



CITY OF CONCORD

New Hampshire's Main Street™

REPORT TO MAYOR AND CITY COUNCIL

DATE: April 7, 2022

To: Mayor and City Council

From: Sam Durfee, Senior Planner

Subject: Four Easement Deeds from Abbott Road, LLC associated with an approved 16-lot subdivision at 145 Abbott Road.

Recommendation

Accept this report authorizing the City Manager to execute 1) a sewer easement deed, 2) a public highway right-of-way easement deed, 3) a sewer and public trail easement, and 4) a drainage easement with Abbott Road LLC for the maintenance of a new sewer line along the easterly edge of Abbott Road, a new sidewalk along the westerly edge of Sewalls Falls Road, and an existing sewer line and public access trail, and a drainage basin, respectively, in association with an approved 16-lot subdivision at 145 Abbott Road.

Background

The City Planning Board, at its regularly scheduled March 16, 2022 meeting granted conditional subdivision approval for a 16-lot subdivision at 145 Abbott Rd. As part of this project, the applicant is proposing to extend public sewer service approximately 576 feet southerly along Abbott Road within the front yard setbacks of lots 14, 13, 12, 11, and 10 of the approved subdivision. As a condition of Planning Board approval, the applicant is proposing to grant to the City a 15-foot wide sewer maintenance easement, as measured from the easterly Abbott Road right-of-way line.

Additionally, in accordance with the City's subdivision regulations, the applicant is proposing approximately 1,200 feet of new sidewalk along the westerly edge of Sewalls Falls Road. In order to accommodate this sidewalk and an associated grass strip fully within the public right-of-way, the applicant is proposing to grant a public highway right-of-way easement approximately 5 feet wide along the frontage of Sewalls Falls Road to the intersection of Abbott

Road and approximately 3,000 sf of land for the purpose of a future City intersection realignment project at the Sewalls Fall/Abbott Road intersection.

Further, the applicant is proposing a third easement to the benefit of the City for the maintenance of an existing sewer line along the northern property line and the authority to maintain a public trail, the surface of which will be crushed stone and is to be constructed by the applicant, for the purpose of non-motorized connectivity between the new Sewalls Falls Road sidewalk and existing sidewalk on the westerly side of Abbott Road.

Finally, the applicant is proposing a drainage easement to benefit of the City for the maintenance of a drainage area associated with Beaver Meadow Brook.

Discussion

These easements are the result of multiple discussions between the applicant and City Staff prior to the submission of the Major Subdivision application, subsequently approved by the City Planning Board. The location and design of the new sewer line, new sidewalk, public trail, and drainage area were developed with Staff's input and reflect Staff's preferences.

For these reasons, the Planning and Engineering Divisions recommend the Mayor and City Council authorize the City Manager to execute the four easement deeds. Proposed drafts are attached. The City's legal counsel will be working with Abbott Road, LLC's legal council to finalize the drafts.

Cc Danielle Pacik, Deputy City Solicitor
David Cedarholm, City Engineer
Paul E. Gendron, City Surveyor