



Mark Avery <madplanboard@gmail.com>

Stormwater Mgmt. Plan

1 message

Sarah Greenshields <sarah@little-tree.me>

Fri, Oct 8, 2021 at 11:33 AM

To: Mark Avery <MadPlanBoard@gmail.com>, Liz Durfee <efd.planning@gmail.com>, Eric Fiegenbaum <adminmadbury@comcast.net>

Good morning, Chairman Avery, Planner Dufee, and Town Manager Fiegenbaum.

I am reaching out today because I do have a stormwater management plan that meets the town requirements. Per my conditional approval, I was asked to seek a variance because I did not meet this requirement. Now that I do, how do I add this to my application or adjust my conditional approval?

When I submitted my application, I did not realize that I had this in my possession. I was reminded when I received Ms. Durfee's letter to the Planning Board after reviewing my application. She had sent this to the Planning Board just a couple of days prior to the Public Hearing. In her letter to the Planning Board, Ms. Dufree requested a copy of our driveway permit. When I located our permit, I saw that I had, in fact, a stormwater management plan that was approved by the DOT at the time of my permit.

When I repaved the drive, the DOT required a stormwater management plan. I was working with a landscape architect, and he designed a stormwater treatment plan. This plan is attached. On the DOT permit, the Town was CC'ed, so this stormwater plan was sent to the Town back in 2016.

Please note, I had the driveway permit & stormwater plan with me at the Planning Board hearing, but I didn't want to pull it out bag to add to the mix at that time... I also knew that it was not stamped by an engineer (although DOT did not require this), but suspected that may add to frustrations that evening.

Following the meeting, I called Liz to seek out her opinion. She said that without a peer review, the Town would not really know if my driveway application & stormwater plan would meet the Town requirements. In response to this, I hired Atuls Engineering to conduct a review.

By hiring a professional engineer firm, I am able to demonstrate with significant confidence that what we have constructed on-site meets and/or exceeds Town requirements. Atuls' review is attached. Their review describes the current conditions, including the review of the stormwater plan as created by our landscape architect, and concludes that we do meet the Town requirements. Additionally, they reinforce that this project (a deck remodel and expansion) is not large enough in scope to warrant a new stormwater management plan or any additional mitigation measures on-site.

In full transparency and to address the concerns that I do not have a full set of engineered drawings, I am working with both Atlas engineering and Dana Truslow on a long-term groundwater protection plan. As you know, our water is very important to us & this project is ongoing. Because of the scope and cost, it will take time. I fully respect the Town's need to have a formal set of drawings, but what I inherited is limited and I did not think a deck addition would require site plan review. Now, I fully understand the Town's diligence in reviewing applications & I thank you for your high-level of review. To that end, we are making significant progress in increasing the backup data that matches our beautiful property.

Attached you will find:

1. Driveway permit
2. Site survey
3. Landscape Architect's site plan
4. Peer review

Eager for your thoughts & feedback. I want to start construction ASAP. Now that I have met the criteria for a stormwater plan, is it OK for me to pull a building permit for the deck remodel?

Stay healthy & I look forward to hearing from you soon.

Thank you,

--

Sarah J Greenshields



www.little-tree-education.com

(603) 742-TREE

"If the whole of humankind is to be united into one brotherhood, all obstacles must be removed so that humans, all over the surface of the globe, should be as children playing in a garden."

