

SUBDIVISION REVIEW MEMORANDUM

Date: March 1, 2017

To: Madbury Planning Board

From: Jack Mettee, AICP
Mettee Planning Consultants

Project Name: Boucher Lot Line Adjustment and Subdivision, (Creating 5 total lots)

Project Background:

Type of Application: Lot Line Adjustment & Subdivision Review

Property Owner(s): Kenneth G. Bouchard 1990 Trust (Map 4, Lot 14A)
Brenda J. Bouchard Rev. Trust of 1999 (Map 4, Lot 14B)
73 Hayes Road
Madbury, NH 03820

Applicant: Brenda J. Bouchard Rev. Trust of 1999
73 Hayes Road
Madbury, NH 03820

Property Address: 73 Hayes Road
Madbury, New Hampshire 03820

Tax Map & Lot Number(s): Map 4, Lots 14A & 14B

Zoning District: General Residential/Agricultural

Minimum Lot Area 80,000 SF

Frontage Required: 200 feet (less with Planning Board Approval)

Proposed Project

The applicant is seeking a subdivision and lot line approval for a five (5)-lot subdivision on Hayes Road. At present, there are three (3) lots. The original lot was Lot 14 that was subdivided in 2006 to create three (3) total lots— 14 A (68.43 A); 14 B (3.98 A) and 14 C. The current application proposes to create two (2) additional lots from Lots 14 A and B. New Lot 14 E [referred to as Lot 4 would be 80, 026 SF (1.84A)] and new Lot 14D [referred to as Lot 3 would be 146,091 SF (3.35A)]. This lot would include 17,701 SF (0.41A) from current Lot 14 B as part of a Lot Line Adjustment. Thus, two new lots will be created each with driveways as well as leach field reserve areas and water well locations for each lot.

Information Provided

As part of the review of this proposed project, the following information was provided:

- Subdivision Application and Abutter List
- Application File Checklist
- Subdivision Plan Set, Sheets 1 through 3 prepared by McEneaney Survey Associates, February 14, 2017
- Abutter's List—also located on Sheet 1 of 3, Lot Line Adjustment and Subdivision Plan, dated February 14, 2017
- Request for Waiver—relief from Article IV, Section 12 of Subdivision Regulations, Impact Statement.
- Test Pit Data for each test pit undertaken by Jones & Beach Engineers, Inc., February 8, 2017
- Test Pit Observation Letter from the Rockingham County Conservation District, February 8, 2017
- HISS Map Data and Mapping included as part of Subdivision Plan Set, recorded July 24, 2006

No general narrative explanation of proposed subdivision was provided.

Type of Review

This subdivision review is limited to review of consistency of the subject application with Madbury's Zoning ordinance and Subdivision Regulations and general clarity and accuracy of the information provided. It is not an engineering review of the technical aspects of the proposed project.

Consistency with the Town of Madbury Zoning Ordinance

The following discussion identifies only those articles and standards that are relevant to this project.

Article IV: General Provisions, Section 4. Septic Locations

Both lots comply with this section—septic system 75 feet from water well and Article IX Wet Area Conservation Overlay District, Section 5, A—no disturbance to 25-foot wet area buffer. (See Sheet 2 of 3, Subdivision Plan)

Article IV: General Provisions, Section 7. Minimum Lot Size

As delineated on the submitted plans, all lots: 1) are greater than 80,00 sf; 2) meet the standard of not exceeding 25% undeveloped land toward the minimum lot size; and 3)

provide sufficient developable areas on each lot that are contiguous. See Sheet 2 of 3, Subdivision Plan, Lot Area Notes.

Article V: General Agricultural and Residential District

As illustrated on the submitted plan set, both new lots conform to the dimensional standards of this article as shown on Sheets 1 and 2 of 3.

Comment: It would be helpful if the two new lots included dimensional setback lines and notes as identified in Section 3 of Article V, General Residential and Agricultural District. The dimensional data is identified in Note 4 on Sheet 3 of 3 of the Subdivision Plan, but not noted on the plan itself. It would also be helpful if a template building location could be included to demonstrate that such a building can be accommodated in conformance with Madbury's dimensional standards. This would be particularly helpful on Lot 3 (4/14)

Article IX: Wet Area Conservation District

As shown on the submitted plans, the applicant appears to have mostly complied with the provisions of this Article. There does not appear to be any wetland disturbance created by the proposed subdivision on each of the lots.

Comment: The applicant will need to obtain a wetland crossing permit for Lot 4 (4/14E). There are no vernal pools indicated. The Board may want to ask the applicant to verify this.

Consistency with Subdivision Requirements/Standards

The following discussion identifies those articles and standards that are relevant to this project.

