

APPLICATION FOR SUBDIVISION APPROVAL

CITY OF CONCORD, NH - PLANNING BOARD

GENERAL INFORMATION

OWNER'S NAME: Concord School District

STREET ADDRESS: 38 Liberty St.

CITY, STATE, & ZIP CODE: Concord, NH 03301

TELEPHONE #: _____ EMAIL ADDRESS: _____

AGENT'S NAME (IF APPLICABLE): Richard D. Bartlett; Assoc. LLC

STREET ADDRESS: 214 North State St.

CITY, STATE, & ZIP CODE: Concord, NH 03301

TELEPHONE #: 603-225-6770 EMAIL ADDRESS: mcsargent@richarddbartlett.com

APPLICATION FEE \$ _____

For the property being reviewed, please complete the following:

TYPE OF SUBDIVISION REVIEW: ☒ MINOR ☐ MAJOR ☐ MAJOR - DESIGN REVIEW PHASE
☐ CONDOMINIUM ☐ COMPREHENSIVE DEVELOPMENT PLAN (CDP)

PROPERTY ADDRESS: 111.5 Warren St.

ABUTTING STREETS: Pleasant St.

PROJECT AREA: 3.70 ACRES OR 161,265 SQUARE FEET

PROPOSED LOT SIZE(S) (RANGES): 0.52-3.18 ACRES OR 22,654-138,611 SQUARE FEET

ASSESSOR'S MAP/BLOCK/LOT #(S): 41/1/7 _____

ZONING DISTRICT(S): 15

OVERLAY DISTRICT(S):

HISTORIC (HI): _____ SHORELAND PROTECTION (SP): _____ FLOOD HAZARD (FH): _____

AQUIFER PROTECTION (AP): _____ PENACOOK LAKE WATERSHED PROTECTION (WS): _____

PROJECT DESCRIPTION

Please provide a brief description of the proposed subdivision in the space below.

To create a lot fronting on Warren Street.
and encompassing the existing structure on
the property

REQUIRED INFORMATION

Please provide a detailed project narrative that describes the existing conditions of the entire property and the proposed subdivision and all related improvements. Include with this project narrative a subdivision review checklist, photos of the existing site and any structures from various vantage points, and all supporting information as required by the Subdivision Regulations, together with any additional information that will help us understand your project.

YOUR PROJECT WILL NOT BE CONSIDERED COMPLETE WITHOUT A DETAILED PROJECT NARRATIVE.

SPECIAL APPROVALS REQUIRED

	YES	NO	
US ARMY CORPS OF ENGINEERS DREDGE & FILL PERMIT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DATE APPLIED: _____
NH DEPT. OF ENVIRONMENTAL SERVICES:			
WETLANDS BUREAU	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DATE APPLIED: _____
ALTERATION OF TERRAIN PERMIT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DATE APPLIED: _____
WATER QUALITY & SEWER DISCHARGE PERMIT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DATE APPLIED: _____
SUBDIVISION APP. ON-SITE SEPTIC SYSTEMS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DATE APPLIED: _____
NH DEPT. OF TRANSPORTATION DRIVEWAY PERMIT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DATE APPLIED: _____

PROFESSIONAL SUPPORT

Please provide contact information for each professional involved in the preparation of this application, including the engineer, architect, surveyor, attorney, wetland scientist, landscape architect, etc.

NAME: Mark C. Sargent PROFESSION: LLS
STREET ADDRESS: 214 North State St.
CITY, STATE, & ZIP CODE: Concord, NH 03301
TELEPHONE #: 603.225.6770 EMAIL ADDRESS: mcsargent@richarddbartlett.com

NAME: _____ PROFESSION: _____
STREET ADDRESS: _____
CITY, STATE, & ZIP CODE: _____
TELEPHONE #: _____ EMAIL ADDRESS: _____

ATTACH ADDITIONAL SHEETS AS NECESSARY FOR ALL PROFESSIONALS INVOLVED WITH THE PROJECT

ENDORSEMENTS

I hereby request that the City of Concord Planning Board review this application for Subdivision approval, including all plans, documents, and information herewith. I represent to the best of my knowledge and belief that this application is being submitted in accordance with Subdivision Regulations and other applicable regulations of the City of Concord Planning Board. I also understand that submittal of this application for Subdivision Review approval shall be deemed as granting of permission for the City staff, Planning Board members, and their designees to enter onto the property for purposes of inspection and review. Permission to visit the property extends from the date an application is submitted to the Planning Division until approved work or construction is complete and any or all of the financial guarantees have been returned to the applicant, or until or the application is formally denied.

