

**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS

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Phone (603) 430-9282 Fax 436-2315

6 April, 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**

**Response to Planners Comments**

Dear Ms. Goodnow:

On behalf of 10 Lee Road, LLC we hereby submit the attached and enclosed revised Site Plans as a Response to Comments from the March 31, 2022 Memorandum from Liz Durfee, for Planning Board 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.

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

1. The applicant has received feedback from NHDOT regarding alignment of the emergency driveway location and relocation of the access gate. A copy of the "NHDOT Plan" referenced on the grading plan (sheet C3A) should be provided to the Planning Board. **This plan will be produced for the Construction Phase of the driveway and essentially show the minor grading changes in this location.**
2. The applicant has connected with the Fire Chief to discuss sprinkling and access for fire apparatus. The applicant is preparing a turning movement for the Durham Ladder Three, as requested by the Fire Chief. **This is included herewith.** In lieu of providing sprinkler design at this time, a cistern has been shown on the plan. A potential cistern location is shown on sheet C2. No detail is provided about the size or design of the cistern. **The cistern shown is a standard 30,000 gallon size cistern.** An unscreened, above ground cistern is not appropriate in this location and it is recommended that the Planning Board would require an underground cistern. **The cistern would be below grade.** The current proposed location appears conflict with underground utilities (buried at 4 ft). **Utility location revised on Sheet C4.**
3. Written statement from the Madbury Fire Chief required. **The final letter should be a Condition of Approval.**
4. The Police Chief should provide input on the Knox Box and any other concerns. **The final letter should be a Condition of Approval.**
5. The Board could add a condition to the plan requiring that the applicant return to the Planning Board within one year of the CO with photographs of the landscaping. **This can be a Condition of Approval.**

6. Tom Ballestero, PE, University of New Hampshire, has agreed to complete the stormwater review. **This is agreeable to the applicant. Completion of the review should be post-approval, pre building permit. Applicant can return to the Board for a Compliance Hearing.** The applicant has requested that the third party stormwater review be considered a condition of approval. If the Board opts to entertain this request, the language of the condition should specify that the any changes require approval by the Planning Board. **Agreed.**
7. Modified emergency access driveway location should be updated on all sheets (C5). **Done.** The Board should discuss how the modified access impacts the landscaping plan. The flowering tree and picnic table may need to move. **We will send an update of the entrance location to the landscape design team and ask that they revise the plan. Minor amendment.**
8. The applicant has provided an example of driveway easement language. It is recommended that the Board request language pertinent to this site. **The Proposed Easement Plan has been prepared showing the location. This and the language will be brought forward to the Selectman. This should be a Condition of Approval.**
9. Three parking spaces are shown in the small lot off the driveway. Did the Planning Board want these spots reserved for the public? If so, signage may be necessary to specify, if desired, that the spaces are open to the public and that long term or overnight parking are not permitted. **The Board previously indicated the desire to keep the spots open to the public. A proposed sign has been added to the plan.**
10. The Board should discuss and determine how the site development will be overseen and by whom. **It was our understanding that this discussion was taking place....**

Also provided in the Memo was a list of Proposed Conditions of Approval; we look forward to a review with the Planning Board and request approval with Conditions at the meeting tonight.

Sincerely,

*John Chagnon*

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