

April 15, 2025

City of Concord – Concord City Hall
Community Development
41 Green Street
Concord, New Hampshire 03301

Subject: **Parmenter Place Phase II Site Plan Application**
Tax Map 392Z; Lot 22
15 Parmenter Road
Concord, New Hampshire 03301
KNA Project No. 06-0505-1

PROJECT NARRATIVE

The subject property, located at 15 Parmenter Road, is referenced on Concord Tax Map 392Z as Lot 22. The parcel, approximately 211,389 SF (4.853 acres) in total area, is located entirely within the Neighborhood Residential Zoning District. The property was previously developed with twenty-five (25) residential townhouse units and all associated site appurtenances. The existing development is serviced by municipal water and sewer. There are no wetlands onsite, and the property is not located within a Flood Zone. It is mainly surrounded by a variety of residential uses (single-family, two-family, and multi-family) and undeveloped woods/farmland.

The applicant is proposing to expand the existing development with the construction of eight (8) additional townhouse units. Other site improvements include access/parking, landscaping, lighting, underground utilities, and stormwater management provisions. The project will connect into the existing municipal sewer and water systems on the property.



June 26, 2025

City of Concord – Concord City Hall
Community Development
41 Green Street
Concord, New Hampshire 03301

Subject: **Parmenter Place Phase II Site Plan Application**
Tax Map 392Z; Lot 22
15 Parmenter Road
Concord, New Hampshire 03301
KNA Project No. 06-0505-1

WAIVER REQUESTS

The Applicant is formally requesting waivers from the following sections of the City of Concord Site Plan Regulations:

Waiver Request #1:

- **Chapter 2 Sections 6.03(2)(c) & 11.05:** Application Stages & Determination of Completeness – To waive the requirement for a two-step process due to the nature and size of this request in front of the planning board.
 - (1) The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property;
The requested waiver is to allow the board to hear the application at the same night as acceptance which would not be detrimental to the public safety, health or welfare or injurious to other property as it has no effect on the project design.
 - (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;
With this proposal being to add 8 additional concord housing authority units in an already developed site, our waiver request is to help the applicant get this project to the public sooner than late, and KNA has already been working with the engineering and planning department regarding the merits of the applications.
 - (3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, of the strict letter of these regulations are carried out;
This project is unique it that it is bringing affordable housing to Concord which has certain grants and timelines associated with them that we are working to hit and delays could result in loss of grants which would be an unnecessary hardship for the applicant.

- (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;

Again the nature of an existing project and the expansion of 8 units, this waiver would not be contrary to the spirit and intent of the regulations.

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

The waivers requested will in no way violate the provisions of the Zoning Ordinance, Master Plan, or Official Map, based on the nature of the request.

Waiver Request #2:

- **Chapter 3 Section 15.03(7, 8, 10, 16 & 23):** Existing Conditions Plan – To waive the requirement for existing buildings and structures dimensions, existing parking, loading and access lane dimensions, existing signage, the existing utility size and materials, and proposed information.

- (1) The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property;

The requested waiver is for things that are existing on site and not part of the expansion of the site and therefore a waiver has been requested as this request will not be detrimental to the public safety, health, or welfare or injurious to other property as all this information is existing and not affected by these improvements.

- (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;

Again, this proposal is for an expansion of the existing project and none of the requested information impacts that area of improvements. Therefore, it appears unnecessary to require these items in this case as it wouldn't provide much if any additional value to the project.

- (3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, of the strict letter of these regulations are carried out;

This project is unique as it is not a completely new development. It is an expansion of the existing townhouse development on the property that was approved by the Board. Requiring the requested information would provide little value and cause an unnecessary financial hardship for the Applicant.

- (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 purpose of the requested information helps the overall understanding of adding units to a new site, however in this case where we are only adding an addition 8 units

in the back the requested information will not add any extra value to the plans and as such we are requesting this waiver.

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

The waivers requested will in no way violate the provisions of the Zoning Ordinance, Master Plan, or Official Map, based on the nature of the request.

Waiver Request #3:

- **Chapter 3 Section 12.03(3), 16.02(15) & Chapter 4 Section 27.03:** Landscape Plan – To waive the requirement for a Licensed NH Landscape Architect to prepare, sign & stamp the landscape plan.

- (1) The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property;

Thoughtful and appropriate site landscaping is important for enhancing the value of a property & its curb appeal, attracting residents, and for its positive impacts on the environment. The Applicant understands the necessity and benefits of adequate landscaping and is therefore providing a landscape plan that is consistent with the standards regarding the amount and types of plantings to be provided. Providing an appropriate landscape plan is not expected to negatively impact the public.

- (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 proposed project is an expansion of an existing townhouse development. The existing twenty-five (25) townhouse units were permitted via the site plan process and utilized a NH Licensed Landscape Architect to prepare the landscape design/plan. In an effort to provide a cohesive design for the proposed expansion of eight (8) additional townhouse units, the Applicant is proposing a landscape design that is consistent with the original development. The proposed trees/shrubs were chosen from the original development's planting list which was created by a NH Licensed Landscape Architect and approved by the Planning Board. Therefore, it appears unnecessary to require the use of a NH Licensed Landscape Architect in this case as it wouldn't provide much if any additional value to the project.

- (3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, of the strict letter of these regulations are carried out;

This project is unique as it is not a completely new development. It is an expansion of the existing townhouse development on the property that was approved by the Board. The existing twenty-five (25) townhouse units were permitted via the site plan process and utilized a NH Licensed Landscape Architect to prepare the landscape design/plan. To maintain a cohesive design with the existing development, the proposed landscaping was chosen from the original planting list, that was created by a NH Licensed Landscape Architect. Requiring a NH Licensed Landscape Architect for this expansion

project would provide little value and cause an unnecessary financial hardship for the Applicant.

- (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 purpose of using a licensed professional for site landscaping is to ensure the proposed tree/shrub choices are appropriate, aesthetically pleasing, can survive in this climate, and are non-invasive to the area. In this case, those considerations were discussed during the original project approval. For the proposed expansion, the Applicant is utilizing the same planting list that was previously designed by a NH Licensed Landscape Architect. Therefore, the proposal is consistent with the spirit and intent of the regulations.

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

The Applicant is proposing site landscaping based on the provisions of the Site Plan Regulations and providing a Landscaping Plan. This will in no way violate the provisions of the Zoning Ordinance, Master Plan, or Official Map.

Waiver Request #4:

- **Chapter 3 Section 12.03(4) & 16.03(1):** Architectural Elevations – To waive the requirement for a Licensed Architect to stamp & sign the architectural elevations.

- (1) The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property;

The provided Architectural Elevations are preliminary designs and will provide a Licensed Architect stamp and signature for the Final Approved Plans.

- (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 provided Architectural Elevations are preliminary designs and will provide a Licensed Architect stamp and signature for the Final Approved Plans.

