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SENT BY CERTIFIED MAIL, EMAIL, AND HAND DELIVERY

Richard S. Woodfin, Chair
City of Concord Planning Board
41 Green Street
Concord, NH 03301

**RE: Abbott Farm, LLC
Abbott Village Condominium, 382 North State Street**

Dear Chair Woodfin and Members of the Board:

This office represents Jason Garland and Abbott Farm, LLC, the owner of certain property located at 382 North State Street (hereinafter "Property"). This letter is a follow-up to previous correspondence sent to this Board with regards to this matter on or about July 17, 2019.

As you know, Abbott Farm, LLC (hereinafter "Abbott") is the developer of that certain condominium entitled Abbott Village Condominium, located on the Property. Abbott (by and through its agent Jason Garland) previously appeared before this Board on or about March 20, 2019 (hereinafter "March 20 meeting"). At that meeting, Abbott requested this Board permit the Abbott House be removed and/or demolished from the Property because the existing condition of the Abbott House structures were such that they were unsalvageable and beyond repair. In support of this request, Mr. Garland discussed with the Board an opinion supporting the poor condition and non-repairable status of the structures of the Abbott House, said opinion written by Bruce MacLeod, PE, MASCE, President of MacLeod Structural Engineers, PA (hereinafter "MacLeod Report"), a copy of which was attached in full to my July 17 correspondence.

Since last appearing before this Board, Mr. Garland and Abbott have taken several steps in coming up with an alternate plan regarding the Abbott House that we would like to present to this Board for consideration, which would involve restoration, replacement, and/or repair of the structure as opposed to widespread demolition.

Since the March 20 meeting, Mr. Garland and Abbott engaged this firm in its representation of this matter, and commissioned a second expert report on the condition of the Abbott House from Bedard Preservation and Restoration, LLC (hereinafter the “Bedard report”), as requested by this Board and prepared by Stephen Bedard, the preferred and recommended preservation and restoration expert of this Board with regards to this matter. A complete copy of Mr. Bedard’s report was attached as an exhibit to my July 17 correspondence; for the purposes of brevity, I have not attached that report as an exhibit to this document.

The Bedard report laid out the opinions and conclusions of Mr. Bedard after his careful research and consideration of the Abbott House, its current condition, and potential routes for salvaging and/or repairing the structure. Abbott and Mr. Garland are taking the suggestions, recommendations and guidance of Mr. Bedard with regards to the Abbott House very seriously, and would like to propose the following repair plan to this Board for its consideration in moving forward on this matter. The below proposals are directly extracted from Mr. Bedard’s report, suggestions, and continued guidance.

As mentioned in Mr. Bedard’s report, Abbott agrees that the main house may be a salvageable structure. As such, Abbott plans to restore, improve, and/or preserve the exterior of the main house by replacing the existing roof (this construction being of the utmost and most immediate importance) and repairing and/or replacing the siding as determined and/or suggested by Mr. Bedard, in his professional opinion. As mentioned by Mr. Bedard in his report, Abbott agrees that the ell is beyond salvation based on its current condition. Abbott proposes to demolish the ell and close off the connections to the ell on the main building and on the carriage shed/barn.

While an agreement as to the exact construction on the Abbott House has yet to be specified in great detail, Abbott has already undertaken the immediate recommendations of Mr. Bedard articulated in his report to prevent any additional deterioration. Abbott has already removed a great amount of brush; boarded windows; and had several contractors look at and begin to temporarily fix the roof of the main house until final details can be agreed upon by Abbott, the City of Concord, and this Board.

Due to the complexity of this project, Abbott proposes that the timeline of this project be done as quickly as possible without compromising the quality of the work performed. As this Board is aware, Abbott is seeking certificates of occupancy for some eight (8) units in the Abbott Village Condominium in October. In exchange for the issuance of these certificates of occupancy, Abbott is willing to commit to completing the replacement and/or refurbishment of the roof of the Abbott House prior to October. However, Abbott and Mr. Bedard agree that it would be unrealistic to expect the exterior restoration of the Abbott House to be completed by October.

Abbott and Mr. Garland intend on working closely with Mr. Bedard to restore, replace, and/or repair the exterior of the Abbott House to a near resemblance of its original state, including but not limited to moldings and other historical features. It is estimated by Mr. Garland, together with other construction experts and Mr. Bedard, that such restoration,

replacement, and/or repair will take until January 2020 to complete. We ask this Board to consider permitting this extended timeline for external restoration without withholding certificates of occupancy for the eight (8) units in October so that the external restoration may be performed in a manner pleasing to this Board, the City of Concord, and the larger community. As a compromise and surety to this Board and the City of Concord, we suggest no additional building permits be extended to any portion of this development prior to the conclusion of exterior work on the structure. In the alternative, if required to restore, replace, and/or repair the exterior of the Abbott House prior to the issuance of these certificates of occupancy in October, it is highly likely that this exterior work would be in no way similar to the original exterior of the Abbott House and that it would rely on contemporary building materials with a significantly different appearance to the original Abbott House exterior.

In addition to this correspondence, we have also sent correspondence to legal counsel of the City of Concord in order to coordinate regarding certain legal requirements tangential to this matter. At this Board's request, I am happy to give copies of that correspondence. Further, we have sent correspondence to the Heritage Commission, and appeared before that Commission at their regular meeting on August 1 with specific regard to this proposal. Again, at this Board's request we are happy to furnish copies of these records.

We invite this Board to request additional information or ask any questions with regards to this proposal at any time prior to, during, and/or after the public meeting of August 21. We reserve the right to amend, supplement, and/or modify any and all documents submitted to and presented to this Board with relation to the Abbott House matter up until and through the August 21 meeting.

If you have any questions, please let me know.

Sincerely,

Liz Nolin, Esq.

EJN/cn

CC: Jason Garland, Abbott Farms, LLC
Beth Fenstermacher, Assistant City Planner