



Heather Shank  
City Planner

# CITY OF CONCORD

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

## Planning Board

May 20, 2020

### **Project Summary – Amendment to Major Subdivision Plan**

Project: Vintage Estates Subdivision (2011-07)  
Property Owners: RJ Moreau Communities, LLC  
Address: Sonoma Lane and Kyle Road

The Applicant is requesting an amendment to the previously approved Major Subdivision to reduce the number and location of street trees on Kyle Road and Sonoma Lane, and to remove the requirement to reconfigure the roundabout at Alice Drive and Kyle Road.

The Applicant is also requesting a waiver to not provide full plan and application requirements in accordance with the Subdivision Checklist.

### **1 Project Background:**

- 1.1 At the April 20, 2011 meeting, the Planning Board approved a major subdivision for the creation of 22 single family residential lots at the end of Kyle Road. The approval included the creation of Sonoma Lane, which has been conditionally accepted as a City street.
- 1.2 As part of the approval, the City of Concord Engineering Division requested that the roundabout at Kyle Road and Alice Drive that was constructed as part of an adjacent development be reconfigured based on Engineering's determination that the intersection was not functioning properly. The roundabout was constructed under an earlier standard with a smaller diameter for the inside landscaped island and reportedly did not slow traffic as intended. It was reported at that time that cars tended to drive straight through the intersection, creating a dangerous situation for the neighborhood. The Engineering Division recommended modifying the roundabout to enlarge the diameter of the center landscape island by removing pavement and resetting the granite curbing.  
  
As part of the approval, the Planning Board granted a waiver request to Section 13.01(8) to not provide a traffic study given the low volume of traffic, connectivity of the proposed development to the surrounding neighborhood, and the proposed improvements to the Alice Drive roundabout.
- 1.3 Per Section 28.40(6) of the Subdivision Regulations, 1 tree per 30 feet of frontage, exclusive of driveways, is required. Therefore, a total of 71 trees are required to be planted. The 2011 approved plan proposed 89 trees to be located in the narrow strip between the sidewalk and street. The Applicant is proposing to plant 58 new trees and utilize 13 existing trees to count towards the requirement. The Applicant is proposing to reduce the number of trees to eliminate overlap and overcrowding of the trees. Relocation behind the sidewalk will provide more room for the trees to grow, reduce damage to trees from plows, and avoid conflicts with underground utilities.

## **2. Discussion**

- 2.1 Staff supports the waiver request to only provide information applicable to this amendment request. The sheets subject to the amendment are not required to be recorded at the Merrimack County Registry of Deeds; therefore, the additional information is not necessary and the information provided is sufficient for a thorough review of the request.
- 2.2 In lieu of reconfiguring the roundabout, the Applicant is proposing to provide additional landscaping in the landscape island.

The City Engineer and General Services Division support the request to eliminate the requirement for reconfiguring the roundabout. It appears that the roundabout is functioning as it exists, and there is concern that cutting into and patching the existing pavement may cause drainage issues and compromise the integrity of the pavement.

Planning Staff recognizes that a waiver was granted in 2011 to not provide a traffic study partially based on the proposed roundabout improvements. Therefore, Planning staff recommends that the Applicant provide a memo from a traffic engineer indicating that the existing roundabout is sufficient and the reconfiguration is not required. In addition, this decision should be revisited if the Applicant moves forward with the proposed future development on the large, undeveloped remainder parcel.

- 2.3 Planning staff supports the reduction and relocation of the trees behind the sidewalk for the health and longevity of the trees. General Services staff also supports the relocation of the trees as it removes the trees from the City right-of-way, and eliminates any confusion over ownership of the trees. The proposed reduction in tree plantings meets the requirements of the Subdivision Regulations.

## **3. Recommendation**

- 3.1 Staff recommends that the Planning Board grant the waiver to the Major Subdivision application requirements to only provide information applicable to this amendment request.
- 3.2 Staff recommends that the Planning Board grant approval of the revised Landscape Plan as submitted, with the condition that if any existing trees counted towards the requirement are damaged or removed for construction, the trees be replaced to remain in compliance.
- 3.3 Staff recommends that the Planning Board grant approval to remove the requirement to reconfigure Alice Drive roundabout as proposed with the condition that the Applicant provide a memo from a traffic engineer indicating that the existing roundabout is sufficient and the reconfiguration is not required.

Prepared by: BAF

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