



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: Riverbend Community Mental Health, Inc. Lot Line Adjustment (2019-35)  
Property Owner: Riverbend Community Mental Health, Inc.  
Address: 3 North State Street and 40 Pleasant Street  
Map/Block/Lot: 36/5/8 and 36/5/9

### **Determination of Completeness:**

Determine this application complete and open the public hearing. As part of the motion, indicate that the project does not meet the criteria for a Development of Regional Impact (DRI), per RSA 36:55.

### **Project Description:**

The applicants are proposing to annex approximately 8,485 sf from 40 Pleasant Street (Lot 9) to 3 North State Street (Lot 8) in the Central Business Performance (CBP) District.

### **Project Details:**

Zoning: Central Business Performance (CBP) District

Existing Use: Mental Health Services

Lot Area Existing:	<b>Lot 8:</b> 15,361 sf (0.353 ac)	<b>Lot 9:</b> 6,225 sf (0.143 ac)
Lot Area Proposed:	<b>Lot 8:</b> 6,876 sf (0.158 ac)	<b>Lot 9:</b> 14,710 sf (0.338 ac)

Lot Frontage Required:	22'	
Lot Frontage Proposed:	<b>Lot 8:</b> 109.48'	<b>Lot 9:</b> 70.34'

### **1. General Comments**

- 1.1 The following comments pertain to the 1 sheet plan set titled "Re-Subdivision Plan, Lands of Riverbend Community Health, Inc., 3 North State & 40 Pleasant Streets, Concord, NH" prepared by FWS Land Surveying, PLLC, dated May 1, 2019.
- 1.2 Please see the attached Engineering comments in a memo from Bryant Anderson.
- 1.3 The Applicant has requested the following waivers to the Subdivision Regulations (SDR) based on the nature of the application as a lot line adjustment for existing lots already built upon, and no further development is intended. The waivers will properly carry out and not be contrary to the spirit and intent of the regulations. Requiring these features will not enhance this application nor vary the provisions of the Zoning Ordinance or Master Plan. Staff supports the following waiver

requests:

- 12.08(3) Topography to not show topography and spot elevations for land slopes less than 2% based on the nature of the application as a lot line adjustment and both lots are developed with existing buildings.
- 12.08(4) Soils, to not provide soils information.
- 12.08(2) Existing Vegetation, to not show existing vegetation
- 12.08(10), 15.03(11)&(13) Municipal Utilities to not show existing water and sewer locations.
- 15.03(15) Other Utilities to not show other existing non-municipal utilities servicing the site.

- 1.4 The Applicant is responsible for insuring that all plans to be recorded are in compliance with the current standards of the Merrimack County Registry of Deeds.

## **2. Comprehensive Development Plan (CDP)**

- 2.1 As the applicant is proposing a subdivision in a Performance District, approval of a Comprehensive Development Plan is required, per Section 28-9-4(e) (ZO). Per Section 18.07 of the Subdivision Regulations (SDR), where no new lots are proposed, a combined minor subdivision application and CDP can be submitted.
- 2.2 No new development is proposed as part of the lot line adjustment. The proposed use and subdivision conforms to the provisions of the Zoning Ordinance, and no additional development or change in use or management of the properties is proposed. Staff recommends approval of the CDP.

## **3. Technical Review Comments**

- 3.1 Provide existing and proposed impervious surface for each lot in square feet and percentage, per Section 12.03(23)(c).

## **4. Recommendations**

- 4.1 **Grant Comprehensive Development Plan approval** for the lot line adjustment between two lots with existing development at 40 Pleasant Street and 3 N. State Street in the CBP District.
- 4.2 Staff recommends that the Board **grant the following requests for waivers from the Subdivision Regulations**, based on the nature of the application as a lot line adjustment for existing lots already built upon, and no further development is intended, 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:
- 12.08(3) & 15.03(4) Topography, to not provide topography.
  - 12.08(4) Soils, to not provide soils information.
  - 12.08(2) Existing Vegetation, to not show existing vegetation

- 12.08(10), 15.03(11)&(13) Municipal Utilities to not show existing water and sewer locations.
- 15.03(15) Other Utilities to not show other existing non-municipal utilities servicing the site.

4.3 **Grant Minor Subdivision approval** for the lot line adjustment at 3 North State Street and 40 Pleasant Street, subject to the following precedent conditions to be fulfilled within one year and prior to endorsement of the final plan by the Planning Board Chairman and Clerk, and recording of the plan, 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. Waivers granted are to be noted and fully described on the plan including date granted and applicable Section number(s) of the Site Plan Regulations. Should the Board vote to deny the Waivers, applicant shall comply with said submission requirement(s).
4. 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. Monumentation for new lot lines shall be set.
6. The Licensed Land Surveyor shall sign and seal final plans and mylars.
7. 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.
8. 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.

Prepared by: BAF

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**CITY OF CONCORD**  
*New Hampshire's Main Street™*  
**Community Development Department**

David Cedarholm, PE  
City Engineer

**MEMORANDUM**

**TO:** Beth Fenstermacher, Assistant City Planner  
**FROM:** Bryant A. Anderson, PE  
**DATE:** June 10, 2019  
**SUBJECT:** Plan Review, Lot Line Adjustment, Riverbend, 3 North State Street and 40 Pleasant Street;  
Map36, Block 5, Lots 8 & 9; (2019-35)

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

- *Re-subdivision Plat*, Riverbend Community Mental Health, Inc., 3 North State & 40 Pleasant Streets, Concord, NH, prepared by FWS Land Surveying, PLLC, dated May 1, 2019.

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.**

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**General Comments**

1. Where there is no requirement for items listed in the Zoning Requirements Section of the notes, "none" should be listed instead of blank dashes.
2. Copies of the proposed access, drainage, and utility easements should be provided.
3. It appears that a parking and access easement should be provided to allow shared use of the accessible parking space and access aisle.

**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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*engineering@concordnh.gov*