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October 20, 2021

Heather R. Shank, PLA, AICP - City Planner
Concord City Hall
41 Green Street
Concord, NH 03301

**RE: Major Site Plan Application
Brookline Opportunities Workforce Housing
Pembroke Road, Concord, NH 03301
Tax Map 622Z, Lot 1**

Dear Heather,

On behalf of our Client, Brookline Opportunities, LLC, and the Owner, Perry William H. Family Trust & Perry Barbara M. Trust, please find attached materials associated with a Major Site Plan Application for a proposed Workforce Housing Development at the above noted address.

Project Narrative:

The project proposes to construct a multi-family development on the existing vacant parcel with southerly frontage along Pembroke Road. The development will consist of three (3) three-story multi-family apartment buildings, totaling 123 units, associated access, parking, green space, and stormwater management areas. It is the Applicant's intent that this project will qualify as workforce housing as provided for in RSA 674:58 et seq.

Access to the development will be provided via a paved drive along Pembroke Road during construction as well as in its permanent developed condition. The existing vegetation along Pembroke Road as well as along abutting property lines has been maintained to the greatest extent possible. An existing City of Concord Utility Easement Bi-sects the property (southwest to northeast).

The existing 10.8+/-acre parcel is located within the Gateway Performance Zoning District and is abutted by the Industrial Zoning District to the south and the Opportunity Corridor Performance District to the west. Existing site features include minimal elevational change across the property, with the majority of the site approximately level with Pembroke Road, wooded areas, and the aforementioned Utility Easement. The site will be serviced by municipal water and sewer along Pembroke Road, Unitol provides electric services and Liberty Utilities supplies natural gas.

The intent of this development is to provide affordable housing options to the current and prospective future residents of Concord, housing which is currently in short supply within the City. This objective is consistent with the City of Concord's Master Plan and the centralized location of the parcel to neighboring commerce and industrial sites will provide residents the opportunity to utilize resources within the local community. Goals of providing transitional green space with ADA accessible sidewalks and access routes between the housing units, parking areas, and on-site amenities (fire pit, pergola, children's play area, and dog park) while also preserving natural buffers to abutting

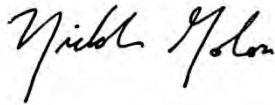
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properties to the extent practical were identified and are exemplified by the current project Comprehensive Development Plan.

In addition to the City Site Plan Approval, a NHDES AoT Permit, NHDES Sewer Connection Permit, NHDES Drinking Water Permit, City Driveway Permit, City Utility Connection Permits, City Architectural Design Review and City Conditional Use Permits will be required for the proposed project.

Should there be any questions or concerns regarding this submittal or the project in general please do not hesitate to contact the undersigned at (603) 472-4488 or ngolon@tfmoran.com.

Sincerely,
TFMoran, Inc.

A handwritten signature in black ink, appearing to read "Nicholas Golon". The signature is fluid and cursive, with the first name "Nicholas" and last name "Golon" clearly distinguishable.

Nicholas Golon, P.E.
Principal



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Heather R. Shank, PLA, AICP - City Planner
Concord City Hall
41 Green Street
Concord, NH 03301

**RE: Conditional Use Permit – Waiver of Nonresidential Use
Brookline Opportunities Workforce Housing
Pembroke Road, Concord, NH 03301
Tax Map 622Z, Lot 1**

On behalf of our Client, Brookline Opportunities, LLC and the Owner, Perry William H. Family Trust & Perry Barbara M. Trust, a conditional use permit is requested to waive non-residential use, as required by Section 28-4-5(e)(1), from the Comprehensive Development Plan associated with the subject property located in the Gateway Performance District.

Mixed Use Component Required. For lots less than twenty thousand (20,000) square feet, residential uses are permitted in the Gateway Performance (GWP) and Opportunity Corridor Performance (OCP) Districts in accordance with Section 28-2-4, Allowable Principle and Accessory Uses in Zoning Districts. For lots greater than twenty thousand (20,000) square feet, residential uses are permitted only where a minimum of twenty-five (25) percent of the gross floor area consists of nonresidential uses that are located within fifty (50) feet of a public or private street. The Planning Board may waive the requirement for nonresidential use through the approval of a Conditional Use Permit in accordance with the requirements of Article 28-9-4(b).

