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MAY 19 2017

Project Narrative

**Planning Division
Concord, NH**

This parcel was purchased by Steve and Ellen DeStefano in 1993. In 2003 they completed a 4 lot subdivision with frontage on Snow Pond Road. The remaining 60 acres has frontage on Graham Road and includes a farmhouse built in 1778.

The proposal/ subdivision being submitted will be to sell off the existing farm house along with 7 acres of land. The remaining 53 acres will be kept/sold as a single parcel with covenants limiting development to a single house lot.

The site is a formerly agricultural land going through the succession process. It is predominately upland with several intermittent drainage ways.



Aerial Photograph of 17 Graham Road

Steven C. Luger Licensed Land Surveyor

71 Glen Rd, Deering, New Hampshire 03244

License Number 659

Telephone: Cell (603) 892-4806

Owners: Stephen T. & Ellen J. DeStefano
7 Sharon Drive
Bow, NH 03304

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JUN 7 2017

Planning Division
Concord, NH

Date: June 05, 2017

RE: Subdivision of Map 123 Block 4 Lot 2

Reason for Waiver Requests:

This application is for a minor Subdivision and we are requesting
An Expedited Review.

We are asking that the following item listed on the Preliminary and Final
Checklists be granted .

Waivers Requested at Application

1. Tabulation of required usable and buildable areas
2. Tying the topographic survey into the USGS Datum
3. Test Pits

We are withdrawing the waiver for the Tabulation of required useable and buildable areas
Per correspondence received on 6/2/17 from the City of Concord Planning Dept.

Items 2 and 3 we are requesting waivers based on Subdivision Regulations
35.08 Waivers;

1. Topography and Test pits will not be detrimental to the public safety, health or welfare, existing house has functioning septic system and proposed 53 acre lot has sufficient upland area to support a house lot
2. Conditions are unique as the proposed subdivision has larger lots than the existing zoning requires.
3. Because of the larger lots proposed an unnecessary hardship would result from further test pits and tying topography to USGS Datum.
4. The conditions of the land and the owners wishes to have no further subdivision of the land will carry out the spirit and intent of the regulations.
5. We can not see how waiving these requirement would have any affect on the Zoning ordinance, Master Plan or Official Map.