



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

May 15, 2019

Heather R. Shank, PLA, AICP - City Planner  
Concord City Hall  
41 Green Street  
Concord, NH 03301

**RE: Lot Line Adjustment – Minor Subdivision  
Town Fair Tire & Goodwill Industries  
204 & 208 Loudon Road, Concord, NH 03301  
Tax Map/Block/Lot(s) 614Z-1 & 603Z60**

Dear Heather,

On behalf of our Clients, Concord Four, LLC (Town Fair Tire) and Goodwill Industries, LLC, please find attached materials associated with a lot line adjustment for the properties at the above noted addresses.

**Project Narrative:**

The properties, located at 204 and 208 Loudon Road in Concord, NH, occupy approximately 3.3 and 0.68 acres respectively and are currently comprised of a Goodwill Store and a Town Fair Tire Service Center. The parcels are abutted by Loudon Road (NH Route 9) to the north, and commercial properties to the south, east, and west. Access to the sites is provided by a paved driveway from Loudon Road (NH Route 9), and a paved interconnecting drive between the lots. Both lots are zoned General Commercial District.

The proposed lot line adjustment will subdivide approximately 0.40-acres from lot 603Z-60 to be added to Lot 614Z-1. The intent of the lot line adjustment is to facilitate future expansion of Town Fair Tire. No additional State or Federal permitting is anticipated for the lot line adjustment.

Should there be any questions or concerns regarding this submittal or the project in general please do not hesitate to contact the undersigned at 472-4488 or [ngolon@tfmoran.com](mailto:ngolon@tfmoran.com).

Sincerely,  
TFMoran, Inc.

Nicholas Golon, P.E.  
Senior Project Manager

48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-9747  
[www.tfmoran.com](http://www.tfmoran.com)



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

June 5, 2019

Beth Fenstermacher, PLA, LEED AP  
City of Concord  
Assistant City Planner  
41 Green Street  
Concord, NH 03101

RE: Waiver Requests – 12.08(3) and 15.03(4) Topography, 15.03(4) soils, 12.08(10), 15.03(11) & (13) municipal utilities (water, sewer, stormwater), 12.08(11) and 15.03(15), non-municipal utilities 12.08(8) Parking, Loading and Access (request for partial waiver to not show all parking layout on Goodwill property), 12.08(18) Lighting, 12.08(20) Existing vegetation

Town Fair Tire & Goodwill Industries  
204 & 208 Loudon Road, Concord, NH 03101  
Tax Map/Block/Lot(s) 614Z-1 & 603Z60

Dear Beth,

On behalf of our Client(s), Concord Four, LLC (Town Fair Tire) & Goodwill Industries of Northern New England, we respectfully request waivers from the above noted sections of the City of Concord Subdivision Regulations for a proposed Lot Line Adjustment (LLA) Plan.

The intent of the LLA is to facilitate a future expansion for Town Fair Tire. For such an expansion to take place, a site plan submittal to the City of Concord for the areas to be redeveloped will need to be provided. These plans will depict the required information in the area of redevelopment including two-foot contour intervals, municipal and non-municipal utilities, loading areas, lighting, existing vegetation, etc. In that the information requested to be waived as part of the LLA is either outside the area of future development (Goodwill Industries Lot) or will be provided at a later date as part of a site plan submittal for Town Fair Tire, the inclusion of these items on the plan does not provide a substantial benefit for the purposes of the LLA for these two existing lots of record. The information required to confirm zoning compliance has been included on the plan.

We believe this request is appropriate and consistent with the expectations of the Planning Board. That this Plan upholds the spirit of the Subdivision Regulations and granting of the waivers will not be detrimental to public safety, health, or welfare or injurious to other property. As such, we respectfully request waivers from the sections identified above.