Project Narrative:

Perry William H. Family Trust & Perry Barbara M. Trust is requesting a conditional use permit to exclude non-residential use from the subject development. The proposed site development will be constructed in a single phase and will consist of 123 multi-family units spread across three, 3-story buildings located in the central portion of the site (currently undeveloped). Access will be provided to the development area via Pembroke Road during construction as well as in its permanent developed condition.

The 10.8-acre+/- property is located in the Gateway Performance District (GWP) on the north side of Pembroke Road, near the northeast corner, and west of, the intersection between Pembroke Road and Sheep Davis Road. The Project land surface is relatively level at an approximate elevation of 350 feet above mean sea level (MSL). There is an existing City of Concord Water Pipe and Pole Line ROW easement (B.514 P.605) that runs diagonally across the southern portion of the parcel between Pembroke Road and Sheep Davis Road (NH106); the easement bisects the site starting from a central location on the easterly side of the site and runs southwest across the property where it appears to terminate at the southwest corner of the site.

The intent and layout of the new development has been coordinated with City Staff to provide additional residential offerings to the City of Concord, with an emphasis on creating open/common space within the development with various amenities. Based on available information from the New Hampshire Housing Finance Authority (NHHFA), the State 2-bedroom vacancy rate was 0.6% as of July 2021. Their 2021 NH Residential Rental Cost Survey Report states “To sustain New Hampshire’s economy, additional housing is

needed to support our workforce, as well as those who cannot work because of age or disability. It is estimated that about 20,000 more housing units are needed to meet current demand and stabilize the market.”.

Conditional Use Permit Approval:

Per Sections 28-9-4(b)(4) the Planning Board shall approve an application for a conditional use permit if it finds, based on the information and testimony submitted with respect to the application, that:

- (a) The use is specially authorized in this ordinance as a conditional use;

Per Section 28-4-5(e)(1), the Planning Board may waive the requirement for nonresidential use through the approval of a Conditional Use Permit in accordance with the requirements of Article 28-9-4(b).

- (b) If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this ordinance for the particular use;

The project complies with all other requirements of the article, specifically adherence to maximum density, dimensional setbacks including - frontage, yard requirements, maximum lot coverage, maximum building height, as well as providing a suitable buffer/screening for adjacent properties.

- (c) The use will not materially endanger the public health or safety;

The proposal to waive non-residential use from the proposed multi-family development project will not materially endanger the public health or safety. The proposed project will increase the limited supply of apartments in the area and assist with providing additional diversity to a housing market which has a current lack of rental housing options.

- (d) The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located;

The waiver of non-residential use from the proposed development will be compatible with the neighborhood and with adjoining or abutting use in the area in that the site is located in a Performance District, zoned specifically to accommodate residential use, with additional provisions for the Planning Board to waive the requirement for nonresidential use through the approval of a conditional use permit. The development has been centrally located on the lot with suitable buffers to adjacent commercial uses.

- (e) The use will not have an adverse effect on highway or pedestrian safety;

There will be no adverse effect on highway or pedestrian safety. Safety on NH106 is not implicated by this conditional use permit. Specific to the siting of access to the proposed project, the driveway has been positioned as far west of the NH106 intersection with Pembroke Road. This limits potential queueing conflicts with Sheep Davis Road and limits turning movement conflicts with the most immediately driveway. No pedestrian facilities exist on Pembroke Road or on adjacent connecting streets in the immediate vicinity, Industrial Park Drive and Sheep Davis Road (NH106), and as such no adverse effect can be had on pedestrian safety in relationship to the request to waive non-residential use.

- (f) The use will not have an adverse effect on the natural, environmental, and historic resources of the City; and

The proposed multifamily housing project and the request to waive non-residential use will not adversely affect the City's resource in that it minimizes the footprint of the development with (3) 3-story buildings proposed, setback from adjacent properties and the Pembroke Road ROW.

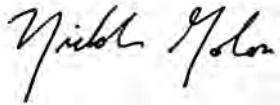
- (g) The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.

The lot will be serviced by municipal water, sewer, and will have adequate access for fire, police, and emergency vehicles. The lot will be serviced by Unitil for electric and Liberty for natural gas.

