

Received 10/3/12



13 South Watson Lane
Dover, NH 03820
603 834 8552

Madbury Site Plan Review Application – Narrative *Application for Non-Residential Daycare Center*

Submitted by: David Greenshields
Sarah Greenshields
Brian Hamor

Date: October 3, 2012

Little Tree Education submits this application for 314 Route 108, Madbury. The proposed use of the building is a daycare facility. The total occupancy will be 50 children and 12 teachers – a maximum capacity of 62. The goal of the daycare is to offer a safe place for children, while being a sound use for the property that is well in line with the characteristics of the town.

Please accept this narrative for the record for the Town of Madbury for the application for Little Tree Education.

Article V

Pursuant to Article V, the attached site plan has been submitted to fulfill the Submission Requirements. The Planning Board waived engineered drawings, as the Members of the Board were so familiar with the property.

- A. Sheet size shall conform to the recording requirements of the Strafford County Registry of Deeds; Site Plan Review Regulations
 - i. Site plan, including all facilities
 - ii. Floor plan
 - iii. Application
 - iv. Letter from the Madbury Fire Department
 - v. Letter from District 6 DOT (email correspondence)
- B. Scale: 1 inch = 100 feet to the inch may be required by the Planning Board if deemed necessary to provide adequate detail;
 - i. The Planning Board has required simple site plan drawings – design drawings by Brian Hamor have been deemed adequate
- C. Match lines when needed
 - i. Not applicable
- D. The entire property and all facilities shall be shown (proposed changes shall be clearly indicated);
 - i. See attached site plan prepared by Brian Hamor
- E. Original Mylar and three paper copies of the plan, whether blue line or black line;
 - i. Not applicable

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- F. Date, title, scale, north arrow and locus map;
 - i. Completed on the attached site plan
- G. Names and addresses of developer, licensed engineer, owner of record and abutters;
 - i. Developer: David and Sarah Greenshields, 13 South Watson Lane, Dover NH 03820
 - ii. Designer: Brian Hamor, 458 Mountain Road, Stowe VT 05672
 - iii. Licensed engineer: Not applicable
 - iv. Owner of Record: Bill Shaheen, 75 Perkind's Road, Madbury, NH 03823
 - v. Abutters:
 - a. Thomas D and Cheryle, 24 Freshet RD, Madbury, NH 03823
 - b. Rinta Family Trust of 1995, 34 Freshet RD, Madbury, NH 03823
 - c. Our Mustard Seed LLC, 155 Drew RD, Madbury, NH 03823
 - d. Jeffrey D Leaf, 323 RT 108, Madbury, NH 03823
 - e. Nikki Trust, 320 RT 108, Madbury, NH 03823
 - f. Real McKoy Properties LLC, 301 Durham RD, Dover, NH 03821
 - g. Leo Croisetieve, 308 Durham RD, Dover NH 03820
 - h. Madbury Associates, 316 Durham RD, Dover NH 03820
- H. Name, license number and seal of licensed land surveyor and/or engineer;
 - i. Not applicable
- I. Topographical plan with existing and proposed contour lines at two-foot vertical intervals; Not applicable
- J. Benchmark from USGS datum; Not applicable
- K. All easements and rights-of-way; Not applicable
- L. Existing and proposed landscaping, including natural features, watercourses, water bodies, trees, other vegetation, topographical features and proposed open space;
 - i. The contours of the property will remain the same.
 - ii. Landscaping:
 - 1. 4' round planters along the front entrance of Route 108. The planters will be placed just inside the right of way to accommodate the requirement of Kevin Russell from District 6 DOT. These planters will serve two functions – curb appeal and aid in traffic delineation
 - 2. The front signage will remain in tact. A Little Tree Education sign will be displayed. There will be native species landscaping in the entry area.
 - 3. Along the front entry vestibule there will be native shrubbery that will be well maintained
 - 4. On the northwest corner of the building there will be an open landscaped area that will serve as a waiting area / bench for visitors and parents. The area will be landscaped with native species and edible herbs/ garden
 - 5. Along the southwest edge of the property, the existing trees will remain untouched. Appropriate buffers for neighbors on all side of the property

