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**August 20, 2019**

**Re: Map 141 Lot P 21  
64 Elm Street  
Concord, NH**

### Project Narrative

The project is located in the Neighborhood Residential District. The existing lot, Map 141 Lot P 21, is 29,610 s.f. in size with frontage on both Elm Street and Chandler Street. There is an existing 3 bedroom house, built in 1910 and accessed by an existing driveway on Chandler Street. The existing house is serviced by municipal water and sewer. The lot's topography slopes gently toward Elm Street. There are no ledge outcrops on the lot. There is a small wetland area located in the northwest corner of the property. Drainage from a detention basin on the Woody Hollow Cooperative property and a sewer line from the same cut across the southwest side of the property. No easements were found for this. Deeds for this property and the abutting property to the north in Boscawen call for the existing stone wall to be both the property line and the municipal boundary. Survey has shown that the stone wall is not the municipal boundary, and as such the north line of the property is located in Boscawen.

The applicant seeks to subdivide the property roughly in half, creating one new building lot on the north part of the property and a remainder lot with the existing house. The proposed 14,978 s.f lot will have frontage on, and be accessed from Chandler Street. The proposed lot will be serviced by municipal water and sewer. Both lots will exceed the minimum frontage, lot size, buildable area, and usable area required by the City of Concord Zoning Ordinance.

Sincerely,

*Robert Degan*

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Robert Degan, LLS, project manager  
S&H Land Services, LLC



View of existing house taken from intersection of Elm & Chandler Sts.



View of proposed new lot taken on Chandler St.