

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS

EST. 1973

Tel: (603)225-6770

**214 NORTH STATE STREET
CONCORD, NH 03301**

info@richarddbartlett.com
www.richarddbartlett.com

**Mark C. Sargent, LLS - Manager
Daniel J. Mullen, LLS**

March 16, 2020

City of Concord
Planning Board
41 Green Street
Concord, NH 03301

RE: Winter Street Investments, LLC – 1-3 Bye Street Penacook, NH- Condominium Conversion

PROJECT NARRATIVE

The above noted applicant has recently purchased an existing two family dwelling at #1 and #3 Bye Street in Penacook and is known as tax map 534P, Lot 54 and is located in an RN- Neighborhood Residential zone. The lot was created in 1921 and the existing dwelling predates the creation of the lot.

The site is located at the corner of Bye Street and Walnut Street in Penacook Village, both of which are low volume for traffic.

Driveway access to the site is via Bye Street. The applicant intends to create a new 4 stall parking area to the west of the building to better accommodate the units whereas the current parking is limited to spaces directly adjacent and parallel to the front porches of both units and the travelled way of Bye Street.

It is the intention of the applicant to complete renovations of the two units and convert them into condominium style units as opposed to rental property. Each unit will utilize a porch as limited common area as well as the designated portions of the parking areas as depicted on the plan. The remaining area outside will be considered common area. Both units are currently serviced by municipal sewer and water which the applicant intends to utilize.

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS

EST. 1973

Tel: (603)225-6770

214 NORTH STATE STREET
CONCORD, NH 03301

info@richarddbartlett.com
www.richarddbartlett.com

Mark C. Sargent, LLS - Manager
Daniel J. Mullen, LLS

March 16, 2020

City of Concord
Planning Board
41 Green Street
Concord, NH 03301

RE: Winter Street Investments, LLC – 1-3 Bye Street Penacook, NH- Condominium Conversion

Dear Chairperson and Members of the Planning Board;

With respect to the above noted project, we are requesting the following waivers:

Final Plan Requirements 15.02(3) Scale – We are requesting that the plan be allowed to be at a scale of 1" = 10'. Whereas, due to the small lot size it is necessary for a large scale to show proper detail and whereas that scale is not one of the required scales of 1"=20', 1"=30', 1"=40', 1"=50', or 1"=60'.

Information to be shown on the final plat 15.03(11) Municipal Sewer: We are requesting to not show the rim and invert elevations of existing and proposed sanitary and storm sewers including manholes, catch basins, and culverts, whereas the applicant is intending to utilize the utilities already servicing the building and is not proposing any changes to the municipal utilities.

Respectfully submitted,



Daniel J. Mullen, LLS

From: [Joe Whitten](#)
To: [Durfee, Sam](#)
Subject: 1-3 Bye - Waiver Request Withdraw
Date: Thursday, May 14, 2020 8:44:55 AM

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Good Morning Sam,

I'd like to request that the waiver request regarding Section 15.03(11) Municipal Sewer be withdrawn given a solution has been found.

Please let me know if you have any questions.

Sincerely,

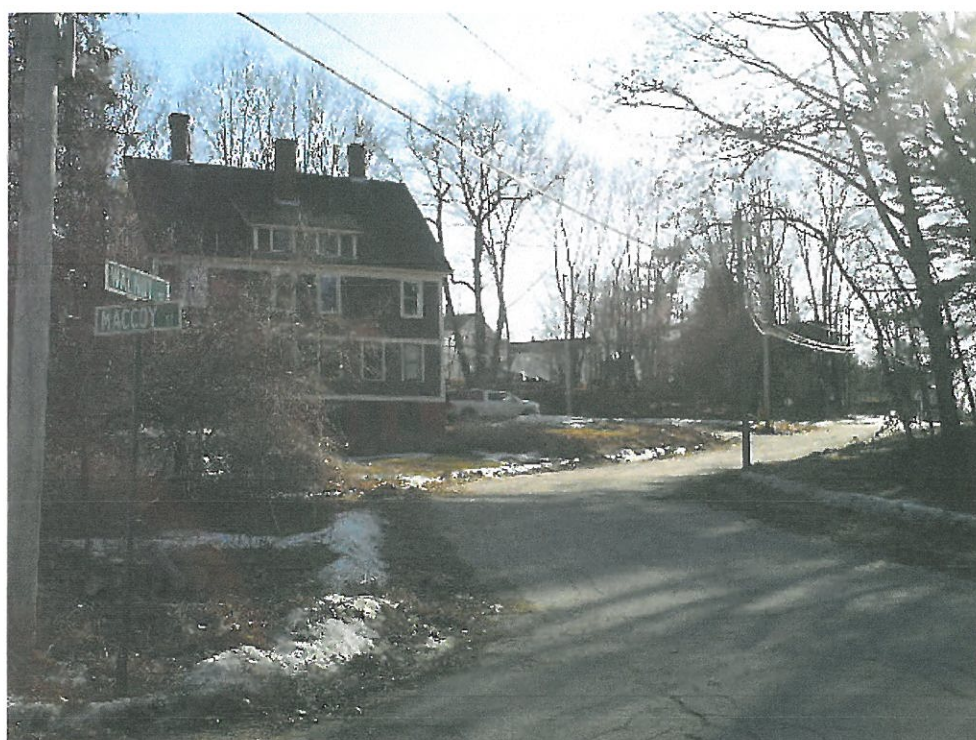
Joe Whitten
Mobile: (603) 867-3340
Email: joe@winterstreet.co
NH License No. 075635

Brokerage
Homefront Realty, LLC
111 Front St. Manchester, NH 03102
Homefront Realty NH License No. 063486

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.



Aerial View



South Building Face viewed from Walnut Street



East Building Face viewed from Bye Street



South Building Face - #1 Bye Street



South Building Face #3 Bye Street

Respectfully submitted,

Daniel J. Mullen, LLS