

Edward N Emond 2012 Trust

Edward Emond Trustee

201 Holman Street

Laconia NH 03246

Land at end of Lincoln Street, Allenstown NH, Map 108 lot 019

Attachment to the Subdivision Application for lot line adjustment

#### Item 9 Description of project:

This application is to get approval for lot line adjustments and site improvements to the end of Lincoln street, extending the completed street approximately 100 feet and create a hammerhead turn around for vehicles, in particular plow trucks and emergency vehicles. The hammerhead turn around will require the transfer of property from the applicant to the town of approximately 2,114 sq ft. The hammerhead to be constructed to the town specifications and at the expense of the applicant. In exchange for this property and construction of the hammerhead the town will transfer to the applicant the remaining paper street of approximately 5,584 sq ft of land withholding an easement 10 feet each side of the existing water line for maintenance of utilities and for egress of pedestrian traffic. The Planning Board approval will be subject to the Town Board of Selectmen's approval to discontinue the paper street from the end of the completed Lincoln Street to the paper street of Bailey Ave and also the acceptance of the hammerhead as the extension of Lincoln street as a town road maintained by the town. The combination of the applicant's remaining lot and the land transferred to the applicant from the town will result in one merged lot of approximately 17,435 sq ft or .4 acres which will be a conforming house lot for which the applicant will seek a building permit for a 3 bedroom, single family home.

#### Request for Waivers:

1. Wetland Delineation. Property is within urban downtown area.
2. Drainage study. Project is roughly a 100 foot extension of an existing road. Measures have been taken in the plan to minimize the discharge of water from the site to the road. This is a single family home. Minimal added value will be achieved by a drainage study.
3. Storm Water Management Ordinance. Single family and duplex homes on individual lots and not part of a larger development requiring a Stormwater Management Permit are exempt.
4. Use of a hammerhead turn around and row width associated with the hammerhead. Hammerhead was proposed at the request of the Town and its Road Agent. Applicant is working within the existing right of way for the extension of the hammerhead. Traffic is minimal on this road.
5. Georeferencing to NH State Plane coordinates and Vertical datum. The end result of this project is a single lot for use of a single family home. Site conditions were observed and Georeferencing to NH State Plan Coordinates and Vertical Datum appear to be adequate for the project.