

# **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](mailto: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

## **Conditional Use Permit—Map 202Z, Lot 21 Sewalls Falls Road Project Narrative**

The applicant proposes to construct a driveway for access to a proposed residential building. Due to wetland constraints on the parcel the most practical location to construct the building is near the middle of the lot. Because a large wetland complex extends across the front portion of the property, the construction of the driveway requires impacting a portion of the wetland buffer.

Per section 28-9-4 of the zoning ordinance we offer the following in support:

- Section 28-4-3(d) permits a conditional use permit to disturb a wetland buffer for access to a parcel.
- The applicant proposes to construct a residential building, which is permitted by right, the building and a majority of the driveway will comply with the requirements of the ordinance.
- Since the use is permitted by right there will be no material danger to the public health or safety.
- The proposed residential use is compatible with the neighborhood.
- The residential use will not have an adverse impact on highway and pedestrian safety.
- The permitted use will not have an adverse impact on the natural, environmental or historic resources of the City.
- Sewalls Falls Road has municipal water and sanitary sewer as well as non-municipal utilities.

Per section 28-4-3 of the zoning ordinance we offer the following:

- The parcel has a wetland located across the front portion of the property. Given the wetland buffer and front yard setback the proposed residential use needs to be located at the center of the parcel. Without impact to the wetland buffer, there would be no access to the buildable portion of the parcel.
- The disturbance is located in an area which would cause the minimum amount of impact to the buffer.
- The wetland associated with the impacted buffer is not hydrologically connected to another wetland, the proposed driveway is proposed to minimize the environmental impact.
- There are no permits required from the NHDES or USACOE.
- A residential building permit will be applied for if the conditional use permit is granted.