



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

March 21, 2018

Project Summary – Major Subdivision

Project: Tuscany Village – Condominium Subdivision (2018-10)
Property Owner: RJ Moreau Communities, LLC
Address: Sonoma Lane & Riesling Terrace
Map/Block/Lot: Tax Map 193 Z; Lot 1

Determination of Completeness:

Determine this application complete and open the public hearing.

The Applicant has requested a waiver to Section 10.06 of the Subdivision Regulations for the Public Hearing be held at the same meeting as the Determination of Completeness. The project was before the Board in 2016 for Major Site Plan approval. At that time, the Applicant was planning to rent the proposed units; therefore, the condominium subdivision did not occur concurrently. Given that the site layout has not changed, and the Site Plan is already approved, the applicant is requesting to hold the public hearing at the March 2018 meeting. Staff supports this request.

Project Description:

The applicant is requesting Minor Subdivision approval to create 26 condominium units associated with a proposed multi-family planned unit development. A Major Site Plan application for the proposed development on this lot was approved and signed in October 2017 (Project No. 2016-08).

Project Details:

Zoning: RM – Medium Density Residential District
RS – Single Family Residential District

Existing Use: Planned Unit Development (under construction)
Proposed Use: Planned Unit Development

Existing Lot Area: 10.007 acres (435,905 sf)

Street Frontage Required: 100'
Existing Street Frontage: 341'

Building Setbacks Required: 25' front, 15' side, 25' rear
Building Setbacks Provided: 25' front, 15' side, 25' rear

Minimum Private
Open Space Required: 300 SF/dwelling unit
Minimum Provided: 300 SF/dwelling unit

1. General Comments

- 1.1 The following comments pertain to a “Tuscany Village Condominium Site Plan” and “Unit Details” prepared for R.J. Moreau Communities, LLC for land located at Sonoma Lane, Concord, NH, prepared by Bedford Design Consultants, Inc., dated December 19, 2017.
- 1.2 The review of the Condominium Plan is based off the understanding that the site will be developed in accordance with the approved Site Plan titled “Tuscany Village Planned Unit Development Plan, Sonoma Lane, Concord, NH” dated January 8, 2016, revision date October 9, 2017, final approval October 12, 2017.
- 1.3 Please see the attached Engineering comments, dated March 9, 2018.
- 1.4 The Applicant is responsible for insuring that all plans to be recorded are in compliance with the current standards of the Merrimack County Registry of Deeds.

2. Technical Review Comments

- 2.1 The applicant requests a waiver from Section 12.07, Wetland Delineations, of the Subdivision Regulations (SDR) to not have the NH Certified Wetland Scientist sign and seal the subdivision plat. The applicant will include a reference to the signed and approved Site Plan set. Since the wetland delineation was completed within the past 3 years, and the stamped plans are on record, staff supports this waiver request. If granted, Applicant shall revise Note 14 on Sheet 1 with the date granted by the Planning Board.
- 2.2 Per 28-4-8(j)(1) and (2), ownership and maintenance of the common open space, private roads, utilities, parking facilities and recreational or other accessory facilities shall be assigned to an ownership interest such as an association of condominium owners. The condominium documents shall include provisions for ownership and maintenance of these facilities.
- 2.3 Per Section 17.03 (SDR), the floor plans shall show ingress to and egress from each unit to the common areas.
- 2.4 Per Section 17.04(1) (SDR), include all pertinent common facilities including mail boxes, light poles, fire hydrants, etc.

3. Recommendations

- 3.1 **Grant waiver to Section 12.07, Wetland Delineations**, to not have the NH Certified Wetland Scientist sign and seal the subdivision plat with the condition that the reference to the signed and approved Site Plan is included on the plat.
- 3.2 **Grant Major Subdivision approval** to create 26 condominium units for a multi-family planned unit development, subject to the following 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) Applicant shall provide digital copies of the condominium documents, including declaration of condominium and by-laws, to be reviewed and approved by the City Solicitor and Clerk of the Board.
 - (2) Address Engineering Review Comments to the satisfaction of the Engineering Division.