Sincerely,  
**TFMoran Inc.**

Nicholas Golon, PE  
Senior Project Manager

48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-9747  
[www.tfmoran.com](http://www.tfmoran.com)



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

## **Site Photographs**

Photo 1



Existing Town Fair Tire entrance drive along Loudon Road, looking west

Photo 2



Existing Town Fair Tire service bays and rear parking, looking east from Goodwill

Photo 3



Existing Goodwill parking in rear of Lot 603Z-60, looking east from Goodwill



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

Photo 4



Area of proposed lot line adjustment, looking east from Goodwill

Photo 5



Existing Goodwill exit drive along Loudon Road, looking northwest

Photo 6



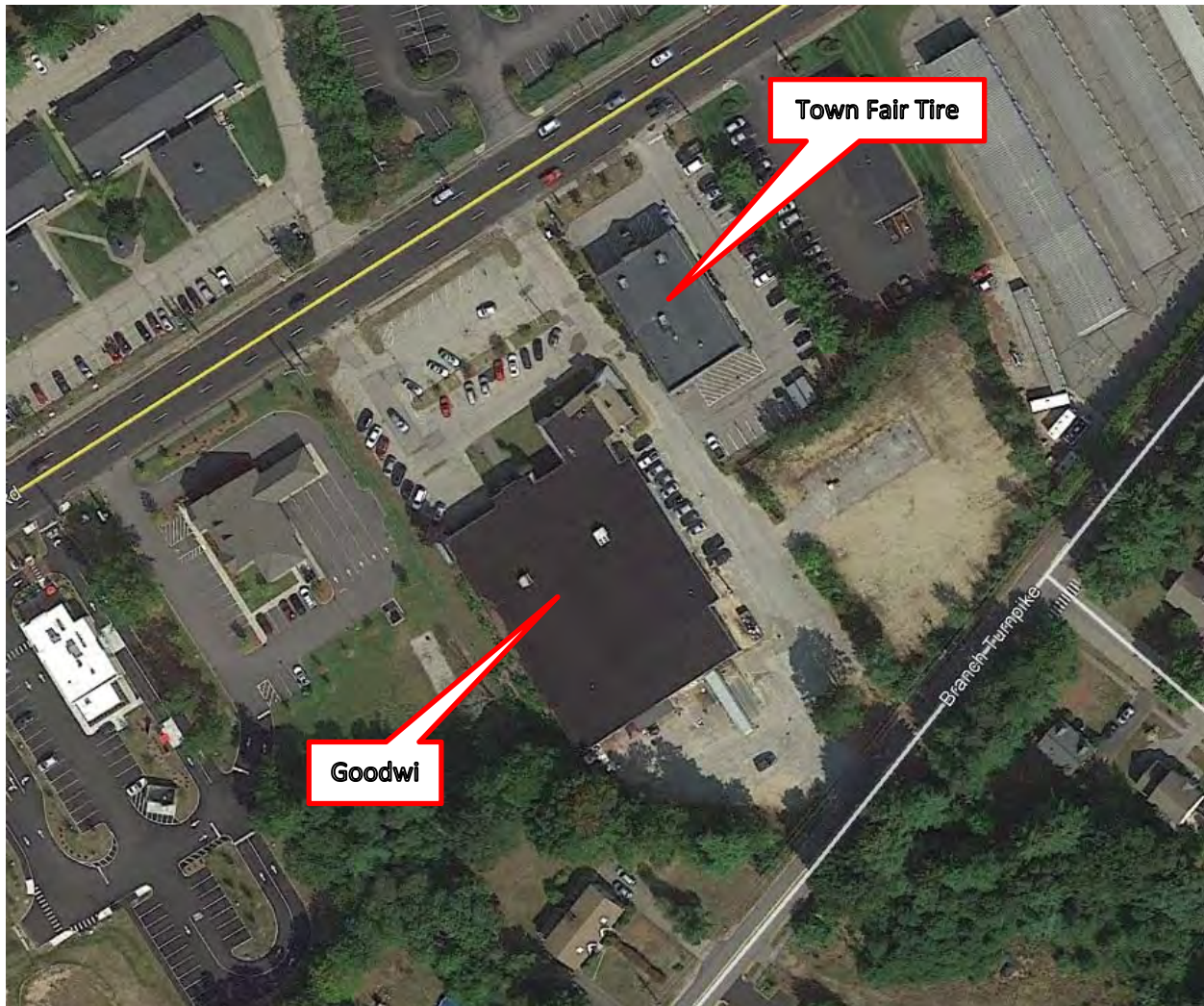
Existing Goodwill internal drive along eastern property line, looking northwest





Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

Photo 7



Aerial Imagery of existing Goodwill (Lot 603Z-60) and Town Fair Tire (Lot 614Z-1)