GRANITE ENGINEERING, LLC
civil engineering ● land planning ● municipal services

October 5, 2020

City of Manchester
Planning and Community Development Department
One City Hall Plaza
Manchester, New Hampshire 03101

RE: Currier Museum of Art – Chandler House
147 Walnut Street
Manchester, New Hampshire
GE# 2007311

Dear Ms. Goucher,

Enclosed, please find executed applications and supporting material for the above referenced project.

The Currier Museum of Art (Currier) proposes a project that will save, restore, and repurpose the Chandler House. As you are aware, the Chandler House is a historically and architecturally significant Victorian building built in 1870 and located at 147 Walnut Street. The subject property Map 18, Lot 23, contains both the Chandler House and St. Hedwig Parish. The project includes the subdivision of the parent parcel to create two (2) separate lots which will allow each building to be situated on a separate lot of record. Upon successful subdivision of the property, Currier will begin the restoration and preservation process. After preserving the building, Currier intends to use the Chandler House in furtherance of the Museum's mission. Future use of the building includes a museum on the first floor showcasing the elaborate Victorian architecture of the building, museum offices on the second and third floor, and classroom space on the basement level.

Parking to support the proposed future use of the Chandler House will be provided by a combination of existing on-street public parking, existing off-street private parking owned by Currier, and a new ADA parking space to be constructed on the Chandler House property. Currier requests a conditional use permit (CUP) to reduce the number of off-street parking required by the Zoning Ordinance through utilization of on-street public parking.

We are pleased to submit the following items for consideration relative to this project:

1. Executed Site Plan Application;

250 Commercial Street, Suite 3008, Manchester, NH 03101
(603) 518-8030 ● www.GraniteEng.com
Jeffrey Merritt, P.E.
Brenton Cole, P.E.

2. Executed Subdivision Application;
3. Executed Conditional Use Permit Application;
4. Narrative demonstrating compliance with Section 12.05 of the Manchester Zoning Ordinance for a Conditional Use Permit;
5. Parking Utilization Report;
6. Signed letter from the property owner authorizing the Applicant to submit the required applications;
7. Tax map showing the subject property;
8. Current property cards for the subject property;
9. Updated list of project abutters and professionals to be notified;
10. Check in the amount of $4,543.20 to cover the application fees, notification fee, and review fee calculated as follows (check will be hand delivered):

Notification Fee = $10 x 17 abutters/professionals	= $170.00
Base Application Fee	= $300.00
Subdivision Fee = $200 * 2 lots =	= $400.00
Site Plan Fee = $300*10,000-sf/1,000-sf	= $3000.00
Site Plan Fee = $100*3,732-sf/1,000-sf	= $373.20
CUP Fee	= $300.00
Total Fee	= $4,543.20

11. Copy of the property deed;
12. Stormwater Management Report;
13. Full digital set of project plans, including architectural plans;
14. Hard copies of the project plans including (hard copies of the project plans will be delivered with the check):
    a. Six (6) full size of the site plan, subdivision plan, and floor plans;
    b. Four (4) 11x17 copies of the site plan, subdivision plan, and floor plans;
    c. One (1) 8.5x11 copy of the site plan, subdivision plan, and floor plans;

We trust that the enclosed information will make this project eligible for the November 2020 Planning Board meeting. If you need any further information or if you have any questions, don't hesitate to contact this office.

Best Regards,

Jeffrey Merritt, P.E.
Principal Engineer