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MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

- BOUNDARY SURVEYS

- SUBDIVISIONS

- DESIGN AND LAYOUT

- ON-SITE SANITARY SEWAGE SYSTEMS

- GPS CONTROL

Application for Re-Subdivision Map 9B, Block 1, Lots 10 & 11

Project Narrative

Map 9B, Block 1, Lot 10, also known as 90 Rockingham Street, is a 1.56 acre parcel which has a single family residence. Map 9B, Block 1, Lot 11, also know as 86 Penacook Street, is 0.73 acre parcel which has a single-family residence. The intent of this application is to annex 7,000 square feet of lot 10 to lot 11, reducing the size of lot 10 to 1.40 acres and increase the size of lit 11 to 0.89 acres. After the annexation each lot will exceed the requirements for total, buildable and useable areas.

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AUG 15 2018

• Planning Division
CONCORD, NH

• DESIGN AND LAYOUT

• ON-SITE SANITARY SEWAGE SYSTEMS

• GPS CONTROL

August 13, 2018

Concord Planning Board
41 Green Street
Concord, NH 03301

Re: Application for ReSubdivision—Map 9B, Block 1, Lots 10 & 11

Dear Chairman & Members of the Board

On behalf of the City of Concord we are requesting waivers to the following plan requirements:

- Section 12.03(5) Wetlands
- Section 23.03(6) Soils
- Section 12.07 Wetland Delineation
- Section 12.085(4) Soils

We offer the following for justification of granting the requested waivers

1. The granting of the waivers will not be detrimental to public safety, health, or welfare or injurious to other property; This application will not create any additional lots, the current common property line between lots 10 and 11 comes within 7.5' from the home on lot 11, the intent of this application is to increase that distance to 47.5'.
2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought are not applicable generally to other property; This application involves a lot line adjustment between two parcels which exceed the minimum lot requirement.
3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; Given the minor nature of this application the delineation of wetlands and depiction of soil types would not enhance this application.
4. Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations; The intent of the regulations is to assure that the land to be subdivided will provide an area to sustain a residential building and required accessories (well, septic) or other use proposed. In this case the lots are existing and built upon, and exceed the minimum requirements.
5. The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. Whereas the two subject parcels exceed the Ordinance requirement, the addition of soils and delineated wetlands will not enhance this



Front view of 86 Rockingham Road



West side of 86 Rockingham Road depicting area to be annexed



Front view of 90 Rockingham Road