



CITY OF CONCORD

New Hampshire's Main Street™

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Beth Fenstermacher, Assistant City Planner, on behalf of the Concord Conservation Commission

DATE: October 19, 2018

SUBJECT: Acknowledging receipt of an 8.04 acre Conservation Easement as part of approved James B. Carroll Revocable Trust Cluster Subdivision at Carter Hill Road

Recommendation

Accept this report acknowledging receipt of conservation easement per Article 28-4-7(g)(2) of the Zoning Ordinance.

Background and Discussion

The Planning Board application of the James B. Carroll Revocable Trust proposed a cluster subdivision of an existing 12.17 acre vacant parcel of land on Carter Hill Road, located in the Open Space Residential (RO) District. Per Article 28-4-7 of the Zoning Ordinance (ZO), all major subdivisions within the RO District shall meet the requirements of the Cluster Subdivision. Per these ZO requirements, a minimum of 60% of the total parent tract shall be dedicated to open space and protected by legal instruments, as approved by the Planning Board per Article 28-4-7 (g)(2) (ZO).

The subdivision created 5 single-family residential building lots, and one Open Space remainder lot with 1/5th undivided ownership interest among the owners of the five residential lots. The cluster development standards require that a minimum of 7.3 acres (60%) be set aside as open space. The approved plan protects approximately 8.04 acres with a conservation easement on the Open Space lot.

The configuration and terms of the easement were reviewed by the City Solicitor and Conservation Commission. The Commission unanimously recommended the acceptance of the conservation easement at their May 9, 2018 meeting. The Conservation Easement Plan and Deed were recorded at the Merrimack County Registry of Deeds on September 24, 2018, as a condition of final approval by the Planning Board.

