** Comment noted.

3.7 The Engineering Services Division’s compliance requirements are noted in the attached memo to Alec Bass from Paul Gildersleeve and Pete Kohalmi, dated December 29, 2025.

**Response:** The comments have been addressed and responded to in this letter below.

#### Engineering Services Division’s General Requirements Memorandum:

1. Condition Use Permit (CUP)- Article 28-3-6(d)(4) for Certain Uses in the AP District-Community Water Systems Protection Area

- a) Comment not addressed. The applicant needs to confirm that the site complies with each performance standard in Section 28-3-6(d)(1). Please address this comment.

**Response:** The Supplemental Conditional Use Permit Letter is enclosed in this resubmission to confirm compliance with each performance standard depicted in Section 28-3-6(d)(1).

2. Stormwater Management Report

- a) Comment not addressed. Include in Section 2.9 the pre- and post-development flows for the 100-year storm, pursuant to City of Concord Site Plan Regulations (CSPR) 22.07(1). Please address this comment.

**Response:** Section 2.9 of the Stormwater Management Plan has been revised to include the 100-year storm pre- and post-development peak discharges. The Stormwater Management Plan has also been revised to respond to the NHDES Request for More Information, which is included in the updated report dated February 17, 2026.

3. General Information

- a) Comment not addressed. List in the plans and provide all State and Federal Permits, pursuant to CSPR 13.02(8). Please address this comment.

**Response:** All required state and federal permits have been listed on Sheet C0.2, Notes and Legend, under 'Required Permits'.

- b) Comment not addressed. The property is currently assigned the address of 234 Airport Road. An Old Suncook Road address would be more appropriate as all existing and proposed improvements are accessible from Old Suncook Road. If the property owner would like to alter the address, please contact the City Surveyor. Please address this comment.

**Response:** The City Surveyor has reviewed the current address for the property and did not request any change of address.

4. Existing Conditions Plan

- a) Comment not addressed. Label the existing storm structures on site using City of Concord GIS numbering system. The Engineering Division can provide this information on request. Please contact Amy Ouellette, City of Concord GIS Analyst, at 603-230-3624 or [aoellette@concordnh.gov](mailto:aoellette@concordnh.gov) for this information.

**Response:** The GIS numbering system is reflected for the drainage structures on the Existing Conditions Plan and on sheet C1.3, Grading, Drainage, and Utility Plan.

- b) Comment not addressed. Provide the ROW width of Old Suncook Road, pursuant to CSPR 15.03(9). Please address this comment.

**Response:** The ROW width has been added to the revised Existing Conditions Plans.

- c) Comment not addressed. Show all easements and restrictions, pursuant to CSPR 15.02(5). Please address this comment.

**Response:** The Existing Conditions Plans have been reviewed and revised accordingly for any easements and restrictions present.

5. Notes and Legend (Sheet C0.2)

- a) Comment not addressed. In the Erosion Control Notes, ensure a note states disturbed areas remaining idle for more than 21 days shall be stabilized, including soil stockpiles; all disturbed lands shall be recovered with loam with a minimum depth of 6"; and a site shall be deemed stabilized when it is in a condition which the soils on the site will not erode under the conditions of a 10-year storm, pursuant to CSPR 27.09(2, 4, and 5, respectively). Please address this comment.

**Response:** The Erosion Control Notes have been updated on sheet C0.2, Notes and Legend, as requested.

6. Site Plan

- a) Comment addressed.
- b) Comment not addressed. Place sidewalk along Old Suncook Road, pursuant to CSPR 21.02. Please address per Planning Division comments.

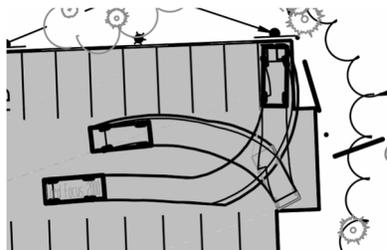
**Response:** The sidewalk has been added along the project frontage. A waiver request letter is enclosed requesting relief from the other portions of property frontage without sidewalk.