Dr. Maria Montessori

4 attachments



COLDSTREAM Survey .pdf

115K



06-281-117, NH 108, Litte Tree pages.pdf

58K



5255-ProjectReview-100821.pdf

239K



Greenshields Parking Drainage 7-29-16.pdf

7982K



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

October 8, 2021

Madbury Planning Board
13 Town Hall Road
Madbury, NH 03823

**Re: Review of Stormwater Management Plan
Coldstream Properties, LLC
Little Tree Montessori
Tax Map 10 Lot 7
314 NH Route 108
Madbury, NH**

Dear Members of the Board,

Altus Engineering, Inc. (Altus) has completed a review of documentation provided by Coldstream Properties, LLC in order to determine compliance with the Town of Madbury's stormwater management standards. These included the following:

- A plan entitled "Paving and Drainage, Little Tree School" prepared by Charles C. Hugo Landscape Design of South Berwick, Maine dated July 28, 2016 (aka "Plan").
- A survey entitled "Plan of Land Prepared for Coldstream Properties, LLC" prepared by Jason Pohopek, LLS of Barrington, NH dated September 6, 2016.
- The current Site Plan Review Application and supporting documentation currently before the Planning Board.

We have also walked the Little Tree site to familiarize ourselves with the project and to ascertain whether or not the stormwater facilities were constructed in compliance with the Plan.

In general, it appears that the Plan captures many of the components we would expect to see on a typical NHDES-compliant stormwater management plan. These include raingardens at several locations, stone drip edges, infrastructure such as drainage structures and piping, and before and after impervious surface calculations. As demonstrated in the NH Stormwater Manual, raingardens are an effective means of stormwater treatment and offer excellent protection to the underlying aquifer.

In walking the site, we found that the majority of the Plan's elements have been installed as required and appear to have been well maintained. The only real departure from the Plan we observed was that a catch basin was constructed as specified but the grate had been paved over. Although this is a deviation, drainage appears to be functional without it and stormwater treatment is enhanced as runoff is allowed to sheet flow over a section of lawn instead of concentrating in a pipe. Everything else appears to be in general compliance with the design. In addition, we found that that runoff from the site's developed area is fully self-contained. A swale and large berm at the rear of the site effectively prevent stormwater from leaving

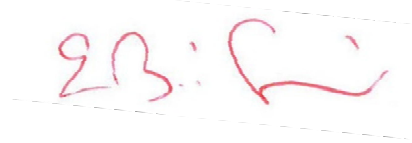
the property. With these elements taken into consideration, we conclude that the possibility of negative impacts to neighboring properties or the aquifer due to drainage are remote.

Though we did not witness the actual construction and cannot validate the subsurface conditions, we are confident that the design as implemented effectively handles the site's runoff and is in compliance with the Town's regulations. It is our professional opinion that an additional or updated stormwater management plan is unwarranted at this time given the limited scope of the Applicant's current project. If the Applicant seeks a more aggressive site expansion in the future, we suggest that this be revisited at that juncture.

We hope that the above information and attached data satisfies your concerns. If you have any questions or need additional information, please contact us. Thank you for your time and consideration.

Sincerely,

ALTUS ENGINEERING, INC.

