# CITY OF CONCORD

*New Hampshire's Main Street™*

## Community Development Department

## REPORT TO THE MAYOR AND CITY COUNCIL

**FROM:** Heather Shank, City Planner

**DATE:** January 20, 2017

**SUBJECT**: Petition for a Discontinuance of a portion of the Broad Cove Right-Of-Way

### Recommendation

Grant the petition to discontinue a portion of the Broad Cove right-of-way.

### Background

Robert M. Beaulac of 46 Broad Cove Drive submitted a petition requesting the discontinuance of a portion of the Broad Cove Drive right-of-way to remove his property encroachments from within the right-of-way

Mr. Beaulac's home was built in 1910. After having the property surveyed recently, he discovered that a significant portion of the house and septic system were in the right-of-way. Staff notes that the right-of-way is 66 feet in width along this stretch of Broad Cove Drive, rather than the more typical 50 foot width found throughout most of the City.

Mr. Beaulac would like to remove the front door and steps from the front of his house and relocate both to the side for safety reasons. The front stoop is within the right-of-way and only 10 feet from the curb edge of Broad Cove Drive. He cannot obtain a building permit at this time, since the area is within the right-of-way. He also anticipates the need to replace the septic system in the near future, which would require further permission from the City.

Mr. Beaulac is requesting to have 13-15 linear feet (3,532 square feet) of the right-of-way discontinued, which would remove the encroachment of the house and septic system from the right-of-way. This proposed discontinuance leaves sufficient right-of-way width for a City street. Mr. Beaulac is also providing the City with a drainage easement for stormwater drainage that will be on his private property in conjunction with the discontinuance.

### Discussion

On January 18, 2017, the Planning Board voted unanimously in support of Mr. Beaulac's petition to discontinue a portion of the Broad Cove Drive right-of-way.