- c) Comment not addressed. Please include boundary line data on this plan. Please address this comment.

**Response:** The boundary line data has been included on sheet C1.2, Site Plan, as requested.

- d) Comment not addressed. Revise the 5' long parking lot aisle extensions to 10' to ease backing out of the last parking spots. Please address this comment.

**Response:** All parking lot extensions, except for the northeastern extension, have been lengthened to 10'. The northeast extension is proposed to remain at 5' to minimize disturbance to the exemplary pitch pine stand located nearby to the proposed edge of pavement. The conservation efforts have been coordinated with the NHDES Ecological Review Section as reflected in the civil plan set. The image below is a drive path of a typical compact car to demonstrate that the 5' extension is sufficient for turning around from these compact parking spaces.



7. Grading, Drainage & Utility Plan (Sheet C1.3)

- a) Comment not addressed. HDPE pipe is not allowed under a public road per the Concord Construction Standards (Old Suncook Road). Please revise material to SDR 35 PVC, RCP or DI. Revise in profile view as well. Please address this comment.

**Response:** The pipe within the public roadway has been revised to be RCP. This is reflected on sheet C1.3, Grading, Drainage, and Utility Plan, and on the applicable profile on sheet C2.1, Drainage Profiles.



b) Comment not addressed. Revise note 4 to indicate 7” of curb reveal per the City’s Construction Standards. Please address this comment.

**Response:** Note 4 has been revised to reflect the 7” curb reveal as requested on sheet C1.3, Grading, Drainage, and Utility Plan.

c) Comment not addressed. A license may be required to install private utilities under Old Suncook Road. Please address this comment.

**Response:** A note has been added to sheet C1.3, Grading, Drainage, and Utility Plan, indicating the need of a license for the underground utilities’ installation.

8. Grading, Drainage, and Utility Plan (Sheet C1.4)

a) Comment not addressed. The “sluice” directing runoff into N-CB-4 shall be made of concrete for durability. Clearly label and dimension the curb cut adjacent to structure N-CB-4 and describe its construction via notes or details. Please address this comment. Please address this comment.

**Response:** The sluice area into N-CB-4 has been widened to align with the other entrance areas to the proposed catch basins on-site, as revised on sheet C1.3, Grading, Drainage, and Utility Plan. With the widened drainage entrance area, pavement is proposed in this area.

b) Comment not addressed. Show the correct length of the two Stabilized Construction Entrances, pursuant to the Stabilized Construction Entrance Detail on Sheet C5.4. Please address this comment.

**Response:** The Stabilized Construction Entrances lengths have been revised to 75’ on sheet C1.4, Erosion Control Plan, as requested.

c) Comment not addressed. Revise the sheet reference for the Stone Inlet Protection callout from C5.2 to C5.4. Please address this comment.

**Response:** The sheet references in the callout have been revised accordingly on sheet C1.4, Erosion Control Plan.

d) Comment not addressed. Add silt fence along the remaining east side of the parking lot construction. Please address this comment.

**Response:** Silt fence on sheet C1.4, Erosion Control Plan, has been added and revised accordingly at the project extents.

9. Drainage Profile (sheet C-2.1)

a) Comment not addressed. It is noted that some catch basins do not appear to have sumps in this profile view. Please add 3’ sumps per the City’s Construction Standards. Please address this comment.

**Response:** The profiles have been revised accordingly on sheet C2.1, Drainage Profiles.



10. Construction Details (Sheet C5.1)

- a) Comment not addressed. On the Vertical Granite Curb Detail, remove the cold planning note and revise the sawcut note from 12” to 24”, pursuant to CCSD Detail C-1. Please address this comment.

**Response:** The detail has been revised accordingly on sheet C5.1, Construction Details.

- b) Comment not addressed. On the Typical Light Pole and Foundation Detail, revise the “See Lighting Plan” callout for the lighting height, and replace them with the requirements in CCSD Detail M-13. Please address this comment.

