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November 6, 2024

Richard S. Woodfin, Chair
City of Concord Planning Board
41 Green Street
Concord, NH 03301

**Re: Application for Lot Line Adjustment
Charles J. Jr. & Joyce Rose and Kristen M. Riley
Assessor's Map 36Z Lot 11 & Map 33Z Lot 32
Horse Hill Road – Concord, NH**

Dear Chair Woodfin and Members of the Board:

Please find enclosed an application for Lot Line Adjustment between the City of Concord Assessor's Map 36Z Lot 11 and Map 33Z Lot 32. The proposed exchange is an even swap of 2.274 acres, leaving no change in acreage for either lot. Lot 32 is a single-family residential lot with 4.063 acres, an existing house, and 354.38' total frontage on Horse Hill Road (200.02' + 154.38'). Lot 11 has approximately 178 acres with no structures or utilities and no frontage. Access to Lot 11 is limited to an easement across an abutting property on Runnells Road, and this adjustment will give 154.38' of frontage on Horse Hill Road. There is no proposed development.

Per RSA 674:36(II)(n)(1) we are requesting several waivers to the City of Concord Subdivision Regulations for the following reasons: This application is for a simple land swap. A full survey of the remainder of 178 acre Lot 11 with boundary, wetlands and physical features would create a tremendous hardship for the landowner and is unnecessary to accomplish this adjustment. Alternatively, we have completed a full boundary survey including improvements and significant features on the entire Lot 32 and the adjusted portion of Lot 11. Lot 11 has plenty of buildable land and the adjustment will give Lot 32 more reasonably "useable" yard area directly behind the house. We believe the amount of survey work completed carries out the spirit and intent of the regulations.

12.07 – Wetland Delineation – To not show wetlands

12.08(3), 15.03(4) – Topography – To not show topography or spot elevations.

12.08(4) – Soils – To not show soils data as there is no proposed development.

12.08(5), 15.03(6)- To not show all natural features, ledge, steep slopes etc.

12.08(1) & 15.03(2) – Property Lines & Dimensions – To only show boundary information in the vicinity of the Lot Line Adjustment.

12.08(20)- Existing vegetation, treelines.

12.08(22) & 15.03(1): Abutting properties-buildings, driveways, wells etc

12.08(23a-e), 15.03(3) – Tabulations. To not tabulate lot areas, floor areas, impervious, useable land.

15.03(5) – Monumentation – To only show monumentation in the vicinity of the Lot Line Adjustment,

and to set an Iron Rod on Horse Hill Road.

15.03 (10)- Site improvements-buildings, driveways on abutting properties.

Waiver requests reasoning, applies to all requests.

35.08:

(1) The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property. This is a simple adjustment of property lines between existing lots. The smaller, developed lot is not changing in size or frontage and the second lot is 178 acres.

(2) The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property. The lots are existing, no new lots are created and no development is proposed. The smaller lot is already developed and the useable building envelope is expanding. The undeveloped lot is 178 acres.

(3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out. The developed lot is expanding its useable building envelope. The existing improvements & features on the smaller lot are shown. A full survey of the 178 acre lot is an unnecessary burden for this application

(4) Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations. The improvements on the smaller, developed lot are shown. The building envelope of the developed lot is becoming larger. The lot boundaries in the area of the adjustment have been surveyed.

(5) The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. This is an even land swap. The smaller developed lot will have a larger lot area around the existing house and frontage at the house will not change. Lot 11 is 178 acres and will gain road frontage.

Thank you for your time and consideration of this application. If you have any questions or need additional information, please give us a call or email at jcrowdes@hoyletanner.com

Sincerely,
TF Bernier | A Division of Hoyle Tanner



Jonathan Crowdes, Project Manager

Enclosure(s)

cc: 046-011



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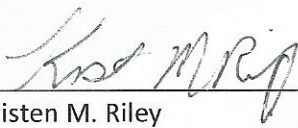
September 24, 2024

Kristen M. Riley
P.O. Box 610
Warner, NH 03278

**Re: Lot Line Adjustment Application
Map 36Z Lot 11 &
Map 33Z Lot 32**

To Whom It May Concern:

I, Kristen M. Riley, hereby give permission for Hoyle Tanner and Associates, Inc., 50 Pleasant Street, Concord, New Hampshire, to represent me before the City of Concord Planning Board relative to the application for Lot Line Adjustment and all related matters.



Kristen M. Riley



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9/24/2024

Charles J. Jr. & Joyce Rose
100 Chase Farm Road
Hopkinton, NH 03229

**Re: Lot Line Adjustment Application
Map 36Z Lot 11 &
Map 33Z Lot 32**

To Whom It May Concern:

We, Charles J. Rose, Jr and Joyce Rose, hereby give permission for Hoyle Tanner and Associates, Inc., 50 Pleasant Street, Concord, New Hampshire, to represent us before the City of Concord Planning Board relative to the application for Lot Line Adjustment and all related matters.

Charles J. Rose, Jr

Joyce Rose