- (3) Address Technical Review Comments, noted in Section 2 above, to the satisfaction of the Planning Division.
- (4) 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 shall sign and seal final plans and mylars.
- (6) The 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, three 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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David Cedarholm, PE
City Engineer

MEMORANDUM

TO: Beth Fenstermacher, Assistant City Planner
FROM: Bryant A. Anderson, PE
DATE: March 9, 2018
SUBJECT: Plan Review, Condominium Site Plan, Tuscany Village, Sonoma Lane;
Map 193Z, Lot 1; (2018-10)

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

- Condominium Site Plan, Tuscany Village, Sonoma Lane, Concord, NH, Tax Map 193Z, Lot 1, prepared by Bedford Design Consultants, dated December 19, 2017.

As a supplement to any comments offered by the Planning Division, Engineering 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. A note should be added to the plan that states: "The ways shown on this plan and labeled as Sonoma Lane – Private Access Dr. (southerly of the previously dedicated cul-de-sac) and Riesling Terrace are intended by the developer R.J. Moreau Communities, LLC, its successors, assigns, and the City of Concord Planning Board, to remain as private ways. The recording of this plat shall not be construed as an offer of dedication of those ways as public highways under the New Hampshire common law of dedication and acceptance, nor shall the approval of this plat constitute an approval of those ways as public streets pursuant to NH RSA 674:40."
2. The following official location addresses (including mailing addresses) should be added to the plan. Notes should be added to the plan to distinguish between the Engineer's sequential numbering of units and the official address and unit number.
 - 193Z-1 Unit 1, will have an address of 35 Sonoma Lane, Unit 1.
 - 193Z-1 Unit 2, will have an address of 35 Sonoma Lane, Unit 2.
 - 193Z-1 Unit 3, will have an address of 35 Sonoma Lane, Unit 3.

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engineering@concordnh.gov

- 193Z-1 Unit 4, will have an address of 35 Sonoma Lane, Unit 4.

- 193Z-1 Unit 5, will have an address of 37 Sonoma Lane, Unit 1.
- 193Z-1 Unit 6, will have an address of 37 Sonoma Lane, Unit 2.

- 193Z-1 Unit 26, will have an address of 1 Riesling Terrace, Unit 1.
- 193Z-1 Unit 25, will have an address of 1 Riesling Terrace, Unit 2.
- 193Z-1 Unit 24, will have an address of 1 Riesling Terrace, Unit 3.
- 193Z-1 Unit 23, will have an address of 1 Riesling Terrace, Unit 4.

- 193Z-1 Unit 7, will have an address of 2 Riesling Terrace, Unit 1.
- 193Z-1 Unit 8, will have an address of 2 Riesling Terrace, Unit 2.
- 193Z-1 Unit 9, will have an address of 2 Riesling Terrace, Unit 3.
- 193Z-1 Unit 10, will have an address of 2 Riesling Terrace, Unit 4.

- 193Z-1 Unit 22, will have an address of 3 Riesling Terrace, Unit 1.
- 193Z-1 Unit 21, will have an address of 3 Riesling Terrace, Unit 2.
- 193Z-1 Unit 20, will have an address of 3 Riesling Terrace, Unit 3.
- 193Z-1 Unit 19, will have an address of 3 Riesling Terrace, Unit 4.

- 193Z-1 Unit 11, will have an address of 4 Riesling Terrace, Unit 1.
- 193Z-1 Unit 12, will have an address of 4 Riesling Terrace, Unit 2.
- 193Z-1 Unit 13, will have an address of 4 Riesling Terrace, Unit 3.
- 193Z-1 Unit 14, will have an address of 4 Riesling Terrace, Unit 4.

- 193Z-1 Unit 18, will have an address of 5 Riesling Terrace, Unit 1.
- 193Z-1 Unit 17, will have an address of 5 Riesling Terrace, Unit 2.

- 193Z-1 Unit 16, will have an address of 7 Riesling Terrace, Unit 1.
- 193Z-1 Unit 15, will have an address of 7 Riesling Terrace, Unit 2.