



Heather Shank  
City Planner

# CITY OF CONCORD

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

## Planning Board

June 16, 2021

### **Project Summary – Minor Subdivision**

Project: Sampadian Rev. Trust – Minor Subdivision (2021-22)  
Property Owners: Pam Sampadian Revocable Trust  
Address: 306 & 308 South Street  
Map/Block/Lot: Map 84 Block 1 Lots 8 & 9

#### **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 a lot line adjustment to annex 4.10 acres from the house lot to the adjacent undeveloped lot. No further development is proposed at this time.

#### **Project Details:**

Existing Lot Area:	<b>Lot 8:</b> 4.85 ac (211,267 sf)
	<b>Lot 9:</b> 4.29 ac (186,858 sf)
Zoning:	Single Family Residential (RS)
Lot Size Required:	12,500 sf
Lot Size Proposed:	<b>Lot 8:</b> 32,860 sf (0.75 ac)
	<b>Lot 9:</b> 365,265 sf (8.39 ac)
Lot Frontage Required:	100'
Lot Frontage Provided:	<b>Lot 8:</b> 182'
	<b>Lot 9:</b> 144'
Building Setbacks Required:	25' front; 25' rear; 10' side
Building Setbacks Provided:	14' front*; 25' rear; 10' side
	<i>*Existing non-conformity</i>

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

- 1.1 The following comments pertain to the 1-sheet plan set titled "Subdivision & Resubdivision Plat of land of Edward A. & Pamela Sampadian, Trustees of Pam Sampadian Revocable Trust" prepared by Richard D. Bartlett & Associates, LLC, dated May, 2021.
- 1.2 Please see the comments from the Engineering Division under a separate memo.

#### **2. Technical Review Comments**

- 2.1 The Lot Synopsis includes calculations of wetland area for Lot 9; therefore, a Certified NH Wetlands

Scientist must stamp the plans where wetlands are delineated, in accordance with Section 12.07 (SDR).

- 2.2 Show the 75-foot building setback from the Turkey River reference line, in accordance with Article 28-3-3(g)(2) of the Zoning Ordinance (ZO).

### **3. Recommendations**

- 3.1 **Grant Minor Subdivision approval** for the lot line adjustment at 306 & 308 South Street, subject to the following 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) Address Technical Review Comments, noted above, to the satisfaction of the Planning Division.
- (2) Address Engineering Comments to the satisfaction of the Engineering Division.
- (3) 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.
- (4) The Licensed Land Surveyor shall sign and seal final plans and mylars.
- (5) A NH Certified Wetland Scientist shall sign and seal the final plans and mylars.
- (6) 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.
- (7) The Applicant shall deliver to Planning one (1) plan set(s) and one (1) mylar(s) for endorsement by the planning Board Chairman & Clerk and recording at the Registry of Deeds.
- (8) Prior to the issuance of any building permits, the 50' wetland buffer shall be marked with discs available at the Planning Division

Prepared by: SCD

*S:\Plan\Development Review\Project Files\2021\2021-22\_Sampadian\_MIS\Reports & Letters*



**CITY OF CONCORD**  
*New Hampshire's Main Street™*  
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David Cedarholm, PE  
City Engineer

**MEMORANDUM**

**TO:** Sam Durfee, Senior Planner  
**FROM:** Gary Lemay P.E., Associate Engineer  
**DATE:** June 7, 2021  
**SUBJECT:** Minor Subdivision Plan Review, Sampadian Subdivision, 306-308 South Street;  
Map 84, Block 1, Lots 8 and 9 (2021-022)

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The Engineering Services Division (Engineering) has received the following items for review:

- *Subdivision and Resubdivision Plat*, prepared by Richard D. Bartlett Associates, LLC, dated May 2021 (received on May 20, 2021)

As a supplement to any comments offered by the Planning Division, Engineering offers the following design related comments. **With subsequent submissions, the applicant should provide a response letter that acknowledges or addresses each of these comments and discusses any additional changes to the plans.**

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**General Comments**

1. Engineering understands the future use of Lot 9 is not known at this point, which is why potential driveway or roadway locations are not shown. If a single family residence is built on the lot, access to S. Midland Street via the hammerhead turnaround will not be allowed unless it is extended with a new turnaround, and any potential driveway on South Street is subject to the proper driveway separations, etc.
2. The proposed plan reduces the frontage of lot 8 by approximately 1.12 feet. Engineering suggests keeping the existing frontage on Lot 8 unchanged (or expanded, but not reduced), as there is a second driveway on this lot that would otherwise require a CUP as there is less than 250 feet of frontage (per Zoning Ordinance 28-7-8 (b)). The current lot has approximately 183 feet of frontage.
3. The following notes must be added to the plan:
  - a. All utilities for the new lots need to be installed underground in accordance with Section 26.02(1) of the City of Concord Subdivision Regulations.

- b. Driveway construction for each new lot will require a City of Concord driveway permit, and shall adhere to the City of Concord Construction Standards and Details.
  - c. Per Subdivision Regulations section 19.05(11), driveways shall be designed and arranged so vehicles shall not be required to back into traffic onto an arterial or collector street. South Street is a major collector street.
- 4. Within the plan view northerly of 84-1-9, parcel 84-1-32 is shown twice and incorrectly points to 84-1-18.
  - 5. Within the plan view on the east side of South Street, the parcel owned by Davis should be 8841Z-3; the parcel owned by Jones 2020 Trust should be 8841Z-10; the parcel owned by Day should be 8841Z-11; and the parcel owned by McDuffee and Edmonds should be 8841Z-12. Lots 11 and 12 need to be corrected in the plan view and on the Additional Abutters list.
  - 6. The Location Map has old Map, Block, and Lots for several parcels on the east side of South Street.
  - 7. The physical location address of 84-1-9 is 306 South Street.

**Post-Approval/Pre-Construction Items**

The following items will need to occur prior to the start of construction (unless otherwise noted):

- 1. The monumentation for the proposed lot lines shall be set prior to recording the plan.
- 2. The following permit(s) will need to be obtained from the Engineering Services Division:
  - a. Driveway Permit (see note above regarding driveway design)
  - b. Excavation Permit (for work within the ROW, if applicable)
  - c. Utility Connection Permits (sewer and water services; storm drain connections, if applicable)