In summary, the authorization of the requested conditional use permit to waive non-residential use as described above for the proposed project is consistent with the development goals of the Master Plan and the intent of the Gateway Performance District to create attractive, livable communities that provide jobs, services, and amenities within easy access for residents without threatening the public health, safety, or welfare.

Should there be any questions or concerns regarding this submittal or the project in general please do not hesitate to contact the undersigned at 472-4488 or ngolon@tfmoran.com.

Sincerely,
TFMoran, Inc.

A handwritten signature in black ink, appearing to read "Nicholas Golon", is written over a light gray rectangular background.

Nicholas Golon, P.E.
Principal



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October 20, 2021

Heather R. Shank, PLA, AICP - City Planner
Concord City Hall
41 Green Street
Concord, NH 03301

**RE: Conditional Use Permit – Alternative Parking Arrangement
Perry William H. Family Trust & Perry Barbara M. Trust
482 Pembroke St, Pembroke, NH 03275-3246
Tax Map 622Z, Lot 1**

On behalf of our Client, Brookline Opportunities, LLC and the Owner, Perry William H. Family Trust & Perry Barbara M. Trust, a conditional use permit is being requested for the above noted property for an alternative parking arrangement in accordance with Section 28-7-11(b), to construct fewer parking spaces than are required by Section 28-7-2(d) Table of Parking Requirements.

Authorization to construct fewer parking spaces than are required by Section 28-7-2(d) may be granted by the Planning Board provided that a sufficient land area is allocated and shown on a site plan for the full number of spaces required. Such authorization may be granted where the Planning Board finds that projected parking demand, the presence of public transportation, or other factors indicate that a lower number of parking spaces will sufficiently accommodate the parking needs of the principal use.

Project Narrative:

Perry William H. Family Trust & Perry Barbara M. Trust is requesting a conditional use permit to construct fewer parking spaces than required. The site development is to initially include 204 parking spaces for the property located at Pembroke Road (Tax Map 622Z, Lot 1). The proposed parking arrangement yields a ratio of 1.65 parking spaces / dwelling where a ratio of 2 parking spaces/1 dwelling unit ratio is required for multi-family residential. An area is allocated on the site plans for the full number of spaces (246 parking spaces) to be built if determined necessary.

The 10.8-acre+/- property is located in the Gateway Performance District (GWP) on the north side of Pembroke Road, near the northeast corner, and west of, the intersection between Pembroke Road and Sheep Davis Road. The Project land surface is relatively level at an approximate elevation of 350 feet above mean sea level (MSL). There is an existing City of Concord Water Pipe and Pole Line ROW easement (B.514 P.605) that runs diagonally across the southern portion of the parcel between Pembroke Road and Sheep Davis Road (NH106); the easement bisects the site starting from a central location on the easterly side of the site and runs southwest across the property where it appears to terminate at the southwest corner of the site.

The proposed development project will be constructed in a single phase and will consist of 123 multi-family units spread across three, 3-story buildings located in the central portion of the site (currently undeveloped). Access will be provided to the development area via Pembroke Road during construction as well as in its permanent developed condition.

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Per Article 28-9-4(b)(4) the Planning Board shall approve an application for a conditional use permit if it finds, based on the information and testimony submitted with respect to the application, that:

- (a) The use is specifically authorized in this ordinance as a conditional use;

This conditional use permit is authorized by Article 28-7-11(b), which is intended to provide flexibility relative to the parking requirements listed in the ordinance.

- (b) If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this ordinance for the particular use;

The ordinance authorizes the Planning Board to issue a conditional use permit where the Planning Board finds that projected parking demand, the presence of public transportation, or other factors indicate that a lower number of parking spaces will sufficiently accommodate the parking needs of the principal use. These requirements are met in that the parking ratio provided of 1.65 parking spaces/dwelling unit is appropriate for the intended uses, is consistent with development trends, and the guidelines establish by the Institute of Transportation Engineers (ITE), Parking Generation Manual, 5th edition for land use code 221 multifamily housing (mid-rise).

- (c) The use will not materially endanger the public health or safety;

In that the number of parking spaces provided is consistent with industry standards and development trends, alternative modes of transportation are readily available, and the plan has allocated space on the site for additional parking spaces that meets the required parking ratios for the project, the authorization of the request would not materially endanger the public health or safety.

