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City Planner

# CITY OF CONCORD

*New Hampshire's Main Street™*  
**Community Development Department**

## Planning Board

May 18, 2022

### **Project Summary – Minor Subdivision**

Project: Manchester Street Lot Line Adjustment (2022-06)  
Property Owners: HLF East, LLC and David & Jennifer Albert  
Address: 126 and 134 Manchester Street  
Map/Block/Lot: 782Z/40 and 782Z/41

### **Determination of Completeness:**

Determine the application complete and open the public hearing. As part of the motion, indicate that the project is not a Development of Regional Impact (DRI), per RSA 36:55.

### **Project Description:**

The applicant is proposing a lot line adjustment to annex 241 sf from 134 Manchester Street to 126 Manchester Street in the Highway Commercial (CH) District. This application also includes the dedication of a ±12 ft wide, 6872 sf Right-of-Way Easement to the City of Concord.

### **Project Details:**

Zoning: Highway Commercial (CH) District  
Existing Use: Vehicle service, sales, and storage  
Proposed Use: No changes proposed under this application

	<u>Lot 40 (134 Manchester St)</u>	<u>Lot 41 (126 Manchester St)</u>
Lot Area Required:	40,000 sf	40,000 sf
Existing Lot Size:	173,152 sf (3.98 ac)	32,039 sf (0.74 ac)
Lot Area Proposed:	166,039 sf (3.81 ac)	32,280 sf (0.74 ac)
Lot Frontage Required:	200'	200'
Lot Frontage Existing:	75.83' ( <i>existing non-conformity</i> )	549.87'
Lot Frontage Proposed:	84.71'	522.50'
Lot Coverage Max:	80%	80%
Lot Coverage Existing:	99% ( <i>existing non-conformity</i> )	63%
Lot Coverage Proposed:	99%	63%
Setbacks Required:	Front 50', Rear 30', Side 25'	Front 50', Rear 30', Side 25'
Setbacks Proposed:	<i>Existing non-conformity</i>	<i>Existing non-conformity, will be in compliance with new Site Plan</i>

## 1. General Comments

- 1.1 The following comments pertain to a 1-sheet plan set titled “Resubdivision Plat between the lands of HLF East, LLC & David & Jennifer Albert”, prepared by Richard D. Bartlett & Associates, LLC, dated April 2022, revised May 11, 2022.
- 1.2 The proposed Lot Line Adjustment is a condition of approval for the proposed Grappone Mazda Major Site Plan application for 134 Manchester Street, which was conditionally approved by the Planning Board at the March 16, 2022 meeting.
- 1.3 Comments from the Engineering Services Division are included in this report.
- 1.4 The Applicant is responsible for ensuring that all plans to be recorded comply with the current standards of the Merrimack County Registry of Deeds.
- 1.5 The Applicant requests a waiver to Section 12.08(3) *Topography*, of the Subdivision Regulations, to not provide topography given the nature of the application as a lot line adjustment, and the small area (241 sf) of land to be annexed. Staff supports this waiver request.

## 2. Technical Review Comments

- 2.1 Under Note 8, clarify that only Lot 40 is subject to the referenced easements.

## 3. Recommendations

- 3.1 **Grant the waiver** to Section 12.08(3) *Topography*, of the Subdivision Regulations to not provide topography, utilizing the criteria of RSA 674:36, II (n), criteria (2), which states that “specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.”
- 3.2 **Grant Minor Subdivision approval** for the lot line adjustment between 126 and 134 Manchester Street, subject to the following precedent conditions to be fulfilled within one year and prior to endorsement of the final plan by the Planning Board Chairman and Clerk, unless otherwise specified:
  1. Address Technical Review comments to the satisfaction of Planning Division and Engineering Services Division staff.
  2. The monumentation for the proposed lot lines shall be set prior to recording.
  3. The final plat shall be signed and sealed by the NH Licensed Land Surveyor.
  4. An easement deed in a form suitable for recording at the MCRD should be prepared for the proposed right-of-way easement across a portion of Lot 40.
  5. Prior to the final plat being signed by the Planning Board Chair and Clerk, digital information shall be provided to the City Engineer for incorporation into the City of Concord Geographic Information System (GIS) and tax maps. The information shall be submitted in accordance with Section 12.09 of the Subdivision Regulations.
  6. The Applicant shall submit two checks for recording the plan at the Merrimack County Registry of Deeds (including a separate check in the amount of \$25.00 for the LCHIP fee). Both checks are to be made payable to the Merrimack County Registry of Deeds.
  7. Upon confirmation from staff that the review comments have been addressed, The Applicant

shall deliver to Planning two (2) plan set(s) and one (1) mylar(s) for endorsement by the Planning Board Chairman & Clerk and recording at the Registry of Deeds.

8. Applicant shall prepare deeds for the transfer of the property, and submit for recording at the same time as the plat.

Prepared by: BAF

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