**Response:** The typical light pole height has been revised to 25’ as required by CCSD Detail M-13 as shown on sheet C5.2, Construction Details.

- c) Comment not addressed. Replace the Sawcut Detail with CCSD Detail R-12. Please address this comment.

**Response:** The sawcut detail has been replaced with CCSD Detail R-12 as requested on sheet C5.1, Construction Details.

- d) Comment not addressed. On the Storm Drain Trench Detail, replace Standard M-15 with Standard R-15. Please address this comment.

**Response:** The storm drain detail Standard M-15 has been updated with Standard R-15 as requested on sheet C5.2, Construction Details.

- e) Comment not addressed. The 4” Parking Lot and Driveway Pavement Detail does not state it is pervious pavement; however, near the end of Section 13.0 of the Stormwater Management Report is a document labeled Winter Maintenance Guidelines for Porous Asphalt. If porous asphalt will be used for pavement, please state it in the detail, or remove the document from the Stormwater Management Report. Please address this comment.

**Response:** The project does not propose pervious pavement; therefore, the Winter Maintenance Guidelines for Porous Asphalt have been removed from Section 13 of the updated Stormwater Management Plan

11. Construction Details (Sheet C5.4)

- a) Comment not addressed. Replace the Stone Inlet Protection Detail with CCSD Detail E-2. Please address this comment.

**Response:** The stone inlet protection detail has been replaced with CCSD detail E-2 as requested on sheet C5.4, Construction Details.

- b) Comment not addressed. Show a callout on Sheet C1.4 for the Filter Sock Sediment Control Inlet Protection Detail and the Catch Basin Insert Detail, or remove the detail from this sheet if not used. Please address this comment.

**Response:** The Filter Sock Sediment Control Inlet Protection and Catch Basin Insert details have been removed from Sheet C5.4, Construction Details, as they are not proposed for this project.

12. Landscape Plan (Sheet L-01)

- a) Comment not addressed. Turn on or overlay the proposed utilities to ensure no utilities are within 10' of any tree, pursuant to CSPPR 27.06(5). Please address this comment, and turn on the existing utilities also.

**Response:** The Landscape Plan has been revised to respond to all utilities and is updated in the enclosed plan set.

Town of Pembroke's Planning Board

Based on the information provided, the Pembroke Planning Board would like to support the comments from Pembroke Water Works, which are:

The Route 3 wellhead extends into this area, and most of that parking area is within the wellhead. With that being the case, we typically would prefer vehicle storage to be pavement instead of gravel parking. As long as they aren't proposing fuel, salt or any additional storage beyond vehicles I would be fine with it.

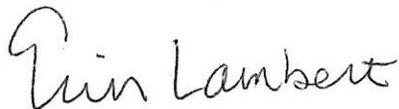
**Response:** The project includes redevelopment of the parking area with replacement of the existing gravel surface to pavement. No fuel, salt, or storage is proposed on-site; the parking lot is exclusively used for Banks employees.

Central New Hampshire Regional Planning Commission

CNHRPC's review of the proposal requires no response.

If you have any questions, or require additional information, please contact me at (603) 731-9883.

Very truly yours,  
**WILCOX & BARTON, INC.**



Erin R. Lambert, P.E, LEED AP  
Senior Vice President

Attachments: Supplemental Conditional Use Permit Letter  
Waiver Request Letter  
Revised civil plan set  
Revised Stormwater Management Plan

Project: Banks Chevrolet Parking Lot Reconstruction  
Address: 234 Airport Road, Concord, NH  
Owner/Applicant: Banks Chevrolet / Daval Realty

## Supplemental Conditional Use Permit Letter

A Conditional Use Permit is requested to allow for the construction of impervious area within the Aquifer Protection (AP) District. The project consists of paving an existing gravel parking area which supports the abutting Banks Chevrolet car dealership. Article 28-3-6(d)(4), Conditional Use Permits Required for Certain Uses in the AP District – Community Water Systems Protection Area, allows for redevelopment involving impervious area greater than fifteen (15) percent or two thousand five hundred (2,500) square feet on any lot through a Conditional Use Permit. The impervious area of the site is currently 132,930 square feet (SF), resulting in 43.9% lot coverage. The project reduces the impervious cover on site by 19,333 SF. The final impervious area on site will be 113,597 SF, resulting in 37.5% lot coverage.

