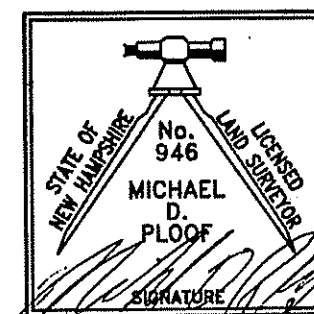


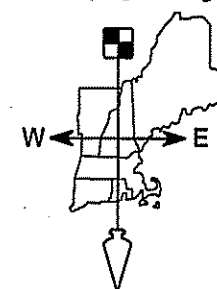
LEGEND:

- (119) STREET ADDRESS
- [Hatched Box] EXISTING BUILDING
- 203Z-39 TAX MAP & LOT NUMBER
- DRYWELL
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - ABUTTING LOT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVEMENT
- OH - OVERHEAD UTILITY LINE



8/20/25

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 203Z LOT 39 IS SCOTT C. ALLEY - 72 S. MAIN STREET, UNIT 7, CONCORD, NH 03301. DEED REFERENCE TO LOT IS BK.3878 PG.2157, DATED 12/30/2024 IN THE M.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE IMPROVEMENTS ON TAX MAP LOT 203Z-39 TOGETHER WITH A PROPOSED DRIVEWAY, AS SHOWN.
3. ZONING FOR THE ENTIRE LOT IS SINGLE FAMILY RESIDENTIAL - RS. BUILDING SETBACKS ARE 25' FRONT, 15' SIDE, 25' REAR.
4. THE EXISTING IMPROVEMENTS, MONUMENTS AND LINES OF OCCUPATION SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF MARCH, 2024 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
5. THE PERIMETER INFORMATION SHOWN WAS COMPILED ENTIRELY FROM THE REFERENCE PLANS CITED AND IS NOT A RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.
6. THIS OFFICE MAKES NO GUARANTEE OF THE TITLE TO THE LOT LINES SHOWN HEREON.

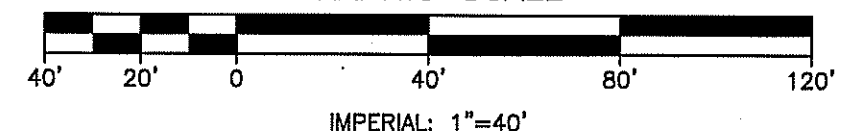
REFERENCE PLANS:

1. "LOT LINE ADJUSTMENT PLAN - MAP 203Z LOTS 39, 39-1, 39-2, 39-3, 39-4 - (117, 119, 123, 125 & 127 SEWALLS FALLS ROAD) - CONCORD, NEW HAMPSHIRE", SCALE: 1"=60', DATED: MARCH 19, 2024, REVISED THROUGH: MAY 1, 2024, PREPARED BY THIS OFFICE AND RECORDED AS PLAN #2024100010202 IN THE M.C.R.D.
2. "16 LOT SUBDIVISION AND PROPOSED - SEWER EXTENSION PLAN FOR - ABBOTT ROAD, LLC - TAX MAP 203Z, LOT 39 - 145 ABBOTT ROAD, CONCORD, NH 03303 - MERRIMACK CO.", SCALE: 1"=40', DATED: JANUARY 19, 2022, REVISED THROUGH: JULY 8, 2022, PREPARED BY: N.H. LAND CONSULTANTS AND RECORDED AS PLAN #202200017101 IN THE M.C.R.D.

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS ARE LOCATED AS SHOWN, RELATIVE TO THE LOT LINES PER THE PLANS REFERENCED AND PHYSICAL EVIDENCE FOUND."

GRAPHIC SCALE



PROPOSED DRIVEWAY AMENDMENT EXHIBIT

PREPARED FOR AND LAND OF:

SCOTT ALLEY

TAX MAP 203Z LOT 39

(119 SEWALLS FALLS ROAD)

CONCORD, NEW HAMPSHIRE

SCALE: 1" = 40'

AUGUST 19, 2025

FILE: 3758EH03.dwg

PROJ. NO. 3758.03

SHEET NO. 1 OF 1

APPROVED
UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
IN ACCORDANCE WITH VOTE OF THE BOARD DATED:

APPROVAL OF THIS PLAT IS LIMITED TO LOTS AS SHOWN

CHAIR

CLERK



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department
Planning Division

Waiver Request Form – Site Plan Regulations

Instructions:

1. List the section for which the waiver is being requested, along with a brief explanation of the request.
2. Explain how the waiver request complies with each criterion.

Section 36.08 Waivers: Where the Planning Board finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such waiver shall not have the effect of nullifying the intent and purpose of these regulations...

