



CITY OF CONCORD

New Hampshire's Main Street™

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Beth Fenstermacher, Assistant City Planner

DATE: June 23, 2023

SUBJECT: Authorize the City Manager to accept 24.103 acres of land for conservation purposes related to the conditionally approved Major Subdivision Application of Signature Homes, LLC on Curtisville Road.

Recommendation

Accept this report acknowledging receipt of open space land for conservation purposes per Article 28-4-7(g)(2) of the Zoning Ordinance.

Background and Discussion

At the May 17, 2023 meeting, the Planning Board conditionally approved the application of Signature Homes, LLC for a proposed subdivision of an existing 36.78-acre vacant parcel of land on Curtisville 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. As a condition of the subdivision approval, the Applicant has agreed to convey 24.103 acres of open space to the City of Concord for conservation purposes. This conveyance exceeds the acreage required by the cluster zoning requirements (60% = 22.067 acres). The open space parcel abuts a larger tract of conserved land. The Conservation Commission has reviewed the subdivision and recommended that the City accept the open space parcel, with conservation restrictions in the Deed. The Subdivision Plan and Deed will be recorded at the Merrimack County Registry of Deeds, as a condition of final approval by the Planning Board.

BAF