

Detailed Project Narrative for the Hancock/Bragg Lot line adjustment

33 Washington St and 30 Union St

Existing Conditions:

Currently, 33 Washington St., Hancock Estate is 12450 sq. ft. and the Bragg Property is currently 17115 square feet.

Proposed Conditions:

This lot line adjustment would add 2345 square feet of land, from the Hancock estate, located at 33 Washington St. to the Bragg property, located at 30 Union St. The frontage on Union would extend eighteen feet to the left of the existing driveway and proceed parallel with the driveway (127 ft.) until it meets the easterly boundary line of the Hancock Estate.

It is located to the left of the existing driveway of 30 Union St (north) which would add 2345 square feet of land to the current 17, 115 square foot parcel.

2345 square feet = .05 acres

Hancock Property (33 Washington St.) before lot line adjustment= 12,450 sq ft after the line adjustment it would be 10,105 sqft

Bragg property (30 Union St.) before lot line adjustment= 17,115 sq ft. after the line adjustment 19,460 sq ft

Juliana Eades <juliana.eades@gmail.com>

7/18/2018 12:21 PM

Re: lot line adjustment

To Richard Bragg <rickbragg@comcast.net>

Dear Rick,

As you know I am in favor of the lot line change that we showed to your surveyor. I am happy to sign any paperwork when I get back from my vacation.

Juliana Eades,
Trustee and Executor for Mary Louise Hancock, deceased.

On Wed, Jul 18, 2018, 12:23 PM Richard Bragg <rickbragg@comcast.net> wrote:

Good Morning Juliana,

I don't know if you are getting texts? Didn't know what I should do without your signature, Hank has completed his survey and plot plan. I wonder if you sent an email to me stating the intentions if that would suffice for the time being until you return to the States? Let me know what you think we are trying to get it in for 4:00 pm today. Usually they need the stuff for the 20th but they said due to the holiday it needs to be 2 days early. I hope all is well up on the island!

Thanks!

Rick

H. H. Amsden & sons
5-A Wilfred Avenue
Concord NH 03301

July 31, 2018

Concord Planning Board
41 Green St.
Concord, NH 03301

Dear Chairman & Members of the Board,

On behalf of the Bragg Family Trust Property (30 Union St.) and the Hancock Estate located at 33 Washington Street, we are requesting formal waiver petition to the following plan requirements as required per Section 35.10 of the subdivision regulations. The following waivers are beyond the scope of the project.

We offer the following for justification of granting the requesting waivers in the italics below the stated request.

Standard Notes (Section 12.03 and Section 15.03)

W Source of sanitary sewer and potable water supply.

- *This does not influence line lot adjustment. No additional development is proposed for this site.*

Subdivision Plat

W Useable area rectangle with dimensions for residential subdivisions.

- *This is not for residential subdivisions it is just a line lot adjustment.*

W The location of existing improvements on the site and on abutting properties including, but not limited to, driveways, parking, buildings and structures, railroads, parks, and other pertinent features as determined by the Clerk of the Board.(Section

- *All existing improvements such as driveways, buildings have been included on the plan for the proposed site. This is a lot line adjustment; no additional development is proposed for this site.*

W Existing topographic conditions and all proposed changes in ground elevation at a contour interval of two (2) feet referred to sea level datum of the US Coast and Geodetic Survey.

- *There are no proposed changes expected to the topographic conditions to the land. This is a lot line adjustment; no additional development is proposed for this site.*

- W** Where the land slopes less than two percent, spot elevations shall be shown at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions.
- *Beyond the scope of the project. This is a lot line adjustment; no additional development is proposed for this site.*
- W** The identification and classification of the extent and type of soils using the USDA Soil Conservation Services system, specifically identifying those soils recognized as wetlands and those important for agriculture.
- *Beyond the scope of the project. This is a lot line adjustment; no additional development is proposed for this site.*
- W** The location, size, and invert elevations of existing and proposed sanitary and storm sewers including manholes, catch basins, and culverts.
- *Beyond the scope of the project. This is a lot line adjustment; no additional development is proposed for this site.*
- W** The location and size of all existing and proposed water mains including hydrants, gates, valves, and blow-offs, and service connections.
- *Beyond the scope of the project. This is a lot line adjustment; no additional development is proposed for this site.*
- W** The location of all existing non-municipal utilities including electric, telephone, gas, steam, and CATV systems, along with fire alarm cables, both on-site and within abutting rights-of-way. The type and location of existing solid waste disposal facilities.
- *Beyond the scope of the project. This is a lot line adjustment; no additional development is proposed for this site.*
- W** The location of existing and required street trees, street lights, street signs, pavement markings, etc.
- *Beyond the scope of the project. This is a lot line adjustment; no additional development is proposed for this site.*

Sincerely,
Hank Amsden

