



AnneMarie Skinner, AICP
City Planner

CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department
Planning Division

MEMORANDUM

TO: Planning Board

FROM: AnneMarie Skinner, AICP, City Planner

RE: Easement at 31 and 35 Samuel Dr

Regarding the platted 35-foot wide utility and pedestrian easement that is part of the subdivision for Little Pond Estates, staff provides the following information:

1. The easement generally runs across the common lot line between 31 Samuel Dr (Tax Map 651Z 35, owned by NH Housing Revocable Trust) and 35 Samuel Dr (Tax Map 651Z 36, owned by Kaitz Family Revocable Trust).
2. Approval of the subdivision was subject to conditions, two of which were the provision of recorded easements for a cross country sewer and water easement and a pedestrian/public access easement over cross country sewer and water easement (see minutes from September 21, 2005, page 16 of 23, condition 4c and d)
3. Revisions to either of the two required easements will necessitate an amendment to the subdivision plat, since they were conditions of approval.
4. The Fire Department requires a trail of at least 10 feet wide for use of the UTV in case of an emergency.
5. The Engineering Division does not support any revision to the platted 35-foot-wide utility and pedestrian easement noting that portion of that area would include slopes on the path steeper than the desired 5% slope and would require grading wider than 6 feet. The City would also want more than 6 feet of width for the safety of pedestrians and for future maintenance.