- (d) The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located;

The property is adjacent to existing and/or formal commercial development consisting of a bakery, social club, and industrial park. It would be advantageous to reduce required parking and maintain an increased buffer between the proposed site development and abutting properties. A parking arrangement of 204 parking spaces with an area allocated on the site plans to provide an additional 42 spaces is appropriate. The proposed redevelopment is consistent with the redevelopment goals of the Master Plan and the intent of the Gateway Performance District to create attractive, livable communities that provide jobs, services, and amenities within easy access for residents. As such, it will be compatible with the neighborhood and with adjoining or abutting uses in the area.

- (e) The use will not have an adverse effect on highway or pedestrian safety;

There will be no adverse effect on highway or pedestrian safety. The site plan allocates parking appropriately relative to the buildings in which they serve, which would have no adverse effect on highway or pedestrian safety. The site plan also provides appropriate interconnection of sidewalks within the development however sidewalks have not been provided to Pembroke road as their currently no pedestrian facilities available on Pembroke Road, or in the immediate vicinity on Sheep Davis Road. It is the intent of the developer to provide an easement in favor of the City for a future sidewalk along the frontage of the property should pedestrian facilities be considered by the City in the future.

- (f) The use will not have an adverse effect on the natural, environmental, and historic resources of the City; and

The allocation of future parking to be built only if determined necessary will not adversely affect the City's resource in that it minimizes the footprint of the development, and the corresponding stormwater management system has been oversized to accommodate this future construction if determined necessary.

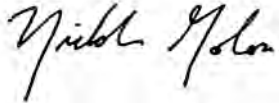
- (g) The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.

The allocation of future parking to be built only if determined to be necessary will not require additional public utilities, services, or expenditures. The lot will be served by municipal water, sewer, and electricity, and will have adequate access for fire, police, and emergency vehicles.

In summary, the authorization of the requested conditional use permit for an alternative parking arrangement as described above for the proposed project is consistent with the redevelopment goals of the Master Plan and the intent of the Gateway Performance District to create attractive, livable communities that provide jobs, services, and amenities within easy access for residents without threatening the public health, safety, or welfare.

Should there be any questions or concerns regarding this submittal or the project in general please do not hesitate to contact the undersigned at 472-4488 or ngolon@tfmoran.com.

Sincerely,
TFMoran, Inc.

A handwritten signature in black ink, appearing to read "Nicholas Golon", is written over a light gray rectangular background.

Nicholas Golon, P.E.
Principal



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Heather R. Shank, PLA, AICP - City Planner
Concord City Hall
41 Green Street
Concord, NH 03301

**RE: Conditional Use Permit – Driveway Location
Perry William H. Family Trust & Perry Barbara M. Trust
482 Pembroke St, Pembroke, NH 03275-3246
Tax Map 622Z, Lot 1**

On behalf of our Client, Brookline Opportunities, LLC and the Owner, Perry William H. Family Trust & Perry Barbara M. Trust, a conditional use permit is requested for the separation of the proposed site driveway to be located closer than two hundred (200) feet from a street intersection with Industrial Park Drive, and closer than two hundred (200) feet from other existing driveways on an adjacent lot.

Per Section 28-7-11(f), Driveway Separation Alternatives, where compliance cannot be achieved with the standards for driveway separation as contained in this article, the Planning Board may permit a reduction in the dimension or dimensions that cannot be achieved in order to allow the establishment of driveway access to a lot, provided that the Board finds that the reduction in dimension is the most minimal reduction which will still allow the access to be established to the lot while minimizing to the greatest extent possible the potential conflicts of turning movements into and out of the driveway with other turning and through traffic movements on the adjacent street. In granting the permit, the Board may mandate the sharing of driveways for properties in the same ownership, or the reservation of space which will provide an option for adjoining property under separate ownership to share the use of a driveway in the future if the property owners are able to agree to the terms of such use. The Board may establish conditions relative to the width of driveways, the number of entry and exit lanes, the installation or expansion of medians, the construction of turning and bypass lanes, the installation or modification of signals, and other such conditions that will promote the safe and efficient movement of traffic.

