



Heather Shank  
City Planner

# CITY OF CONCORD

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

## Planning Board

September 18, 2019

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

Project: MDR Rehab & Development – Minor Subdivision Application (2019-49)  
Property Owners: MDR Rehab & Development, LLC  
Address: 64 Elm Street  
Map/Block/Lot: 141P/21

### **Determination of Completeness:**

Determine the application complete and open the public hearing. As part of the motion, **indicate that the project meets the criteria for a Development of Regional Impact (DRI)**, per RSA 36:55, due to the proximity of the development to the Boscawen municipal boundary.

### **Project Description:**

The applicant is proposing to subdivide a 0.68 ac lot into 2 lots consisting of 0.344 ac and 0.336 ac for single family residences with frontage on Elm Street and Chandler Street.

### **Project Details:**

Zoning:	Neighborhood Residential (RN) District	
Existing Use:	Single Family Residence	
Lot Area Required:	10,000 sf	
Existing Lot Size:	29,610 sf (0.68 ac)	
Lot Area Proposed:	<b>Lot 21:</b> 7.02 ac	<b>New Lot 1:</b> 53.08 ac
Lot Frontage Required:	80'	
Lot Frontage Proposed:	<b>Lot 21:</b> 136.3' on Elm St. 110.01' on Chandler St.	<b>New Lot 1:</b> 122.38' on Elm St.
Building Setbacks Required:	15' front, 25' rear, 10' side	
Building Setbacks Proposed:	15' front, 25' rear, 10' side	

### **1. General Comments**

- 1.1 The following comments pertain to a 2 sheet subdivision and topographic plan set prepared for MDR Rehab & Development, LLC, located at: 64 Elm Street, Penacook, New Hampshire, prepared by S&H Land Services, LLC, dated August 13, 2019.

- 1.2 The Engineering Division has reviewed the plans, their comments are included in Section 2 below.
- 1.3 A portion of the lot is located within the Boscawen Town administrative boundary. This application requires Boscawen Planning Board approval and signature, and is scheduled to go before the Boscawen Planning Board on October 1, 2019.
- 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. Planning and Engineering Review Comments**

- 2.1 The correct nomenclature for the Map and Lot within the City of Concord is Map #P Lot #. The subject property is Map 141P Lot 21, not Map 141 Lot P21. Please revise for every lot, and in all references to the lot numbers in the Notes, title block, within the Location Plan, etc.
- 2.2 Revise the Subdivision Plan to include the new addressing within the plan view. Lot 21 has an address of 64 Elm Street and the new lot will have an address of 86 Chandler Street.
- 2.3 Per Section 12.08(10) Municipal utilities of the Subdivision Regulations (SDR), provide the location of existing water and sewer where they enter into the site.
- 2.4 Note 9 references municipal sewer and water services. It should be noted that the public water system is maintained by the Penacook/Boscawen Water Precinct and the public sewer system is maintained by the City of Concord.
- 2.5 Per Section 12.08(23)(c) (SDR), provide existing impervious surface area in sf and percentage.
- 2.6 Per Section 15.03(9) (SDR), provide the proposed driveway location for the proposed lot.
- 2.7 The subject parcel is subject to a private drainage swale that is associated with a detention basin on the Woody Hollow Cooperative property. As such, a drainage easement (25 ft wide) shall be provided in accordance with Sections 23.11 and 23.12 (SDR).
- 2.8 The subject parcel is subject to a private sanitary sewer line that is apparently associated with the Woody Hollow Cooperative property. As such, a sewer easement (25 ft wide) shall be provided in accordance with Section 25.03(3) (SDR).
- 2.9 Add a note to the plat stating that non-municipal utilities for future development will be buried in accordance with Section 26.02 (SDR).

## **3. Recommendations**

- 3.1 **Grant Minor Subdivision approval** for the two lot subdivision at 64 Elm Street, 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, and the issuance of any building permits, unless otherwise specified:
  - 1) Address Review comments to the satisfaction of the Planning and Engineering Divisions. With subsequent submissions, the Applicant shall provide a response letter that acknowledges/address each of the comments.

- 2) The monumentation for the proposed lot lines shall be set prior to recording.
- 3) The final plat shall be signed by the Town of Boscawen Planning Board Clerk and Chair.
- 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 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, two (2) plan set(s) and one (1) mylar(s) for endorsement by the Planning Board Chairman & Clerk and recording at the Registry of Deeds.

Prepared by: BAF

*S:\Plan\Development Review\Project Files\2019\2019-49\_MDR\_Rehab\_MIS\Report\_MDRRehab\_MIS.docx*