

Memorandum

TO: Members of the Planning Board
FROM: Liz Durfee, AICP, Planner
Date: September 29, 2020

Type of Review: Minor Subdivision

Property Owner: Barbara Crosby Real Estate Trust
Applicant/Agent: Michael & Valerie Griffin
Raymond Bisson, Stonewall Surveying

Property Address: 62 Hayes Road, Madbury
Map and Lot #: Map 5 Lot 12
Zoning District: General Residential and Agricultural District
Overlay: Wet Areas Conservation Overlay, Shoreland Protection Overlay District
Waivers Requested: Subdivision Regulations Article IV Section 13, HISS

Summary

A minor subdivision application was submitted for Map 5 Lot 12, which is located on the south side of Hayes Road. The lot is currently undeveloped and in current use. The lot has frontage on Hayes Road and Cherry Lane. The applicant proposes to subdivide the existing 144+/- acre lot into two lots of 3.96 acres and 140 acres. This memo is a review of the plan titled "Subdivision Plan for Located off 63 Hayes Road, Madbury, Strafford County, New Hampshire for Barbara P. Crosby Real Estate Trust," dated September 17, 2020.

Planner's Review

Proposed Use:

- A single-family dwelling is proposed for the 3.96-acre lot. No development is proposed for the 140-acre lot. The purpose of the General Residential and Agricultural District includes providing for low-density residential development that can be served by private wastewater treatment systems and developed in such a manner to maintain the open, rural character of the land for agricultural purposes. The proposed subdivision adheres with this purpose.
- Portions of the lot are in the Wet Areas Conservation Overlay District and the Shoreland Protection Overlay District. The majority of the proposed house lot is located outside of wetland and shoreland areas and their associated buffers.

Lot Size, Setbacks, and Frontage:

- Two (2) lots of 3.96 acres and 140 acres are proposed. Both lots meet the minimum lot size requirements of the District, 80,000 square feet (1.84 acres).
- Minimum front (50 ft) and side (15 ft) setbacks are shown on the plan for the proposed 3.96-acre lot, identified on the plan as "Lot 1". Setbacks are not shown for the second lot.
- The frontage requirement in the AG District is 200 contiguous feet. Both proposed lots meet this requirement.
- Per ZO Article IV Section 7, the qualifying area:
 - Must be contiguous in nature and capable of adequately accommodating all required utilities such as water supply and sewage disposal.
 - Does not include very poorly drained soils or bodies of water
 - Consists of not more than 25% poorly drained soils and/or slopes greater than 15%.

The applicant has provided the qualifying area for proposed Lot 1, 3.96 acres. The qualifying area for proposed Lot 2 is not provided.

Waivers Requested:

- Article IV, Section 3 Dimensions & Bearings – applicant requests waiver for ground survey for the full 144-acre lot
- Article IV, Section 13 – HISS – applicant requests waiver for a high intensity soil survey

Required Exhibits:

The Planner finds that the required information has been provided, with the exceptions noted below:

- Site features for the full 144-acre lot
- Proposed leach fields for the proposed 140-acre lot
- Test Pits for the proposed 140-acre lot

The Planner finds that the impact statement sufficiently describes anticipated impacts associated with the proposed subdivision, however, the applicant should clarify if the term “residences” in item A3 is supposed to read “residents”.

Subdivision Standards:

Driveway Access:

The proposed driveway location was flagged by the applicant and approved by the Road Agent.

Driveway Visibility:

The sight distance, 500+ft, exceeds the minimum 200 feet required by the Subdivision Regulations.

Shared Driveways:

N/A

Stumps & Debris:

Stumpage or forest waste materials should be removed when the lot is cleared for the house.

Continuation of Streets:

N/A

Setback from Existing Roads:

N/A

Access to Public Use Areas:

N/A

Required Off-Site Improvements:

N/A

Hazards:

N/A

Common Use Areas:

N/A

Street Names:

N/A

Septic Systems and Water Supply:

Applicant has provided test pit data and included test pit location and proposed septic location on the plan. Four out of six test pits passed. The 4,000 sf leach field reserve area is not located within the wetland buffer or the 75-foot protective well radii. A copy of the NHDES permit request for subdivision approval has been provided. Lot 1 will be served by a private well.

More Stringent Standards:

N/A

Proof of Compliance:

Feasible locations for water and sewage are shown on the plan for proposed Lot 1. There are no existing or proposed easements. Topography based on lidar data is shown. Test pit log with estimated percolation rate has been provided.

Land Use Limitations:

N/A

Community Septic Systems:

N/A

Utility Installations:

Subdivision standards require that all utilities be installed underground. No utility connections are shown on the plan. A light pole is located in front of the proposed Lot 1.

Stormwater Runoff:

Limited impervious surfaces are proposed. Applicant should implement appropriate best management practices to prevent erosion and sedimentation during construction. Runoff should not be permitted to leave the lot boundaries.

Additional Conditions:

None identified by Planner.

Suggested Conditions of Approval for Planning Board to Consider:

- Add a note to the subdivision plan that states that the proposed 3.69-acre lot meets the septic and water standards. This has not been verified for the 140-acre lot.
- Change "Lot 1" to "Map 5 Lot 12-1".
- Provide the Planning Board with a copy of the NHDES Subdivision Approval.
- Coordinate payment land use change tax with Assessing Department.
- Permanent boundary monuments shall be set as required by the Planning Board. The type of monument shall be shown on the Final Plan.
- Provide waivers for items required by Subdivision Regulations Article IV that are not provided for the proposed 140-acre lot.
- The portion of Note 3 on Sheet 1 referring to contours should be included on Sheet 2.