- (3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, of the strict letter of these regulations are carried out;

The provided Architectural Elevations are preliminary designs and will provide a Licensed Architect stamp and signature for the Final Approved Plans.

- (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 provided Architectural Elevations are preliminary designs and will provide a Licensed Architect stamp and signature for the Final Approved Plans.

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

The provided Architectural Elevations are preliminary designs and will provide a Licensed Architect stamp and signature for the Final Approved Plans.

Waiver Request #5:

- **Chapter 3 Section 12.06(2), 12.06(3), 15.02(5), 15.04(7), 15.04(12), & 16.02(9):** Easements and Restrictions – To waive the requirement for easements and restrictions on the site plan.

- (1) The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property;

The requested waiver is for providing existing easements on site or abutting properties and not showing them do not adversely effect the part of the expansion of the site and therefore a waiver has been requested as this request will not be detrimental to the public safety, health, or welfare or injurious to other property as all this information is existing and not affected by these improvements

- (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 proposed project is to expand the existing 25-unit development by adding an additional 8-unit building to the back of the property. There are no easements located in the area where the proposed development will be situated and therefore it appears unnecessary to require the regulations as it wouldn't provide much if any additional information.

- (3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, of the strict letter of these regulations are carried out;

This project is unique as it is not a completely new development. It is an expansion of the existing townhouse development on the property that was approved by the Board. Requiring the requested information would provide little value and cause an unnecessary financial hardship for the Applicant.

- (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 purpose of the requested information helps the overall understanding of adding units to a new site, however in this case where we are only adding an additional 8 units in the back the requested information will not add any extra value to the plans and as such we are requesting this wavier.

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

The waivers requested will in no way violate the provisions of the Zoning Ordinance, Master Plan, or Official Map, based on the nature of the request.

Waiver Request #6:

- **Chapter 3 Section 15.04(10):** Existing Buildings information on the Site Plan – To waive the requirement for the use and exterior dimensions of existing buildings on the site plan.
 - (1) The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property;
The requested waiver is for things that are existing on site and not part of the expansion of the site and therefore a waiver has been requested as this request will not be detrimental to the public safety, health, or welfare or injurious to other property as all this information is existing and not affected by these improvements.
 - (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 proposed project is for an expansion of the existing project and none of the requested information impacts that area of improvements. Therefore, it appears unnecessary to require these items in this case as it wouldn't provide much if any additional value to the project.
 - (3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, of the strict letter of these regulations are carried out;
This project is unique as it is not a completely new development. It is an expansion of the existing townhouse development on the property. Requiring the requested information would provide little value and cause an unnecessary financial hardship for the Applicant.
 - (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 purpose of the requirement is to provide a detailed description of the existing buildings on site, however we are only adding an additional 8-units and the requested information would not add any extra value to the plans and as such we are requesting this waiver.
 - (5) The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.
The waivers requested will in no way violate the provisions of the Zoning Ordinance, Master Plan, or Official Map, based on the nature of the request.

Waiver Request #7:

- **Chapter 3 Section 15.04(21) & 16.03(11):** Existing Sign Information – To waive the requirement for providing existing sign information on the site plan and architectural elevations.
 - (1) The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property;
The requested waiver is for things that are existing on site and not part of the expansion of the site and therefore a waiver has been requested as this request will not be detrimental to the public safety, health, or welfare or injurious to other property as all this information is existing and not affected by these improvements.
 - (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 proposed project is for an expansion of the existing project and none of the requested information impacts that area of improvements. Therefore, it appears unnecessary to require these items in this case as it wouldn't provide much if any additional value to the project.
 - (3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, of the strict letter of these regulations are carried out;
This project is unique as it is not a completely new development. It is an expansion of the existing townhouse development on the property. Requiring the requested information would provide little value and cause an unnecessary financial hardship for the Applicant.
 - (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 purpose of the requested information helps the overall understanding of where the existing signage is on site, however in this case where we are only adding an additional 8 units in the back the requested information will not add any extra value to the plans and as such we are requesting this waiver.
 - (5) The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.
The waivers requested will in no way violate the provisions of the Zoning Ordinance, Master Plan, or Official Map, based on the nature of the request.

Waiver Request #8:

- **Chapter 3 Section 16.03(9):** Color Rendering of Landscaping – To waive the requirement for a colored rendering of landscaping at the time of planting and as expected five years after planting.

- (1) The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property;
The requested waiver is for providing a visual for landscaping on site at the time of planting and as expected in 5 years. This site has already been developed and is only asking to expand the development, any questions regarding what the landscaping will look like after planting can utilize the existing trees and other landscape features for the 25-unit development on site. A waiver has been requested as this request will not be detrimental to the public safety, health, or welfare or injurious to other property as all this information is existing and not affected by these improvements.
- (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 proposed project is for an expansion of the existing project and none of the requested information impacts that area of improvements. Therefore, it appears unnecessary to require these items in this case as it wouldn't provide much if any additional value to the project.
- (3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, of the strict letter of these regulations are carried out;
This project is unique as it is not a completely new development. It is an expansion of the existing townhouse development on the property. Requiring the requested information would provide little value and cause an unnecessary financial hardship for the Applicant.
- (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 purpose of the requirement is to provide a detailed plan of the landscaping on site, however we are only adding an additional 8-units and the requested information would not add any extra value to the plans and as such we are requesting this waiver.
- (5) The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.
The waivers requested will in no way violate the provisions of the Zoning Ordinance, Master Plan, or Official Map, based on the nature of the request.

Waiver Request #9:

- **Chapter 4 Section 22.02:** Stormwater Management Construction Standards – To utilize a pipe size of 12” whereas a minimum pipe size of 15” is required per Section 6.03.F.1 of the City of Concord Construction Standards and Details.

- (1) The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property;

Appropriately designed stormwater management provisions are important for public health and safety as they are critical for controlling runoff to avoid flooding, soil erosion, damage to infrastructure, etc. The proposed stormwater system for the expansion will connect into the existing closed system. The existing closed system utilizes 12" pipes at the location where the proposed system will connect. It is not best practice to reduce pipe size downstream as it can create a bottleneck, impact flow dynamics/pressure, and potentially damage the system. Therefore, requiring a 15" diameter pipe for this project would not be in the public's best interest.

- (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 project proposes to tie into the existing stormwater management system on the property. The existing closed drainage system utilizes 12" pipes at the proposed connection. It is not best practice to reduce pipe size downstream as it can create a bottleneck, impact flow dynamics/pressure, and potentially damage the system. Therefore, it is not best for the stormwater management provisions for this project to require a 15" minimum pipe size.
- (3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, of the strict letter of these regulations are carried out;
The Applicant is restricted by the existing conditions of the site. The existing closed drainage system on the property utilizes 12" pipes. The Applicant needs to tie into this existing system but proposing a larger pipe upstream is not best practice.
- (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 spirit and intent of the regulations is to provide adequate stormwater management provisions. The proposed system was carefully designed by a NH Professional Engineer utilizing best practices. Therefore, granting this waiver would not be contrary to the spirit and intent.
- (5) The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.
The requested waiver from the stormwater design standards will in no way violate the provisions of the Zoning Ordinance, Master Plan, or Official Map.