6. The playground will contain play equipment that is appropriate for children ages 18 months to 42 months. All swings and climbers will be less than 8' to accommodate small children. The ground surface will be wood chips
 7. A white picket fence will surround the south exit and will be continuous to the rear of the playground. The white picket fence will be 4' with 4" spacing. The fence will surround the three exterior sides of the playground. The fourth enclosing side will be the building itself
- M. Plans of all buildings with their type, size, location, setbacks and elevation;
- i. The building will remain untouched. There will be an added entry vestibule. The entry vestibule will be an unconditioned space. The space will be used as a cubby area for the parents and children and serve as an area to hold coats, bags, boots and other personal belongings
 - ii. Asbestos and lead testing are underway. Larry Furey, Sr. Program Manager at RPF ENVIRONMENTAL, Testing & Consulting Services in Northwood, NH is performing the asbestos test. Results will be available by October 5, 2012. If positive, RPF ENVIRONMENTAL will design a plan for removal.
- N. Access/egress ways, showing width, curbing and paved areas;
- i. The parking lot is currently paved. The driveway will have a new topcoat. Directional lines will be painted on the resurfaced drive to guide traffic through the parking lot. There will be 30 parking spaces, all clearly marked
 - ii. There will be 4' planters placed along Route 108 to prevent drivers from pulling into the parking lot unsafely. The planters will be just inside the right of way to accommodate District 6 DOT.
 - iii. The entry area will be clearly marked with a sign posted "Entry, No Exit" and on the exit there will be a sign posted "Exit, No Entry"
 - iv. Elevations will remain untouched
 - v. The building will have five exits. One major front entrance, one entrance on the south side of the vestibule, one on the southeast end of the vestibule and two exits off the rear of the building. All classrooms will have direct exits to the outdoors.
- O. Streets within and around the site;
- i. The property sits along Route 108
- P. Water supply and sewage disposal facilities, showing size and proposed location, areas for future expansion, and distances from existing facilities, buildings, wetlands, surface water and aquifers;
- i. A ground well serves the property. The well is registered by the State of New Hampshire Department of Environmental Services and is a public water supply. Please see the attached Deactivation Notice for the previous daycare, Kids N' More. Once we have received our building permit, we will notify the NH Department of Environmental Services and follow all requirements for a Public Water Supply. The property's Public Water Supply ID is 1458010

- Q. Type and location of solid waste disposal facilities;
- i. The property is connected directly to the Dover Sewer System. The company that installed the property's system was the same that installed the Elk's. The capacity of the holding tank is unknown, but it was designed for massive usage. There was never a capacity problem when Kids n More (with 70 children) occupied the space. Please note, the daycare will be for children ages 0-3 and most children will be in diapers for the duration of their stay
- R. Surface drainage facilities, showing location, elevation and layout; Signs showing location, size and design;
- i. No change / not applicable
- S. Utilities showing the size and location of lines for gas, electricity, telephone, fire alarms, water and sewer;
- i. Utilities, electricity, telephone: No change / not applicable
 - ii. Propane tank will be installed and the Propane Provider, according to code, will install the line
 - iii. When the building is remodeled, the fire alarm will meet the Fire Chief's code requirements
- T. Lighting, showing the size and location of all lighting apparatus;
- i. Down light will be above the entry steps. The lights will not be obtrusive for neighbors, but satisfy all code requirements. Lighting will remain onsite only
 - ii. The sign on the street front will be up light. The lights that are currently present will no be changed
- U. Sufficient data to readily determine the location, bearing and length of every existing and proposed street line, lot line, boundary line and to reproduce such lines upon the ground. All dimensions shall be shown to hundredths of a foot and bearings to at least half minutes. The error of closure shall not exceed 1 to 10,000.
- i. Not applicable

Article VI

Pursuant to Article VI, this Development proposal demonstrates Little Tree's goal to minimize traffic congestion, traffic hazards, unsightliness, annoyance to abutters, erosion, surface water drainage and other effects detrimental to abutters, the neighborhood and the Town.

