

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS
214 NORTH STATE STREET
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MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

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

Project Narrative

Application for Re Subdivision—Map 28Z, Lot 34

The subject premises is located on Shaker Road, just north of the Shaker Road School. The parcel has a total area of 14.73 acres with 959.68 feet of road frontage. A lot line adjustment with the Shaker Road School (lot 33) was approved in 2023. The applicant proposes to subdivide the property to create one addition lot having an area of 40,061 sq. ft. and 200.05 feet of frontage. The parcel will be serviced by an onsite well and septic system, and has a septic loading capacity of 703 gallons/day.

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September 16, 2025

Concord Planning Board
41 Green Street
Concord, NH 03301

Re: Application for Subdivision—Map 28Z, Lot 34

Dear Chairman & Members of the Board

On behalf of the applicants we are requesting a waiver to Section 12.08—Existing Conditions of the Concord Subdivision Regulations.

We offer the following for justification of granting the requested waiver

1. The granting of the waivers will not be detrimental to public safety, health, or welfare or injurious to other property; The subject property is 14.73 acres and the application proposes to subdivide one additional 0.92 acre lot fronting on Shaker Road, a complete existing conditions survey of the entire remaining portion will not enhance this application.
2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought are not applicable generally to other property; The Application involves a small portion of the overall parcel being subdivided. Sufficient area of the remaining parcel has been surveyed to prove out a buildable lot.
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 is carried out; Due to the size of the parent parcel an existing conditions survey of the remaining parcel will not enhance 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; Due to the minor nature of this application, only one new frontage lot created, the request will not be contrary to the spirit and intent of the regulations.
5. The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. Due to the minor nature of the application the provisions of the zoning ordinance, master plan or official map will not be varied.

Thank you for your consideration.

Sincerely,

Mark C Sargent

Mark C. Sargent, LLS

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September 16, 2025

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

Re: Application for Subdivision—Map 28Z, Lot 34

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Sections 12.08(23) a,b,c & d of the Concord Subdivision Regulations. The regulation calls for the tabulation of data. A complete survey of the site was not conducted and therefore tabulation of useable and buildable area, lot coverage and other requirements can not be calculated. The property has a single-family home and the area around the existing house and the lot to be subdivided have been surveyed.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; Whereas the application calls for the subdivision of a single-family lots tabulation of various elements on the remaining parcel won't enhance this application. 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 parcel is large with the proposed lot occupying a small portion of the property, the tabulation of topography, wetlands and other components on the remaining parcel will not enhance this application.

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; A complete detailed survey would be an unnecessary burden on the applicants and not enhance the 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 remaining portion of the parcel is over 13 acres and not proposed to be subdivided at this time. A complete survey on that portion 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 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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September 16, 2025

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

Re: Application for Subdivision Map 28Z, Lot 34

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Sections 12.08(3) and 15.03(4) of the Concord Subdivision Regulations. The regulation calls for existing topographic conditions to be shown. This application depicts topography on the lot to be created and sufficient topography on the remaining parcel to meet the minimum requirement.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; The topography shown is sufficient to meet the minimum requirement.

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; Sufficient area on the remaining parcel was mapped to depict an area meeting the minimum requirements for a signal-family lot.

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 application only involves the creation of a signal-family lot, a complete detailed survey would be an unnecessary burden on the applicants and not enhance the 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; No further improvements are proposed as part of this application.

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,

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

Re: Application for Subdivision—Map 28Z, Lot 34

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Section 12.08(20) of the Concord Subdivision Regulations. The regulation requires the location, type and size of existing vegetation be shown. This application is for a two lot subdivision, which no further improvements are proposed at this time, therefore, depicting existing vegetation 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; no improvements are proposed the absence of existing vegetation will not be detrimental to the public safety, health, or welfare.

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 plat depicts existing vegetation along the portion to be subdivided and sufficient area of the remaining parcel to meet the minimum lot requirements.

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 existing vegetation is shown within the portions of the parcel to be subdivided, a complete detailed survey would be an unnecessary burden on the applicants and not enhance the 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 parcel is large and no further improvements are proposed as part of the this application.

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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September 16, 2025

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

Re: Application for Subdivision—Map 28Z, Lot 34

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; Sufficient area on the parcel has been mapped for wetlands meeting the minimum requirements for the zoning district.

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 application is for a single-family lot and mapping of wetlands within the area surrounding the proposed lot is depicted on the plat.

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 of been mapped on sufficient area of the parcel to meet the minimum requirements of the zoning district further investigation by a wetland scientist is unnecessary until such time the property is further subdivided.

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; As mentioned above sufficient mapping has been completed within and surrounding the area of the proposed parcel.

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

Return to: City of Concord
Community Development Department
Planning Division
City Hall – 41 Green Street
Concord, NH 03301

AGREEMENT TO CONVEY EASEMENTS

WHEREAS, **Douglas W. and Patricia R. Hicks** are the owners of a parcel of property on Shaker Road Concord, NH also shown as lot 34 and proposed lot 34-1 on the subdivision plan entitled, “Subdivision Plat of the land of Douglas W. & Patricia R. Hicks”, dated September, 2025 and prepared by Richard D. Bartlett & Associates, LLC to be recorded in the Merrimack County Registry of Deeds.

WHEREAS, said subdivision will create the need for a certain easement over lot 34-1 for the benefit of proposed lot 34

WHEREAS, it is the intention of **Douglas W. and Patricia R. Hicks** to reserve an easement over lot 34-1 for the benefit of proposed lot 34

WHEREAS, it is premature to create easements until the proposed lots cease to be owned by the same person or entity.

NOW THEREFORE, **Douglas W. and Patricia R. Hicks** agree with a condition of the City of Concord Planning Board approval for said subdivision to convey to subsequent property owners of proposed lot 34-1 a well radius easement as follows:

Beginning at a steel pin marking the southwesterly most corner of lot 34-1, thence N75°46'00"E a distance a distance of 96.37 feet to a point; thence by a curve to the right, having a central angle of 251°24'34" and a radius of 75.00 feet, a distance of 329.09 feet to a point on the westerly boundary line of lot 34-1; thence S13°01'24"E a distance of 76.56 feet to the point of beginning. Containing 11,319 square feet or 0.26 acres.

At such time as proposed lot 34-1 is sold, the deed, or deeds, will contain language granting the benefits of the following well radius easement in favor of lot 34.

Beginning at a steel pin marking an angle point in the southerly boundary line of lot 34-1 thence S32°39'03"E a distance of 48.08 feet to a point; thence by a curve to the left, having a central angle of 202°12'35" and a radius of 75.00 feet, a distance of 277.78 feet to a point on said southerly boundary line; thence N75°49'00"E a distance of 121.51 feet to the point of beginning. Containing 9,144 square feet or 0.21 acres.

Executed this day _____ day _____, 2025.

Signature: _____
Douglas W. Hicks

Signature: _____
Patricia R. Hicks

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this day _____ day of _____, 2026,
by the above-named _____.

Notary Public/Justice of the Peace

Print Name: _____

Commission Expires: _____