

SUBDIVISION REVIEW MEMORANDUM

Date: June 19, 2012

To: Madbury Planning Board

From: Jack Mettee, AICP
Mettee Planning Consultants

Project Name: Goss Subdivision

Project Background:

Type of Application: Subdivision Review
Property Owner(s): Cherry Lane Realty Trust (Charles and Nancy Goss)
89 Johnson Street
North Andover, MA 01845

Applicant: Charles Goss
6 Cherry Lane
Madbury, NH 03823

Property Address: Cherry Lane
Madbury, New Hampshire 03823

Tax Map & Lot Number(s): Map 6, Lot 9

Parcel Area: 130.7± 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 subdivision approval for two (2) residential lots on a 130.7± acre parcel on Cherry Lane. The application proposes to subdivide two 3-acre± lots on Cherry Lane from the parent parcel, leaving 124.7± acres from the original parcel. The applicant has indicated potential locations for residences, water wells and sewage disposal systems on the subdivided lots.

Information Provided

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

- Subdivision Application and Abutter List
- Letter of Authorization for Doucet Survey to represent Cherry Lane Realty Trust

- Subdivision Plan Set, Sheets 1 and 2 prepared by Doucet Survey, April 16, 2012 (Subdivision Plan) and June 4, 2012 (Topographic Plan)
- Letter of request, dated May 31, 2012, for five waivers to the Subdivision Regulations for the remaining 124.7 acre lot.
- HISS Letter Report, May 8, 2012
- Test Pit Report, Undated

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 those articles and standards that are relevant to this project.

Article IV: General Provisions, Section 4. Septic Locations

Both subdivided lots comply with this section (and Article IX Wet Area Conservation Overlay District, Section 5, B) for septic area setbacks—75 feet from very poorly drained soils and 75 feet from proposed well locations.

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

The subdivided lots meet the minimum lot size requirement and the developable areas are delineated on the Topographic Plan. The dimensional areas are also located in a note box on the Topographic Plan.

Comment: The potential septic area for Lot 9A is a significant distance from the rest of the lot building area.

Article V: General Agricultural and Residential District

As illustrated on the submitted plan set, both lots conform to the dimensional standards of this article. The remaining Lot 9 has only a 148+ foot frontage in this location; however, the lot does have greater than 200 foot frontage on both Cherry Lane and Route 155 in Lee, at present.

Article IX: Wet Area Conservation District

As shown on the submitted plans, the applicant appears to have complied with the provisions of this Article. Based on the concept layout of proposed structures—house, septic system—it would appear that at least one of the proposed driveways would require a wetlands crossing. To reach the potential septic system in Lot 9, another wetland crossing may be required.

Consistency with Subdivision Requirements/Standards

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

Article III: Procedures

- Section 5: Pit & Perc. Tests to be Witnessed—The applicant has provided test pit documentation, but there is no verification that the perc. tests have been witnessed.

Comment: The Planning Board should request a test pit confirmation letter.

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

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	N/A
7	Public Use	No
8	Bridges/Culverts	N/A
9	Future Streets	N/A
10	Proposed Leach Fields	Yes
11	Test Pits	Yes
12	Impact Statement	No
13	High Intensity Soil Survey	Yes
14	Lot Line Adjustment	N/A