Section 1. OFF-SITE IMPACTS

Development proposal shall be reviewed so as to minimize traffic congestion, traffic hazards,

Safety is the number one concern of the business. We understand the need to minimize traffic congestion and have designed the parking lot to efficiently allow parents to drop off and pick up children. The goal is to have parents in and out of the property within a few minutes. Please see traffic design and delineation above.

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Hours of operations are 7 am to 6:00 pm during regular school hours (Monday through Friday). Early drop-off is from 7:00 to 8:00 am and is limited to 12 children. From 8:00 to 8:30 am is regular drop-off. During this period families are divided in 8:00 am drop-off and 8:15 am drop-off. Timed drop-offs allow for steady and uncongested traffic flow. At the end of the day there are three pick-up times, 12:30pm, 3:30pm and 5:30pm. Late pick-up is available by special request only. Space is limited to 12 children.

In addition to daycare, the building will be used for auxiliary activities to the daycare. For example, we will offer the space to prenatal yoga classes, baby food making lessons, parent education classes, prenatal classes taught by Midwives and Doulas, and gardening groups. The facility will be available for these classes after daycare hours from 6:00 to 8:00pm and on occasional weekends. Hours of operation of weekends will be 9am to 4pm on a very limited basis only. The goal of these classes is to support the families of the daycare and to offer high-quality education / wellness opportunities to the local community. Integrating with the community is a major goal of the business.

up to 12

The business is estimating 50 drop-off and pick-up trips two times per/ day. The Staff will also have 12 trips in and 12 trips out per/day. At peak hours, the business will anticipate 40 trips per hour. The staggered schedule will reduce and streamline traffic.

Section 2. LANDSCAPING

Appropriate buffers shall be maintained or installed to screen the use from neighboring properties. Landscape treatment shall consist of natural vegetation or ground cover, shrubs or trees as deemed appropriate by the Planning Board.

Please see landscaping notes above. All landscaping will consist of native species and edible gardens.

Section 3. PARKING

Each parking space shall be not less than 8.5' x 19'.

The parking lot will have 30 8.5' x 19' spaces. The 30 spaces is ample parking for the student and teacher capacity. All spaces will be clearly marked.

Section 4. LOADING

Adequate off-street loading space shall be provided, including off-street areas for maneuvering the anticipated truck traffic.

Not applicable. No deliveries are anticipated. General FedEx / UPS only. These deliveries will use the front entrance.

Section 5. EROSION

Measures shall be taken to minimize the dust, erosion and storm water run-off that could have a detrimental effect on neighboring properties or the environment.

Not applicable. All contours and drainage will remain the same.

Section 6. STORM WATER RUN-OFF

In no case shall post-development run-off velocity be permitted to exceed the pre-development rate.

Not applicable. All contours and drainage will remain the same.

Section 7. NUISANCES

Light, glare, odors, noise and vibrations shall not be discernible off the premises, except for indirect lighting on permitted signs or security lighting approved by the Planning Board. Such lighting shall not shine directly on abutting properties or on public highways.

The business agrees that light, glare, odors, noise and vibrations shall not be discernible off the premises. The only indirect lighting will be by way of permitted signage. There will be no light signing directly on abutting properties or Route 108.

Section 8. HIGHWAY ACCESS

Access to public highways shall meet the standards set forth in the Madbury Subdivision Regulations.

Not applicable.

Section 9. WATER AND SEWAGE

Water supply and sewage disposal facilities shall be sized to adequately meet the needs of the proposed use under the regulations of the NH Department of Environmental Services and the Madbury Subdivision Regulations.

The sewage is appropriately sized and adequately meets the needs of the daycare. Additionally, the children that will attend the daycare will be in diapers for the majority of their time while attending. See statement attached.

The water supply system is registered with the NH Department of Environmental Services. The Public Water Supply is currently deactivated, but will be reactivated once the building permit has been approved.

The daycare that occupied the premise prior had 70 children and an estimated 15 teachers for a total of 85 occupants. The sewer and water supply satisfied the prior daycare. Our business will have a maximum capacity of 64 significantly - less impact. See letter attached.