SIGNATURE OF PROPERTY OWNER

DATE

SIGNATURE OF AGENT (IF ANY)

DATE

1/11/21

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS
214 NORTH STATE STREET
CONCORD, N.H. 03301

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E-mail: info@richarddbartlett.com

<http://www.richarddbartlett.com>

MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

- BOUNDARY SURVEYS
- SUBDIVISIONS
- DESIGN AND LAYOUT
- ON-SITE SANITARY SEWAGE SYSTEMS
- GPS CONTROL

Application for Subdivision—Map 41, Block 1, Lot 7 Project Narrative

The applicants propose to subdivide the existing building on the property for the remainder of the parcel. The proposed parcel will have an area of 0.52 acres and 49.50 feet of frontage on Warren Street. The remaining parcel will have an area of 3.18 acres and 66 feet of frontage on Warren Street and 403.93 feet of frontage on pleasant Street.



Aerial view of property



East elevation of former stable building



South elevation of former stable building



View towards Warren Street access

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January 18, 2021

Concord Planning Board
41 Green Street
Concord, NH 03301

Re: Application for Subdivision—Map 41, Block 1, Lot 7

Dear Chairman & Members of the Board

On behalf of the City of Concord we are requesting waivers to the following plan requirements:

- Section 12.03(5) Wetlands
- Section 12.07 Wetland Delineation
- Section 12.08(3) Topography
- Section 12.08(5) Natural Features
- Section 12.08(230(d) Useable Land

We offer the following for justification of granting the requested waivers

1. The granting of the waivers will not be detrimental to public safety, health, or welfare or injurious to other property; This application will create a parcel that will encompass an existing building on the property and the use will remain as is.
2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought are not applicable generally to other property; This application involves separating the existing parking lot on the parcel from the building located on a small portion of the property. The mapping of the requested waiver items will not enhance this application.
3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; Due to the minor nature of this application the mapping of the requested waiver items would not modify the layout of the proposed lot.
4. Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations; The intent of the regulations is to ensure the proposed and remaining parcels will have proper access and area to sustain development of the parcel. The applicant does not propose any change of use or further improvements to the property.
5. The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. Due to the minor nature of the application and maintenance of current use the provisions of the zoning ordinance, master plan or official map will not be varied.

APPLICATION FOR CONDITIONAL USE PERMIT

CITY OF CONCORD, NH - PLANNING BOARD

GENERAL INFORMATION

OWNER'S NAME: Concord School District

STREET ADDRESS: 38 Liberty Street

CITY, STATE, & ZIP CODE: Concord, NH 03301

TELEPHONE #: _____ EMAIL ADDRESS: _____

AGENT'S NAME (IF APPLICABLE): Richard D. Bartlett & Assoc. LLC

STREET ADDRESS: 214 North State Street

CITY, STATE, & ZIP CODE: Concord, NH 03301

TELEPHONE #: 603-225-6770 EMAIL ADDRESS: mcsargent@richardbartlett.com

APPLICATION FEE \$ _____

For the property being reviewed, please complete the following:

TYPE OF CONDITIONAL USE PERMIT REQUESTED: Off-Site Parking

PROPERTY ADDRESS: 111.5 Warren Street

ABUTTING STREETS: Pleasant Street

EXISTING LOT SIZE(S): 3.70 ACRES OR 161,265 SQUARE FEET

ASSESSOR'S MAP/BLOCK/LOT #(s): 41, 1, 7 _____

ZONING DISTRICT(S): IS

OVERLAY DISTRICTS (CHECK ALL THAT APPLY):

HISTORIC (HI): _____ SHORELAND PROTECTION (SP): _____ FLOOD HAZARD (FH): _____

AQUIFER PROTECTION (AP): _____ PENACOOK LAKE WATERSHED PROTECTION (WS): _____

PROJECT DESCRIPTION

Please provide a brief description of your project and the proposed Conditional Use in the space below.

To create a lot fronting on Warren Street encompassing an existing building. The proposed use of the building will require more parking spaces than can be provided on the proposed lot.

REQUIRED INFORMATION

Please provide a detailed project narrative that describes the existing conditions of the property and the proposed improvements as they relate to the requested Conditional Use Permit. Include with this project narrative, photos of the existing structure and/or site from various vantage points and all required supporting information as required by the Zoning Ordinance, together with any other information that will help us understand your project.

YOUR PROJECT WILL NOT BE CONSIDERED COMPLETE WITHOUT A DETAILED PROJECT NARRATIVE.

PROFESSIONAL SUPPORT

Please provide contact information for each professional involved in the preparation of this application, including the engineer, architect, surveyor, attorney, wetland scientist, landscape architect, etc.