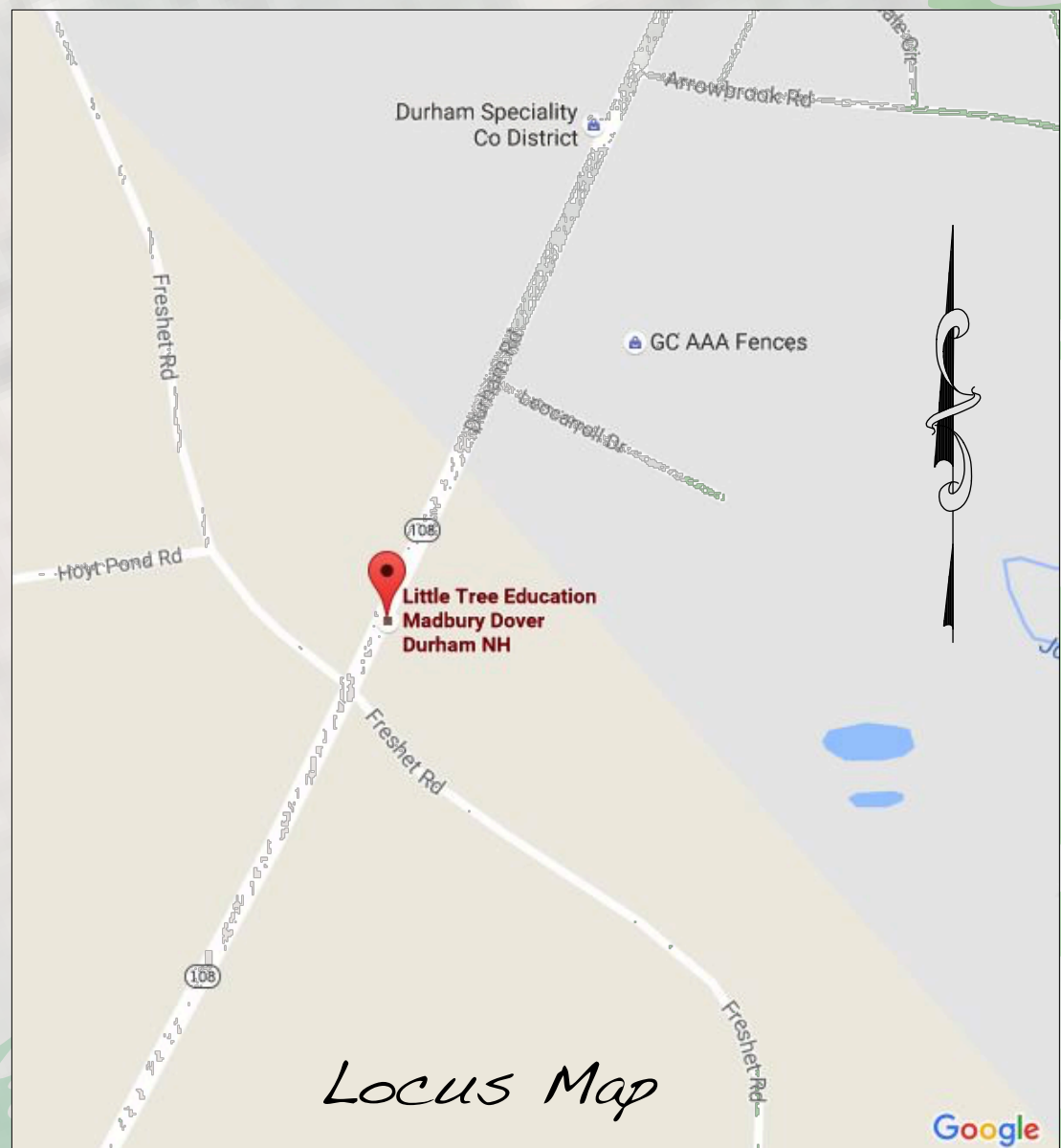


Erik Saari
Vice President



Eric D. Weinrieb, PE
President

ebs/5255-ProjectReview-100821



All rights reserved. The drawings, designs and ideas embodied herein are the property of Charles Hugo Landscape Design and any work done under the project for which they have been authorized by Charles Hugo Landscape Design.

Charles Hugo
 Landscape Design llc
 PO Box 263
 South Berwick ME 03908
 603.742.1174 HugoOffice@me.com

Little Tree School
 Rt 108
 Madbury, NH

Paving and Drainage
 Little Tree School
 Design by CCH
 Sheet Date CCH
 as noted



2 Driveway Plan
 Scale: 1" = 10 ft



Victoria F. Sheehan
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

District 6 Office, PO Box 740, Durham, NH 03824



William Cass, P.E.
Assistant Commissioner

DRIVEWAY PERMIT

To: Sarah Greenshields
Little Tree School
314 Route 108
Madbury, NH 03823

City/Town: Madbury
Route/Road: NH 108 (S0000108)
Patrol Section: 606
Tax Map: 10
Lot: 7
Development: grading / paving

Permit #: **06-281-117**
District: 06
Permit Date 9/21/2016

06-281-117

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 108 (S0000108), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

Drive 1

Location: Approximately 0.06 miles north of Junction of Freshet Road on the east side of NH 108 (S0000108).
GPS: 43.160316 N 70.895483 W.

