



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

December 19, 2018

Project Summary – Minor Subdivision

Project: Minor Subdivision of Delfausse Property (2018-59)
Property Owner: Delfausse Family Revocable Trust of 2016
Address: 224 Little Pond Road
Map/Block/Lot: 100/ 4/ 14

Determination of Completeness:

Determine this application complete and open the public hearing.

Project Description:

The applicant is proposing to subdivide a 14.32 acre lot into 2 lots consisting of 4.26 acres and 10.06 acres at 224 Little Pond Road in the Open Space Residential (RO) District and Penacook Lake Watershed Protection (WS) Overlay District. The new 4.26 acre lot will contain the existing house, driveway, septic and well. The remainder lot is vacant and proposed for future single family residential use.

Project Details:

Zoning: (RO) Open Space Residential
(WS) Penacook Lake Watershed Protection Overlay District

Existing Use: Single Family Residence
Proposed Use: Single Family Residence

Lot Area Required: 4 acres
Lot Area Existing: 14.32 ac (623,859 sf)
Lot Area Proposed: **Lot A:** 4.26 ac (185,603 sf) **Lot B:** 10.06 ac (438,256 sf)

Lot Frontage Required: 200'
Lot Frontage Proposed: **Lot A:** 645.19' **Lot B:** 200.06'

Building Setbacks Required: 50' front, 50' rear, 40' side
Building Setbacks Proposed: 50' front, 50' rear, 40' side

1. General Comments

- 1.1 The following comments pertain to the 2 sheet plan set titled "Subdivision Plan prepared for Delfausse Family Revocable Trust of 2016, Assessor's Map 100 Block 4 Lot 14, 224 Little Pond Road, Concord, New Hampshire" prepared by T.F. Bernier, Inc., dated October 2018.
- 1.2 Please see the attached Engineering comments.

- 1.3 The Applicant has not requested any waivers to the Subdivision Regulations (SDR).
- 1.4 The Applicant is responsible for ensuring 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 Per Section 12.02(4) (SDR), add a note to Sheet 1 specifying the requirements of subsequent condition 1.
- 2.2 Per Section 12.04 (SDR), the Location Plan shall be at a scale of 1"=400'. In addition, include the RO District zoning designation on the Location Plan.
- 2.3 Per Section 12.05 (SDR), a Vicinity Plan at a scale between 1"=1000' and 1"=2000' shall be provided.
- 2.4 Per Section 12.08(c), the tabulation table shall include existing impervious surface coverage in square feet and percentage.
- 2.5 Staff recommends that the applicant provide the total acreage for the existing parent lot.
- 2.6 On Sheet 2, provide a well location for Lot B.
- 2.7 Provide the 4000 sf proposed septic area, test pits, and other requirements as described in Section 15.03(12) for Lot B.
- 2.8 Add a note to the plat stating that non-municipal utilities for future development shall be buried in accordance with Section 26.02 (SDR).

3. Recommendations

- 3.1 **Grant Minor Subdivision approval** for the 2-lot subdivision at 224 Little Pond Road, subject to the following precedent and subsequent conditions noted below:
 - (a) Precedent Conditions - to be fulfilled within one (1) year and prior to endorsement of the final plan by the Planning Board Chairman and Clerk and issuance of any building permits, unless otherwise specified:
 - (1) Address Engineering Review Comments to the satisfaction of the Engineering Division.
 - (2) Address Technical Review Comments to the satisfaction of the Planning Division.
 - (3) Monumentation for the new lot lines shall be set.
 - (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 and Wetland Scientist shall sign and seal final plans and mylars.
 - (6) The Applicant shall deliver to Planning, two plan sets and one (1) mylar(s) for endorsement by the Planning Board Chairman & Clerk and recording at the Registry of Deeds.

- (7) 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.
- (b) Subsequent condition – to be fulfilled as specified:
 - (1) Prior to the issuance of any building permits for new construction, wetland buffers shall be marked in accordance with Section 28.07 of the Subdivision Regulations.

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: December 7, 2018
SUBJECT: Plan Review, Delfausse Subdivision, 224 Little Pond Road;
Map 100, Block, 4, Lot 14; (2018-59)

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

- *Subdivision Plan*, Delfausse Family Revocable Trust of 2016, Map 100, Block 4, Lot 14, 224 Little Pond Road, prepared by T.F. Bernier, Inc, dated October 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. Within the plan view (on both plan sheets) for the abutting lot owned by the City, the correct Map and Lot number is Map 39Z, Lot 20.
2. Note 6 (on both plan sheets) should state that "Sheet 1 of 2 shall be recorded at the Merrimack County Registry of Deeds. Sheet 2 of 2 shall remain on file with the City of Concord and contains no additional land title information."
3. (Subdivision Plan) A note should be added to the plan stating that all utilities will be installed underground in accordance with Section 26.02 of the Subdivision Regulations.
4. (Topographic Subdivision Plan) A 4K septic area should be shown for New Lot B.
5. (Topographic Subdivision Plan) The plan should include documentation that the proposed driveway for New Lot B will meet the sight distance requirements required by Sections 20.09(7) and 21.09(3) of the Subdivision Regulations.

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

Re: Review Comments (2018-59)
Delfausse, 224 Little Pond Road
Date: 12/7/2018

State/Federal Permits

The project will require the following state and/or federal permit(s) associated with the site design:

- NHDES Subdivision Approval

A copy of the permit(s) should be submitted to the City once they are issued.

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).