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NAME: _____ PROFESSION: _____
STREET ADDRESS: _____
CITY, STATE, & ZIP CODE: _____
TELEPHONE #: _____ EMAIL ADDRESS: _____

ATTACH ADDITIONAL SHEETS AS NECESSARY FOR ALL PROFESSIONALS INVOLVED WITH THE PROJECT

ENDORSEMENTS

I hereby request that the City of Concord Planning Board review this application for Conditional Use Permit approval, including all plans, documents, and information herewith. I represent to the best of my knowledge and belief that this application is being submitted in accordance with Site Plan Regulations and other applicable regulations of the City of Concord Planning Board. I also understand that submittal of this application for Site Plan Review approval shall be deemed as granting of permission for the City staff, Planning Board members, and their designees to enter onto the property for purposes of inspection and review. Permission to visit the property extends from the date an application is submitted to the Planning Division until approved work or construction is complete and any or all of the financial guarantees have been returned to the applicant, or until or the application is formally denied.

SIGNATURE OF PROPERTY OWNER

DATE

SIGNATURE OF AGENT (IF APPLICABLE)

DATE

1/29/21

Types of Conditional Use Permits

Disturbance to Buffers

- Article 28-4-3(d), Disturbance to a Wetland Buffer
- Article 28-4-4(d), Disturbance to Bluffs and Buffers to Bluffs
- Article 28-4-4(e)(2), Expansion of a Building in a Buffer to a Bluff
- Article 28-4-2(l), Alternative Residential Buffer Arrangements
- Article 28-3-3(f), Disturbances of Buffers in the Shoreland Protection District
- Article 28-3-2(e), Encroachment into Floodway

Parking and Driveway Layout

- Article 28-7-11(a), Off-site Parking
- Article 28-7-11(b), Construction of Fewer Parking Spaces
- Article 28-7-11 (c), Shared Parking Arrangements
- Article 28-7-11(d), Additional Compact Spaces
- Article 28-7-11(e), Alternative Surfacing for Parking Lots
- Article 28-7-11(f), Driveway Separation Alternatives
- Article 28-7-11(g), Reduction of Driveway Width
- Article 28-7-8(b), Additional Driveway

Relief from Dimensional Standards for Structures

- Article 28-4-1(f)(3), Appurtenant Structure Exceeds Height Restriction
- Article 28-4-1(g)(6), Structure to Exceed Height Limit in OCP District
- Article 28-5-48(g), Relief from the Build-to Line in the CBP District

Signs

- Article 28-6-9(b)(2), Sign to be Located Above 1st Floor Single Tenant Building
- Article 28-6-9(c)(4), Monument Signs for Multiple Buildings and Uses
- Article 28-6-9(c)(5), Offsite Sign Located at a Shared Common Drive
- Article 28-6-9(d)(2), Directory Sign for Multiple Buildings and Uses

Special Land Uses Allowed by Conditional Use Permit

- Article 28-5-26(e), Earth Materials Removal
- Article 28-5-46, Standard Subdivision in the RO District
- Article 28-4-7(g)(1), Minimum Common Open Space Standards for Minimum Contiguous Buildable Area
- Article 28-3-6(d)(4), Conditional Use Permit Required for Certain Uses in the Aquifer Protection District
- Article 28-2-4(j), Principal Uses Permitted by Conditional Use Permit
- Article 28-2-4(k), Accessory Uses Permitted by Conditional Use Permit
- Article 28-5-23(e), Telecommunication Equipment***

***There is a special CUP Application Form for Telecommunications Equipment

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The parcel as proposed will not have sufficient parking, on-site, to accommodate the proposed use of the building. Off-site parking is specifically authorized in the Zoning Ordinance as a conditional use under Article 28-7-11(a) *Alternative Parking Arrangements*. If completed as proposed, the development will comply with all requirements of this Article, and with the specific conditions or standards established in the Zoning Ordinance for off-site parking. The use of off-site parking will not materially endanger the public health or safety as the location of the parking spaces is within an adjoining parking lot less than 20 feet away from the building. The off-site parking will be compatible with the neighborhood and abutting uses as the parking lot hosting these off-site spaces is itself an off-site parking lot serving the Concord High School. The use will not have an adverse effect on highway or pedestrian safety as the off-site spaces are the closes spaces to the Concord Stables building. These off-site spaces will not have an adverse effect on the natural, environmental, and historic resources of the City, in fact they will allow for greater appreciation of the Concord Stables building, a historic resource. These off-site spaces will have no impact on public services or facilities.