Specifications: This permit authorizes a paved access to be used as a Commercial drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 33 feet from and parallel to the centerline of the highway. The driveway shall not exceed 30 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Match existing roadway slope

Drive 2

Location: Approximately 0.05 miles north of Junction of Freshet Road on the east side of NH 108 (S0000108).
GPS: 43.160182 N 70.895566 W.

Specifications: This permit authorizes a paved access to be used as a Commercial drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 33 feet from and parallel to the centerline of the highway. The driveway shall not exceed 30 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Match existing roadway slope

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

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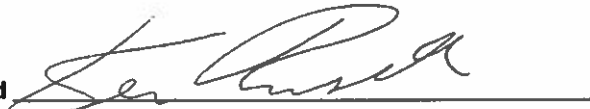
The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

Drive to be constructed per attached plan.

No plantings are allowed.

Business sign needs to be relocated from States Right of way

Approved

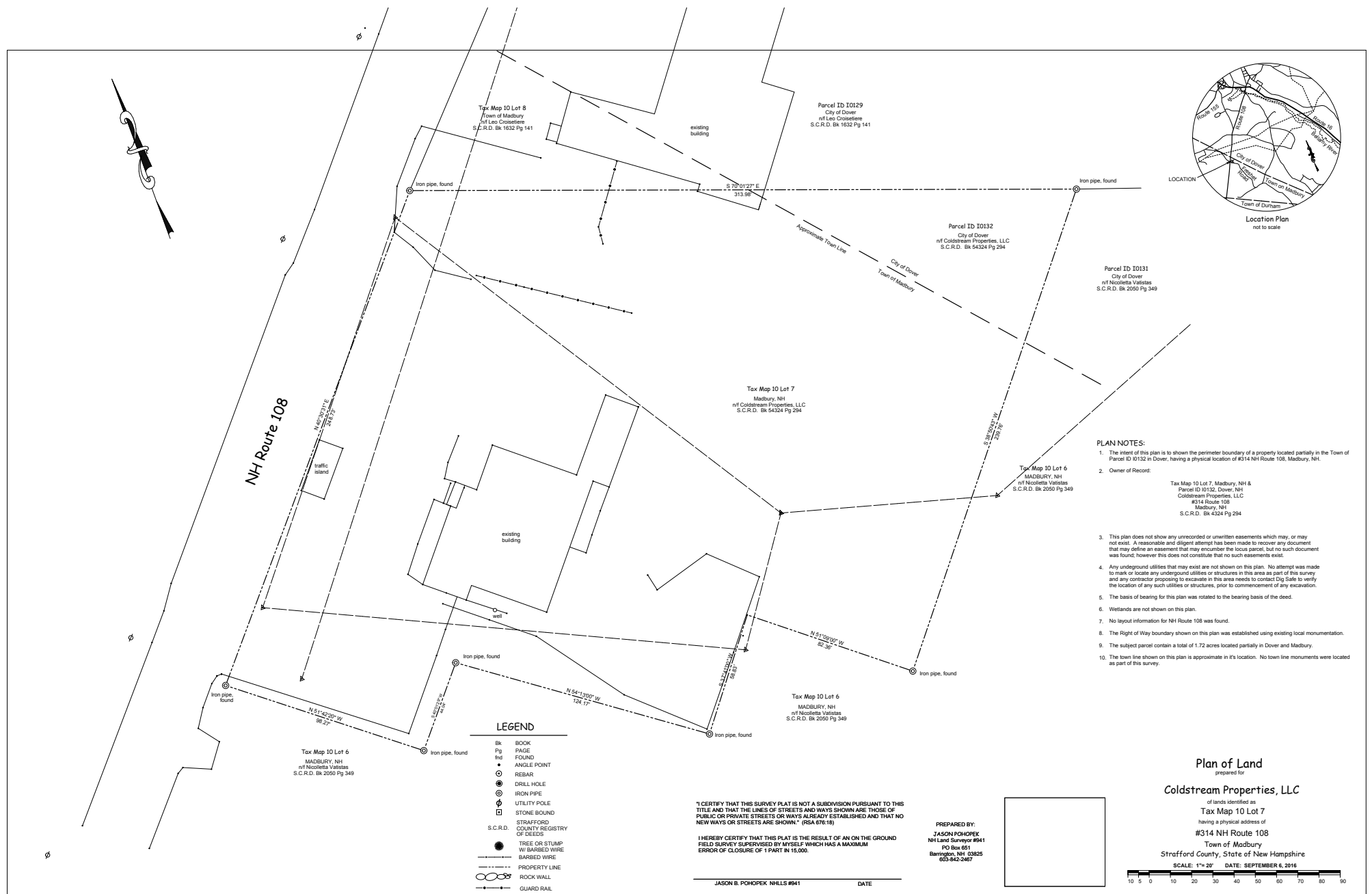
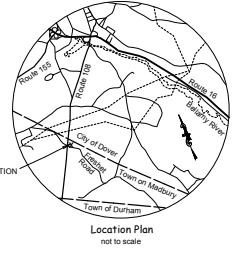


