

Application for Resubdivision—Map 110A, Block 2, Lots 2 & 6

Project Narrative

The subject premises are located at 70 and 76 Airport Road. The property at 70 Airport Road is the site of the NH Federal Credit Union, has a total area of 3.99 acres and also has frontage on Old Turnpike Road and Ripley Street. The property at 76 Airport Road is a single story commercial building which is currently being renovated. The property is an existing substandard parcel having 50.41' of frontage and an area of 0.52 acres.

In conducting a survey of the credit union property it was discovered a portion of the driveway servicing 76 Airport Road encroached onto the Credit Union property. The proposed lot line adjustment will annex 227 square feet of 70 Airport Road to 76 Airport Road and put the encroaching portion of the driveway, near Airport Road, onto the land of 76 Airport Road.

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Est. 1973

- BOUNDARY SURVEYS

- SUBDIVISIONS

- DESIGN AND LAYOUT

- ON-SITE SANITARY SEWAGE SYSTEMS

- GPS CONTROL

July 18, 2016

Concord Planning Board
41 Green Street
Concord, NH 03301

Re: Application for ReSubdivision—Map 110A, Block 2, Lots 2 & 6

Dear Chairman and Members of the Board;

On behalf of the NH Federal Credit Union and George Kapos, applicants for a lot line adjustment on Airport Road, we request the following waiver to the subdivision regulations:

- Section 12.03 (5) Wetlands
- Section 12.03 (6) Soils
- Section 12.07 Delineation of Wetlands
- Section 12.08 (3) Measurement of topography
- Section 12.08 (4) Soils
- Section 12.08 (10) Municipal utilities
- Section 12.08 (11) Non-municipal utilities
- Section 12.09 requires electronic submission of the subdivision and the horizontal datum to be based on the NH State Plane Coordinate System.

The following reasons are provided for these waiver requests:

- The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property; the plan presented is from a survey conducted in 2005 prior to some of the current requirements and for the purpose of depicting the boundaries of the Credit Union property. Given the minor nature of the lot line adjustment to clear up a small driveway encroachment a complete resurvey of the properties will not enhance this application.
- The intent of the lot line adjustment is to revise a portion of the common property line so that a driveway encroachment will be within the parcel it services making it unique to other properties in the vicinity.
- Because of the minor nature of the lot line adjustment strict adherence to the requirements would not enhance this application.
- The survey shows sufficient detail to meet the spirit of the regulations.
- The requested waivers will not vary the provisions of the zoning ordinance, master plan or official map.

Thank you for your consideration.

Sincerely;

Mark C. Sargent, LLS



July 26, 2016





