

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

24 March, 2022

Marcia Goodnow
Vice Chair
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 Ms. Goodnow:

On behalf of 10 Lee Road, LLC we hereby submit the attached and enclosed revised Site Plans and Supplemental Material for Planning Board Site Plan Review at your April 6, 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. This submission updates the plans in response to the Planners Review Email dated March 2, 2022.

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

1. Special Exception for expansion of use. **This should be a Condition of Approval.**
2. NH DOT driveway permitting. **The Department has commented on the application. They requested a re-alignment / slight relocation of the emergency driveway location as well as a change to the location of the access gate. Those changes are reflected on the revised site plans. We anticipate no other changes to the site layout. The permit issuance should be a Condition of Approval.**
3. Fire Dept. memo (Article VII, Section 11). **We met with the Fire Department Chief. He understands that the final building sprinkler / fire and sprinkler design is a part of the building permit process. He requested that we show a possible location for an exterior cistern, should one be required. The location is shown on the revised site plans. The Chief also wanted an exhibit showing turning movements for the Durham Ladder Three apparatus. We are in the process of preparing that exhibit as we needed to coordinate with Durham FD to be sure we had the correct equipment.**
4. Police Dept. memo – any public safety concerns / mitigation measures. **We have reached out to the Madbury Police Department numerous times. We do not have a response yet. This is something the Board may need to address internally.**
5. Remove Special Exception note from plan until/if received. **This has been done in this drafting revision.**
6. Vegetation completion time limit on plan – (Bond for completion per Article XI ?). **The Landscaping Plan has been updated with a note stating the all landscaping shall be installed no more than one year after the Certificate of Occupancy.**

7. Minimum size of plantings on plan **The Landscaping Plan has been updated with planting sizes (See Notes Section). We also include a Care and Maintenance document for the site landscaping.**
8. Transformer location / sound screening **The Landscaping Plan has been updated with plantings at the transformers.**
9. Address change. **New address assignment is up to the Selectman and the Building Department. Usually an address change is not made until the issuance of a Building Permit.**
10. Storm Water Inspection Form – add example form. **This has been included in the revision to the Drainage Analysis; included herewith.**
11. Storm Water Plan update “material storage” on site trash entry. **This has been clarified in the Inspection and Maintenance Plan. The intent is to be clear that waste must be dealt with during construction.**
12. 3rd Party review of stormwater management design/plan (Per Article X) **The Drainage Analysis was originally submitted on November 1, 2021. To be fair, at this point, this should be a Condition of Approval. We include an extra Complete Drainage Analysis and an extra full size set of plans to facilitate the review; once the town has decided on a reviewer.**

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

Recommendations for Landscape Care and Maintenance

Project Name: Proposed Housing – 10 Lee Rd, Madbury, NH

Prepared by Site Structures Landscape, Inc.

March 18, 2022

Maintenance activities shall commence immediately after each item is planted or when areas have been seeded and continue for 1 year or until plants are established. The Contractor shall provide maintenance necessary to promote establishment and growth during construction and through project completion at which point the owner will take over responsibilities. Recommendations for routine landscape maintenance are as follows:

Watering

Water application shall be applied at a rate that will provide moisture penetration throughout the entire root zone with a minimum of water run-off.

Deep water all trees and shrubs once or twice each week during the maintenance period. Watering shall cease at first hard frost in the fall and shall resume upon ground thaw in the spring. After plant establishment, watering can be reduced only to periods of dry weather or drought. If at any time during the maintenance period weather conditions (such as extended period with no rain or continuous drying winds) cause the plant root zone to dry out, supplemental watering will be necessary.

Turf, seeded, bulb areas, and annual flower beds shall be watered at such frequency as weather conditions require to maintain soil moisture within the root zone. When establishing turf and seeded areas, the soil shall be watered often enough to maintain a moist seedbed to promote healthy seed germination resulting in an even and uniform coverage.

Plant Care & Garden Bed Maintenance

Mulch beds to be maintained in a weed-free condition. Weed removal shall be a routine maintenance activity.

Plant health inspections shall be made regularly. Signs of a health problem are to be confirmed and diagnosed and treated by a qualified landscape professional. If plant health is at risk within the plant warranty period, the issue must be reported to the landscape contractor immediately.

Pruning shall only be conducted for repair or as specified by contracted landscape professional. Dead, broken, or damaged branches may be pruned at any time. Maintenance pruning for form shall begin one year after installation. Pruning of large trees should be performed by a certified arborist. Pruning of small trees and shrubs to be performed by a certified landscape professional.

Winterization may be recommended to protect evergreen plants from excessive desiccation. This will involve wrapping plants in protective fabric such as burlap or applying an anti-desiccant such as "Wilt-

Pruf" (or approved equal) prior to the winter shut-down period. Complete coverage of all foliage is required.

Lawn & Turf Management

All seeding shall be performed between April 15 and October 15 unless approved by engineer. Seeding shall not be done during windy conditions or when climatic or ground conditions would hinder placement or proper germination of seed mixes. The Contractor shall protect seeded areas from damage from all traffic, whether people, animals, on or off-road vehicles, or any other causes which may damage newly seeded and maintained surfaces. Surfaces damaged shall be repaired by regrading and reseeding.

The lawn shall not be cut before the grass height has reached a minimum 3" high and will trim the height to no less than 1.5-2". Regular maintenance mowing shall commence after first cut. Grass length between shall be kept between 1"-3" during growing season.