



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

June 21, 2017

Project Summary – Minor Subdivision

Project: Minor Subdivision of Peter Max & Shelley E. Otto (2017-06)
Property Owner: Stephen T. & Ellen J. DeStefano
Address: 17 Graham Road
Map/Block/Lot: 123/4/2

Determination of Completeness:

Determine this application complete and open the public hearing.

Project Description:

The applicant is proposing to subdivide a 60.1 acre lot into 2 lots consisting of 7.02 acres and 53.08 acres each at 71 Graham Road in the RO (Open Space Residential) District.

Project Details:

Zoning: (RO) Open Space Residential
Existing Use: Single Family Residence
Lot Area Required: 2 acres
Lot Area Proposed: **Lot 2:** 7.02 ac **Lot 2-1:** 53.08 ac
Lot Frontage Required: 200'
Lot Frontage Proposed: **Lot 2:** >200' **Lot 2-1:** >200'
Building Setbacks Required: 50' front, 50' rear, 40' side
Building Setbacks Proposed: 50' front, 50' rear, 40' side

1. General Comments

- 1.1 The following comments pertain to the 3 sheet plan set titled "Subdivision Plan Map 123 Block 4 Lot 2, 17 Graham Road, Concord, NH" prepared by Steven C. Luger, Land Surveyor, dated April 5, 2017.
- 1.2 Please see the attached Engineering comments in a memo dated June 9, 2017.

2. Waivers

- 2.1 The applicant requests the following waivers from the Subdivision Regulations (SDR):

- a) 16.03(14) Septic Systems, to not supply soil test pit results and not depict the 4,000 sf septic drain area. The Applicant justifies the waiver request because the existing house has a functioning septic system, and the size of the remainder lot is sufficient to support a future house lot. Further, to collect the test pit data and show these features would be an undue hardship on the owner. **Staff supports this waiver request.**
- b) 12.08(3) Topography, to not depict topography for the entire lot and not tie topography into the NAVD88 vertical datum. The Applicant justifies the waiver request because the size of the remainder lot is sufficient to support a future house lot. Further, to show the topography would be an undue hardship on the owner. **Staff supports the waiver request to not show topography for the entire remainder lot** since the topography is relatively flat and suitable for development. **However, staff does not support the request to not tie the data into the NAV88 datum.** The topographic information in the City's GIS system is based NAVD88 and it is important that plan information is based on the same datum so that plans can be more easily evaluated and compared relative to adjacent properties and projects.

3. Technical Review Comments

- 3.1 Please add label or hatching to identify the subject parcel on the Location Plan.
- 3.2 Per Section 15.03(3) (SDR) tabulations shall be included on sheets to be recorded. Please relocate the tabulation table from Sheet 3 to Sheet 2.
- 3.3 Per Section 12.08(20) of the Subdivision Regulations (SDR), show the existing edge of clearing.
- 3.4 Add a note to the plat stating that non-municipal utilities for future development will be buried in accordance with Section 26.02 of the Subdivision Regulations.
- 3.5 Show location of existing septic system.
- 3.6 It is not clear if there are wetlands on the site, the linetypes in the legend do not match what is on the plan. Please clarify. If wetlands are present, show 50' buffer to wetlands line.
- 3.7 Show dimension of existing curb cuts and driveway.

4. Recommendations

- 3.1 **Staff recommends that the Board grant the requested waivers, subject to the conditions stated below**, utilizing the criteria from RSA 674:36(II)(n)(2): 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.
 - a) 16.03(14) Septic Systems, to not supply soil test pit results and not depict the 4,000 sf septic drain area.
 - b) 12.08(3) Topography, to not depict topography for the entire lot, **with the condition that the vertical datum for the plans refer to NAVD88.**
- 3.2 **Grant Minor Subdivision approval** for the 2-lot subdivision at 17 Graham Road, 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 Engineering Review Comments dated June 9, 2017, to the satisfaction of the Engineering Division.
- (2) Address Technical Review Comments, noted in Section 2 above, to the satisfaction of the Planning Division.
- (3) Any waiver(s) granted are to be noted and fully described on the plan including date granted and applicable Section number(s) of the Subdivision Regulations. Should the Board vote to deny the waiver request(s), applicant shall comply with said submission requirement(s).
- (4) 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.
- (5) The Licensed Land Surveyor and Wetland Scientist shall sign and seal final plans and mylars.
- (6) 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) The Applicant shall deliver to Planning, two plan sets and one (1) mylar(s) for endorsement by the Planning Board Chairman & Clerk and recording at the Registry of Deeds.

Prepared by: BAF

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CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

Edward L. Roberge
City Engineer

MEMORANDUM

TO: Beth Fenstermacher, Assistant City Planner
FROM: Bryant A. Anderson, PE
DATE: June 9, 2017
SUBJECT: Plan Review, DeStefano Subdivision, 17 Graham Road;
Map 123, Block 4, Lot 2-1; (2017-21)

The Engineering Services Division (ESD) has received the following items for review:

- *Subdivision Plans*, Map 123, Block 4, Lot 2, 17 Graham Road, Concord, NH 03301, prepared by Steven C. Luger, dated April 5, 2017 (received on 5/19/2017)
- *Topographic & Existing Conditions Plan*, Map 123, Block 4, Lot 2, 17 Graham Road, Concord, NH 03301, prepared by Steven C. Luger, dated April 5, 2017, revised thru 6/5/2017 (received on 5/19/2017)

As a supplement to any comments offered by the Planning Division, the ESD offers the following design related comments. **With subsequent submissions, the applicant should provide a response letter that acknowledges/addresses each of these comments.**

General Comments

1. The proposed lot with the existing house should be shown as Map 123, Block 4, Lot 2. The remaining lot should be shown as Map 123, Block 4, Lot 2-1. This should be revised on both Sheets 2 and 3, and within the Notes on Sheet 1.
2. The existing house, barn, and other pertinent site features should be shown on Sheet 2.
3. The ESD should be contacted if and when construction is proposed on the new lot (2-1) so that an address can be assigned.
4. Note 1 on Sheet 1 should be expanded to state the purpose of the plan is to subdivide the existing lot into two lots.
5. A note should be included on the plans stating the horizontal and vertical datums that the plans are based on.
6. The proposed lot lines should be shown and labeled on Sheet 1.

Engineering Services
City Hall • 41 Green Street • Concord, NH 03301 • (603) 225-8520
engineering@concordnh.gov

Re: Review Comments (2017-21)
DeStefano, 17 Graham Road
Date: 6/9/2017

7. The proposed lot lines should be labeled as proposed on Sheets 2 and 3.
8. A waiver has been requested from Section 16.03(14) of the Subdivision Regulations to remove the requirement for test pits. The ESD takes no exception to this request.
9. A waiver has been requested from Section 12.08(3) of the Subdivision Regulations to remove the requirement for the vertical datum to be based on NAVD88. The ESD does not support this waiver. The topographic information in the City's GIS system is based NAVD88 and it is important that plan information is based on the same datum so that plans can be more easily evaluated and compared relative to adjacent properties and projects.

Pre-Construction Items

The following items will need to occur prior to the start of construction (unless otherwise noted).

1. The monumentation for the proposed lot lines will need to be set (prior to recording the plan).
2. The following permit(s) will need to be obtained from the Engineering Services Division:
 - a. Driveway Permit (may also be applied for at the time of building permit applications with the Code Administration Division)