

Whole Health Concord, LLC

June 17, 2019

To the Planning Board,

A purchase and sales agreement is in place with Jefferson and Laura Hall and Norman and Doris Ballard for 7 Broadway Street in Concord, NH. The agreement is contingent upon a conditional use permit being granted for the change of use outlined below.

Currently, the space at 7 Broadway houses ice cream/food carry out, retail sales and two residential apartments (a 1-bedroom and a 2-bedroom apartment). If the sale is completed, we plan to use the first-floor retail space and current ice cream shoppe for my small naturopathic medical practice and natural wellness pharmacy that is part of my business. With this application, we have included some informal drawings, however we have an architect who is currently working on more formal drawing documents that I hope to have to share at the July planning meeting.

Current Space includes:

- | | |
|--|----------------------|
| 1. Ballard's Ice Cream Shop | 350 sq ft. |
| 2. 1 st floor retail space | approx. 2100 sq. ft. |
| 3. 2 nd floor 1-bedroom apartment | approx. 784 sq. ft. |
| 4. 2 nd floor 2-bedroom apartment | approx. 1236 sq. ft. |

The closing for this purchase is set for the end of September, and renovations are scheduled to start early October. Renovations include the following:

1. Convert 2100 sq. ft. retail space to a functional medical space with 4-6 offices for practitioners and staff, a waiting room and reception area. We will need to renovate the bathroom space to make it ADA compliant.
2. Convert 1-bedroom apartment to a staff development/lunchroom/classroom for my employees and practitioners to use.
 - a. We will be leaving the existing bathroom and kitchen in this space and modify the living area by taking out the wall between the bedroom and living area to create one large room.
3. The ice cream shop will be converted to a space for our small natural wellness pharmacy which will be open for nutritional supplement sales for our patients and the public.
4. ADA compliant ramp will need to be constructed.
5. With the above renovations, new HVAC, plumbing, electricity and first floor windows will be replaced. New ceilings and flooring will be installed.

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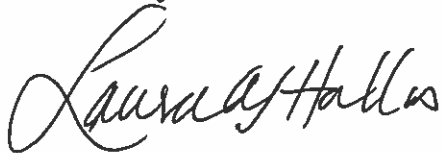
Whole Health Concord, LLC is a functional medicine practice that has existed for the past 11 years here in Concord. Prior to this, it was named Whole Health Naturopathic and was in Manchester, NH.

Whole Health currently has two doctors who see patients 4 days per week, a massage therapist who is present on site 2 days per week, and a dietician and a social worker who are each there 1 day per week. We have 2-3 support staff present any given day who work our front desk and our natural pharmacy. In acquiring this new space, we hope to add another doctor to our team.

Traffic flow in and out of the parking lot will be influenced by our practitioners work hours. Our practitioners see 1 patient per hour except for our doctors who see patients every 30-60 minutes (8-12 patients per day each). A typical day brings 20-30 patients through our doors. Many have appointments and some are just stopping in briefly to the wellness pharmacy to purchase products.

This change in use will not materially endanger the public health or safety as we are not making any significant modifications on the outside of the building other than the ADA compliant ramp and new windows on the first floor. The use will be compatible with the neighborhood and adjoining area as the building will be more eye pleasing with new windows. Traffic flow should not change dramatically over what it is with the current use. The request will not have an adverse effect on highway or pedestrian safety or on the natural, environmental and historic resources of the city. Lastly, the requested use will be adequately serviced by the necessary public utilities and community facilities and will not necessitate excessive expenditures to provide these services as flow of patrons and traffic to the locations will be fairly similar to what already occurs during the ice cream season, if not less.

