



May 22, 2014

Sylvia von Aulock  
Exeter Town Planner  
10 Front Street  
Exeter, NH 03833

**RE: Request for Planning Board Preliminary Design Review  
27 Chestnut Street, Tax Map 64, Lot 52  
R-5 Zoning District (Multi-Family Residential)**

Dear Ms. Von Aulock:

Pursuant to our recent discussions, we respectfully request placement on the Exeter Planning Board's June 5, 2014 agenda for preliminary design review of the proposed redevelopment of 27 Chestnut Street (Tax Map 64, Lot 52). We are seeking guidance and comments from the Planning Board and the community prior to submitting a complete application.

Please find enclosed the architectural renderings and conceptual site plan presented to the Zoning Board of Adjustment (ZBA) in April 2014. The ZBA's approval of our height variance request is enclosed. Our redevelopment plans calls for the following:

- Subdivision of the +/- 8.63 acre parcel into 4 lots
  - One (1) lot of approximately 340,000 square feet
  - Three (3) lots of approximately 12,000 square feet per lot
- Development of two (2) 4-story apartment buildings on the large lot. Each building will contain 48 units and will have basement level parking for up to 34 vehicles. The buildings will not exceed 60 feet in height and will be constructed with pitched roofs in accordance with the ZBA decision.
- Development of housing on the three (3) smaller lots. We have met with the neighbors and they have expressed a preference for single-family houses on these lots which would require zoning relief. We would like to pursue single-family homes and are interested in learning the Planning Board's opinion.
- Reduction in the overall impervious area on the parcel by the creation of green space and rain gardens where there is currently pavement or the former warehouse building's foundation.
- Transformation of an existing, overgrown woodland into a publicly accessible forested park with walking trails.



- Preservation of the existing mature tree buffer. The buffer will be enhanced with additional landscaping or screening.
- Shared surface parking with the adjacent Exeter Mills apartments

We know there is much work ahead to make this a successful project for the Town. We very much look forward to this opening dialog with the Planning Board. Please contact the undersigned should you have questions.

Sincerely,

Matt Assia  
Chinburg Properties  
Project Manager for 27 Chestnut Street, LLC

ENCLOSURES