Article III: Procedures

Section 2: Waivers: The applicant has requested a waiver for relief from Article IV, Section 12 of Subdivision Regulations, Impact Statement

Comment: The applicant proposes to add two (2) additional lots. An Impact Statement would not seem appropriate in this instance.

Section 5: Pit & Perc. Tests to be Witnessed—All test pits and perc. tests were witnessed by Michael Cuomo, NH Certified Soil Scientist, of the Rockingham County Conservation District. The results are documented in a letter of February 8, 2017, Town of Madbury that was attached to the application.

Comment: All test pits meet state and local soil requirements for wastewater disposal.

Section 15: Monuments— permanent monuments should be set as required by the Planning Board.

Section 6: NHDES Approval— The applicant will need to provide the Planning Board with a letter of approval from the NH DES for the septic system designs.

Article IV: Required Exhibits and Data

The application has been submitted to the Madbury Planning Board for a completeness review for the required exhibits and data. The applicant has generally complied with this provision of the Subdivision Regulations as noted below.

Section	Exhibit/Data	Provided
1	Names	Yes
2	Abutters	Yes
3	Dimensions & Bearings	Yes
4	Site Features	Yes
5	Streets	Yes
6	Easements	Yes
7	Public Use	N/A
8	Bridges/Culverts	N/A
9	Future Streets	N/A
10	Proposed Leach Fields	Yes
11	Test Pits	Yes
12	Impact Statement	No-Waiver Requested
13	High Intensity Soil Survey	Yes
14	Lot Line Adjustment	Yes

Comments:

1. **Section 6, Easements:** No existing easements are documented on any of plan sheets. See also Article V: Subdivision Standards, Section 14 comment. An easement is proposed for newly created Lot 3. See Section 14 of Subdivision Standards below.
2. **Section 10, Proposed Leach Fields:** The applicant has provided evidence that there are two (2) test pits within each of the proposed septic reserve areas that are separated by at least fifty (50) feet for each lot.
3. **Section 11, Test Pits:** The applicant has complied with the dimensional requirements of this section.
4. **Section 12: Impact Statement** – The applicant has requested a waiver to the preparation of an Impact Statement. This request is appropriate for the apparent limited impact of two (2)

additional lots. However, since this subdivision is now combined with the previously approved Lots 4/14B and 4//14C, there are now 4 undeveloped lots that might pose an impact. The Board may want to consider this cumulative impact.

5. **Section 13: High Intensity Soil Survey** – Provided by the applicant with soil types identified on the Sheet 2 of 3.

Article V: Subdivision Standards

Section 1: Driveway Access – N/A; No Comment

Section 2: Driveway Visibility – The applicant is required to provide 200 feet for site distance for each driveway for each lot for access on to the unnamed subdivision road.

Comment: The applicant should provide a note in wiring or on the plan indicating this standard is met.

Section 3: Shared Driveways - The applicant has not indicated the need for any shared driveways.

Sections 4 through 7: N/A; No Comment. Applicant may want to confirm the 25-foot setback from the town highway (Hayes Road) as per Section 6.

Sections 8 through 11 – N/A; No Comment

Section 12: Septic Systems and Water Supply – The applicant has provided for individual on-site septic systems and on-site water supplies for each lot. Potential well sites and associated 75-foot radii are depicted on Subdivision Site Plan, Sheets 2 of 3.

Section 13: More Stringent Standards: -- N/A; No Comment

Section 14: Proof of Compliance: The applicant should provide proof of compliance for the following:

- Easements
- Topographic limitations

Comment: The applicant will need to provide a copy of the easement for the proposed 10-foot wide easement on Lot 3. A condition should be placed on any approval requiring that a legal description be provided to the Planning Board and made part of the submission to the Registry of Deeds. There appear to be no topographic limitations. Please verify.

Sections 15 through 17: N/A or No Comment

Section 18: Storm-water Runoff: For the small number of lots to be developed a stormwater management plan should be necessary.

Comment: It would be helpful if the applicant provided guidance as to how the individual lots will minimize runoff & erosion during construction.

Section 19: Additional Conditions: No Comment.

Other Comments on the Subdivision Plan Sheets

Overall these plans are suitable for illustrating the nature of the proposed subdivision. One additional comment—it would have been helpful if the applicant had provided an Existing Conditions Plan. Such a plan would have helped clarify the chronology of subdivision activity on the site, which was somewhat confusing with the plans provided. Another alternative would have been to provide a written narrative describing the subdivision chronology and the proposed subdivision and how it complies with the Town's land use regulations.

This concludes the review of the proposed Huckins Road subdivision. Please let me know if you have any questions or require additional information.