In conjunction with the Conditional Use Permit, it is necessary to confirm that the site complies with each performance standard in Section 28-3-6(d)(1), *Performance Standards*. The performance standards are listed here to verify necessary compliance:

### Section 28-3-6(d)(1)

#### *Performance Standards.*

- A. *For any land use that will render impervious the ground surface for more than fifteen (15) percent of a total lot area or for more than two thousand five hundred (2,500) square feet of any lot, whichever is the greater, a stormwater management plan shall be prepared consistent with the requirements and standards contained in New Hampshire Stormwater Manual Volumes I—III, New Hampshire Department of Environmental Services, December 2008, as most recently revised.*

A Stormwater Management Plan has been prepared for the proposed redevelopment at 234 Airport Road in accordance with the New Hampshire Stormwater Manuals and New Hampshire Department of Environmental Services NHDES regulations.

- B. *For a use for which a conditional use permit is authorized pursuant to Section 28-3-6(d)(4), Conditional Use Permits Required for Certain Uses in the AP District—Community Water Systems Protection Area, of this ordinance, a stormwater management and pollution prevention plan shall be prepared which shall include information consistent with the requirements and standards contained in Developing Your Stormwater Pollution Prevention Plan: A Guide for Industrial Operators, US EPA, February 2009, as most recently revised, and New Hampshire Stormwater Manual Volumes I—III, New Hampshire Department of Environmental Services, December 2008, as most recently revised. The plan shall demonstrate that the use will:*

- 1) *Minimize, through a source control plan (that identifies pollution prevention measures), the release of regulated substances into stormwater.*
- 2) *Demonstrate that stormwater infiltrated or discharged to the ground has been treated with the best available technology appropriate to mitigate all likely contaminants associated with the proposed use or activity.*
- 3) *Stipulate that expansion or redevelopment activities shall require an amended stormwater plan and may not infiltrate stormwater through areas containing contaminated soils without completing a Phase I Assessment in conformance with ASTM E 1527-05, also referred to as All Appropriate Inquiry (AAI).*
- 4) *Demonstrate that all infiltration and groundwater recharge of stormwater from conditional uses shall be in compliance with state rules set forth in Chapter Env-Wq 1500.*

As required, a Stormwater Pollution Prevention Plan (SWPPP) report shall be prepared prior to construction, with affiliated electronic Notice of Intent made to US EPA. The SWPPP report requirement is listed in the civil plan set under 'Required Permits'. The report will provide pollution prevention measures for the site. The Stormwater Management Plan is prepared and reflects the treatment requirements for stormwater runoff, which is provided via a subsurface infiltration gallery. A Phase I Assessment has been completed for the site and is reflected in the Alteration of Terrain Permit application review process with NHDES. All infiltration proposed on-site is designed in compliance with NHDES Env-Wq 1500.

- C. *For a use for which a conditional use permit is authorized pursuant to Section 28-3-6(d)(4), Conditional Use Permits Required for Certain Uses in the AP District—Community Water Systems Protection Area, of this ordinance, that will render impervious the ground surface for more than one acre of any lot not including any building lot coverage, a deicing management plan shall be prepared in a manner consistent with the requirements and standards contained in Chapter 4, Section 4-2, subsection entitled Snow and Ice Management of the New Hampshire Stormwater Manual Volume II, New Hampshire Department of Environmental Services, December 2008, as most recently revised.*

A deicing management plan is provided within the Inspection and Maintenance Manual that is contained within the Stormwater Management Plan. This plan includes snow and ice management standards and guidance as set forth by NHDES and as referenced in the NH Stormwater Manuals.

