Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
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October 5, 2020

City of Manchester
Planning & Community Development Department
One City Hall Plaza, West Wing
Manchester, NH 03101

RE: Lot Line Adjustment
71 Walnut Hill Ave
Manchester, NH 03104 (Tax Map 286 Lots 25, 26 & 27)

Waiver Request

Bedford Design Consultants, Inc, is seeking a waiver from General Requirement for Subdivisions, Section 5.6, and Appendix B: Application Checklist for Subdivision Review of the City of Manchester, New Hampshire, Subdivision and Site Plan Review Regulations, requiring wetlands and vernal pools shall be field delineated and certified by a certified wetland scientist

Granting of this waiver would carry out the spirit and intent of the ordinance because the property is in an area that has development all around it and has previously been disturbed. The lots have been used as a yard for the existing single-family home at 71 Walnut Hill Avenue. The intent of this section of the ordinance is to protect wetlands and other sensitive areas that are typically found in undeveloped areas. The lots have been maintained by the current owner as a yard and are existing lots of record.

If you have any questions regarding this agreement or the enclosed materials, please do not hesitate to contact me.

Sincerely,

Bedford Design Consultants, Inc.

Matthew R. Routhier, PLA, ASLA
Project Manager