



April 9, 2026
File No. 326014.000

Project Narrative—17 Clarke Street

The premises is located at 17 Clake Street, identified on map 393Z as lot 55. The parcel has a total area of 1.14 acres with 201.37 feet of frontage. The property has an existing single-family house and is serviced by municipal sanitary sewer and water. The applicant proposes to subdivide the parcel creating a new lot with an area of 28,270 sq. ft. and 121.37 feet of frontage and leaving a remaining parcel with an area of 21,316 sq. ft. and 80 feet of frontage.



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Concord Planning Board
41 Green Street
Concord, NH 03301

Re: Application for Subdivision—17 Clarke Street

Dear Chairman & Members of Board;

On behalf of the applicants for the subdivision proposed at 17 Clarke Street we are requesting a waiver to section 19.05(4) of the Subdivision Regulations. The regulation requires the depiction of a useable area that is equal to the sum of the total area multiplied by the maximum lot coverage, in this case 5,000 square feet. The required useable area, which is the area of the lot within the building setbacks, exceeds the required minimum buildable area which includes the area beyond the setbacks. The proposed lot, as presented, has ample area to accommodate a single-family home, driveway and accessory building. To further justify this waiver request we offer the following:

1. Granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other properties given that the lot as proposed can accommodate a single family home and meets the requirements for total and buildable area.
2. The proposed lot meets all the requirements of a subdividable parcel, with the exception of the useable area requirement. It is our opinion this lot must be unique given that a single-family home, driveway and accessory building can be accommodated on a lot that does not meet the useable area criteria.
3. Given that the minimum useable area requirement exceeds the minimum buildable area requirement the regulation, in this case, seems to contradict itself and therefore presents a hardship to the applicant.
4. As stated above the lot has ample area to accommodate a single-family home and therefore not be contrary to the spirit and intent of the regulation.
5. All zoning requirements can be meet.



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

Re: Application for Subdivision—Map 393Z, Lot 55

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Section 12.07 of the Concord Subdivision Regulations. The regulation calls for the delineation of wetland soils.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; The parcel site high above a ravine with steep banks along the westerly and northerly lot lines, no wetlands were observed on the site.

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; Due to the topographic placement of the property and soil conditions the site wouldn't sustain a wetland.

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; Wetlands on this site are not an issue and further analysis will not enhance this application.

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 lot is mapped as a group 1 soil type, excessively well drained, as stated above further analysis will not enhance this application.

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

Thank you for your consideration.

Sincerely,

Mark C Sargent

Mark C. Sargent, LLS