Waiver Request #10:

- **Chapter 4 Section 22.02: Stormwater Management Construction Standards** – To maintain pipe cover of less than the required 4-ft per Section 6.03.F.2 of the City of Concord Construction Standards and Details.
- (1) The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property;

Pipe cover is important to protect the pipe system from damage & harsh conditions and prevent contamination and/or leaks which helps extend the overall lifespan of the system. It is in the public's best interest for these systems to operate effectively over a long period of time. The proposed stormwater system for the expansion will connect into the existing closed system which is restricted by the existing pipe inverts making it impossible to provide the required 4-ft of cover along the entirety of the closed system. Where cover minimums cannot be met, the Applicant is proposing insulation to help protect the system. Therefore, providing this additional protection is not expected to negatively impact the public.

- (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 project proposes to tie into the existing stormwater management system on the property. The Applicant is restricted by the existing invert elevations and is therefore unable to provide the required pipe cover over the entirety of the system.
- (3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, of the strict letter of these regulations are carried out;
The Applicant is restricted by the existing conditions of the site. The inverts of the existing closed drainage system are fixed. The Applicant needs to tie into this existing system but is then unable to provide the required 4-ft of pipe cover along the entire system.
- (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;
Stormwater management regulations are put into place to ensure the proposed systems are designed appropriately so that they may work effectively over a long period of time. Pipe cover is important to protect the pipe system from damage & harsh conditions and prevent contamination and/or leaks which helps extend the overall lifespan of the system. Where cover minimums cannot be met, there are other options available to protect the pipes such as rigid insulation. In this case, due to the existing inverts that the proposed system must tie into, 4-ft of pipe cover is not always feasible. The Applicant will provide insulation where required to ensure the pipe is well protected. Therefore, granting this waiver would not be contrary to the spirit and intent.
- (5) The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.
The requested waiver from the stormwater design standards will in no way violate the provisions of the Zoning Ordinance, Master Plan, or Official Map.



July 1, 2025

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Community Development
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Concord, New Hampshire 03301
KNA Project No. 06-0505-1

WAIVER REQUESTS

The Applicant is formally requesting waivers from the following sections of the City of Concord Site Plan Regulations:

- **Chapter 4 Section 19.08:** Length of Residential Common Private Drives – To waive the requirement for common private drives to not exceed 1,000 feet in total length.
 - (1) The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property;
The requested waiver is for the extension of an existing private driveway. The existing driveway has a total length of 1,193 feet whereas the project proposes an additional 684 linear feet to be added to the private drive. This request will not be detrimental to public safety, health, or welfare or injurious to other properties as this extension is to only loop the driveway providing two means of access allowing for easier and faster access for emergency vehicles, garbage pick-up, and residential use.
 - (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;
This proposal is for the expansion of an existing project creating a private drive that extends over the maximum length, but in doing so it does not negatively impact the public safety, health or welfare and provides an easier path of travel. Therefore, it appears unnecessary to require these items in this case as it wouldn't provide much if any additional value to the project.
 - (3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, of the strict letter of these regulations are carried out;
This project is unique as it is not a completely new development. It is an expansion of the existing townhouse development on the property that was approved by the Board.

Requiring the requested information would cause an unnecessary financial hardship for the Applicant.

- (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 purpose of the requested information helps the overall understanding of the maximum extent of a private driveway, however, in this case we are only adding an additional 684 linear feet of driveway to the existing driveway and in doing so we are providing better emergency access throughout the site. The requested information would not add extra value to the plans and as such we are requesting this waiver.

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

The waivers requested will in no way violate the provisions of the Zoning Ordinance, Master Plan, or Official Map, based on the nature of the request.

- **Chapter 4 Section 21.01, 21.03 and 21.04, and 2010 ADA Standards for Accessible Design:** Sidewalks – To waive the requirement to provide sidewalks on-site, off-site and wherever possible.

- (1) The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property;

The requested waiver is for providing sidewalks wherever functional and efficient on site. This project provides sidewalks on both sides of the looped driveway allowing for accessible access into the units. Not extending the sidewalks throughout the looped extension won't adversely affect this part of the expansion of the site and therefore a waiver has been requested as this request will not be detrimental to the public safety, health or welfare or injurious to other properties.

- (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 proposed project is for an expansion of the existing project and none of the requested information impacts that area of improvements. Therefore, it appears unnecessary to require these items in this case as it wouldn't provide much if any additional value to the project.

- (3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, of the strict letter of these regulations are carried out;

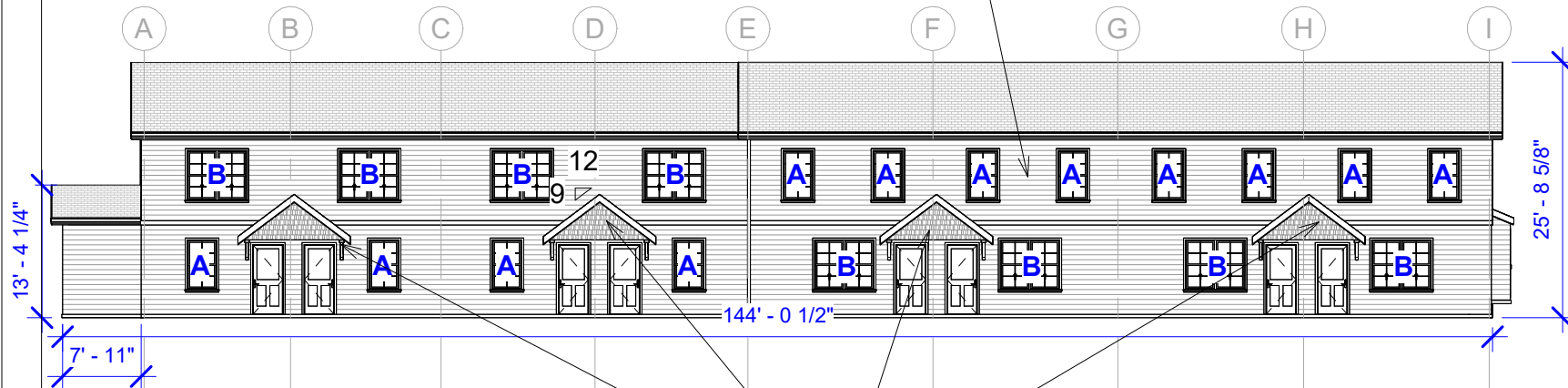
This project is unique as it is not a completely new development. It is an expansion of the existing townhouse development on the property. Requiring the requested information would provide little value and cause an unnecessary financial hardship for the Applicant.