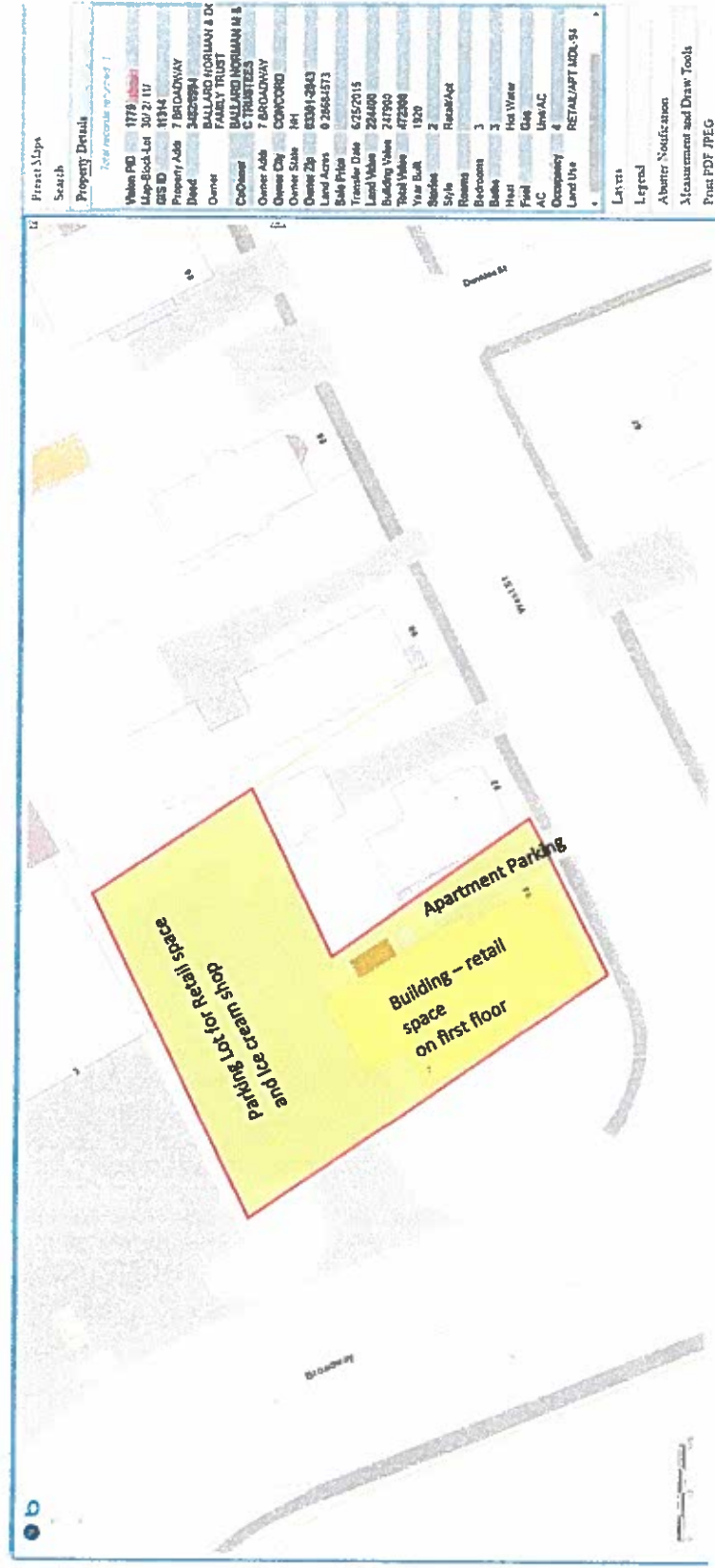
Sincerely,



Laura A Jones Hall

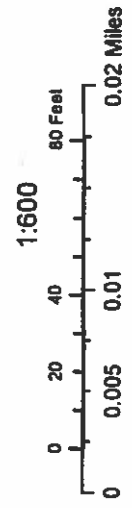
Whole Health Concord, LLC

7 Broadway Street
Concord, NH 03301

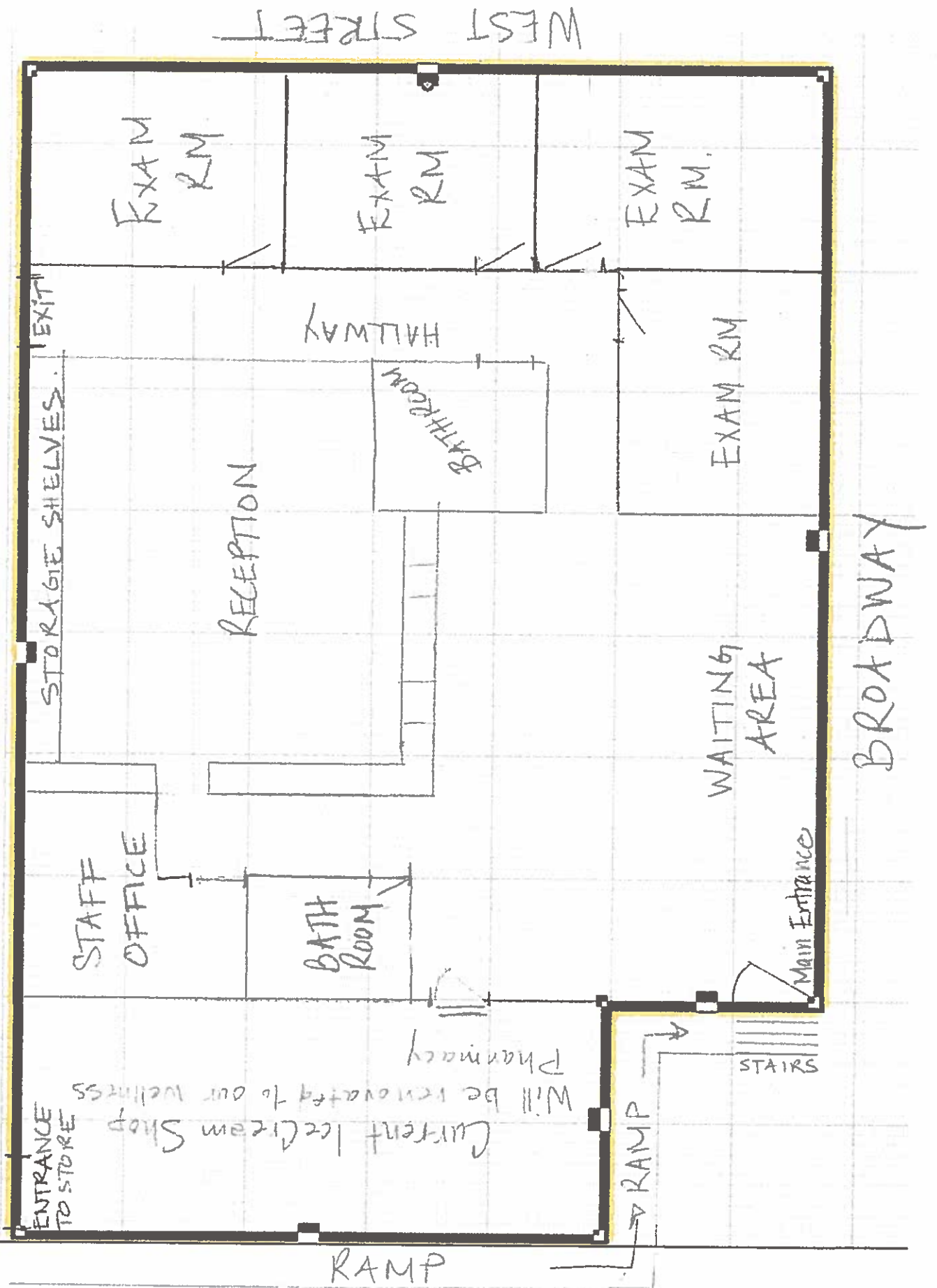




May 21, 2019



7 Broadway Street, Concord, NH
Rough Sketch of interior renovation
Architect is currently working on actual sketches
This is not to scale



Photographs of 7 Broadway Street, Concord, NH



Side of Building from Broadways, entrance into parking lot



Front of building, parking lot on left, ice cream shop in middle and retail space on right. Entrance to medical office will remain where it currently is in middle of photo, ADA ramp will go under awning and up to main entrance. Two bedroom apartment is on the second floor in photo. Entrance to apartment is on the back of the building.



West Street side of building, parking for apartments, stairs up to apartment.



There are 17 parking spots in the front of the building, one will need to be designated a handicap spot.



Photo from back of parking lot, looking at the back of the building.



Ice cream shop will be converted to our wellness pharmacy where we will store the natural supplements that we sell to patients and the public.



1 bedroom apartment kitchen will remain and remainder of apartment will be used s a staff development/lunchroom/classroom area.



2 bedroom apartment will remain the same as it is now.



2 bedroom apartment