NH Department of Environmental Services Public Water Supply ID is 1458010

Section 10. UTILITIES

All utilities shall be installed underground.

All utilities will remain unchanged. Once the construction begins, the Propane Contractor will determine where to install the piping by code underground.

Section 11. EMERGENCY SERVICES

Prior to site approval by the Planning Board, the applicant shall submit a written statement from the Madbury Fire Chief ascertaining that the proposal has adequate fire lanes, emergency site access and other appropriate provisions to ensure public safety, as determined by the Fire Chief.

Please see attached letter from the Fire Chief. The property fulfills all requirements for adequate fire lanes, emergency site access and other appropriate provisions to ensure public safety. In addition, the Fire Chief will have to come back and inspect the final building in order for Little Tree to procure Childcare State licensing to meet the Department of Health and Human Services.

Section 12. HAZARDOUS MATERIALS

A comprehensive inventory of hazardous materials, anticipated for storage or use on-site, shall be submitted to the Planning Board and Fire Chief. The Planning Board shall not approve proposals, which, in the Planning Board's judgment, pose significant risk to neighboring properties.

Not applicable.

Article VII

Compliance With Other Laws

Prior to issuance of Site Plan Approval, the applicant shall demonstrate to the satisfaction of the Madbury Planning Board that the proposed development meets the standards of all applicable codes, and that all applicable State and Federal permits have been secured.

Not applicable. Once the remodel is complete, the daycare will require State approval from the New Hampshire Department of Health and Human Services, Child Licensing Unit. The application for this license cannot be submitted until the facility is prepared for opening and has been inspected by the Fire Inspector, Department of Health and Human Services and the Building Inspector. All inspections must be completed post construction.

Article VIII

Traffic Impact Analysis

All proposed development subject to these regulations shall be reviewed by the Planning Board to ascertain that adequate provisions have been made to ensure traffic safety. To facilitate this review, the Planning Board may require the applicant to submit a Traffic Impact Analysis, as deemed necessary by the Board due to the proposal's size, location or traffic generating characteristics. Traffic Impact Analyses shall address the following:

- A. Traffic circulation and access, including adequacy of nearby streets and intersections, entrances and exits, traffic flow, sight distances, curb cuts, turning lanes, and existing or recommended traffic signalization; Not applicable
- B. Pedestrian safety and access; Not applicable
- C. Off-street parking and loading; Not applicable
- D. Emergency vehicle access; Not applicable