District Engineer

For Director of Administration

Copies: District, Town, Patrolman

Assistant



LEGEND

Bk.	BOOK
Pg.	PAGE
FOUND	FOUND
•	ANGLE POINT
⊙	REBAR
⊙	DRILL HOLE
⊙	IRON PIPE
⊙	UTILITY POLE
□	STONE BOUND
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
●	TREE OR STUMP
—	W BARBED WIRE
—	PROPERTY LINE
—	ROCK WALL
—	GUARD RAIL

- PLAN NOTES:**
- The extent of this plan is to show the perimeter boundary of a property located partially in the Town of Dover, having a physical location of #314 NH Route 108, Madbury, NH.
 - Owner of Record: Tax Map 10 Lot 7, Madbury, NH & Parcel ID 10132, Dover, NH Coldstream Properties, LLC #314 Route 108 Madbury, NH S.C.R.D. Bk 4324 Pg 294
 - This plan does not show any unrecorded or unwritten easements which may, or may not exist. A reasonable and diligent attempt has been made to recover any document that may define an easement that may encumber the locus parcel, but no such document was found; however this does not constitute that no such easements exist.
 - Any underground utilities that may exist are not shown on this plan. No attempt was made to mark or locate any underground utilities or structures in this area as part of this survey and any contractor proposing to excavate in this area needs to contact Dig Safe to verify the location of any such utilities or structures, prior to commencement of any excavation.
 - The basis of bearing for this plan was related to the bearing basis of the deed.
 - Wetlands are not shown on this plan.
 - No layout information for NH Route 108 was found.
 - The Right of Way boundary shown on this plan was established using existing local monumentation.
 - The subject parcel contain a total of 1.72 acres located partially in Dover and Madbury.
 - The town line shown on this plan is approximate in it's location. No town line monuments were located as part of this survey.

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PLAT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS OR STREETS ARE SHOWN." (RSA 476:18)

I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF AN ON THE GROUND FIELD SURVEY SUPERVISED BY MYSELF WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000.

PREPARED BY:
JASON PCHOPEK
 NH Land Surveyor #941
 PO Box 651
 Barrington, NH 03825
 603-842-2467



JASON B. PCHOPEK NHLS #941 DATE

Plan of Land
 prepared for
Coldstream Properties, LLC
 of lands identified as
Tax Map 10 Lot 7
 having a physical address of
#314 NH Route 108
 Town of Madbury
 Strafford County, State of New Hampshire

SCALE: 1"= 20' DATE: SEPTEMBER 6, 2016