Project Narrative:

Perry William H. Family Trust & Perry Barbara M. Trust is requesting a conditional use permit for the proposed site driveway to be located approximately 143 feet from the intersection with Industrial Park Drive, and approximately 70' from the easterly most driveway for the Bektash Shriners location on an adjacent lot. The proposed site development will be constructed in a single phase and will consist of 123 multi-family units spread across three 3-story buildings located in the central portion of the subject site (currently undeveloped). A single point of access is proposed from Pembroke Road being 435' to NH106.

The 10.8-acre+/- property is located in the Gateway Performance District (GWP) on the north side of Pembroke Road, near the northeast corner, and west of, the intersection between Pembroke Road and Sheep Davis Road. The Project land surface is relatively level at an approximate elevation of 350 feet above mean sea level (MSL). There is an existing City of Concord Water Pipe and Pole Line ROW easement (B.514 P.605) that runs diagonally across the southern portion of the parcel between Pembroke Road and Sheep

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Davis Road (NH106); the easement bisects the site starting from a central location on the easterly side of the site and runs southwest across the property where it appears to terminate at the southwest corner of the site.

The proposed driveway location has been coordinated with City Staff and the City's third-party traffic reviewer VHB to locate the driveway as far west as is practically possible from the intersection of Pembroke Road with NH 106 (Sheep Davis Road). Locating the driveway in this manner minimizes potential future conflicts with queueing associated with Pembroke Road and NH 106. The full access driveway is sited directly across from the existing driveway from #2 Industrial Park Drive, Building One and Two, which is consistent with good engineering practice and was recommend as part of the initial traffic scoping meeting for the project. The subject location also provides the City required all season sight distance in both directions.

Per Section 28-9-4(b)(4) the Planning Board shall approve an application for a conditional use permit if it finds, based on the information and testimony submitted with respect to the application, that:

- (a) The use is specifically authorized in this ordinance as a conditional use;

This conditional use permit is authorized by Section 28-7-11(f), which is intended to provide alternatives for driveway separations where compliance cannot be achieved as listed in the ordinance.

- (b) If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this ordinance for the particular use;

The driveway has been sited to maximize the separation distance from the major intersection with Sheep Davis Road (NH106) and provide an appropriate intersection alignment to the driveway on the opposite side of Pembroke Road. This will limit the potential queueing conflicts with Sheep Davis Road and also limit turning movement conflicts with the most immediately driveway which is the appropriate standard of care fo siting the driveway.

- (c) The use will not materially endanger the public health or safety;

The proposed site driveway is to be located approximately 143 feet from the intersection with Industrial Park Drive, and approximately 70' from the easterly most driveway fomr the Bektash Shriners location on an adjacent lot. The authorization of the request would not materially endanger the public health or safety as the driveway has been sited consistent with good engineering practice

- (d) The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located;

The property is adjacent to an existing restaurant, entertainment, and industrial facilities with similar access drives. The proposed driveway will be compatible with the adjoining/abutting access drives.

- (e) The use will not have an adverse effect on highway or pedestrian safety;

There will be no adverse effect on highway or pedestrian safety with the siting of the driveway as proposed. As noted in the preceding responses the driveway has been sited using good engineering practice.

- (f) The use will not have an adverse effect on the natural, environmental, and historic resources of the City; and

The proposed site driveway will not adversely affect the City's resource in that the location as presented minimizes the footprint of the development. Beyond the good engineering practices described above, the driveway location is also consistent with areas that have previously been impacted. If the driveway were to be located further to the east towards Sheep Davis Road, additional fragmentation of the existing forest on the subject property would be required.

- (g) The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.

The proposed site driveway will not require additional public utilities, services, or expenditures. The lot will be serviced by municipal water, sewer, and electricity, and will have adequate access for fire, police, and emergency vehicles.

In summary, the authorization of the requested conditional use permit for a proposed driveway to be located as described above is consistent with the intent of the Concord Zoning Ordinance and abides by the principles of good engineering practice. As located the driveway will not threatening the public health, safety, or welfare.

Should there be any questions or concerns regarding this submittal or the project in general please do not hesitate to contact the undersigned at 472-4488 or ngolon@tfmoran.com.

Sincerely,
TFMoran, Inc.

A handwritten signature in black ink, appearing to read "Nicholas Golon", is written over a light gray rectangular background.

