



Heather Shank  
City Planner

# CITY OF CONCORD

*New Hampshire's Main Street™*  
**Community Development Department**

## Planning Board

June 19, 2019

### **Project Summary – Minor Subdivision**

Project: Clattenburg (2019-21)  
Property Owners: Roger A. & Marion A. Clattenburg Revocable Trust  
Address: 15 Frost Road  
Map/Block/Lot: 471-Z-22

The applicant has requested to amend the motion of approval granted on July 18, 2018 for the Minor Subdivision application for a two lot subdivision. Planning Board approval was conditioned on the applicant receiving variance relief to not extend and tie into municipal sewer and water on Curtisville Road. The applicant was denied a variance at the August 1, 2018 meeting of the Zoning Board of Adjustment. On June 10, 2019, City Council voted in favor of a request to rezone the property from Single-Family Residential (RS) to Medium Density Residential (RM), eliminating the need to connect to municipal sewer and water services.

The purpose of this amendment is to remove the condition placed on the July 18, 2018 Planning Board approval requiring a variance, as given the property has been rezoned, a variance is no longer needed.

**Staff supports this amendment request** because it is in line with the intent of the original approval and will allow for the conditionally approved subdivision to move forward.

Staff recommends the motion for Minor Subdivision approval be modified as follows:

**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 Technical Review Comments, noted in the July 18, 2018 staff report, to the satisfaction of the Planning Division.
- (2) Address Review Comments from Bryant Anderson, P.E., dated July 6, 2018 to the satisfaction of the Engineering Division.
- (3) 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.
- (4) The Licensed Land Surveyor shall sign and seal final plans and mylars.
- (5) 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.
- (6) 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.

- (7) All waivers and variances granted are to be noted and fully described on the plan including date granted and applicable section numbers of the Subdivision Regulations and Zoning Ordinance.

*S:\Plan\Development Review\Project Files\2018\2018-26\_Clattenburg\_MIS\Reports & Letters*

Prepared by: SCD