



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

September 19, 2018

Project Summary – Minor Subdivision

Project: Laramie/Feldvebel – Minor Subdivision Application (2018-45)
Property Owners: Joan L. Laramie and Alexander Feldvebel & Marie Dalterio
Address: 86 and 90 Rockingham Street
Map/Block/Lot: 9B/1/11 and 9B/1/10

Determination of Completeness:

Determine the application complete and open the public hearing.

Project Description:

The applicant is proposing a lot line adjustment to annex 0.16 acres or 7,000 sf from 90 Rockingham Street to 86 Rockingham Street.

Project Details:

| | |
|--------------------|---|
| Existing Lot Area: | Lot 10: 1.56 ac (67,974 sf) Lot 11: 0.73 ac (31,723 sf) |
| Zoning: | Single Family Residential (RS) |
| Existing Use: | Lot 10: Single Family Residence Lot 11: Single Family Residence |
| Required Lot Size: | 12,500 sf |
| Proposed Lot Size: | Lot 10: 1.40 ac (60,974 sf) Lot 11: 0.89 ac (38,723 sf) |
| Frontage Required: | 100' |
| Frontage Provided: | Lot 10: 195.41' Lot 11: 0' <i>existing non-conformity</i> (10' right-of-way to Rockingham St.) |
| Setbacks Required: | 25' front; 25' rear; 15' side |
| Setbacks Provided: | 25' front; 25' rear; 15' side (shed within setback at 86 Rockingham) |

1. General Comments

- 1.1 The following comments pertain to the 1 sheet plan set titled “Resubdivision Plat of the Land of Joan L. Laramie and Alexander Feldvebel & Maria Dalterio” dated August 13, 2018.
- 1.2 Please see the memo from Engineering Services dated TBD.

2. Waivers

- 2.1 The applicant has requested the following waivers to the Subdivision Regulations (SDR):
 - **Section 12.03(5) SDR:** Wetlands.
 - **Section 12.07 SDR:** Wetland Delineation.
 - **Section 12.08(4) SDR:** Soil Types.
 - **Section 15.03(12) SDR:** Soil Tests.

Since there are existing structures on both lots and no further construction is proposed, **staff supports the waiver requests.**

3. Technical Review Comments

- 3.1 The scale of the Vicinity Map is currently 1”=2,600’ and must be between 1”=1,000’ and 1”=2,000’ in accordance with Section 12.05 (SDR).
- 3.2 On the Location Map, provide the Zoning District designations and boundaries, in accordance with Section 12.04(9) (SDR).
- 3.3 Provide a note on the plan stating “This will be the only plan recorded at the Merrimack County Registry of Deeds and also filed at the City of Concord Planning Division”, in accordance with Section 12.02(3) Appendix B (SDR).

4. Recommendations

- 4.1 Staff recommends that the Board **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 12.03(5) requiring wetland boundaries to be shown on the plan, given there are existing structures on both lots and no further construction is proposed.
 - Section 12.07 requiring wetlands to be delineated by a New Hampshire Certified Wetland Scientist, given there are existing structures on both lots and no further construction is proposed.
 - Section 12.08(4) requiring the identification and classification of the extent and type of soils shown on the plan, given there are existing structures on both lots and no further construction is proposed.
 - Section 15.03(12) requiring that where municipal sewer service is not available, soil test pits must be performed to determine suitability for on-site septic, given there are existing structures on both lots and no further construction is proposed.

4.2 **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 the Planning Review Comments listed above to the satisfaction of the Planning Division.
- (2) Address Engineering Review Comments dated TBD to the satisfaction of the Engineering Division.
- (3) List the waivers granted by the Planning Board on the plat.
- (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 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, 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.

Prepared by: SCD

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David Cedarholm, PE
City Engineer

MEMORANDUM

TO: Sam Durfee, Senior Planner
FROM: Bryant A. Anderson, PE
DATE: September 10, 2018
SUBJECT: Plan Review, Lot Line Adjustment, Laramie, Feldvebel, and Dalterio, 86 & 90 Rockingham Street;
Map 9B, Block 1, Lots 10 & 11; (2018-45)

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

- *Resubdivision Plat*, Joan L. Laramie and Alexander Feldvebel & Maria Dalterio, 86 & 90 Rockingham Street, Concord, NH, prepared by Richard D. Bartlett & Associates, LLC, dated August 13, 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.**

General Comments

1. Engineering does not have any comments.

Post-Approval/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).

Engineering Services
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