

Narrative for Application for 8 Dunster Ave

Owner: Dunster Realty LLC/Dan Hynes

Applicant: Dunster Realty LLC/ Dan Hynes

8 Dunster Ave is in the downtown district. It is an approximately 17,000 square foot building that is presently vacant<sup>1</sup> but was used as commercial. There are multiple units in the building.

The history of the building includes it being used for various purposes including a liquor store, manufacturing/industrial, and most recently retail for the Antiques Mall of New Hampshire and a hair salon.

The plan for the building is to convert it mutli-dwellings. The middle floor will contain 9 dwelling units and the upper floor will have 2 dwelling units. See attached draft floor plans with preliminary layouts (subject to engineering changes to comply with all fire and building codes). The dwellings will range from studio apartments to 3 bedroom.

The ground level of the building is remaining as additional parking, storage and other accessory uses.

Due to the size of the building and the limited parking spots, multi-family housing is the best/only feasible use of the building so that it does not remain vacant.

The building will have one small sign attached to the building in place of the current sign for the antiques mall.

Any exterior lights will be downfacing.

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<sup>1</sup> The hair salon will be vacated by October 1,2022