

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS
214 NORTH STATE STREET
CONCORD, N.H. 03301

Tel. (603)225-6770

MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

E-mail: info@richarddbartlett.com

<http://www.richarddbartlett.com>

- BOUNDARY SURVEYS
- SUBDIVISIONS
- DESIGN AND LAYOUT
- ON-SITE SANITARY SEWAGE SYSTEMS
- GPS CONTROL

Project Narrative

Application for Re Subdivision—Map 28Z, Lot 35

The subject premises is located on Shaker Road, just north of the Shaker Road School. The parcel has a total area of 52± acres with approximately 3600' of road frontage. In 1994 a 2-acre parcel was subdivided from the property now identified as 136 Shaker Road. The applicant proposes the subdivide the property to create two addition lots, each having 200 feet of frontage and an area of 1.58 acres.

ICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS
214 NORTH STATE STREET
CONCORD, N.H. 03301

Tel. (603)225-6770

Fax (603)224-6261

E-mail: info@richarddbartlett.com

<http://www.richarddbartlett.com>

MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

- BOUNDARY SURVEYS

- SUBDIVISIONS

- DESIGN AND LAYOUT

- ON-SITE SANITARY SEWAGE SYSTEMS

- GPS CONTROL

April 15, 2025

Concord Planning Board
41 Green Street
Concord, NH 03301

Re: Application for Subdivision—Map 28Z, Lot 35

Dear Chairman & Members of the Board

On behalf of the applicants we are requesting a waiver to Section 12.08—Existing Conditions of the Concord Subdivision Regulations.

We offer the following for justification of granting the requested waiver

1. The granting of the waivers will not be detrimental to public safety, health, or welfare or injurious to other property; The subject property is 52 acres and the application proposes to subdivide two 1.58 acre lots fronting on Shaker Road, a complete perimeter survey of the remaining portion will not enhance this application.
2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought are not applicable generally to other property; The Application involves a small portion of the overall parcel being subdivided. The lots to be subdivided are not near the perimeter of the parent parcel and represent only a small portion of the property.
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 is carried out; Due to the size of the parent parcel and that the perimeter of the proposed lots are a substantial distance from the perimeter of the original tract, a complete perimeter survey is not necessary.
4. Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations; Due to the minor nature of this application, only two new frontage lots created, the request will not be contrary to the spirit and intent of the regulations.
5. The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. Due to the minor nature of the application the provisions of the zoning ordinance, master plan or official map will not be varied.

Thank you for your consideration.

Sincerely,

Mark C Sargent

Mark C. Sargent, LLS

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS
214 NORTH STATE STREET
CONCORD, N.H. 03301

Tel. (603)225-6770

E-mail: info@richarddbartlett.com

<http://www.richarddbartlett.com>

MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

- BOUNDARY SURVEYS

- SUBDIVISIONS

- DESIGN AND LAYOUT

- ON-SITE SANITARY SEWAGE SYSTEMS

- GPS CONTROL

April 15, 2025, 2025

Planning Board
City of Concord
41 Green Street
Concord, NH 03301

Re: Application for Subdivision—Map 723Z, Lot 28

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Section 12.08(11) of the Concord Subdivision Regulations. The regulation requires the location, type and size of non-municipal utilities be shown. This application is for a two-lot subdivision, the plat depicts the non-municipal utilities along that portion of the parcel to be subdivided. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; Whereas no improvements are proposed on the remaining portion of the parcel the absence of non-municipal utility connections will not be detrimental to the public safety, health, or welfare.

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 application simply involves the creation of two single-family lots with a large remaining parcel.

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; Non-Municipal utilities on that portion of the property to be subdivided have been shown on the survey plat a complete detailed survey would be an unnecessary burden on the applicants and not enhance the application

Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations; Beyond the proposed two lots, no further improvements are proposed as part of the this application.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

Mark C Sargent

Mark C. Sargent, LLS

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS
214 NORTH STATE STREET
CONCORD, N.H. 03301

Tel. (603)225-6770

E-mail: info@richarddbartlett.com

<http://www.richarddbartlett.com>

MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

- BOUNDARY SURVEYS
- SUBDIVISIONS
- DESIGN AND LAYOUT
- ON-SITE SANITARY SEWAGE SYSTEMS
- GPS CONTROL

April 15, 2025, 2025

Planning Board
City of Concord
41 Green Street
Concord, NH 03301

Re: Application for Subdivision Map 28Z, Lot 35

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Sections 12.08(3) and 15.03(4) of the Concord Subdivision Regulations. The regulation calls for existing topographic conditions to be shown. This application depicts topography on the lots to be created and sufficient topography on the remaining parcel to meet the minimum requirement.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; The topography shown is sufficient to meet the minimum requirement.

