



1600 Candia Rd, suite #5 Manchester, NH 03104
Phone: (603)628-8500, Fax: (603)-546-7791

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

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.



1600 Candia Road, Suite 5, Manchester, NH 03109
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October 2, 2019

Concord Planning Board
City of Concord
41 Green Street
Concord, NH 03301

**Re: Minor Subdivision
MDR Rehab & Development, LLC
Tax Map 141P Lot 21
Waiver requests**

Dear board members,

We are respectfully requesting waivers from the following sections of the Concord Subdivision Regulations;

1. General Design Standards for Lots, Section 19.05(4): Useable lot area rectangle. The requirement is that the useable lot area shall be rectangular in shape. The proposed lot has more than what is required for contiguous useable land area, but constraints on the lot cause the shape to be slightly irregular to fit on the lot.
2. Requirements and Design Standards for Municipal Water Supply in portions of Penacook, Section 24.07: As we do not yet have a design for the development of the lot, we ask that providing plans to the satisfaction of the Penacook-Boscawen Water Precinct be a condition of obtaining a building permit. The precinct has provided a letter confirming the availability of service for this site.

Sincerely,

S&H Land Services, LLC

J Robert Degan

Robert Degan, LLS – project manager