- (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 purpose of the requirement is to provide sidewalks wherever possible on site, however we are only proposing a looped driveway for accessibility to the rear units and have added sidewalks as necessary. It does not seem necessary to install sidewalks continuously around the entire looped section of driveway and as such we are requesting this waiver.

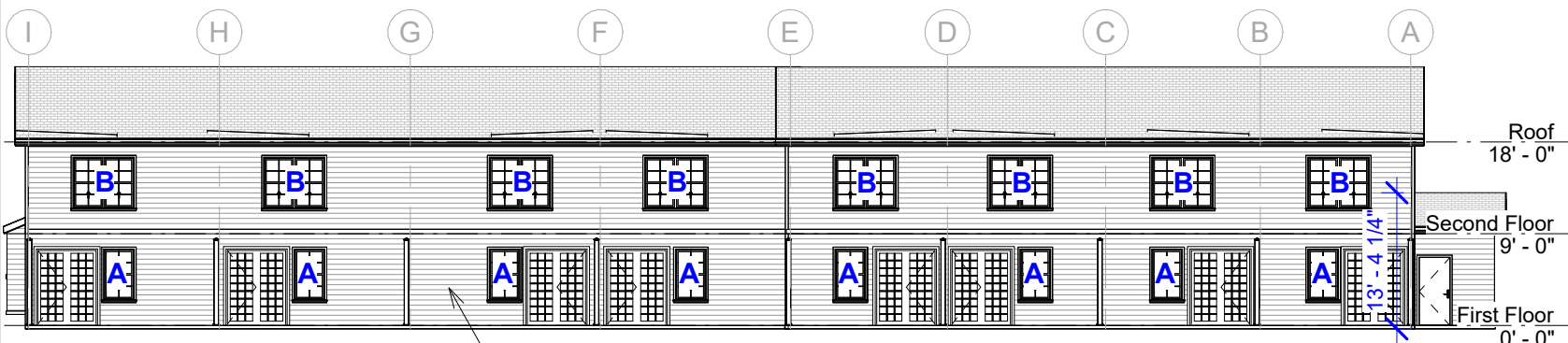
- (5) The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.

The waivers requested will in no way violate the provisions of the Zoning Ordinance, Master Plan, or Official Map, based on the nature of the request.



2 Front - Elevation
1/16" = 1'-0"

CertainTeed - Cedar Impressions Perfection Shingles - (Savannah Wicker)



1 Back - Elevation
1/16" = 1'-0"

(Savannah Wicker)

Concord New Development

Front & Back Elevations

REVISIONS

PROJECT #:
1-25-105

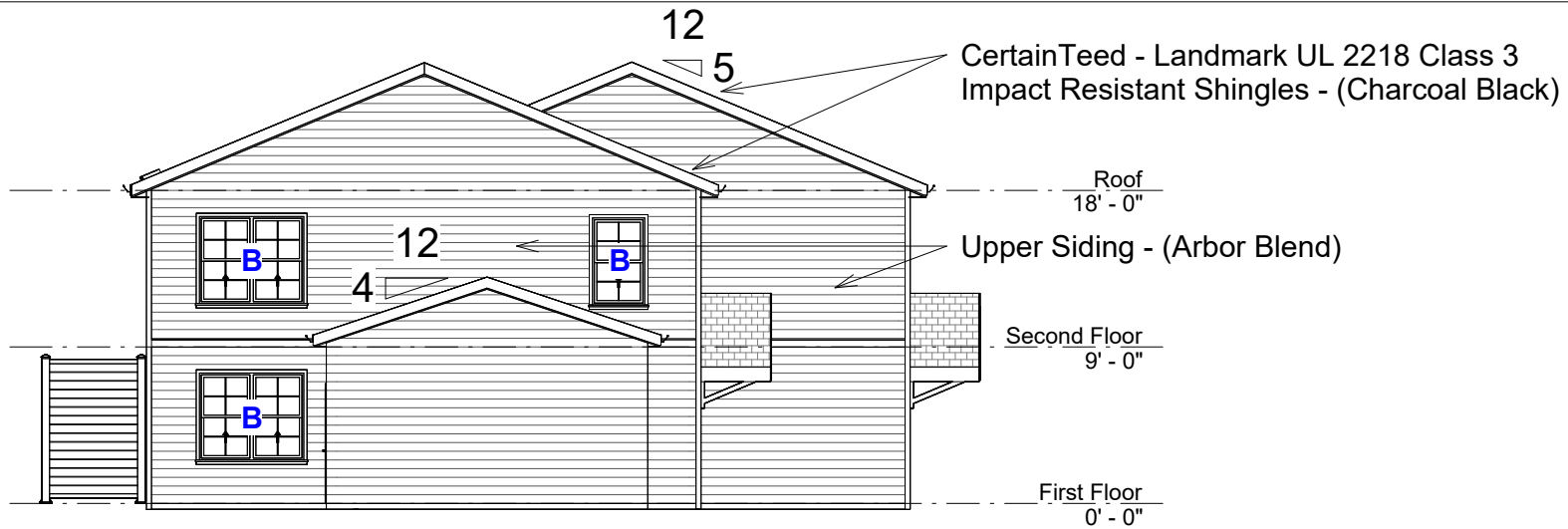
SCALE:
1/16" = 1'-0"

DATE:
5/28/2025

DRAWING NO:
C1 - 8.5x11



148 Tatro Drive
Goffstown NH
03045

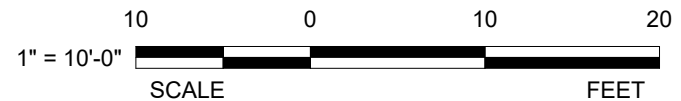


① Left - Elevation
1" = 10'-0"



② Right - Elevation
1" = 10'-0"

Bottom Siding - (Savannah Wicker)



Concord New Development

Left & Right Elevations

REVISIONS

PROJECT #:
1-25-105

SCALE:
1" = 10'-0"

DATE:
5/28/2025

DRAWING NO:
C2 - 8.5x11



148 Tatro Drive
Goffstown NH
03045

PROJECT #:
1-25-105

SCALE:
1/16" = 1'-0"

DATE:
5/28/2025

DRAWING NO:
C3 - 8.5x11



148 Tatro Drive
Goffstown NH
03045



① Front - Colored
1/16" = 1'-0"



③ Left - Colored
1/16" = 1'-0"



④ Right - Colored
1/16" = 1'-0"



② Back - Colored
1/16" = 1'-0"



