

# LOT LINE ADJUSTMENT AND SUBDIVISION REVIEW MEMORANDUM

Date: June 1, 2011  
To: Madbury Planning Board  
From: Jack Mettee, AICP  
Mettee Planning Consultants

Project Name: Lot Line Adjustment and Subdivision—Diane Evans Revocable Trust

## Project Background:

Type of Application	Lot Line Adjustment and Subdivision
Property Owner(s)	Dane & Craig Evans Evans Road Madbury, NH 03820
Applicant:	Garvey & Company Ltd. PO Box 935 Durham, NH 03824
Property Address:	Evans Road Madbury, New Hampshire 03820
Tax Map & Lot Number(s)	Map 9, Lots 15 and 16A
Lot Areas:	Diane Evans Original: 0.78 Acres Diane Evans Proposed: 1.02 Acres Subdivided Lot #1: 2.56 Acres (16A) Remaining Land Area: 7.37 Acres
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 lot line adjustment to increase the size the Diane Evans property to 1.02 acres from 0.78 acres and reducing the Dane and Craig Evans property (Lot 16 A) by 0.24 acres. Further the applicant seeks to subdivide the latter parcel into two lots—Lot #1 of 2.56 acres and remaining land of 7.37 acres.

## **Information Provided**

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

- Lot Line Adjustment Application
- Lot Line Adjustment Application Checklist
- Warranty Deed for the Diane Evans parcel
- Warranty Deed for Dane and Craig Evans Parcel
- Subdivision Application and Checklist
- Subdivision and Lot Line Adjustment Plans, prepared by McEneaney Survey Associates, Inc., May 2, 2011
- Driveway Plan and Profile Plan, preparer not noted
- IHSS Survey Memo from GZA, April 21, 2011 and test pit evaluation report.

## **Type of Review**

This lot line adjustment and subdivision review is limited to review for consistency of the subject application with Madbury's Zoning Ordinance and Subdivision Regulation 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 Subdivision Regulations**

This application is subject to the Madbury Subdivision Regulation (and Application Acceptance Checklist) as reviewed by the Madbury Planning Board as per Article I, Authority and Article IV Section 14 for Lot Line Adjustments, requiring the submission of a Lot Line Adjustment Checklist which describes the requirements for submission for a Lot Line Adjustment Application.

The applicant has submitted applications and completed checklists for both a Lot Line Adjustment and Subdivision.

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

### Article IV. Required Exhibits and Data

Section 10. Proposed Leach Fields – The applicant has provided evidence that there are two (2) test pits within the septic reserve areas that are separated by at least 60' (50) feet.

Section 13. High Intensity Soil Survey – Provided by the applicant as shown on Topographic Sheet of Lot Line and Subdivision Plan.

### Article V. Subdivision Standards

Section 2. Driveway Visibility – The applicant has met the standard of 200 feet for site

distance for the proposed driveway access points on Evans Road. A label to this effect would be helpful.

Section 12: Septic Systems and Water Supply – The applicant has provided for individual on-site septic systems and on-site water supplies for the proposed lot and remaining land area. Potential well sites and associated 75-foot radius are depicted on Topographic Sheet of Lot Line and Subdivision Plan.

### **Comments on the Application**

The applicant has provided the necessary information to have the Planning Board make a reasoned decision on this request. The level of impact does not require a Drainage Analysis & Sediment/Erosion Control Plan or a Subdivision Impact Statement. There are no requests for waivers. There are two state permits that are pending: NH DES On-site Wastewater Treatment and Dredge & Fill for wetland Impact. It would appear that there are no significant issues of concern.

There are several comments that I would make for the Planning Board to consider:

It would be helpful to have a cover memo that explains the proposed project and how it meets Madbury's land use regulations.

An abutter's list may have been submitted, but I did not receive it.

There is no graphic scale bar on any of the plans. This would be helpful for dimensional review of the plans.

It would be helpful to have the existing septic system identified on Lot 15 (Map 9) to compare to proposed well radius on adjacent proposed lot.

It would be helpful to have the dimensional setbacks (front-side yards, etc.) identified on the subdivision plan with at least one label on each for ease of review and reference.

It would also be helpful to have the frontage length shown for Lot 1 as a note or label.

For purposes of clarity in determining the buffer setbacks, it might be helpful to have the septic areas and well protection radiuses on the plan without the topographic survey.

There are no vernal pools indicated. The Board may want to ask the applicant to verify this.

The plan for the Driveway Plan and Profile should have the standard title block information to identify the entity preparing it. It would be helpful to have shaded wetland impact areas on the plan. It would also be helpful to have the wetland impact calculated and labeled on the plan.

A small editorial note—the word Strafford in the Reference Plan legend under #4 needs is missing an "l".

This concludes the review of the proposed Evans Lot Line Adjustment and Subdivision. Please let me know if you have any questions or require additional information.