



T.F. BERNIER, INC.
Land Surveyors~Designers~Consultants

50 Pleasant Street, P.O. Box 3464
Concord, NH 03302-3464

Environmental Permitting
State and Local Permitting
Land Surveying
Aerial Mapping
Aerial Photography

Tel. (603) 224-4148
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April 19, 2017

Heather Shank, City Planner
City of Concord
41 Green Street
Concord, NH 03301

RECEIVED

APR 19 2017

Planning Division
Concord, NH

Re: Application for Major Subdivision
H. Byers Smith & Marian B. Smith Trust
393 Mountain Road – Concord, NH
Assessor's Map 122 Block 4 Lot 3

Dear Ms. Shank:

Please find enclosed a Major Subdivision Application for a 7 lot subdivision of the above referenced property. The project will subdivide the existing lot 3 (26.390 Ac.), creating four residential lots fronting on Sewalls Falls Road and three residential lots fronting on Mountain Road, (NH Route 132). It is the intent of the owner to use the design standards of the cluster development in creating the 7 residential lots and Open Space. The lots will be serviced by private water and sewer, and requires NHDES State Subdivision approval.

The subject property is located in the "RM" Zoning District, with portions in the Shoreland ("SP") and Flood Hazard ("FH") Overlay Districts. The lot consists of slightly sloping fields on Sewalls Falls Road and Mountain Road, with steeper slopes and wetlands descending to Snow Pond Outlet in the middle of the lot. There is presently an existing farm house situated on Mountain Road.

Lots 1-4 will be served by two common driveways on Sewalls Falls Road. Lots 5-7 will be served by one common driveway on Mountain Road. An application has been made to NHDOT for this driveway.

Along with the Major Subdivision Application, we are asking for the following waiver requests to the Subdivision Regulations:

Section

24.02: Municipal Water Systems: For subdivisions within the Urban Growth Boundary as adopted by the Planning Board in the Master Plan, a municipal sanitary sewers shall be required to be extended on parcels of land which are within fifteen hundred (1,500) feet of an existing municipal sanitary sewer main, providing adequate pressure and fire flow are available as required in Section 24.03.

25.02: Municipal Sanitary Sewers: For subdivisions within the Urban Growth Boundary as adopted by the Planning Board in the Master Plan, a municipal water system shall be required to be extended on parcels of land which are within fifteen hundred (1,500) feet of an existing municipal water main.

20.11: Residential Common Private Drives: Residential common private drives where allowed in the Zoning Ordinance and the Subdivision and Site Plan Regulations, shall be constructed to the standards contained in Table 20-1, Standards for Residential Common Private Drives. We would like to provide 18 feet of pavement with 1' gravel on each side where 22' of pavement and 2' of gravel are required. Also provide a 30 foot wide right-of-way where 50 feet is required. We met with the Concord Fire Department on-site, and they approve of the waiver request.

Per meeting with Planning Department, a vegetative buffer will be provided in the 50' Open Space perimeter buffer along Mountain Road in accordance with section 28.01. The buffer will be designed by a Landscape Architect and the plans are to be submitted as soon as they can be completed.

The Stormwater Management Analysis is nearly completed in accordance with section 23.08. It is anticipated that the report will be submitted this week.

Thank you for your time and consideration of this application. If you have any questions or need additional information, please give us a call.

Sincerely,
T.F. BERNIER, INC.



Jonathan Crowdes
Project Manager

enclosures

cc: file 580-03



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May 4, 2017

John Stoll, Senior Planner
City of Concord
41 Green Street
Concord, NH 03301

Re: Application for Major Subdivision
H. Byers Smith & Marian B. Smith Trust
393 Mountain Road – Concord, NH
Assessor's Map 122 Block 4 Lot 3

Dear Mr. Stoll:

Please find enclosed an additional waiver request to the Subdivision Regulations on the above noted application:

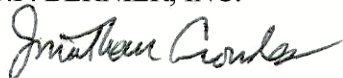
Section

20.14 (1) & (2): Terminus of Residential Common Private Drives: Dead end common privates drives shall terminate in a T-hammerhead, Y-hammerhead or cul-de-sac, based on the number of units served.

We request an alternate turn-around configuration. During a meeting with the Concord Fire Department on-site, they approved of the alternate turn-around location/configuration as it is shown on Sheet 5.

Thank you for your time and consideration of this application. If you have any questions or need additional information, please give us a call.

Sincerely,
T.F. BERNIER, INC.


Jonathan Crowdes
Project Manager

enclosures

cc: file 580-03