

Project Narrative

Project: Clouthier 2-Lot Subdivision
Address: Map 42Z, Lot 28, Curtisville Road, Concord, NH
Owner/Applicant: Braydin and Kelsey Clouthier

The property, catalogued locally as Map 42Z, Lot 28, is an 11.63-acre lot on Curtisville Road in the Open Space Residential (RO) district. The project proposes to create 2 lots, 6.334 acres and 5.295 acres, each with direct access from Curtisville Road. The lots will be serviced by on site well and septic. A Conditional Use Permit application is being submitted concurrently for disturbance of a wetland buffer, Article 28-4-3(d), to construct one of the driveways.

A waiver is requested from the Subdivision Regulations Section 26, specifically 26.02(1) Non-Municipal Utilities, Design Standards, *Underground Utilities*, to allow electric and telecommunications utilities to be installed overhead.