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Est. 1973

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

Project Narrative

Application for Conditional Use—Map 651Z, Lot 68

The subject premises is located on Little Pond Road and has an area of 106.72 acres. The applicant wishes to construct a residential driveway to access the property. Due to the frontage constraints the most practical location for the driveway places it 30 from a driveway on the abutting parcel, the ordinance requires 40 feet.

Residential uses are permitted by right in the RO and RS districts and the driveway as proposed, with the exception of the required distance between driveways, will meet all other requirements and be compatible with abutting uses. The proposed driveway has ample sight distance and will not have an adverse impact on highway or pedestrian traffic. The residential use will be adequately serviced by necessary public utilities and by community facilities services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.