Bedford Design Consultants Inc.

ENGINEERS AND SURVEYORS

177 East Industrial Park Drive Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com

January 17, 2018

Concord Planning Board
41 Green St
Concord, NH 03301

RE: Waiver to Section 10.06; Determination of Completeness
        Tuscany Village Major Condominium Subdivision
        Sonoma Lane and Riesling Terrace
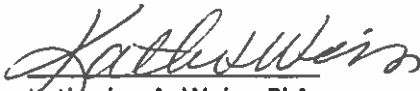   Concord, NH 03303
        Map 193Z Lot 1

Members of the Board,

Bedford Design, on behalf of our client RJ Moreau Communities, LLC., requests a waiver from Section 10.06 of the Subdivision Regulations for Determination of Completeness. The section states "...*If it is determined that the application is complete, the Board shall accept the application for consideration and set a date for the public hearing on the complete application no sooner than the next regular meeting of the Board after the deadline date...*" Our waiver request is to allow our application to be heard at the same meeting in which it is determined complete.

This project has been to the Board several times and we feel that the Members are very familiar with the project. Also, the submitted plans do not propose any changes to the approved site plan. This application is a matter of approving these units as condominiums, which was discussed during the site plan approval. If there are any questions, please call me at 622-5533 or email me at KatieW@BedfordDesign.com .

Sincerely,

Bedford Design Consultants, Inc.

Katherine A. Weiss, PLA
Project Manager

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January 17, 2018

Concord Planning Board
41 Green St
Concord, NH 03301

RE: **Waiver to Section 12.07; Wetland Delineation**
Tuscany Village Major Condominium Subdivision
Sonoma Lane and Riesling Terrace
Concord, NH 03303
Map 193Z Lot 1

Members of the Board,

Bedford Design, on behalf of our client RJ Moreau Communities, LLC., requests a waiver from Section 12.07 of the Subdivision Regulations for Wetland Delineation. The section states *"...Wetland delineations are to be prepared by a NH Certified Wetland Scientist who shall sign and seal the existing condition plan and subdivision plat..."* Our waiver request is to refer to the signed and approved Site Plan set for the wetland scientist stamp.

A recent submittal of the Site Plan has the required stamped wetland delineation. The wetlands have not changed and are not required to be stamped for recording at the Registry of Deeds. If there are any questions, please call me at 622-5533 or email me at KatieW@BedfordDesign.com .

Sincerely,

Bedford Design Consultants, Inc.

Katherine A. Weiss, PLA
Project Manager

Bedford Design Consultants Inc.

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RECEIVED

FEB 1 2 2018

Planning Division
Concord, NH

January 17, 2018

Concord Planning Board
41 Green St
Concord, NH 03301

RE: **Tuscany Village Condo Subdivision**
Sonoma Lane
Concord, NH 03303
Map 193Z Lot 1

Members of the Board,

Bedford Design, on behalf of our client RJ Moreau Communities, is pleased to submit this application for a Condominium Subdivision for Tuscany Village. This 26-unit Planned Unit Development has site plan approval. This submission is meant to correct the original approval, where we did not submit a condominium subdivision sheet as part of the plan set. There are no changes from the approved site plan set. The plans submitted show the required private yard space and floor plans, which are required for recording at the registry. Please review the enclosed information for approval.

We look forward to reviewing these plans with you, and to answer any questions at the Planning Board meeting. Please feel to contact me at 603-622-5533 or at KatieW@BedfordDesign.com .

Sincerely,

Bedford Design Consultants, Inc.

Katherine A. Weiss, PLA
Project Manager