48 Tatro Drive
 offstown NH
 3045

MANAGEMENT DEVELOPMENT

CONCURRENCE HOUSING & REDEVELOPMENT

Floorplans

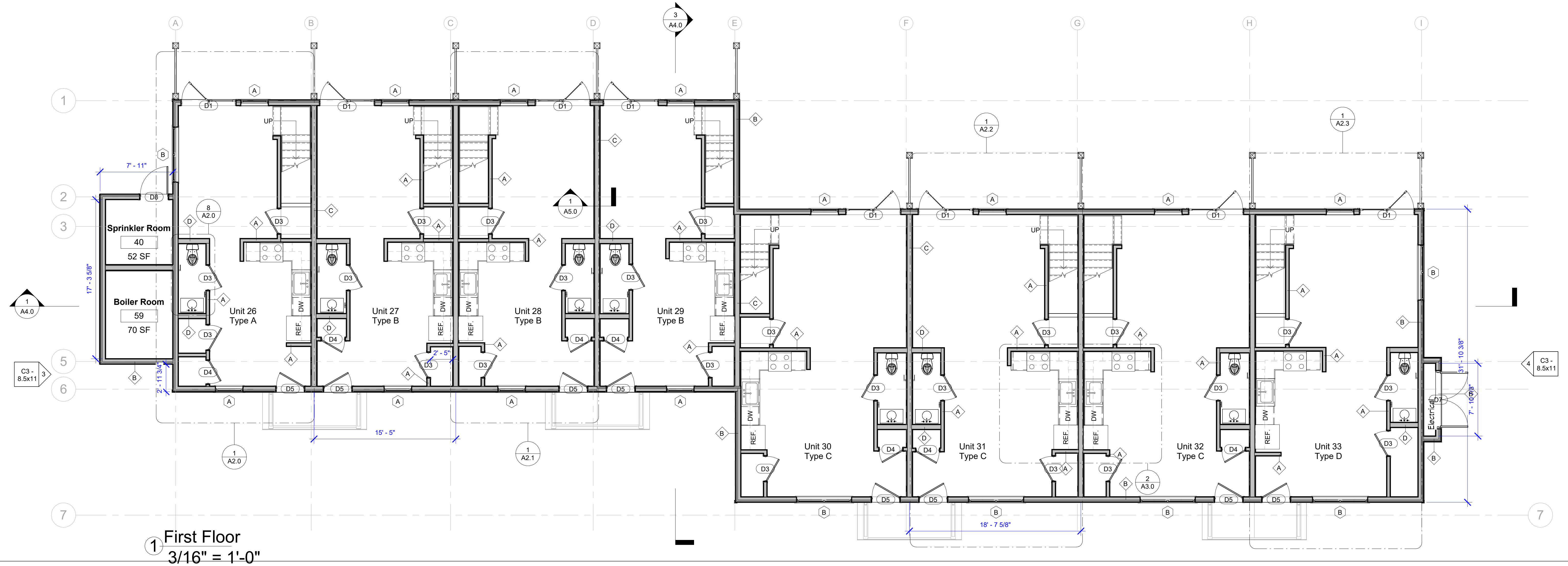
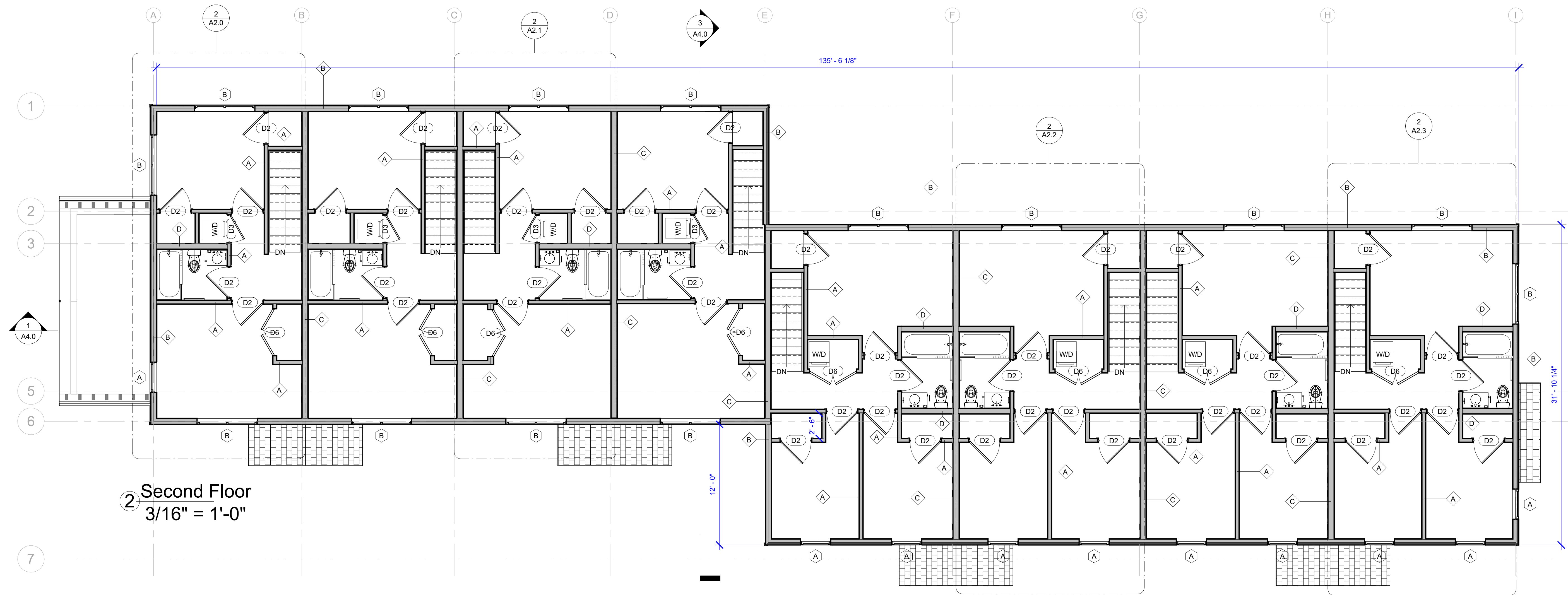
REVISIONS

PROJECT #:
1-25-105

SCALE:
3/16" = 1'-0"

DATE:
6/28/2025

DRAWING NO:
A1.1

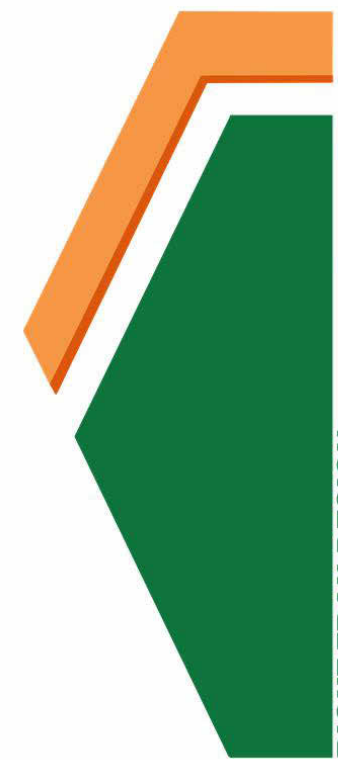
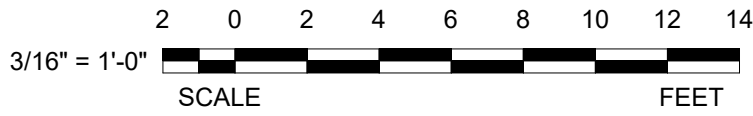




