

Hi Mark -

I reviewed the new submission information for 10 Lee Road. The applicant responded to and addressed the comments I had included in the original memo dated 11.29.21. Follow up discussion items the PB may wish to consider/discuss:

- Off-site impacts - does the board want a more formal statement with more detail about potential impacts or is the statement about traffic sufficient?

- Trip generation - applicant has provided trip generation numbers and they are fairly low. I agree that a full traffic impact analysis does not seem necessary given the trip numbers.

- Stormwater - applicant has designed for the 2-, 10-, and 25-year 24 hr event. The PB may require that post-development peak rate of runoff for the 50-yr storm event (Site Regs Section VII(6)(B)(1)). Given that larger storm events are only increasing in frequency, the board may wish to require a system that can handle larger events without the need for the emergency bypass, which ultimately allows untreated stormwater to run to Beards Creek, which is a tributary of the Oyster River.

- Subdivision access standards - I agree with the applicant that DOT access standards apply because Madbury Rd is a state road.

- SE plan note - The plan note regarding the Special Exception will need a little tweaking if the PB acts to approve or deny the Site Plan application before the applicant goes to the ZBA (ie the note could read that the SE is required, not that it has been approved).

- Renderings - the renderings of the new building are helpful. I would have liked to see the lights, particularly because I'm concerned about their commercial appearance, as well as the changes to the driveway/parking/circulation, but it is still very helpful to see the scale of the building from the street view.

- I missed the site walk and may have missed a discussion about some kind of barriers or marker to signal to residents where the edge of the property is on the west side adjacent to the subdivision. Conservation land boundary markers or a few segments of split rail fence may be appropriate given the concerns expressed by the abutter.

- Landscaping looks appropriate. Examples of shade tree, flowering tree, shrub, and perennial species are provided. If the PB wants to nail down one or two options, this should be discussed with the applicant. Planting maintenance responsibility should be added to the plan.

- As mentioned previously, my recommendation is that the PB have the plan reviewed by a third party engineer.

- During the meeting, the applicant should provide details of the unit size in each building. Totals are included on sheet C-2 but the specifics should be included on record. In the new building, how many bedrooms are in each unit?

Please feel free to forward to the applicant.

At the meeting, the PB should speak to the consistency of the proposed development with the master plan.

Thanks and see you tomorrow pm,

Liz