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; Sufficient area on the remaining parcel was mapped to depict an area meeting the minimum requirements for a signal-family lot.

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; As mentioned previously the application only involves the creation of two signal-family lots, a complete detailed survey would be an unnecessary burden on the applicants and not enhance the application.

Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations; No further improvements are proposed as part of this application.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

Mark C Sargent

Mark C. Sargent, LLS

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS
214 NORTH STATE STREET
CONCORD, N.H. 03301

Tel. (603)225-6770

E-mail: info@richarddbartlett.com

<http://www.richarddbartlett.com>

MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

- BOUNDARY SURVEYS

- SUBDIVISIONS

- DESIGN AND LAYOUT

- ON-SITE SANITARY SEWAGE SYSTEMS

- GPS CONTROL

April, 2025

Planning Board
City of Concord
41 Green Street
Concord, NH 03301

Re: Application for Subdivision—Map 28Z, Lot 35

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Section 12.08(20) of the Concord Subdivision Regulations. The regulation requires the location, type and size of existing vegetation be shown. This application is for a two-lot subdivision, which no further improvements are proposed at this time, therefore, depicting existing vegetation will not enhance this application.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; no improvements are proposed the absence of existing vegetation will not be detrimental to the public safety, health, or welfare.

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 plat depicts existing vegetation along the portion to be subdivided and sufficient area of the remaining parcel to meet the minimum lot requirements.

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; As mentioned previously existing vegetation is shown within the portions of the parcel to be subdivided, a complete detailed survey would be an unnecessary burden on the applicants and not enhance the application

Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations; The parcel is large and no further improvements are proposed as part of this application.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

Mark C Sargent

Mark C. Sargent, LLS

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS
214 NORTH STATE STREET
CONCORD, N.H. 03301

Tel. (603)225-6770

MARK C. SARGENT, L.L.S.
DANIEL J. MULLEN, L.L.S.

Est. 1973

E-mail: info@richarddbartlett.com

<http://www.richarddbartlett.com>

- BOUNDARY SURVEYS
- SUBDIVISIONS
- DESIGN AND LAYOUT
- ON-SITE SANITARY SEWAGE SYSTEMS
- GPS CONTROL

April 15, 2025

Planning Board
City of Concord
41 Green Street
Concord, NH 03301

Re: Application for Subdivision—Map 28Z, Lot 25

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Section 12.07 of the Concord Subdivision Regulations. The regulation calls for the delineation of wetland soils.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; Sufficient area on the parcel has been mapped for wetlands meeting the minimum requirements for the zoning district.

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 application is for a two single-family lots and mapping of wetlands within the area surrounding the proposed lots is depicted on the plat.

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; Wetlands of been mapped on sufficient area of the parcel to meet the minimum requirements of the zoning district further investigation by a wetland scientist is unnecessary until such time the property is further subdivided.

Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations; As mentioned above sufficient mapping has been completed within and surrounding the area of the proposed parcel.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The parcel meets and exceed the requirements and will not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

Mark C Sargent

Mark C. Sargent, LLS

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS
214 NORTH STATE STREET
CONCORD, N.H. 03301

Tel. (603)225-6770

E-mail: info@richarddbartlett.com

<http://www.richarddbartlett.com>

MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

- BOUNDARY SURVEYS

- SUBDIVISIONS

- DESIGN AND LAYOUT

- ON-SITE SANITARY SEWAGE SYSTEMS

- GPS CONTROL

April 15, 2025

Planning Board
City of Concord
41 Green Street
Concord, NH 03301

Re: Application for Subdivision—Map 28Z, Lot 35

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Sections 12.08(23) a,b,c & d of the Concord Subdivision Regulations. The regulation calls for the tabulation of data. This application is for a developed site, which no further improvements are proposed, a complete survey of the site was not conducted and therefore tabulation of useable and buildable area, lot coverage and other requirements cannot be calculated. The property is vacant and the intent of the subdivision to create two single-family lots.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; Whereas the application calls for the subdivision of a two single-family lots tabulation of various elements on the remaining parcel won't enhance this application. 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 parcel is large with the proposed lots occupying a small portion of the property, the tabulation of topography, wetlands and other components on the remaining parcel will not enhance this application. 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; A complete detailed survey would be an unnecessary burden on the applicants and not enhance the application.

Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations; The remaining portion of the parcel is over 48 acres and not proposed to be subdivided at this time. A complete survey on that portion will not enhance this application. The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

Mark C Sargent

Mark C. Sargent, LLS

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS
214 NORTH STATE STREET
CONCORD, N.H. 03301

Tel. (603)225-6770

E-mail: info@richarddbartlett.com

<http://www.richarddbartlett.com>

MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

- BOUNDARY SURVEYS

- SUBDIVISIONS

- DESIGN AND LAYOUT

- ON-SITE SANITARY SEWAGE SYSTEMS

- GPS CONTROL

April 15, 2025

Planning Board
City of Concord
41 Green Street
Concord, NH 03301

Re: Application for Subdivision—Map 28Z, Lot 35

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Sections 12.09 of the Concord Subdivision Regulations. The regulation calls for the electronic submission of the final survey. This application has requested a waiver for a complete survey of the parcel, therefore an electronic version of the property would not be available.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; Whereas the application calls for the subdivision of a two single-family lots a survey of the various elements on the remaining parcel won't enhance this application.

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 parcel is large with the proposed lots occupying a small portion of the property, the tabulation of topography, wetlands and other components on the remaining parcel will not enhance this application.

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; A complete detailed survey would be an unnecessary burden on the applicants and not enhance the application.

Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations; The remaining portion of the parcel is over 48 acres and not proposed to be subdivided at this time. A complete survey on that portion will not enhance this application.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

Mark C Sargent

Mark C. Sargent, LLS

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS
214 NORTH STATE STREET
CONCORD, N.H. 03301

Tel. (603)225-6770

E-mail: info@richarddbartlett.com

<http://www.richarddbartlett.com>

MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

- BOUNDARY SURVEYS

- SUBDIVISIONS

- DESIGN AND LAYOUT

- ON-SITE SANITARY SEWAGE SYSTEMS

- GPS CONTROL

April 15, 2025, 2025

Planning Board
City of Concord
41 Green Street
Concord, NH 03301

Re: Application for Subdivision Map 28Z, Lot 35

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Sections 15.03(5) of the Concord Subdivision Regulations. The regulation calls for existing and proposed monumentation be shown on the entire parcel. This application depicts monumentation of the proposed lots and those bounds within close proximity to the parcels. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; The monumentation shown is sufficient to meet the minimum requirement.

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; Sufficient area on the remaining parcel was mapped to depict an area meeting the minimum requirements for a signal-family lot.

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; As mentioned previously the application only involves the creation of two signal-family lots, a complete detailed survey would be an unnecessary burden on the applicants and not enhance the application

Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations; No further improvements are proposed as part of this application.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

Mark C Sargent

Mark C. Sargent, LLS

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS
214 NORTH STATE STREET
CONCORD, N.H. 03301

Tel. (603)225-6770

E-mail: info@richarddbartlett.com

<http://www.richarddbartlett.com>

MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

- BOUNDARY SURVEYS

- SUBDIVISIONS

- DESIGN AND LAYOUT

- ON-SITE SANITARY SEWAGE SYSTEMS

- GPS CONTROL

April 15, 2025

Planning Board
City of Concord
41 Green Street
Concord, NH 03301

Re: Application for Subdivision—Map 28Z, Lot 35

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Sections 12.08(23) a,b,c & d of the Concord Subdivision Regulations. The regulation calls for the tabulation of data. A complete survey of the site was not conducted and therefore tabulation of useable and buildable area, lot coverage and other requirements can not be calculated. The property is vacant and the intent of the subdivision to to create two single-family lots.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; Whereas the application calls for the subdivision of a two single-family lots tabulation of various elements on the remaining parcel won't enhance this application. 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 parcel is large with the proposed lots occupying a small portion of the property, the tabulation of topography, wetlands and other components on the remaining parcel will not enhance this application.

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; A complete detailed survey would be an unnecessary burden on the applicants and not enhance the application.

Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations; The remaining portion of the parcel is over 48 acres and not proposed to be subdivided at this time. A complete survey on that portion will not enhance this application.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

Mark C Sargent

Mark C. Sargent, LLS