



**T.F. BERNIER, INC.**  
*Land Surveyors~Designers~Consultants*

50 Pleasant Street, P.O. Box 3464  
Concord, NH 03302-3464

Environmental Permitting  
State and Local Permitting  
Land Surveying  
Aerial Mapping  
Aerial Photography

Tel. (603) 224-4148  
Fax (603) 224-0507

August 15, 2018

Heather Shank  
Concord City Planner  
41 Green Street  
Concord, NH 03301

Re: Harold & Judith Ekstrom  
Assessors Map 44 Block 3 Lots 1-5, 11, 12, 28, 31-34

Dear Ms. Shank:

On behalf of the Ekstroms, we are submitting two applications concurrently, a Minor Subdivision and a Major Site Plan, with one master plan set.

**Minor Subdivision Application (Lot Line Adjustment):**

Please find enclosed a Minor Subdivision Application to adjust the lot lines between Lot 2 and Lot 1, between Lot 2 and Lot 28, and between Lot 28 and Lot 34. The lots front on Green Street and Warren Street, are all in the CVP zoning district, and are all owned by the Ekstroms. Prior to the adjustment several lots will be consolidated together into Lot 2, and former "Greenwood Ave" will be consolidated into Lot 28. The consolidations and the adjustments are shown on the "Lot Consolidation & Lot Line Adjustment Plan", sheet 2 of the attached plan set.

The lot consolidations and adjustments are being done in preparation for a Major Site Plan proposal involving Lots 2, 11, 28 and 34. The Lot Line Adjustment Plan is one sheet in the multi-sheet plan set showing the re-development.

As the Lot Line Adjustment is an interim step in the overall redevelopment process, we are asking for the following waiver to the Subdivision Regulations/Checklist Items on the Minor Subdivision Application:

**Chapter 3 Section 12 General Requirements for all Drawings**

- 1) **12.08 (23);** Tabulations-impervious, useable area etc.; to not tabulate impervious coverage at the lot line adjustment stage, the site plans will address existing and proposed coverages.

**Major Site Plan Application:**

Please find enclosed a Major Site Plan Application for a new 38 unit "Multi-Family for Elderly" market rate apartment building with associated parking and carports. As part of the redevelopment minor changes to access, grading and parking will occur on Lots 11, 28 and 34.

The project is a downtown redevelopment that will raze 7 existing buildings (8 total, one was razed in 2016). The project will eliminate a private city maintained street, Greenwood Ave., off of Green Street, establishing a private common driveway. The primary vehicle access will be through a reconstructed existing driveway from North Spring Street and the common drive off of Green Street. The drives will access a private parking lot in the back of the building. The front of the building will face Warren Street and provide pedestrian access only from Warren Street.

We do not believe the application requires any waivers of the Site Plan regulations, however the Lighting Plan has not yet been completed by the lighting engineer and will be submitted as soon as it is completed. We are also holding off on submitting the colored presentation plan until we receive initial feedback from city staff.

**Application Fee Calculation for Minor Subdivision (Lot Line Adjustment) and Major Site Plan:**

**Lot Line Adjustment:**

\$300.00 application fee

Notices = (mailed together with Site Plan notices)

Total = \$300.00 (check #1)

**Major Site Plan:**

\$300.00 application fee

\$150.00 x 38 dwelling units = \$5,700.00

\$5.00 x 23 notices = \$115.00

Total = \$6,115.00 (check #2)

**Grand Total: \$6,415.00**

(recording fees pending)

Thank you for your time and consideration of this application. If you have any questions or need additional information, please give us a call.

Sincerely,  
T.F. BERNIER, INC.



Jonathan Crowdes, LLS  
Project Manager

enclosures

cc: file 119-02



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August 29, 2018

Beth Fenstermacher  
Assistant City Planner  
41 Green Street  
Concord, NH 03301

Re: Harold & Judith Ekstrom  
Comprehensive Development Plan  
(in conjunction with Lot Line Adjustment Application)  
Assessors Map 44 Block 3 Lots 1-5, 11, 12, 28, 31-34

Dear Ms. Fenstermacher:

The Ekstrom's proposed Lot Line Adjustment falls within the Civic performance District, and therefore requires a Comprehensive Development Plan in accordance with Section 18 of the Subdivision Regulations. On behalf of the Ekstroms we are requesting approval of this Comprehensive Development Plan in conjunction with the Lot Line Adjustment Application.

Prior to the formal (concurrent) submission of the Lot Line Adjustment and Siteplan applications there had been several informal technical/design review meetings with City Staff to discuss this project. The Lot Consolidation and subsequent Lot Line Adjustment as shown on sheet 2 of the 17 sheet plan set are merely the first step in the major re-development/Siteplan process for a proposed 55 & over Multi-Family building.

The property has been surveyed and designed extensively in the Siteplan process. We feel that all of the CDP submittal requirements of Section 18.03-18.05 are either discussed in the Site Plan Application narrative or are shown in the plan set. As this is a major re-development project, there will be extensive review of the proposed siteplan design. The project is not being phased.

Thank you for your time and consideration of this application. If you have any questions or need additional information, please give us a call.

Sincerely,  
T.F. BERNIER, INC.

Jonathan Crowdes, LLS  
Project Manager

cc: file 119-02