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- BOUNDARY SURVEYS
 - SUBDIVISIONS
 - DESIGN AND LAYOUT
- ON-SITE SANITARY SEWAGE SYSTEMS
 - GPS CONTROL

Project Narrative

Application for Subdivision—61 Mountain Road

The subject premises is located at 61 Mountain Road, identified on map 411Z, lot 1. The parcel has 255.96 feet of frontage, backs up to Interstate 93 and an area of 15.24 acres. The applicant proposes to create one additional residential parcel, having 100.00 feet of frontage and an area of 2.61 acres. The parent parcel will have a remaining area of 12.62 acres and 155.96 feet of frontage. Both lots exceed the minimum buildable area requirement.

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June 19, 2024

Planning Board
City of Concord
41 Green Street
Concord, NH 03301

Re: Application for Subdivision
61 Mountain Road

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Section 15.03(4) of the Concord Subdivision Regulations. The regulation calls for existing topographic conditions to be shown. Topography of sufficient area on both parcels has been measured to show that each will meet the requirement for buildable and useable area.

Therefore, measurement of the topographic conditions of the rear portion of the parcel will not enhance this application.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; The developable portion of the parcel has been mapped proven the proposed parcels meet and exceed the minimum requirements.

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 subject parcel is uniquely shaped with the northerly portion of the parcel, due to slopes and wetlands, difficult to access and therefore not mapped.

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; As mentioned previously the parcel is uniquely shaped and has wetland and topographic challenges on the unmapped portion of the parcel,

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 portion of the parcel to be developed has been mapped and meets the requirements of the subdivision regulations and zoning ordinance.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

Mark C Sargent

Mark C. Sargent, LLS

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Planning Board
City of Concord
41 Green Street
Concord, NH 03301

Re: Application for Subdivision
61 Mountain Road

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants we are hereby requesting a waiver to Section 15.01(3) of the Concord Subdivision Regulations. The regulation calls for the delineation of wetland soils. The wetlands have been delineated on all but a portion of the parcel at the very rear of the property.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; The developable portion of the parcel has been mapped proven the proposed parcels meet and exceed the minimum requirements.

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 subject parcel is uniquely shaped with the northerly portion of the parcel, due to slopes and wetlands, difficult to access and therefore not mapped.

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; As mentioned previously the parcel is uniquely shaped and has wetland and topographic challenges on the unmapped portion of the parcel that make development of that portion difficult if not impossible.

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 portion of the parcel to be developed has been mapped and meets the requirements of the subdivision regulations and zoning ordinance.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

Mark C Sargent

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