

BERRY SURVEYING & ENGINEERING

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July 12, 2021

Town of Madbury Planning Board
13 Town Hall Road
Madbury, NH 03823

RE: Proposed Subdivision and Site Plan
Robert Diberto
326 Knox Marsh Road
Madbury, NH
Tax Map 8, Lot 1G

Town of Madbury Planning Board,

Berry Surveying and Engineering, on the behalf of Robert Diberto, is submitting to Planning Board a proposed subdivision and site plan.

Background:

The subject parcel, known as Tax Map 8, Lot 1G is located at 326 Knox Marsh Road. The subject parcel contains an existing single family home, adjacent driveway and well. A full topographic survey and boundary analysis was conducted for the subject parcel, in July of 2021. The property generally slopes from west to east and contains two wooded areas in the middle of the parcel. As part of the survey a full soil survey and wetland analysis were conducted. Wetlands were delineated by John P. Hayes, CWS and found along the eastern boundary. A site specific soils map was conducted by John P. Hayes and is enclosed in the plan set.

Proposal:

The proposal is to subdivide the existing parcel into 2 lots. Lot 1G will contain the existing house, driveway, well and septic. There will be no proposed changes to the area surrounding the existing single family. The remaining area will be proposed lot 1G-1. A variance is required have frontage on a private road. The existing access into the former Elliot Rose Property is proposed to be used for frontage. The current owner of that parcel has agreed to extend the easement which the applicant property currently enjoys, further to encompass all of the frontage being shown on the enclosed plans.

This right of way is proposed to be 50' in width which is consistent with the existing easement / private roadway.

The property is located in the Residential-Agricultural Zone, so the site plan review discussed below will require a variance for the proposed commercial use. The site contains wetlands, and is therefore covered under the We Area Conservation Overlay District. (WC). There are no poorly drained soils outside of the wetlands on site as can be seen by the on-site Site Specific Soils Map (SSSM) provided. This map provides more site specific soils information than the overlay zoning map which attempts to use NRCS soils maps. Only those setbacks pertinent to the wetlands areas (25' buffer, 75' structure and septic) are shown or apply to the project site. There are some small pockets of slopes over 15%, and therefore the slopes and wetlands areas have been removed from the lot size calculations. Each lot contains 80,000 SF of qualifying land.

In review of the overlay district maps, the site does not appear to be located within the Shoreland Protection Overlay District. The project site is however located in the Wellhead / Stratified-Drift Aquifer Protection Zone and is therefore subject to restructured uses and maximum coverage's of 15%. Neither parcel will contain more than 15% impervious coverage as a result of the proposed subdivision and site plan review.

In addition to the subdivision, the applicant is proposing to construct a 924 Sq.Ft. telecommunications building on proposed Lot 1G-1. The proposed building will have adjacent parking and driveway for access. Several concrete pads will be constructed along the building to store mechanicals. A 6' white vinyl fence and gate will be installed along the proposed building and pads. The building is not currently proposed to be lit in any way. If however the future owner / user of the site needs lighting, only down lit and shielded lights, which are night sky compliant is noted to be used on the site plan.

A drainage analysis was conducted as part of the site design. A proposed rain garden will be constructed in order to treat the generated runoff from the development. The rain garden will discharge the runoff so it flows in the same way as the existing conditions.

All necessary erosion and control measures will be taken to ensure that sediment is contained within the construction area. A construction entrance will be installed at the entrance of the driveway to prevent tracking onto the adjacent road. Perimeter control will be installed along the edge of disturbance and 50' wetland buffer.



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This project will require a variance to allow the commercial use within the residential zone and a conditional use permit for utility construction within the 25' wet buffer. No other permits are needed for the project.

Conditional Use Permit:

The applicant is seeking a conditional use permit to allow for temporary disturbance within the 25' wet area buffer. The applicant is proposing to bring underground electrical utilities from a utility pole off Knox Marsh Road to service the proposed pad site. There is no other alternative for utility access to the site. Erosion and sediment control measures such as premier control and construction fence will be installed at the edge of disturbance. Upon completion, the disturbed area will loamed and seeded. Below is the justification for the conditional use permit.

- a. A wetland scientist has provided written evidence that there will be no adverse impact to the wet area.
The proposed temporary disturbance will have no effect on the wet area, only the wet area buffer. The buffer will be restored to the grass covering that exists today, in the existing conditions.

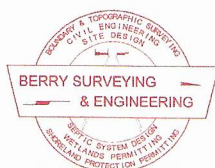
- b. The applicant has addressed any recommendations provided by the Madbury Water Resources Board and the Madbury Conservation Commission.
The applicant is happy to meet with the conservation commission and discuss the project and implement changes that may improve the project.

Section 12 Impact statement:

1. Schools: Attendance at public schools;
There will be no impact to the public school system. The proposed lot will be for a small commercial use.

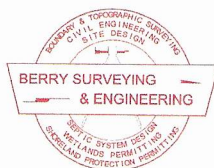
2. Traffic: changes in vehicular traffic;
The proposed lot will generate no more than two trips per month.

3. Population: changes in the number of legal residents;
The proposed lot is a commercial use and will not increase the population.



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4. Municipal Costs: Increase in municipal costs;
The proposed use will be on private property run by a private business. No increase to municipal costs will occur.
5. Utilities: Load on public utilities or future demand on them;
There will be no public water or sewer for the proposed use. No increase to public utility load.
6. Safety: Public safety
The proposed use will occur on private property. A fence with a gate will be installed.
7. Taxes: changes in tax revenue
The proposed commercial use will generate some tax revenue for the Town.
8. Drainage: Changes in surface drainage
A drainage analysis was conducted for the plan, showing there will be no changes to the surface drainage.
9. Solid Waste: Increased refuse disposal
There will be no refuse disposal from the proposed commercial use.
10. Groundwater: Increased consumption of groundwater
There is no proposed well for the commercial use. No increase in groundwater consumption will occur.
11. Pollution: Pollution of water or air;
There will be no pollution to water or air.
12. Erosion: Land erosion or loss of tree cover
An erosion and sediment control plan has been included in the plan set showing all proper measures will be taken. Additionally, the commercial use will be constructed in an existing open area, resulting in no tree loss.
13. Ecology: Disturbance of other aspects of the natural ecology;
The site will be constructed in an open area, disturbing no high value ecological areas.



14. Views: Blocking of views;
There are no single family homes that are near the proposed use that would their views blocked.

15. Character: Harmony with the character of surrounding development;
The proposed use will be tucked away from Knox Marsh Road, only visible from the private road it will be facing.

Respectfully submitted,
BERRY SURVEYING & ENGINEERING



Christopher R. Berry, SIT
Principal, President



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