

Project Narrative

Project: Clouthier 2-Lot Subdivision
Address: Map 42Z, Lot 28, Curtisville Road, Concord, NH
Owner/Applicant: Braydin and Kelsey Clouthier
Date: Updated May 14, 2025

The property, catalogued locally as Map 42Z, Lot 28, is an 11.63-acre lot on Curtisville Road in the Open Space Residential (RO) district. The project proposes to create 2 lots, 6.334 acres and 5.295 acres, each with direct access from Curtisville Road. The lots will be serviced by on site well and septic. A Conditional Use Permit application is being submitted concurrently for disturbance of a wetland buffer, Article 28-4-3(d), to construct one of the driveways.

A waiver is requested from the Subdivision Regulations Section 26, specifically 26.02(1) Non-Municipal Utilities, Design Standards, *Underground Utilities*, to allow electric and telecommunications utilities to be installed overhead.

CUP Narrative

Section 28-4-3(d)

1. *The disturbance of the buffer is necessary to the establishment of an allowed principal or accessory use on the building land area on the lot.*

The frontage of the lot is entirely encumbered by wetlands and wetland buffers, except for approximately 76 feet from the northwest property corner. The driveway will be located within those 76 feet and sited as far west as possible. Once into the site 40 feet, the driveway intersects the wetland buffer. The driveway as proposed minimizes wetland buffer disturbance and avoids wetland impacts. The driveway is proposed 10 feet from the property line which leaves just enough room to keep all grading on the applicant's property.

2. *The proposed disturbance to the buffer cannot practicably be located otherwise on the lot to eliminate or reduce the impact to the buffer and represents the minimum extent of disturbance necessary to achieve the reasonable use of those portions of the lot consisting of buildable land.*

The location of the driveway represents the minimum wetland buffer disturbance to construct a driveway. The frontage of the lot is entirely encumbered by wetlands and wetland buffers, except for approximately 76 feet from the northwest property corner. Once into the property, the driveway cannot reach the buildable land at the back of the property without disturbing the wetland buffer. The wetland buffer in that location extends to the west property line. All the other land to the east is wetland or wetland buffer.

3. *The proposed disturbance to the buffer minimizes the environmental impact to the abutting wetland, and to downstream property and hydrologically connected water and wetland resources.*

Yes, the proposed disturbance to the buffer minimizes the environmental impact to the abutting wetland, and to downstream property and hydrologically connected water and wetland resources. By avoiding wetland impacts, the wetland functions are not disturbed. Constructing the driveway anywhere else on the property would require building the driveway through the wetland, thus bisecting the wetland and disturbing the hydrology and connectivity.

4. *Where applicable, wetland permit(s) have been received or are obtained from the NHDES or USACOE.*

The proposed disturbance is limited to the wetland buffer. No wetland disturbance is proposed and NHDES and USACOE permits are not required.

5. *Where applicable, permits or proof of compliance with all other state and/or federal regulations have been received or are obtained.*

N/A

Section 28-9-4(b)(4)

- (a) The use is specifically authorized in this ordinance as a conditional use;

Section 28-4-3(d) Conditional Use Permits Required for Certain Disturbance of Wetland Buffers are permitted. The Planning Board may grant a conditional use permit allowing the disturbance of a buffer in conjunction with construction or installation of roads, utilities, and drainage improvements and other uses which require the placement of impervious surfaces. The requested CUP is for wetland buffer disturbance to construct a driveway, and the use is authorized in the ordinance.

- (b) If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this ordinance for the particular use;

Yes, the driveway as proposed will comply with all requirements of this Article.

- (c) The use will not materially endanger the public health or safety;

Disturbing the wetland buffer to construct the driveway will not endanger the public or safety. The estimated disturbance includes a driveway culvert to ensure proper drainage.

- (d) The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located;

The lot is in a residential zoning district and a driveway is required to access the buildable land. The driveway will be consistent with others on Curtisville Road.

- (e) The use will not have an adverse effect on highway or pedestrian safety;

The driveway, and minor impacts to the wetland buffer, will have no impact on Curtisville Road or pedestrian safety.

- (f) The use will not have an adverse effect on the natural, environmental, and historic resources of the City; and

The driveway, and minor impacts to the wetland buffer, will have not have an adverse effect on the natural, environmental, and historic resources of the City. The driveway has been located on the edge of the property to avoid impacting wetlands and to minimize impacts to the wetland buffer. The driveway will be designed with a culvert to properly convey stormwater under the driveway and continue to hydraulically connect stormwater runoff from the woods to the wetland. The driveway will be constructed in accordance with city standards.

- (g) The use will be adequately serviced by necessary public utilities and by community facilities and 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.

The requested CUP is for wetland buffer disturbance to construct a driveway. No public utilities are required for a driveway. Please note there are adequate utilities for the proposed house, or they will be provided on site by the homeowner (such as a well and septic). Also, the use will not necessitate *any* public expenditure to provide facilities and services with sufficient additional capacity.