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CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

September 16, 2020

Project Summary – Minor Subdivision

Project: Laura M. Jobin Family Trust of 2006 Minor Subdivision (2020-25)
Property Owners: Laura M. Jobin Family Trust of 2006
Address: Blackwater Road
Map/Block/Lot: 33Z/15

Determination of Completeness:

Determine the application complete and open the public hearing. 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 to subdivide 2.096 acre single-family residential lot from a 19.042 ac lot, with 16.946 acre remaining, on Blackwater Road.

Project Details:

Zoning: Open Space Residential (RO) District
Existing Use: Undeveloped
Proposed Use: Single-family residence and undeveloped remainder lot

Lot Area Required: 2 acres
Existing Lot Size: 829,467 sf (19.042 ac)
Lot Area Proposed: **Lot 15:** 738,155 sf (16.946 ac) **Lot 15-1:** 91,312 sf (2.096 ac)

Lot Frontage Required: 200'
Lot Frontage Proposed: **Lot 15:** 770.5' **Lot 15-1:** 204.7'

Building Setbacks Required: 50' front, 50' rear, 40' side
Building Setbacks Proposed: 50' front, 50' rear, 40' side

1. General Comments

- 1.1 The following comments pertain to a 2 sheet subdivision and topographic plan set prepared for The Laura M. Jobin Family Trust of 2006, Tax Map 33Z Lot 15, Black Water Road, Concord, New Hampshire, prepared by S&H Land Services, LLC, dated July 22, 2020.
- 1.2 Engineering Services Division has reviewed the plans and their comments are included in this

report.

- 1.3 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. Technical Review Comments

- 2.1 Revise the misplaced comma on the label for the proposed lot size for the parent lot on Sheet 1 (should be 738,155 sf, not 73,8155).
- 2.2 Please provide a tabulation for the total frontage provided for each lot.
- 2.3 Per Sections 12.08(12) and 15.03(14) of the Subdivision Regulations (SDR), show the well, wellhead protection area, and septic system on the immediately adjacent parcel.
- 2.4 Per Section 12.08(20) (SDR), show the edge of clearing for existing vegetation.
- 2.5 Per Section 12.08(22) (SDR), show the existing structures on the abutting parcel, and proposed building structure on the subject lots.
- 2.6 Per Sections 12.08(23)(d) and 19.05(4) (SDR), provide the useable land area calculation and show the useable area rectangle per the minimum dimension requirements on the plan.
- 2.7 Per Section 20.09 (SDR), driveway slope cannot exceed 10%, and total length cannot exceed 1000 linear feet. The buildable area rectangle for Lot is shown at the rear of the site, and it is not apparent if the driveway will meet the subdivision requirements. However, it is our understanding that no development is proposed for this lot at this time. Therefore, the following note shall be added to the plan to be recorded: "Prior to the issuance of a building permit for Lot 15, the Applicant shall provide the location of the proposed house, and provide driveway profiles meeting City of Concord design and construction standards." At that time, on the ground topographic survey may be required if the driveway is to be located within the area delineated using LiDAR topographic information.
- 2.8 The 4000 sf septic system drain area for Lot 15-1 is located within 75 feet of the proposed well. This is not allowed under NHDES requirements. Applicant shall revise the plan to meet all state requirements for wellhead protection areas.
- 2.9 Proposed Lot 15-1 will have the address of 30 Blackwater Road. This information shall be added to the plan view.
- 2.10 Please add a note to the plan and to within the plan view stating: "A physical address for Lot 15 will be assigned by the Engineering Services Division at the time a building permit is requested through the Code Enforcement Division."

3. Recommendations

- 3.1 **Grant Minor Subdivision approval** for the two lot subdivision at Blackwater Road, subject to the following:
 - (a) Precedent conditions to be fulfilled within one year and prior to endorsement of the final plan by the Planning Board Chairman and Clerk, unless otherwise specified:

- 1) Applicant shall provide a copy of the NHDES Subdivision approval.
 - 2) Address Technical Review comments to the satisfaction of Planning Division and Engineering Services Division staff.
 - 3) The monumentation for the proposed lot lines shall be set prior to recording.
 - 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.
- (b) Subsequent Conditions, to be fulfilled as specified:
- (1) Prior to the issuance of a building permit for Lot 15, the Applicant shall provide the location of the proposed house, and provide driveway profiles meeting City of Concord design and construction standards.

Prepared by: BAF

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