

Project Narrative

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

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.

April 16, 2025

City of Concord Planning Board
City Hall
41 Green Street
Concord, New Hampshire 03301

**RE: Waiver Request to Allow Overhead Utilities
Curtisville Road 2-Lot Subdivision
Map 42Z, Lot 28, Curtisville Road, Concord, NH**

Dear Planning Board:

On behalf of Braydin and Kelsey Clouthier and in support of the subdivision application referenced above, Wilcox & Barton, Inc. hereby requests the following waiver from the Subdivision Regulations:

A waiver to Subdivision Regulations Section 26, specifically 26.02(1) Non-Municipal Utilities, Design Standards, *Underground Utilities*, to allow overhead utilities to be installed for the 2 lots.

A new road is not proposed as part of this minor subdivision. The 2 proposed lots will have direct access from Curtisville Road, which contains overhead powerlines. The properties in the neighborhood that have direct access from Curtisville Road also have overhead power to the houses. This request would be consistent with the neighborhood.

1. *The granting of the waiver will not be detrimental to the public safety, health, welfare or injurious to other property.*

The waiver request is to allow overhead utilities on private property which will extend off existing overhead powerlines that run along Curtisville Road. Installing the utility services overhead rather than underground will have no impact on public safety, health, or welfare, nor will it be injurious to other properties.

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 driveway to access one of the lots will be long, and installing underground utilities is not practical or cost effective. Both lots will have access directly off Curtisville Road which itself contains overhead power lines.

3. *Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, an unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out.*

Proposed Lot 28 will have a long driveway to access the buildable land at the back of the property. It would be cost prohibitive to install underground power for a single-family home. The buildable area on proposed Lot 28-1 is close to the front of the site and adjacent to an Eversource easement for transmission lines. There would be little to no benefit to installing the utilities underground for a single-family home when there are overhead transmission lines and power lines adjacent to the property.

4. *Specific circumstances relative to the site plan or conditions of the land where a site plan is proposed indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of these regulations.*

The proposed overhead utilities maintain the spirit and intent of the regulations which are geared towards a subdivision that creates a new road. This minor subdivision only creates 1 additional lot and allowing overhead utilities would be consistent with other homes on the road.

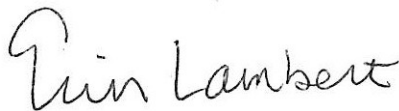
5. *The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports or Official Map.*

The proposed design and requested waiver will not in any manner vary the provisions of the Zoning Ordinance, Master Plan or Official Map.

If you have any questions, or require additional information, please contact me at (603) 731-9883.

Very truly yours,

WILCOX & BARTON, INC.



Erin R. Lambert, P.E., LEED AP
Senior Vice President