



Heather Shank  
City Planner

# CITY OF CONCORD

*New Hampshire's Main Street™*  
**Community Development Department**

## Planning Board

March 21, 2018

### **Project Summary – Minor Subdivision/LLA**

Project: Hooper Family Trust– Minor Subdivision Application/LLA (2018-08)  
Property Owners: Horace Hooper Family Trust & Lucinda Paige  
Address: 42 & 40 ½ Shaker Road  
Map/Block/Lot: 118/3/22 & 118/3/36

#### **Determination of Completeness:**

Determine the application complete and open the public hearing.

#### **Project Description:**

The applicant is proposing a lot line adjustment to annex 6.535 acres from Tax Map 118/3/22 into 118/3/36.

#### **Project Details:**

Existing Lot Area: 8.115 acres & 2.209 acres  
Zoning: Single Family Residential (RS)  
Existing Use: Single Family Residential  
  
Required Lot Size: 12,500 sf  
Proposed Lot Size: 1.579 acres & 8.745 acres  
  
Frontage Required: 100'  
Frontage Provided: 176.68' & 74.41' (both existing)  
  
Setbacks Required: 25' front; 25' rear; 15' side  
Setbacks Provided: 25' front; 25' rear; 15' Side

#### **1. General Comments**

- 1.1 The following comments pertain to a subdivision plan titled “Lands of Horace C. R. Hooper Family Trust & Lucinda M. Paige & Alan & Lucinda M. Paige” dated February 15, 2018.
- 1.2 Please see the memo from Engineering dated March 12, 2018.

## 2. Technical Review Comments

2.1 Add Zoning designation to the Location Plan in accordance with Section 12.04(9) (SDR)

2.2 The applicant has requested the following waivers to the Subdivision Regulations (SDR):

- **Section 12.08(3) SDR Topography:** The applicants have stated that they are requesting this waiver because both lots have existing structures and this is a simple lot line adjustment. No future construction is proposed as a component of this application. Based on the fact that both lots have existing structures and that this minor subdivision is little more than a lot line adjustment, **staff supports this request.**
- **Section 12.08(4) SDR Soils:** The applicants have stated that they are requesting this waiver because both lots have existing structures and this is a simple lot line adjustment. No future construction is proposed as a component of this application. Based on the fact that both lots have existing structures and that this minor subdivision is little more than a lot line adjustment, **staff supports this request.**
- **Section 12.08(5) SDR Natural Features:** The applicants have stated that they are requesting this waiver because both lots have existing structures and this is a simple lot line adjustment. No future construction is proposed as a component of this application. Based on the fact that both lots have existing structures and that this minor subdivision is little more than a lot line adjustment, **staff supports this request.**

## 3. Recommendations

3.1 **Grant the following waivers** 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:

- **Section 12.08(3) SDR Topography** to not show topographic conditions because no development is proposed on existing home lots.
- **Section 12.08(4) SDR Soils** to not identify and/or classify soils because no development is proposed on existing home lots.
- **Section 12.08(5) SDR Natural Features** to not identify wetlands because no development is proposed on existing home lots.

3.2 **Grant Minor Subdivision approval** for the minor subdivision, 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) Address Engineering Review Comments dated March 12, 2018 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) 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.

- (4) The Licensed Land Surveyor shall sign and seal final plans and mylars.
- (5) 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.
- (6) The Applicant shall deliver to Planning, one (1) plan set(s) and one (1) mylar(s) for endorsement by the Planning Board Chairman & Clerk and recording at the Registry of Deeds.

*S:\Plan\Development Review\Project Files\2018\2018-08\_HooperFamilyTrust\_MIS*

Prepared by: JCS



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David Cedarholm, PE  
City Engineer

**MEMORANDUM**

**TO:** John Stoll, Senior Planner  
**FROM:** Bryant A. Anderson, PE  
**DATE:** March 12, 2018  
**SUBJECT:** Plan Review, Hooper/Paige Resubdivision, 40-1/2 & 42 Shaker Road;  
Map 118, Block 3, Lots 22 & 36; (2018-08)

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

- *Resubdivision Plat*, Horace C. R. Hooper Family Trust & Lucinda M. Paige and Alan & Lucinda M. Paige, 40-1/2 & 42 Shaker Road, Concord, NH, Tax Map 118, Block 3, Lots 22 & 36, prepared by FWS Land Surveying, dated February 15, 2018.

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.**

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**General Comments**

1. Within the plan view, Tax Map 118I, Block 1, Lot 29, owned by Jeffrey and Janel Barry, 36 Shaker Road, should be Tax Map 118I, Block 1, Lot 20.
2. Within the plan view, Tax Map 118I, Block 1, Lot 21, owned by Patricia Hutchins, 40 Shaker Road, should be Tax Map 118, Block 3, Lot 21.

**Post-Approval 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).

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