CertainTeed - Cedar Impressions Perfection Shingles - (Savannah Wicker)



CertainTeed - Monogram Siding - (Savannah Wicker)



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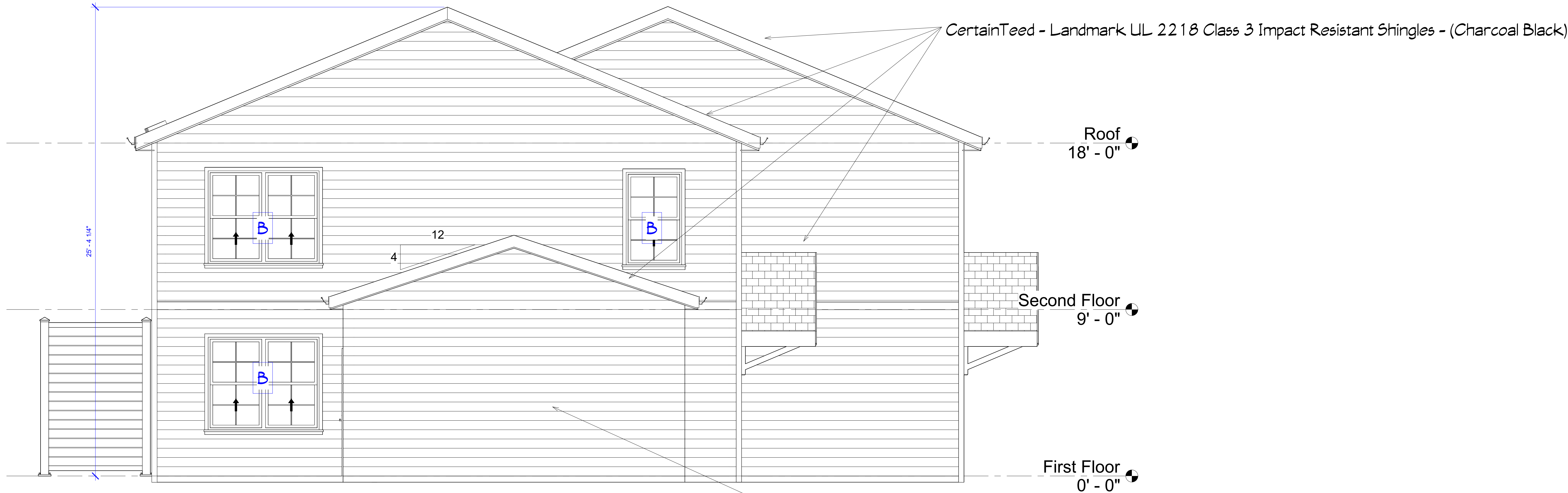
Concord New Development
Concord Housing & Redevelopment

Front & Back
Elevations

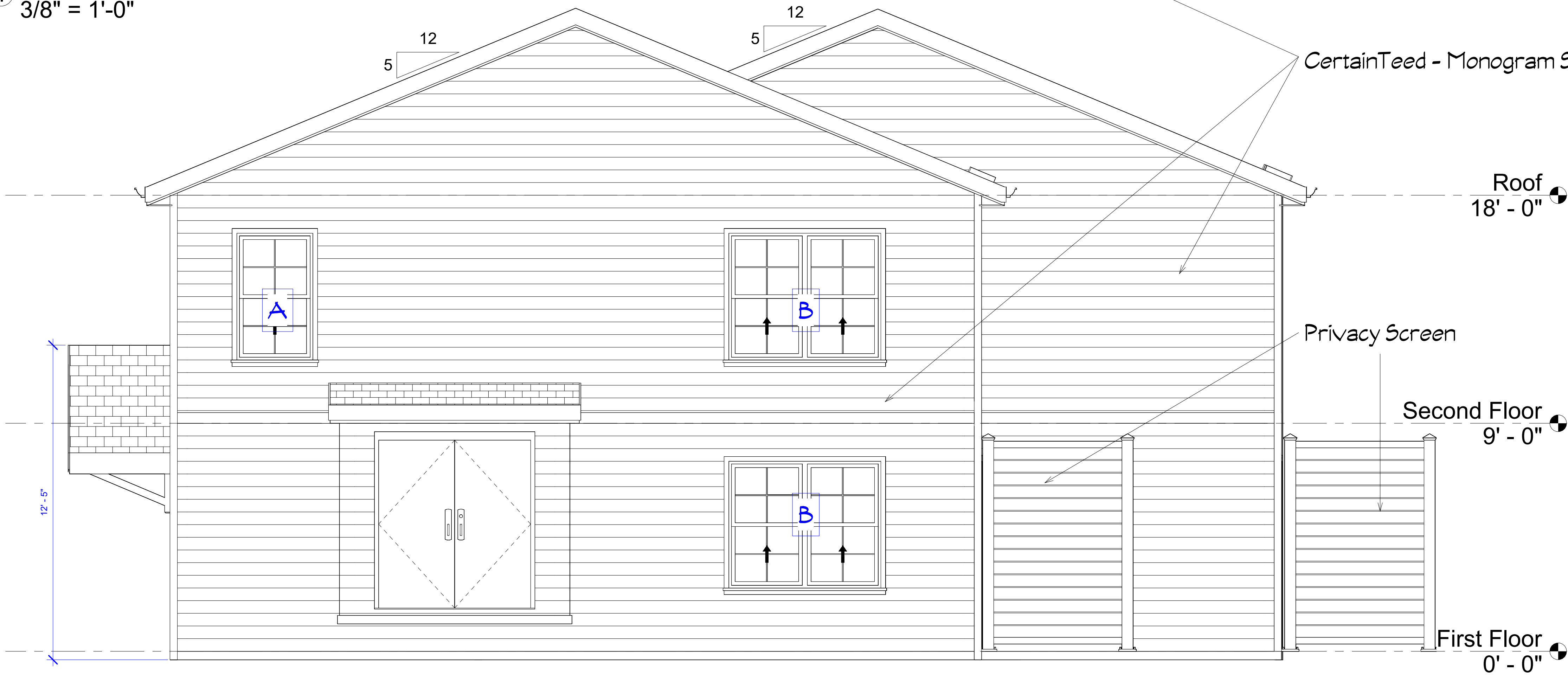
REVISIONS

PROJECT #:
I-25-105
SCALE:
3/16" = 1'-0"

