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City Planner

# CITY OF CONCORD

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

## Planning Board

May 20, 2020

### Project Summary – Major Subdivision

Project: Rollins Court – Major Subdivision Application (2019-30)  
Property Owner: Roman Catholic Bishop of Manchester  
Address: 135 North State Street  
Map/Block/Lot: 60/2/1

#### **Determination of Completeness:**

Determine the application complete and set the public hearing for June 17, 2020. 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 applicant is proposing an 8 unit condominium subdivision at 131 North State Street in the Neighborhood Residential (RN) District. This application is in conjunction with a Major Site Plan application, which received Planning Board approval in June of 2019 and is currently under construction.

#### **Project Details:**

Zoning:	Neighborhood Residential (RN)
Existing Use:	Residential – New Construction
Proposed Use:	Residential
Required Lot Size:	10,000 sf
Existing Lot Area:	1.21 ac (52,708 sf)
Frontage Required:	80'
Frontage Provided:	Lot 1: 182' Lot 2: 358'
Setbacks Required:	15' front; 25' rear; 10' side
Setbacks Provided:	15' front; 25' rear; 10' side

#### **1. General Comments**

- 1.1 The following comments pertain to the 1 sheet plan set titled “Condominium Site Plat of Rollins Court Condominium” prepared by Richard D. Bartlett and Associates, LLC, dated April 15, 2020, and the 4 sheet floor plan set titles “Rollins Court A Pocket Neighborhood” prepared by Jordan Design, PLLC, dated April 14, 2020.

- 1.2 Please see the comments from the Engineering Division under a separate memo.
- 1.3 The applicant appeared before the Architectural Design Review Committee on September 11, 2018 as part of the major site plan component and received approval in June of 2019.

**2. Technical Review Comments**

- 2.1 There appears to be extra lines on the plan without labels in the area of the community patio and 125 N State Street's side yard.
- 2.2 Dimension all common and limited common areas, in accordance with Section 17.04(2) of the subdivision regulations.
- 2.3 Provide two copies of the declaration of condominium documents and by-laws for review, in accordance with Section 17.06 (SDR).

Prepared by: SCD

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