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**NEW
HAMPSHIRE
200**

January 20, 2021

Richard S. Woodfin, Chair
City of Nashua – Planning Board
41 Green Street, 3rd Floor
Concord, NH 03301

via email: HShank@ConcordNH.gov & LFellows-Weaver@ConcordNH.gov

**RE: Planning Board Submittal – Minor Subdivision Application
462 Josiah Bartlett Road – Map 44 Lot Z37
Project #47405-01**

Dear Mr. Woodfin:

On behalf of our client, KRJ Finance, LLC, please find a Minor Subdivision Application submission relative to the above-referenced project. The following materials are included in this submission:

- **Check for Application & Notification Fees Paid to “City of Nashua” (\$580.00);**
- **Abutter’s List (1 copy with 3 sets of labels);**
- **Property Deed (1 copy);**
- **Minor Subdivision Application including Checklist (5 copies);**
- **Photo Exhibit (5 copies);**
- **“Minor Subdivision Plans, Tax Map 44 Lot Z37, Whitcher Frontage Subdivision, KRJ Finance, LLC, 462 Josiah Bartlett Road, City of Concord, New Hampshire”, prepared by TFMoran, Inc., dated January 20, 2021 (5 copies at 22”x34, 5 copies at 11”x17”, 1 copy at 8 ½”x11”).**

Project Description

The project includes the subdivision of Tax Map 44 Lot Z37 from 1 existing residential lot into 3 residential frontage lots. The existing Tax Map 44 Lot Z37 is approximately 14.6 acres and currently contains one single-family home on the northwesterly portion of the property. The remaining property is a large field with woods surrounding it. The site is within the Medium Density Residential (RM) Zone and is adjacent to other residential uses.

The proposed project is to create a separate lot (Lot 1) containing the existing house, which will remain, and create a new lot (Lot 2) on the southwesterly portion of the property for construction of a single-family home. The remaining area of 12.8 acres (Lot 3) is not proposed for development at this time.

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com



TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222



Planning Board Submittal
462 Josiah Bartlett Road – Tax Map 44 Lot Z37

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All three lots meet the minimum lot area of 40,000 s.f. and have at least 200' of road frontage. The existing driveway will be utilized for access to Lot 1 and a new driveway will be constructed off Josiah Bartlett Road for access to Lot 2. Future access to Lot 3 will also be from Josiah Bartlett Road.

There are two small areas of wetlands along the southerly portion of the property that were delineated by a Certified Wetland Scientist. This project does not propose any wetland or wetland buffer impacts.

The proposed utilities shall be private wells and septic systems located on each new lot. Connections to existing electric/communication and natural gas lines along Josiah Bartlett Road will also be utilized.

This project will require NHDES Subdivision Approval, which is to be filed following Planning Board approval.

We appreciate your consideration of these matters and look forward to presenting this project to you in the near future.

We respectfully request that we be placed on the upcoming agenda for the Planning Board meeting on 17, 2021.

If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,
TFMoran, Inc.

Brenda Kolbow, LLS
Survey Project Manager

BMK/bmk

Photo #1: Aerial photo of site.

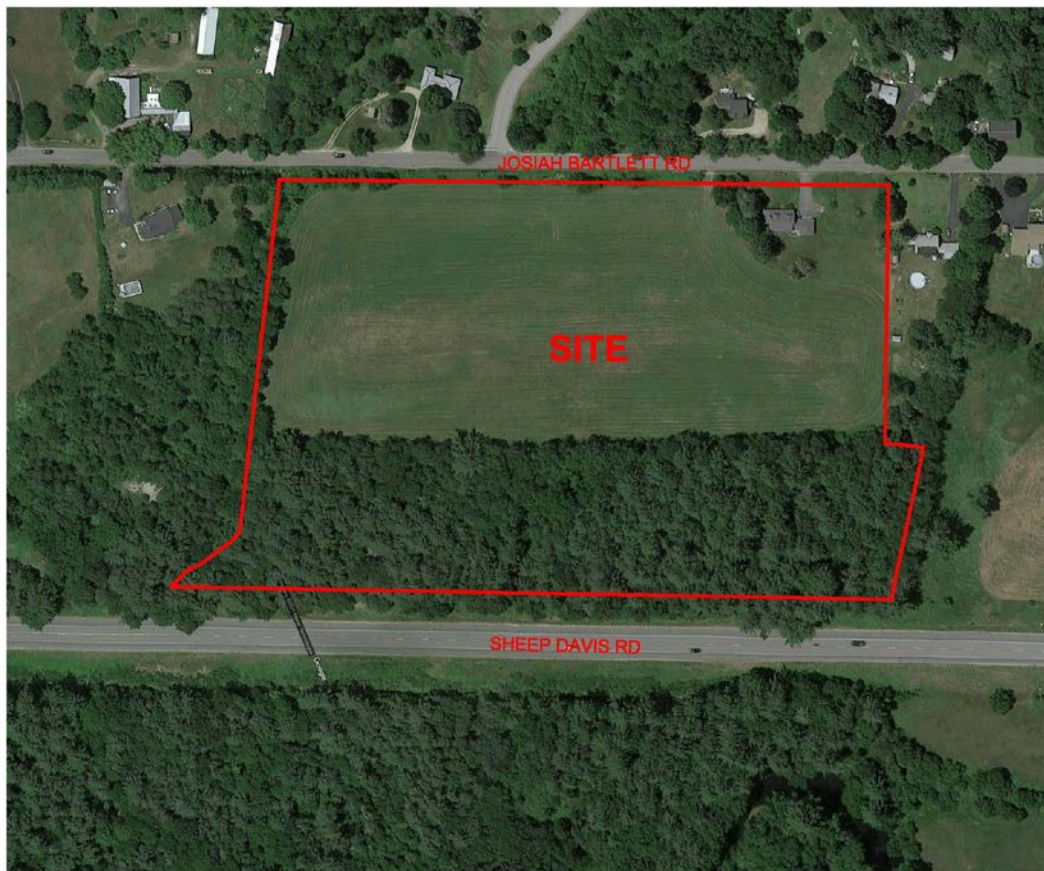


Photo #2: View of the existing #462 house from Josiah Bartlett Road.



Photo #3:

Looking at the existing house and driveway from Josiah Bartlett Road.



Photo #4:

Looking at the existing house from driveway.



Photo #5:

Looking at Map 44 Lot Z 37 site, towards grass field and wooded area from Josiah Bartlett Road.