Waiver from Section 19.05(11) - Access for single family or duplex lots, to allow for driveway access from 117 and 119 Sewalls Falls Road to enter a collector road from individual driveways, extinguishing the previously approved combined driveway access.

and further provided the Planning Board shall not approve waivers unless it shall make findings based upon the evidence presented to it in each specific case that:

- (1) The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;* Public health, safety, and welfare will not be harmed because the proposed individual driveway access to both lots is safe. This proposal is an improvement to what was previously approved as the original subdivision plan did not contemplate keeping the existing structure on 119 Sewalls Falls Road. The approved resubdivision and lot line adjustment of the property was to accommodate the historic barn located on 119 Sewalls Falls Road. The proposed driveway is designed so no vehicles will need to back out onto Sewalls Falls Road and has adequate separation from other proposed driveways.

- (2) *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 conditions of 119 Sewalls Falls Road are unique; the property contains a historic barn and is part of a larger 16-lot subdivision previously approved by the planning board. We are seeking an amendment to the approved resubdivision to allow for an individual driveway. As mentioned above, the historic barn was originally proposed to be removed, however it was instead renovated. The proposed driveway location shown on the approved subdivision plans would require pavement along the entire frontage of the lot detracting from the aesthetics of the historic structure.
- (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 are carried out;* _____
The specific property is part of a larger 16-lot subdivision but is the only property of that subdivision with a preexisting historic building. The site constraints presented by its location on a collector street require a waiver that allows for a driveway that best suits the conditions present on the property. The proposed loop driveway will improve what was approved. It will not require vehicles to back out onto Sewalls Falls Road. The proposed driveway has ample spacing between adjacent driveways and is over 700 feet from the intersection of Abbott Rd & Sewalls Falls Rd.
- (4) *Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will property carry out, or not be contrary to, the spirit and intent of the regulations; and* _____
The spirit and intent of requiring common driveways on collector streets is to limit the number of curb cuts and access points along the road. The addition of one curb cut from what was previously approved will not be contrary to the spirit of the ordinance. Approving this waiver will allow for the construction of a safe, functional loop driveway that will not alter the character of the neighborhood and will better facilitate access & curb appeal to the historic barn on site than the approved common driveway would.

(5) *The waiver will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.* The proposed waiver will allow for one additional curb cut onto Sewalls Falls Road, a collector street. This regulation is under the purview of the Planning Board and will in no way hinder the application of the zoning ordinance to this property or unduly frustrate the master plan. The addition of the individual driveway will improve the access and aesthetics of the site without negative impacts to the City or abutters. The gain to the applicant in granting this waiver far outweighs any gain the public would experience from a denial.

Finally, note if the waiver complies with RSA 674:44(III)(e)(1) or (2) below and explain how.

- (1) Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations The spirit and intent of the regulations is to limit the number of access points onto collector streets. Granting the waiver would allow for one additional curb cut which has ample spacing between adjacent curb cuts and is located far away from the nearest intersection. The original subdivision did not account for the existing historic barn to remain at 119 Sewalls Falls Road. Strict conformity with the regulations would require the applicant to follow an inferior plan; the proposed loop driveway would allow for safe access to the lot, would prevent the need for vehicles to back out onto Sewalls Falls Road, and would facilitate the safe maneuvering of larger vehicles and trailers without detracting from the neighborhood or threatening public health, safety, or welfare.
-

OR

- (2) Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations The waiver will properly carry out the spirit and intent of the ordinance as it will enhance the safety of the site while accommodating the existing historic barn. The proposed driveway will be located in accordance with driveway regulations regarding separation between adjacent driveways and distance from street intersections. There is ample sight distance at the proposed driveway location and the addition of one curb cut will not negatively affect the surrounding properties. Providing safe, functional access to the existing historic barn in the manner proposed will improve on the approved design.
-
-

OWNER AUTHORIZATION FOR ENTITY

I, Eric Pearson, as the duly authorized
(print name)

Member of Country Estates of Concord, LLC
(member, manager, etc.) (name of entity)

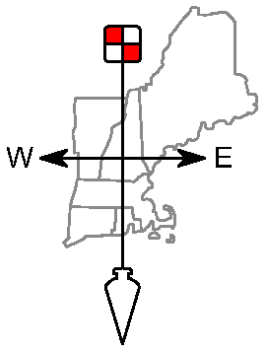
by my signature below, hereby authorize Fieldstone Land Consultants, PLLC to
(name of applicant)

Submit Zoning Board of Adjustment/Planning Board/Planning Division applications and applicable materials for presentation to Concord Planning Division/Concord Zoning Board of Adjustment/Concord Planning Board for the proposed development at:

117 Sewalls Falls Road Concord, NH
(address of site)

[Signature]
(Signature)

8-27-25
(Date)



FIELDSTONE

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206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

August 19, 2025

City of Concord Planning Board
41 Green Street
3rd floor
Concord, NH 03301

RE: Tax Map 203Z Lot 39
Driveway Amendment
Scott Alley
72 S. Main Street, Unit 7
Concord, NH 03301

To Whom It May Concern:

The undersigned being the owner of the above referenced lot hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking necessary approvals from the State of New Hampshire and the City of Concord.

Very Truly Yours,

Tax Map Lot 203Z-39

Signature: 

Print: Scott Alley Date 8/19/25