



KEACH-NORDSTROM ASSOCIATES, INC.

LETTER OF TRANSMITTAL

DATE: 3/12/2020

PROJECT NO: 19-1126-1

REFERENCE: Optimus Senior Living Variance Application

TO: Town of Allenstown – Zoning Board of Adjustment
16 School Street
Allenstown, NH 03275

ATTENTION: Zoning Board of Adjustments

**WE ARE SENDING YOU
THE FOLLOWING ITEMS:**

- ☒ PLANS
- ☐ SPECIFICATIONS
- ☒ COPY OF LETTER
- ☒ APPLICATION
- ☐ CHANGE ORDER
- ☐ REPORT
- ☐ QUALIFICATIONS
- ☐ OTHER

THESE ARE TRANSMITTED AS FOLLOWS:

- ☐ FOR APPROVAL
- ☐ FOR YOUR USE
- ☒ AS REQUESTED
- ☐ FOR REVIEW & COMMENT
- ☐ RETURNED FOR CORRECTIONS
- ☐ APPROVED AS NOTED
- ☐ APPROVED AS SUBMITTED

NOTE: Variance Package

COPY TO:

SIGNED:

Matthew J. Peterson, Senior Project Manager

Civil Engineering

Land Surveying

Landscape Architecture



March 12, 2020

Town of Allenstown
Zoning Board of Adjustments
16 School Street
Allenstown, New Hampshire 03275

**Re: Variance Applications – Optimus Senior Living Site Plan
Tax Map 109; Lot 17
15 Pinewood Road – Allenstown, New Hampshire 03275
KNA Project # 2019-1126-1**

Dear Chairman and Board Members:

The above referenced parcel is being submitted for multiple Variances from the Town of Allenstown Zoning Board of Adjustment. The property is located at 15 Pinewood Road and is proposed to be a senior living facility. The Variance requests are from (1) **Article X: Commercial/Light Industrial Zone; Section 1004.a Dimensional Restrictions;** to allow the applicant to construct a 4 story building where only 3 are allowed; (2) **Article XI: Supplemental Regulations; Sections 1113.1 and 1113.5;** to allow the applicant to construct two access driveways along Chester Turnpike within 250 feet of each other and to allow a “sideage” driveway closer than 500 feet to the main road; (3) **Article XXV: Permanent Stormwater Management Ordinance; ALL Sections;** to allow the applicant to construct the proposed senior living facility based on 1 set of regulations, NHDES Alteration of Terrain requirements, instead of two standards. The included documents outline the applicants request for the Variances. All required information has been included within the submittal package. KNA will be present to further discuss the Variance at the scheduled hearing

Enclosed is the following material for your review and approval:

1. Application for a Variance.
2. Application fee: **Application Fee:** = \$TBD
Abutters: = \$TBD
Total Fee: = \$TBD
3. Cover Letter & ZBA Variance Letters.
4. Copy Tax Map info and Misc. information.

If you have any questions or comments, please contact me at (603) 627-2881.

Sincerely,

Matthew J. Peterson
Senior Project Manager
Keach Nordstrom Associates
10 Commerce Park North, Suite 3B
Bedford, NH 03110

Civil Engineering

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Landscape Architecture