



CITY OF CONCORD

New Hampshire's Main Street™

Planning Board

June 21, 2024

Sean Landry
224 Little Pond Rd
Concord, NH, 03301

Re: 224/226 Little Pond Road Minor Subdivision Application (2024-025)

Dear Mr. Landry:

Please be advised that the City of Concord Planning Board, at its regular meeting on June 18, 2024, **determined the Minor Subdivision application to be complete** for the proposed lot line adjustment at 224 and 226 Little Pond Road. As part of this motion, the Board determined that the project is not a Development of Regional Impact (DRI), per RSA 36:55.

The Board adopted the **findings of fact**, which included the information provided in the staff reports and testimony provided during the public hearing, and made the following motions:

The Board voted to **grant Minor Subdivision approval** for the lot line adjustment at 224 and 226 Little Pond Road, subject to the following conditions:

- (a) **Precedent Conditions** – to be fulfilled within one year and prior to signature of the final lot line adjustment plat by the Planning Board Chair and Clerk, unless otherwise specified:
 1. For compliance with the Subdivision Regulations, revise the plat as follows:
 - a. Compliance with Section 12.04 requires adding a location plan with a minimum scale of 1" = 400', including all information listed in Section 12.04.
 - b. Compliance with Section 12.05 requires showing and labeling Little Pond as an additional water body on the vicinity map.
 - c. Compliance with Section 12.07 requires the signature and seal of the New Hampshire certified wetland scientist on the final lot line adjustment plat that shows the mapping of the portions of wetland, along with the date of the wetland delineation noted.
 - d. Compliance with Section 12.08(3) requires providing existing topographic conditions at a contour level of two feet at locations that are part of the lot line adjustment area.
 - e. Compliance with Section 12.08(4) requires providing identification and classification of the extent and type of soils.
 - f. Compliance with Section 12.08(13) requires noting whether or not the properties are located within the City of Concord Flood Hazard Overlay District as defined in Article 28-3-2 of the Zoning Ordinance. This can be noted in Note 4.
 - g. Compliance with Section 15.02(8) requires adding the property addresses of each of the two lots.
 - h. Compliance with Section 15.02(9) requires adding the proposed type of residential use for each lot.
 - i. Compliance with Section 15.03(1) requires showing and labeling the buildings, wells, septic systems, and property addresses for all abutters.
 2. Per Section 9.02(6), Section 13.01(6), and Section 13.02(10), copies of permit applications to state and federal agencies shall be submitted to the Planning Division. For clarification, list the

- required state and federal permits for the project on the plat. If none, add a note to the plat stating that the project does not require any state or federal permits.
3. A note shall be added to the final plat submitted for recording that states: "The project must comply with all subsequent conditions from Case 2024-025 for compliance with Section 12.02(4), Section 15.04(17), and Appendix B of the Subdivision Regulations."
 4. Prior to the recording of the plat and as required by Section 12.09 of the Subdivision Regulations, digital information from the plat shall be provided to the City Engineer for incorporation into the City of Concord Geographic Information (GIS) and tax maps. The digital information shall be submitted in a format and media conforming to standards promulgated by the City Engineer. Layers (see 12.09(1) through (8)) shall be submitted referencing New Hampshire State Plane Grid Coordinates and shall be based on National American Vertical Datum 1988 (NAVD 88).
 5. Monuments shall be set in accordance with Section 19.04 of the Subdivision Regulations.
 6. Upon notification from the Planning Division that the final plat complies with Planning Board conditions, the Zoning Ordinance, and Subdivision Regulations, the applicant shall deliver to the Planning Division one mylar, one full-size plan set, and one 11x17 plan set for endorsement by the Planning Board Chair and Clerk and subsequent recording of the mylar at the Merrimack County Registry of Deeds. The plans shall contain the signature and seal of the appropriate licensed professionals as outlined in Section 12.03 and Section 15.02(1) of the Subdivision Regulations.
 7. Per Section 13.02(13), the applicant is responsible for submittal of recording fees required by the Merrimack County Registry of Deeds for the plat and deeds to be recorded.

(b) **Subsequent Conditions** – to be fulfilled as specified:

1. This approval notwithstanding, the applicant is responsible for full knowledge of, and compliance with, the municipal code, Subdivision Regulations, and Concord Construction Standards and Details for the project, unless a variance, waiver, or conditional use permit is granted.
2. Per Section 9.08(10) of the Subdivision Regulations, no building permit shall be issued within a subdivision until the plat has been approved, the conditions of plat approval have been satisfactorily addressed, and the plat recorded in the Merrimack County Registry of Deeds.
3. Per Section 24.05 of the Subdivision Regulations, individual private wells shall comply with all standards of the New Hampshire Department of Environmental Services, and the construction of which shall comply with the applicable standards of the New Hampshire Water Well Board.
4. Per Section 25.04 of the Subdivision Regulations, sanitary sewage disposal shall be provided by individual waste disposal systems for each dwelling unit located on a lot and located on lots of sufficient size to assure an area appropriate for two leaching fields for each system, which meets requirements of the New Hampshire Department of Environmental Services.

Please be advised that any party to the action or proceedings, or any party directly affected thereby, may appeal the Board's decision within 30 days after the date upon which the board voted to approve or disapprove the application in accordance with RSA 677:15.

If you should have any questions, please contact me at your convenience at (603) 225-8515.

Sincerely,



Alec Bass
Senior Planner