

August 17, 2020

Town of Allenstown  
Planning Board  
16 School Street  
Allenstown, New Hampshire 03275

**Re: Conditional Use Permit Request - Setback – Optimus Senior Living Site Plan  
Tax Map 109; Lot 17,  
15 Pinewood Road – Allenstown, New Hampshire 03275  
KNA Job # 19-1126-1**

Dear Chairman and Board Members:

Keach Nordstrom Associates, Inc. is applying to the planning board for approval of the above referenced project and as such we are requesting the follow Conditional Use Permit. The CUP is from **Article XXIV and Article XXV** of the Town of Allenstown Zoning Ordinance Regulations. The project is requesting three Conditional Use Permit:

1. To allow the applicant to construct the infiltration system within 1’ of seasonal where 4’ is required. This is to meet the requirement of Ground water recharge and based on the following 2 reasons KNA believes the current design is in line with the Town of Allenstown regulations. First this infiltration area is only infiltrating non-contaminated soils, the area being directed to infiltrate is the remaining undeveloped area on site and second due to the high water table or removal of soils on this parcel KNA is unable to meet the 4’ requirement, at the highest point on site we are only 6’ above the existing wetlands which makes it almost if not impossible to obtain 4 feet of separation once stormwater facilities are designed.
2. To allow a total impervious of 26 percent where 20 percent is allowed. KNA believes the proposed layout protects the most viable wetland complex while developing the parcel with sound engineering practices.
3. To allow encroachments into the 50’ wetland buffer regulation. KNA has impacted about 90 percent of what we believe have been manmade wetlands, however we have left 100 percent of the 50’ buffer around the most critical wetland complex on site.

Based on the existing features of the parcel and the demand for Senior Housing in the area, the parcel doesn’t allow the applicant to construct an Assisted Living Facility with the necessary beds, infrastructure and site circulation without requesting a Conditional Use Permit. The following is a breakdown of the CUP requirements:

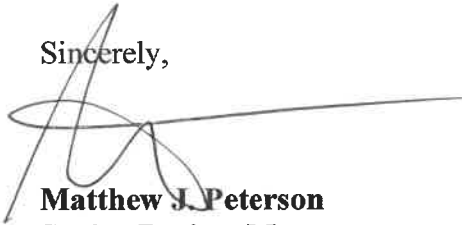
1. Such modifications are consistent with the general purpose and standards of this section and shall not be detrimental to public health, safety, or welfare; *As shown on the enclosed plans the applicant is looking to permit a 126 Unit Senior Living Facility on the enclosed parcel. As such they are requesting the Conditions use permits because of the existing manmade wetland features on site and the existing demand for senior housing in the area. The project has been*

*designed to minimize wetland impacts and to ensure proper control and treatment of stormwater runoff. As such the modifications to the general purpose and standards of this section to require 4' separation instead of the proposed 1', the 50' wetland buffer and to not exceed 20 percent impervious shall not be detrimental to the public health, safety, or welfare in that the applicant is still designing the site to New Hampshire Department of Environmental Services standards and is required to obtain an NHDES Wetlands permit and Alteration of Terrain permit which both ensure the site is in compliance with all state wetland and terrain requirements.*

2. The modified design plan and stormwater management approach shall meet the performance standards under sections VI.D-VI.F of this ordinance; *The applicants proposed design is in compliance with the performance standards under sections D through F of this section of the ordinance. with no sheet flow to the existing wetland prior to treatment, which all take the place of the required 25' buffer around wetlands, and as such this design would be in the spirit and intent of these regulations.*
3. The modified design plan and stormwater management approach shall satisfy all state and/or federal permit requirements, as applicable. *The proposed project is required to obtain approval from NHDES for Alteration of Terrain and Wetland Bureau for site permits and as such the design will satisfy all state and federal permit requirements.*

KNA will be present to further discuss the Conditional Use Permit at the scheduled hearing. If you have any questions or comments, please contact me at (603) 627-2881.

Sincerely,



**Matthew J. Peterson**  
**Senior Project Manager**  
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