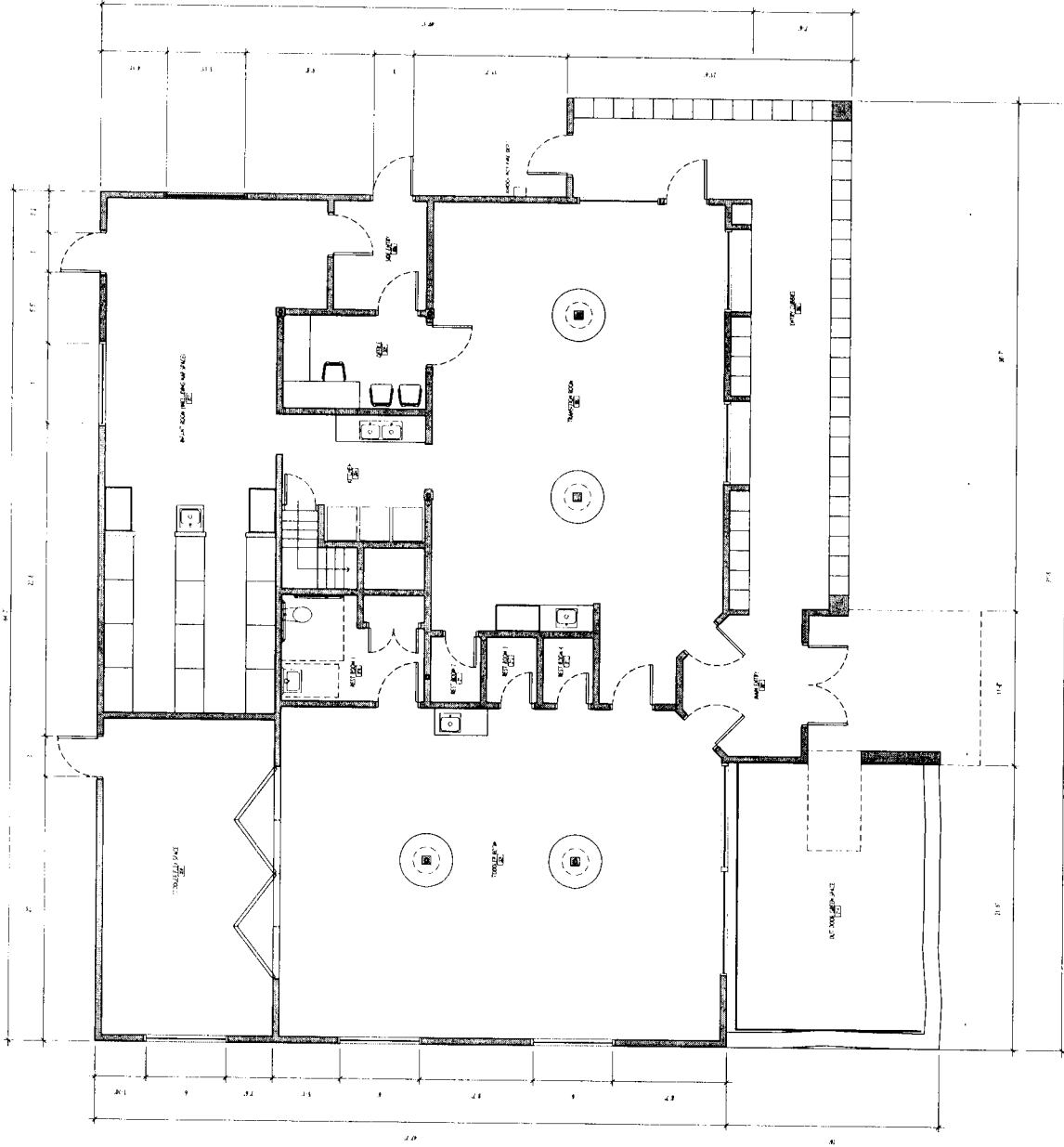
DESIGN by Brian Hamor
458 Mountain Rd.
Stowe, VT 05672

LITTLE TREE EDUCATION
314 ROUTE 106
MADSURY, NH

FLOOR PLAN
DATE: 10.03.2012

SCALE: 1/4" = 1'-0"
DRAWN BY: BH
CHECKED BY:

A1



SANITARY SEWER

PROPANE TANK

TRASH / RECYCLE

17	18	19	20	21	22
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PARKING

36	35	34	33	32	31	30	29	28	27	26	25	24	23
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PLAYGROUND

EXIT EXIT

WELL

BUILDING

ENTRY VESTIBULE

DOWN LIGHT ABOVE STEP

1	2	3	4	5	6
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PARKING 36 SPACES

7	8	9	10	11	12	13	14	15	16
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EXISTING BUFFER TREE LINE TO REMAIN UNDISTURBED.

4' WHITE PICKET FENCE @ 4" SPACING

POSTED NO DROP OFF, PLEASE PARK

45' TURNING RADIUS 45' TURNING RADIUS

SIGN WITH UPLIGHT SIGN POSTED ENTRY NO EXIT SIGN POSTED ENTRY NO EXIT SIGN POSTED EXIT NO ENTRY

OVERHEAD POWER

2' X 4' ROUND PLANTERS

2' X 4' ROUND PLANTERS

ROAD US ROUTE 108



DESIGN by Brian Hamor
458 Mountain Rd.
Stowe, VT 05672

LITTLE TREE EDUCATION
314 ROUTE 106
MADISON, VT

SITE PLAN

DATE: 10.03.2017

SCALE: 3/32" = 1'

DRAWN BY: [unclear]

CHECKED BY: [unclear]