Nicholas Golon, P.E.
Principal



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Heather Shank, PLA, AICP – City Planner
City of Concord Planning Department
41 Green Street
Concord, NH 03301

**Re: Section 16.03(11) Signs - Waiver Request
Brookline Opportunities Workforce Housing
Pembroke Road, Concord, NH 03301
Tax Map 622Z, Lot 1**

Dear Heather,

On behalf of our Client, Brookline Opportunities, LLC, we respectfully request a waiver from Section 16.03(11) Signs of the City of Concord Site Plan Regulations to allow the applicant to provide site signage as a separate submittal at a later date.

A proposed ground mounted sign will be located at the site driveway along Pembroke Road, and directional signage is anticipated internally to the site. A separate signage vendor will be retained to provide the services of the sign design and this work is forthcoming. We would propose that an acceptable signage submittal package be provided to the Architectural Design Review Committee and Planning Board for review and approval prior to a building permit being issued.

We feel this request is appropriate and consistent with the expectations of the Planning Board and that this Site Plan upholds the spirit and intent of the City's Site Plan Regulations and granting the waiver will not adversely affect public convenience or welfare. As such, we respectfully request a waiver from Section 16.03(11).

Sincerely,
TFMoran Inc.

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Nicholas Golon, PE
Principal



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Heather Shank, PLA, AICP – City Planner
City of Concord Planning Department
41 Green Street
Concord, NH 03301

**Re: Section 21.03 Connection to City Streets – Waiver Request
Brookline Opportunities Workforce Housing
Pembroke Road, Concord, NH 03301
Tax Map 622Z, Lot 1**

Dear Heather,

On behalf of our Client, Brookline Opportunities, LLC, we respectfully request a waiver from Section 21.03 Connection to Public Sidewalks of the City of Concord Site Plan Regulations to not provided a sidewalk along the paved access drive to connect to the Pembroke Road public Right-of-Way at the above noted location.

Although pedestrian infrastructure is key to mobility for everyone, the lack of public sidewalk on Pembroke Road as well as adjacent connecting streets in the immediate vicinity (Industrial Park Drive and Sheep Davis Road (NH106)) would appear to make the inclusion of sidewalk from the proposed development unnecessary, and a burdensome additional cost for a workforce housing development. In that the surrounding properties consist largely of industrial properties, all of which share a common element of no sidewalk to a connect to a City Street, the request for this property to exclude such an element appears to be an appropriate request, and in keeping with the surrounding area.

The layout of the site has been designed to provide transitional green space with ADA accessible sidewalks and access routes between the housing units, parking areas, and on-site amenities (fire pit, pergola, children's play area, and dog park) while also preserving natural buffers to abutting properties to the extent practical.

We feel this request is appropriate and consistent with the expectations of the Planning Board and that this Site Plan upholds the spirit and intent of the City's Site Plan Regulations and granting the waiver will not adversely affect public convenience or welfare. As such, we respectfully request a waiver from Section 21.03.

Sincerely,
TFMoran Inc.

Nicholas Golon, PE
Principal



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

**Re: Section 22.07(2) Stormwater Recharge – Waiver Request
Brookline Opportunities Workforce Housing
Pembroke Road, Concord, NH 03301
Tax Map 622Z, Lot 1**

Dear Heather,

On behalf of our Client, Brookline Opportunities, LLC, we respectfully request a waiver from Section 22.07(2) Stormwater Recharge of the City of Concord Site Plan Regulations - to maintain 2.5-feet of separation where 4-feet is required between the bottom of an infiltrative system and groundwater, where a stormwater management system designed in accordance with the New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AoT) regulations are proposed.

The stormwater management system proposed has been designed in accordance with NHDES Alteration of Terrain regulations Env-Wq. 1500, which by their standard requires 2.5-feet of separation between the bottom of the proposed bio-retention area and groundwater. In that the system has been designed to an appropriate specification in accordance with State standards we believe an appropriate standard of care has been provided.

We feel this request is appropriate and consistent with the expectations of the Planning Board and that this Site Plan upholds the spirit and intent of the City's Site Plan Regulations and granting the waiver will not adversely affect public convenience or welfare. As such, we respectfully request a waiver from Section 22.07(2).

Sincerely,
TFMoran Inc.

Nicholas Golon, PE
Principal