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February 19, 2020

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

**RE: Abbott Farm LLC  
Abbott Village Condominium- Plan with Regards to Abbott House**

Dear Beth:

This office represents Jason Garland and Abbott Farm, LLC (hereinafter collectively “Abbott Farm”), the owner of that property known as the Abbott Village Condominium located at 382 North State Street, Concord, NH. This letter serves as a description of the plan requested by this department at the public meeting of the Planning Board dated September 18, 2019, particularly with regards to Abbott Farm’s future intentions with the Abbott House (said Abbott House being located at 4 Cleveland Street, Concord, NH 03301).

Plan for the Abbott House as Proposed by Abbott Farm, LLC

The original 2005 approvals for the Abbott Village Condominium required the exterior restoration of the Abbott House, consistent with the recommendations from the Heritage Commission in 2005. The exterior restoration of the Abbott House has been completed, although the final deadline for all exterior renovations is August 2020. Additionally, Abbott Farm has commissioned a report of Mr. Steve Bedard, of Bedard Preservation and Restoration, LLC, to do a review of the exterior work performed to the Abbott House, said review resulting in a report issued by Mr. Bedard dated February 2, 2020 (“Bedard February 2020 Review”), attached hereto as Exhibit A. Mr. Bedard has been established in several past public meetings and other correspondence between these parties to be a third party agreeable to the City, given his illustrious experience in the field of historic preservation, his history as an impartial expert in the field, and his prior experience working with the City.

In addition to the requirements of the 2005 approval, Abbott Farm has future plans to adequately handle the Abbott House. Under this plan, Abbott Farm plans to subdivide the Abbott House from Abbott Village Condominium, and convey the subdivided parcel to a third party who would then— pursuant to conditions of subdivision approval or other municipally-imposed conditions— restore, renovate, and/or reconstruct the Abbott House. It is the intent of Abbott Farm that any third-party that would receive the Abbott House via conveyance would have a

passion and/or preference for historic preservation, and therefore would be excited and willing to restore, renovate, and/or reconstruct the Abbott House to its original state, as much as that task is possible. Abbott Farm has already drawn preliminary subdivision plans, attached hereto as Exhibit B, to illustrate their intent. Please note that these plans are preliminary, and may be subject to change.

In addition to producing plans, Abbott Farm has communicated with one (1) interested third-party to discuss such a conveyance of the Abbott House. Further, Abbott Farm has identified through various channels other excellent historic preservation and real estate networks on which to publicize the Abbott House as an available opportunity for restoration, renovation, and/or reconstruction, particularly within groups of historic preservation professionals, which may be preferable to a standard MLS or similar real estate listing. In short, while Abbott Farm has yet to file any subdivision application with regards to the Abbott House, Abbott Farm has already done a good amount of ground work to determine whether there is a market for the Abbott House should it be subdivided, so that this plan is offered to the City in good faith. The results of Abbott Farm's efforts to date indicate that there is, in fact, likely to be an excited and motivated third party who would be interested in taking over the Abbott House following a subdivision.

Abbott Farm is aware that the removal of the Abbott House from Abbott Village Condominium will require the construction of an additional unit to another building at the development. Abbott Farm shall address that matter properly with the appropriate municipal boards to get approvals for such construction, so that no condominium documents need to be altered.

In addition, Abbott Farm has communicated closely with the Abbott Village unit owners' association with regards to the idea of the subdivision and third-party conveyance. The association has offered its support to this concept because it would remove the Abbott House from the condominium, thereby reducing associated costs amongst the owners; and because it offers an excellent solution to the existing situation at hand.

#### Summary of Plan

In essence, Abbott Farm proposes the following plan to address the Abbott House:

1. Complete all exterior renovations by the August 2020 deadline;
2. Subdivide the Abbott House from Abbott Village Condominium;
3. Make any necessary changes with the appropriate City boards to allocate another unit to one of the other buildings in the development to make the full 80 units;
4. Convey the Abbott House to a third-party for future ownership and restoration, renovation, and/or reconstruction.

With the submission of this plan to this department and the Planning Board, Abbott Farm hereby considers all conditions withholding any future building permits and/or CO's to be complete and satisfied to date, and therefore requests the issuance of all future requested building

permits and/or CO's (so long as the structures comply with all relevant code) without additional delay.

If you have any questions, please let me know.

Sincerely,

Liz Nolin, Esq.

CC: Heather Shank, City Planner  
Robert S. Woodfin, Chair, City of Concord Planning Board

## EXHIBIT A



## Bedard Preservation & Restoration LLC

PO Box 430  
Gilmanton, NH 03237

Feb 2, 2020

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Re: Abbott Farm Exterior Work

After a site visit to Abbott Farm on January 27<sup>th</sup> to review the exterior repair work and painting, the following conclusions seem appropriate:

Mr. Garland has made a "good faith effort" in dealing with the repairing, scraping and painting the main house, ell and barn.

This would also include fixing broken window panes, re-glazing windows where needed on the main house and ell.

The rotted bulkhead cover was removed and a piece of plywood was installed over the opening to keep water out.

A "make -do" drain was fabricated on the drainage side of the roof to carry water a reasonable distance away from the foundation.

### Suggestions;

In the Spring I would suggest that the grade near the east foundation be raise so that there will be a positive grade away from the building.

The roof on the ell entry door should be switched from a temporary roof to a shingled roof.

Also, paint overspray on any windows should be cleaned up.



South facade



West side





East side with "make-do" roof drainage system



North side





Ell roof over entry with temporary roof material



Close up of painted clapboards



**EXHIBIT B**