- D. All uses for which a conditional use permit is authorized pursuant to Section 28-3-6(d)(4), Conditional Use Permits Required for Certain Uses in the AP District—Community Water Systems Protection Area of this ordinance, shall be controlled using best management practices pertinent to the specific use according to local, State, and Federal regulations.*

Best management practices are provided on-site via a subsurface infiltration gallery in accordance with local, state, and federal regulations. The proposed best management practice is reflected in the Stormwater Management Plan.

- E. Chloride salt use for deicing shall be restricted to the minimum amount needed for public safety.*

Chloride salt use is minimized via deicing practices as reflected in the Inspection and Maintenance Manual, which includes a deicing log, winter maintenance policy checklist, and Green SnowPro maintenance guidelines.

- F. Streets, roads and parking areas shall be constructed so that direct application of road salt is the minimum amount possible while maintaining safety.*

The parking area shall minimize the application of road salt to the maximum extent feasible while maintaining safety, as delineated by the Inspection and Maintenance Manual.

- G. Non-point source pollution shall be minimized through implementation of practices that use or mimic natural processes to infiltrate, evapotranspire (the return of water to the atmosphere either through evaporation or by plants), or reuse runoff on the site where it is generated.*

A subsurface infiltration gallery is proposed on-site to collect stormwater runoff from the redeveloped parking lot area to infiltrate into the native materials beneath the infiltration gallery footprint.

- H. Animal manures, fertilizers, and compost shall be stored in accordance with Manual of Best Management Practices for Agriculture in New Hampshire, New Hampshire Department of Agriculture, Markets, and Food, July 2008, as most recently revised.*

No animal manures, fertilizers, and/or compost are proposed on-site.

- I. All regulated substances stored in containers with a capacity of five (5) gallons or more shall be stored in product-tight containers on an impervious surface designed and maintained to prevent flow to exposed soils, floor drains, and outside drains.*

No regulated substances with a capacity of five gallons or more are proposed to be stored on-site.

- J. Facilities where regulated substances are stored shall be secured against unauthorized entry by means of a door or gate that is locked when authorized personnel are not present and shall be inspected periodically by the facility owner or designee.*

No regulated substances are proposed to be stored on-site.

- K. Outdoor storage areas for regulated substances, associated material or waste shall be protected from exposure to precipitation and shall be located at least fifty (50) feet from surface water or storm drains, at least seventy-five (75) feet from private wells, and outside the Sanitary Protective Radius (SPR) of potable supply wells used by public water systems.*

No outdoor storage for regulated substances is proposed on-site.

- L. Secondary containment shall be provided for outdoor storage of regulated substances if any of the regulated substances is stored in a container with the capacity to hold five (5) or more gallons. The containment structure must include a cover to minimize accumulation of water in the containment area and contact between precipitation and storage containers.*

No outdoor storage for regulated substances is proposed on-site.

- M. Containers in which regulated substances are stored shall be clearly and visibly labeled and must be kept closed and sealed when material is not being used or transferred from one container to another.*

No regulated substances are proposed to be stored on-site.

- N. Prior to any alteration of terrain associated with implementation of any building or site development, all inactive wells on the property not in use or properly maintained shall be considered abandoned and must be sealed in accordance with We 604 of the New Hampshire Water Well Board Rules.*

No wells are located on-site.

- O. All new subsurface disposal systems shall be designed and installed in compliance with New Hampshire Department of Environmental Services Rules and shall only receive discharges typical of residential domestic wastewater.*

No subsurface disposal system exists and/or is proposed on-site.

- P. An applicant for a new groundwater withdrawal within the AP District shall provide copies to the City of all application materials submitted to the New Hampshire Department of Environmental Services for approval of new groundwater withdrawals.*

No groundwater withdrawals are proposed on-site.

- Q. All submittals to the New Hampshire Department of Environmental Services for Registered Water Uses within the AP District shall also be submitted to the City by the owner of the registered water use.*

No registered water user submittal is proposed for the project.

