

Application for Subdivision

131 Oak Hill Road—Map 22Z Lot 20

Map 22ZX, Lot 20 is a parcel having a total area of 55.40 acres with 795.68 feet of frontage on Oak Hill Road. The property has an existing single-family house as well as several out buildings and an on-site well and septic system.

The applicants propose to subdivide the property to create two new single-family home lots and a remaining parcel. A lot encompassing the existing home, a shed and one of the barns, is proposed to have 334.64 feet of frontage and an area of 2.13 acres. A second lot is proposed to have 258.44 feet of frontage and an area of 2.00 acres. The remaining parcel will have 202.61 feet of frontage and an area of 51.27 acres.

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May 7, 2019

Concord Planning Board
41 Green Street
Concord, NH 03301

Re: Application for Subdivision—Map 22Z, Lot 20

Dear Chairman & Members of the Board

On behalf of Matthew and Kara Adams 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 12.08(3) Topography
- Section 12.085(4) Soils
- Section 12.08(5) Natural Features

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; The plat depicts a three lot subdivision, two new parcels and a remaining lot, the two proposed lots depict topography, wetlands, soils and natural features on the entire of each lot, the remaining depicts the same on a sufficient amount of the parcel to prove out a buildable lot.
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; The remaining parcel exceeds the minimum requirement by 25 times.
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 size of the remaining parcel involved the measurement of the plan features, requested to be waived, would entail much greater effort than other lots in this district.
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. For each of the lots these conditions have been depicted.

5. The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. Whereas the remaining parcel exceed the Ordinance requirement, the addition of topography, soils, natural features and delineated wetlands on the rear portion of the parcel will not enhance this application or vary the provisions of the Ordinance.



Existing House (lot 1)



Existing shed and barn (lot 1)



Existing barn (remaining parcel)



Aerial view southern portion of property