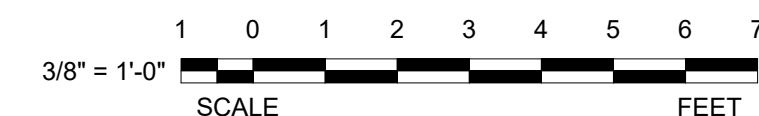
DATE:
5/28/2025
DRAWING NO:
A3.1



① Left
3/8" = 1'-0"



② Right
3/8" = 1'-0"



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Left & Right
Elevations

REVISIONS

PROJECT #:
1-25-105
SCALE:
3/8" = 1'-0"

DATE:
5/28/2025
DRAWING NO:
A3.2



148 Tatso Drive
Goffstown NH
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Front & Back -
Colored
Elevations

REVISIONS

PROJECT #:
I-25-105
SCALE:
3/16" = 1'-0"

DATE:
5/28/2025
DRAWING NO:
A3.3



① Front Colored
3/16" = 1'-0"



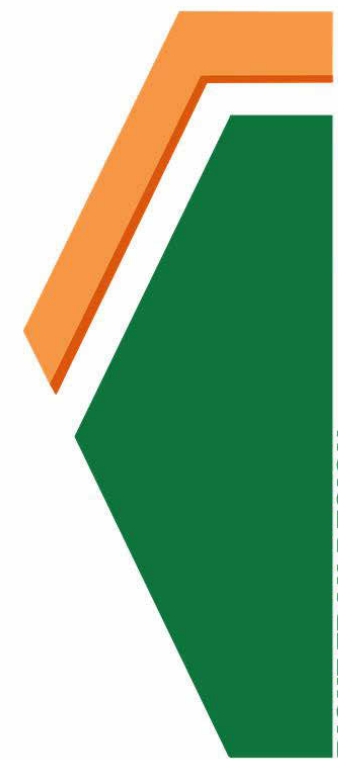
② Back Colored
3/16" = 1'-0"



① Left Colored
3/8" = 1'-0"



② Right Colored
3/8" = 1'-0"



148 Tatso Drive
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Concord New Development

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Left & Right -
Colored
Elevations

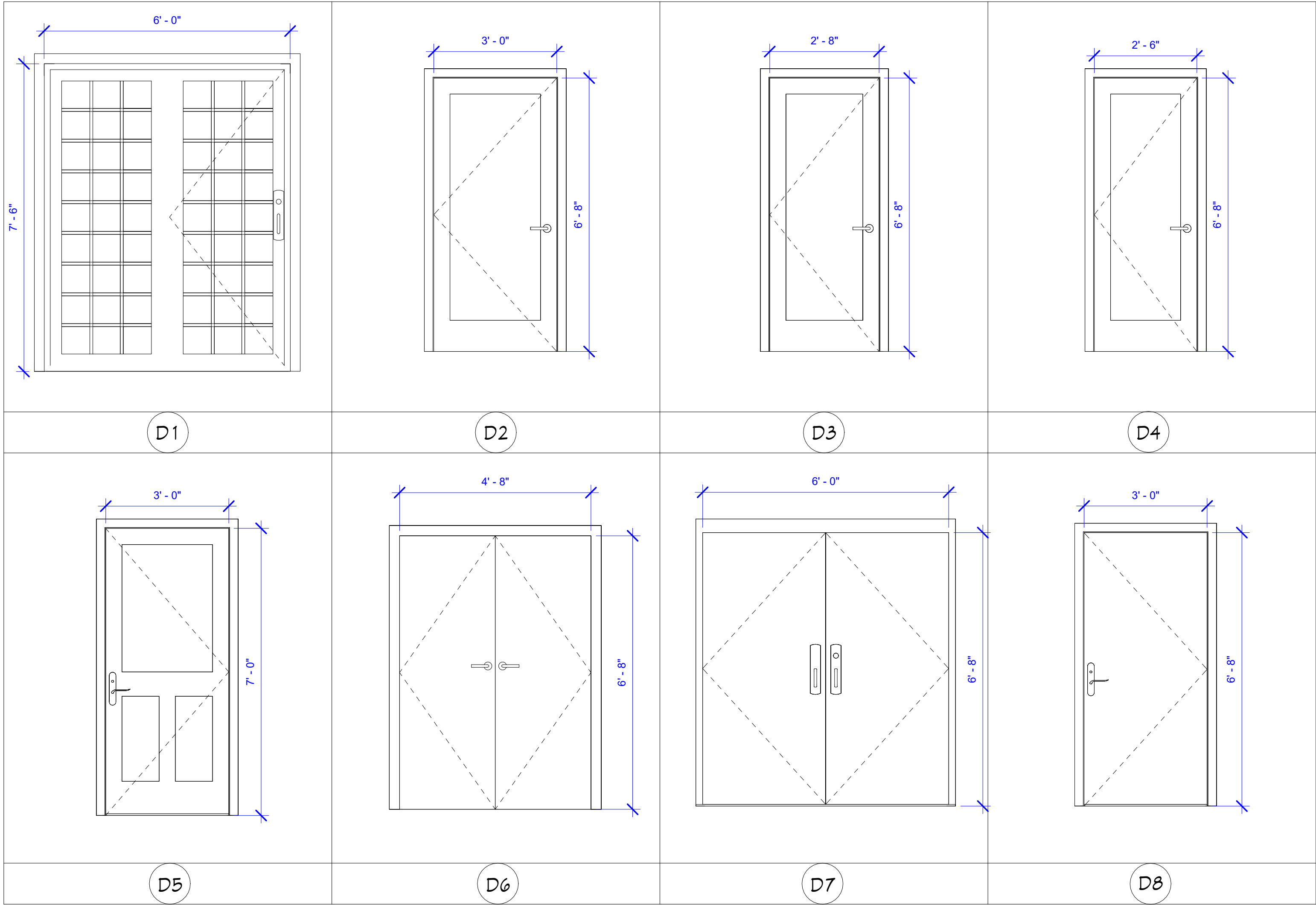
REVISIONS

PROJECT #:
1-25-105

SCALE:
3/8" = 1'-0"

