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CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

May 17, 2017

Project Summary – Minor Subdivision Plan Amendment

Project: **AUDUBON SOCIETY OF NH – SPCA (2017-14)**
Property Owners: Audubon Society of NH
Address: 84 Silk Farm Road
Map/Block/Lot: 92/1/6

Project Description:

The applicant is requesting modification to a previously approved Minor Subdivision Plan. The approved plan includes a condition that states “no net increase in impervious surface shall be allowed on the 16.42 acre remnant at 3 Silk Farm Rd without further approval by the Planning Board.” The applicant is requesting permission to construct a 100 sf enclosure for birds, increasing the overall impervious surface lot coverage by approximately 200 sf.

BACKGROUND:

The Planning Board granted Minor Subdivision approval to Audubon Society of New Hampshire on August 20, 2008. Prior to receiving subdivision approval this parcel was granted a variance to allow future lot coverage of 25% where 10% is allowed.

PROJECT DETAILS:

Project Area:	16.42 acres
Existing Use:	Non-Profit environmental education or conservation center
Existing Zoning:	Rural Open Space (RO)
Required Minimum Lot Size:	2 acres
Maximum Lot Coverage:	10%
Existing Lot Coverage:	9.3% (66,570 sf)
Proposed Lot Coverage:	9.3% (66,770 sf)

1. General Comments

- 1.1 The following comments pertain to an April 17, 2017 request from Kevin Wall of the New Hampshire Audubon regarding a 2 sheet plan set dated September 28, 2006.
- 1.2 Staff recommends removal of the special condition. As long as the property owner is in compliance with the Zoning Regulations, Staff feels that it is unnecessary for the property owner to return to the Planning Board for minor expansions on the property that would otherwise not

trigger Planning Board approval.

2. Recommendations

- 2.1 **Grant the request to allow construction of the enclosure and** remove the special condition on the Minor Subdivision Approval prohibiting any increase in impervious surface without further approval by the Planning Board. **As part of this action, all other conditions of the original approval shall remain in full force and effect.**

Prepared by: JCS