

May 19, 2021

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

Re: Condominium Subdivision – Extension Request
310 Loudon Road

Dear Ms. Fenstermacher:

BL Companies, Inc on behalf of our client, CP Concord LLC, would humbly request a 1 year extension per Section 9.08(9) of the Subdivision Regulations on the conditional approval that is set to expire on June 17th, 2021 for CP Concord Condominium Subdivision Application (2020-15) at 310 Loudon Road.

The reason for requesting this extension is that our client is still preparing the Condominium documents including declaration of condominium and by-laws, which will need to be reviewed and approved by the City Solicitor, City Assessor, and Clerk of the Board per the June 18th approval letter.

If you require additional information, please contact me at 860-760-1965.

Sincerely,



Matt Robillard, P.E.
Project Manager II



CITY OF CONCORD

New Hampshire's Main Street™

Planning Board

June 18, 2020

Jennifer Marks
BL Companies
100 Constitution Plaza, 10th Floor
Hartford, CT 06103

Re: CP Concord Condominium Subdivision Application (2020-15)
310 Loudon Road

Dear Ms. Marks:

Please be advised that the City Planning Board, at its regular meeting on June 17, 2020, conditionally approved the Minor Subdivision application for the proposed condominium conversion at 310 Loudon Road in the Gateway Performance District (GWP).

The Board voted to **grant Comprehensive Development Plan approval** for the creation of 2 condominium units with common areas.

The Board voted to **grant the following waiver requests** using the criteria of RSA 674:44 III(e)(1) as guidance, indicating that strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations:

1. Waiver to Sections 12.08(3) and 15.03(4) to not provide existing topographic conditions and all proposed changes.
2. Waiver to Sections 12.03(5), 12.07, and 15.01(3) to not provide a wetland survey by NH Certified Wetland Scientist.
3. Waiver to Section 15.03(11) to not provide the location, size, and invert elevations of *existing storm sewers only*.

The Board voted to **deny the following waivers**, indicating that the requests do not meet the criteria of RSA 674:44 III(e):

1. Waiver to Sections 13.02(11), 17.01(4), and 17.06 Condominium Declaration and By Laws, to not provide Condominium Declaration and By Laws until after tenant leases are secured.
2. Waiver to Section 17.04 (3) to not provide acceptable means for water metering and water service until after tenants and floor plans are secured.
3. Waiver to Section 15.03(11) to not provide the location, size, and invert elevations of existing and proposed sanitary sewers.

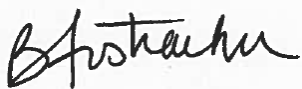
Finally, the Board voted to **grant Minor Subdivision approval** for the condominium subdivision at 310 Loudon Road, subject to the following precedent conditions to be fulfilled within one year and prior to endorsement of the final plan by the Planning Board Chairman and Clerk, unless otherwise specified:

1. Address Planning Review comments to the satisfaction of the Planning Division.
2. Address Engineering Review comments to the satisfaction of the Engineering Division.
3. Waiver(s) granted are to be noted and fully described on the plan including date granted and applicable Section number(s) of the Subdivision Regulations. Should the Board vote to deny the waiver(s), applicant shall comply with said submission requirement(s).
4. Condominium documents, including declaration of condominium and by-laws, to be reviewed and approved by the City Solicitor, City Assessor, and Clerk of the Board.
5. The Licensed Land Surveyor shall sign and seal final plans and mylars.
6. The Applicant shall deliver to Planning, two plan sets and one mylar(s) of the site plan for endorsement by the Planning Board Chairman & Clerk and recording at the Registry of Deeds.
7. Prior to the final plat being signed by the Planning Board Chair and Clerk, digital information shall be provided to the City Engineer for incorporation into the City of Concord Geographic Information System (GIS) tax maps. The information shall be submitted in accordance with Section 12.09 of the Subdivision Regulations.
8. Applicant shall submit two checks for recording the plan at the Merrimack County Registry of Deeds (including a separate check in the amount of \$25.00 for the LCHIP fee). Both checks are to be made payable to the Merrimack County Registry of Deeds.

Please be advised that any party to the action or proceedings, or any party directly affected thereby, may appeal the Board's decision within 30 days after the date upon which the board voted to approve or disapprove the application in accordance with RSA 677:15.

If you should have any questions, please contact me at your convenience at (603) 225-8515.

Sincerely,



Beth Fenstermacher, PLA, LEED AP
Assistant City Planner