DATE:
5/28/2025

DRAWING NO:
A3.4

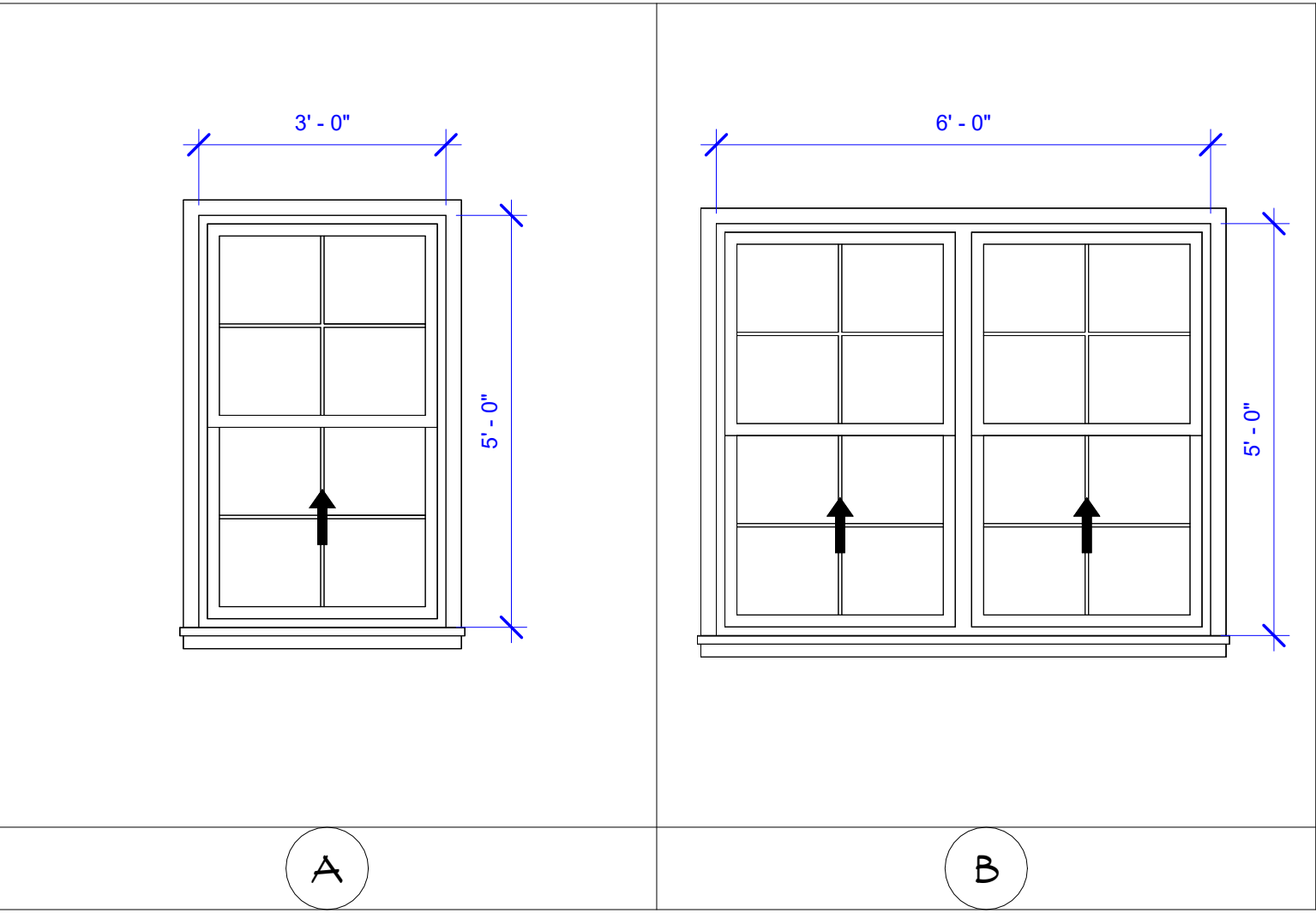


Door & Window Types
1/2" = 1'-0"

HARDWARE

ITEM	GROUP				
	1	2	3	4	5
LEVER HANDLE LOCKSET	X	X			
KNOB HANDLE LOCKSET					
DEADBOLT LOCK	X				
SECURITY PEEPSIGHT					
METAL THRESHOLD	X				
LOW PROFILE THRESHOLD					
WEATHERSTRIPPING	X				
DOOR STOP	X	X			
EXTERIOR BARREL HINGES					
STAINLESS KICK PLATE					
AUTOMATIC DOOR OPENER					
INTEGRAL BLINDS	X				

hardware
1/2" = 1'-0"



Window Schedule				
Type	Family	Height	Width	Finish
A	Window-Single-Hung	5' - 0"	3' - 0"	
B	Window-Single-Hung	5' - 0"	3' - 0"	
B	Window-Single-Hung-Double	5' - 0"	6' - 0"	

Door Schedule				
Type Mark	Family	Height	Width	Comments / Hardware
D1	Door-Outswing-JELD-WEN-2_Panel-Stationary_Active-EpicVue	7' - 6"	6' - 0"	Group 1
D2	Door-Interior-Single-1_Panel-Wood	6' - 8"	3' - 0"	Group 2
D3	Door-Interior-Single-1_Panel-Wood	6' - 8"	2' - 8"	Group 2
D4	Door-Interior-Single-1_Panel-Wood	6' - 8"	2' - 6"	Group 2
D5	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad	7' - 0"	3' - 0"	Group 1
D6	Door-Double-Flush_Panel	6' - 8"	4' - 8"	Group 2
D7	Door-Exterior-Double	6' - 8"	6' - 0"	Group 2
D8	Door-Exterior-Single-Entry- No Light	6' - 8"	3' - 0"	Group 1

Plumbing Fixture Schedule					
Type Mark	Family	Manufacturer	Model	Finish	Comments
2	Tub-Rectangular-3D				
3	Plumbing_Fixture-Commercial-Moen-Shower_Assembly-T9389	Moen	T9389	Metal - Moen - Chrome	
7	Lavatory - Vanity				
10	Sink Kitchen-Single				
15	CL28935-6DACTSTTL_REVIT	American Standard			
16	Lavatory - Vanity				

Specialty Equipment Schedule					
Type Mark	Family	Manufacturer	Model	Finish	Comments
	Screen_Wall-CityScapes-Covrit	CityScapes	Covrit Dumpster Walls		
1	Bath_Accessories-Peerless-Precept-Towel_Bar-24-PA647-24	Peerless Faucet Company	PA647-24	Metal - Peerless Faucet - Chrome	
4	A5170 - Rod, Shower Curtain, 1in Diameter, WCurtain & Hooks				
5	Bath_Accessory-Peerless-Xander-Tissue_Holder-PA119	Peerless Faucet 0	PA119	Metal - Peerless Faucet - Chrome	
6	Bath_Accessories-Peerless-Precept-Towel_Ring-PA347	Peerless Faucet Company	PA347	Metal - Peerless Faucet - Chrome	
9	Range				
10	ToothbrushHolder_SurfaceMount_ASI_Tumbler (1)	American Specialties Inc.	7335-B		
11	Dishwasher				
12	Washer-Dryer-Stack				
20	Range Hood				
50	Refrigerator				



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Schedules

REVISIONS

PROJECT #:
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SCALE:
1/2" = 1'-0"

DATE:
5/28/2025

DRAWING NO:
A6.0



148 Tatro Drive
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site photos

REVISIONS

PROJECT #:
1-25-105
SCALE:

DATE:
5/28/2025
DRAWING NO:
A7.0



148 Tatro Drive
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site photos

REVISIONS

PROJECT #:
1-25-105
SCALE:

DATE:
5/28/2025
DRAWING NO:
A7.1

Photo No. 1: Looking northeast at an existing dumpster located next to SMH#3.

