

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

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Phone (603) 430-9282 Fax 436-2315

19 January, 2022

Mark Avery
Chairman
Madbury Planning Board
13 Town Hall Road
Madbury, NH 03820

RE: Proposed Housing Expansion for 10 Lee Road, LLC, Tax Map 8 / Lot 9, 10 Lee Road

Dear Mr. Avery:

On behalf of 10 Lee Road, LLC we hereby submit the attached and enclosed revised Site Plans for Planning Board Site Plan Review at your February 2, 2022 Planning Board meeting. The project proposes the construction of a new building to replace an aging structure with the associated and required site improvements. The project was presented at your December 1, 2021 meeting and a site walk was held on December 11, 2021. This submission updates the plans in response to the Planners Review Memo dated November 29, 2021.

The following comments are from the memo with our response in bold text:

1. The lot line setbacks need to be added to the plan, particularly existing conditions and site plan sheets. **The setbacks have been added as requested to Sheets C1 and C2.**
2. Applicant should provide a statement of anticipated off-site impacts. **The only off-site impacts for this project will be in relation to the driveway access.**
3. It is recommended that the Planning Board request a traffic impact analysis. **This submission includes a Trip Generation Memo. The proposed traffic impacts are 6 Peak Hour trips and 60 Daily trips. We do not believe these warrant a traffic impact analysis.**
4. An overall proposed landscaping plan has not been included in the plan set. **A landscape design is included with this submission.**
5. The Town's Site Plan Review Regulations require, "sufficient parking" and do not specify a number of spaces. **We believe there are a sufficient number of spaces for this proposed use. The 4th Edition ITE Parking Generation Report listed the following Parking Demands for Apartment Uses:**
 - a. **1.4 Spaces per dwelling unit: $1.4 \times 19 = 27$ spaces**
 - b. **0.9 Spaces per bedroom: $62 \times 0.9 = 56$ spaces****Both of these measures are below the provided parking of 64 spaces. The proposed parking ratio of 3.4 spaces per dwelling unit is above the existing parking ratio of 3.0 spaces per dwelling unit.**
6. The Drainage Analysis states that rainfall data was obtained from the Northeast Regional Climate Center on one page and from the Stormwater Management and Erosion Control Handbook for Urban and Developing Areas in New Hampshire on the next. **This typo has**

been corrected. The Climate Center extreme precipitation values were used in the analysis.

7. The inspection report should be submitted to the Planning Board annually – there is no code enforcement officer staff position in Madbury. This should be corrected on page 1 of the Inspection and Maintenance Plan. **This has been corrected in the Inspection and Maintenance Plan.**
8. Who will inspect grass areas after each rain event of 0.5” or more during a 24 hour period? **This requirement is intended for the duration of project construction and is the owner / contractors responsibility to designate in accordance with the project SWPPP.**
9. Where will snow storage be located? This should be shown on the plan set. **Snow storage has been added to Sheet C2.**
10. The access to Route 155 will be closed off by dumpsters but an emergency access gravel road will be added. The applicant should provide information on how this will be closed off and should coordinate with Fire and Police in addition to NHDOT. **The plans show a proposed gate with a Knox Box. This needs coordination with NHDOT which has been stated in the Driveway Application package.**
11. Some detail is missing on driveway width on the southern side of the developed area. What is the width of the driveway on the southern portion of the developed area? Is all travel two-way? **Driveway widths have been added to the plan Sheet C2; all driveways are two way.**
12. Access to public highways shall meet the standards set forth in the Madbury Subdivision Regulations. **We disagree and believe that the NHDOT has sole jurisdiction in this instance.**
13. Lot loading calculations show that proposed flow is less than allowable flow, however applicant should confirm the location of usable area. Does the land to the north of the wetlands have sufficient area to meet the proposed 9,300 GPD flow? **Yes; the wetland and easement areas totaling 27.75 acres has been removed from the area in the lot loading calculation.**
14. Due to the population served this will be a public water supply. Approval from NHDES will be required and the applicant should provide copies of permitting information to the Planning Board for the file record. The public well number should be listed on the final plan set. **The application has been filed and a copy of the form is included herein. Sheet C2, Note 6 has a space to detail the approval number.**
15. The symbology for S3 could be corrected on Sheet L1 to match what is shown in the plan. **The proposed lighting symbol has been revised to match the lighting legend.**
16. All utilities should be installed underground. **The remaining overhead electrical service is now shown being installed underground – see Sheet C4.**
17. Suggest working with the applicant to identify an alternative type of post light that will help the building blend in as a residential structure. The proposed lighting seems more appropriate for a commercial parking lot than an apartment complex. **We believe that this fixture is appropriate for this site.**
18. A written statement is required from the Fire Chief that states that the proposed fire lanes, emergency site access and other appropriate provisions to ensure public safety is adequate. **We believe that this request has been made and we await the correspondence form the Department.**
19. Are any hazardous materials to be stored on site? **No.**
20. There appears to be a discrepancy between the lot lines shown and the iron rods found (northeast corner of lot). The applicant should explain this. **There is a mark found which was not at the property corner.**

21. All overlay districts that intersect the lot should be listed in the plan notes. **The Zoning Notes have been revised to reflect all of the overlay zones.**
22. The “Requested Special Exception” note box on Sheet C2 requires corrections. **The note has been corrected.**
23. Proposed well radii should be labeled on the Site Plan sheet C2. **This has been corrected.**
24. All easements on the lot should be noted, even if they do not affect the area of development. **Easements have been added to the Boundary plan.**
25. It is recommended that the Planning Board request renderings that show the proposed building on the site in the context of the existing structures as it would appear from the right of way (Route 155 and Madbury Road). **Requested renderings are included in this submission.**
26. No information is provided regarding the building’s ADA compliance. **The site plan shows the requisite ADA spaces and the grading to the entrances.**
27. Is there a mail station/structure? **A mailbox has been added to the plan.**
28. Are any improvements proposed for the two buildings that will not be demolished (new paint, etc) to help create a cohesive development? **The developer responded on the record that they are willing to improve the exterior appearances of the buildings to remain.**
29. Are there any exterior amenities other than the bike rack? Benches? Picnic tables? **Bike rack, bench, and picnic table locations are shown on Site Plan Sheet C2.**
30. A note should be added to the plan that states that building height regulations are administered by the Building Inspector under the Town of Madbury Building Regulations. **The requested note is Note 7 on Sheet C2.**

Please feel free to call if you have any questions or comments about this submission.

Sincerely,

John Chagnon

John R. Chagnon, PE, LLS
CC: Design Team