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July 2, 2021

Project No. 47405.02

Heather Shank, City Planner
 City of Concord Planning Department
 41 Green Street, 3rd Floor
 Concord, New Hampshire 03301

**Re: Waiver Request
 Proposed Residential Cluster Subdivision
 458-460 Josiah Bartlett Road
 Concord, New Hampshire – Tax Map 44 Z, Lot 37**

Dear Ms. Shank,

On behalf of our client, KRJ Finance LLC, we respectfully request waivers from the following:

1.Subdivision Regulations - Section 20 - Street Layout and Access Standards, Table 20-1: Standards for Residential Common Private Drives. This section of regulations (for greater than 8 dwelling units) requires a 50-foot Right-Of-Way, a pavement width of 26 feet, curbing on both sides of road, and a sidewalk at discretion of the Planning Board.

We have proposed a 60-foot Right-Of Way, 22 feet of pavement (with 2’ gravel shoulders), and no sidewalk or curbing.

This proposed roadway was originally designed to be a public street, however following meetings and coordination with City Staff it was recommended to be a private road (which the owner agreed to). In addition, it was then revised to be a condominium subdivision. Per prior coordination with City Planning Staff and City General Services, the proposed roadway would not have curbing or a sidewalk. Instead, drainage design would utilize roadside swales, which requires a 60-foot Right-Of-Way (which is what has been provided). In addition, it was agreed that the 22 feet of pavement width with gravel shoulders was acceptable for this development (and we have provided 26-foot width at the cul-de-sac as recommended).

2.Subdivision Regulations - Section 21 -Design Standards for Streets, Section 21.16: Street Lights. This section of regulations states that street lights shall be installed at all street intersections.

We are requesting a waiver to not provide street lights at the intersection as this is a private road, and there are no other lighted intersections in the general area.



Ms. Heather Shank

Re: Application for Subdivision Approval
458-460 Josiah Bartlett Road, Concord, NH 03301

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We appreciate your consideration of these matters and look forward to presenting this project to you at the July 21st Planning Board meeting.

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,
TFMoran, Inc.

Christopher Rice
Senior Project Manager/Principal