- R. Any on-site blasting shall conform to best management practices contained in the New Hampshire Department of Environmental Services document "Rock Blasting and Water Quality Measures That Can Be Taken To Protect Water Quality and Mitigate Impacts", 2010, as most recently revised.*

No blasting is proposed for the redevelopment of the project area.

March 12, 2026

Concord City Hall – Planning Board  
41 Green Street  
Concord, New Hampshire 03301

**RE: Major Site Plan Application – Revised Waiver Request  
Banks Chevrolet Parking Lot Reconstruction  
Tax Map 782Z, Lot 8  
234 Airport Road, Concord, New Hampshire**

Dear Planning Board:

On behalf of Daval Realty Associates LLC / Banks Chevrolet and in support of the site plan application referenced above, Wilcox & Barton, Inc. hereby requests the following waiver from the Site Plan Regulations:

A waiver to Section 21.02 *Sidewalks Required* to allow for a proposed sidewalk along the project frontage, but not along the entire Old Suncook Road frontage nor at the Old Suncook Road / Airport Road intersection. The proposed project includes a sidewalk along the project area (redeveloped area) but does not extend east towards Airport Road. The entire parcel is located within the Urban Growth Boundary, so the regulation requires a sidewalk be provided “adjacent to the site along projects on city streets within the Urban Growth Boundary”. The 2017 Master Plan does not prioritize sidewalk installation along Old Suncook Road, however, the applicant is proposing to construct a sidewalk along the parking lot project frontage.

The requested relief from Section 21.02 is to not construct a sidewalk along the unaltered property frontage on Old Suncook Road. Additionally, to not build a sidewalk on Airport Road within 15’ of the intersection with Old Suncook Road. Improvements will be required on the other side of the intersection which will be constructed when sidewalk is built along the remainder of Airport Road.

The proposed project area includes approximately 603’ of Old Suncook Road frontage and includes a sidewalk. This waiver would allow for an additional 802’ (approximate) of property frontage on Old Suncook Road, and approximately 15’ of property frontage at the Old Suncook Road / Airport Road intersection, to remain as is existing without a sidewalk for the unchanged development area.

1. *The granting of the waiver will not be detrimental to the public safety, health, welfare or injurious to other property.*

The granting of the waiver would allow for enhanced pedestrian safety for the redeveloped project area, where no sidewalk exists today. The project area currently includes a gravel parking area with no sidewalk along the frontage. The proposed sidewalk along the

redeveloped parking area would increase public safety, health, and welfare in the areas of primary use. Not installing sidewalk along the remainder of Old Suncook Road is not in conflict with the 2017 Master Plan.

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.*

The conditions of this waiver request are unique to the property due to the existing development; the existing project area includes a gravel parking area with no sidewalks and no clear curb cuts to City Standards. The proposed redevelopment will provide sidewalks to the project extents and two clearly delineated curb cuts for the two driveway locations. Additionally, though Old Suncook Road is within the urban growth boundary, sidewalks along the road are not listed as a priority in the 2017 Master Plan.

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

The existing parcel includes extensive frontage along Old Suncook Road, traveling east from the project area towards Airport Road. The eastern portion of the parcel includes existing curbing and two driveway curb cuts. An unnecessary financial hardship would arise from reconstructing this curbed area with sidewalks for an existing parking area that is to remain unchanged on the eastern portion of the parcel.

4. *Specific circumstances relative to the site plan or conditions of the land where a site plan is proposed indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of these regulations.*

The waiver will properly carry out the spirit and intent of these regulations by providing proposed sidewalks along the project area frontage, thus enhancing public safety as required, but will not provide the financial burden of extending the sidewalk development outside of the project area and to the east towards Airport Road. Additionally, it does not include sidewalk construction that may later need to be altered for Airport Road intersection improvements.

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

The waiver will not vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.



If you have any questions, or require additional information, please contact me at (603) 369-4190 x527.

Very truly yours,

**WILCOX & BARTON, INC.**

A handwritten signature in black ink that reads 'Erin Lambert'. The signature is written in a cursive style with a large initial 'E'.

Erin R. Lambert, P.E, LEED AP  
Senior Vice President