



## MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823  
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20 February 2018

### MEMORANDUM FOR MADBURY SELECT BOARD MPL STEERING COMMITTEE

FROM: MADBURY PLANNING BOARD

SUBJECT: Review and Comment on Proposed New Madbury Public Library

During its 6 February 2019 meeting, in accordance with RSA 674:54, the Madbury Planning Board conducted an informal Site Plan Review hearing of the proposed new Madbury Public Library facility to be located at Tax Map 7, Lot 13B. Under RSA 674:54 the planning board does not approve or deny a governmental use of land but may provide comments relative to a proposal's conformity or nonconformity with land use regulations.

The Planning Board noted the following:

Approximately half of Lot 13B appears to be in the town's Aquifer and Wellhead Protection Overlay District (**Zoning, Article IX-A**). The extent of the lot's area in the district should be determined and indicated on the final site plan. It should also be determine if the percentage of impervious area on the lot meets the minimums in **Section 5, Paragraph C.1.b**. If so, **Section 7, Paragraph B** requirements for a stormwater management plan that address parking lot pollutants should be met.

Siting of the structure and a portion of added parking does not meet rear setback requirements of 15 feet (**Zoning, Article VI**). The structure also extends onto Tax Map 7, Lot 3B. Normally, the planning board would not approve either situation. The reasons given of being close to the existing parking lot and to Town Hall would not be negatively impacted by meeting setback requirements.

In response to questions on stormwater and drainage, the library architect explained that a rain garden is planned to help manage water on site. A maintenance plan for the garden and drain systems should be provided (**Site Plan Review, Article VII, Section 6, Paragraph c**).

The board expressed concerns over pathway and parking lot lighting. Information was provided that there are provisions in the overall project for such lighting; however, specifics should be referenced on the site plan itself (**Site Plan Review, Article VI, Paragraph U**).

Similarly, the Madbury Fire Chief provided comments (attached) regarding exit paths and lighting which must be met. Fire Chief should approve final plan for fire and life safety (**Site Plan Review, Article VII, Section 11**).

The plan's Power and Lighting sheet (page 39 of the submitted plan) shows a power pole located adjacent to and approximately half way up the driveway into the parking lot. This pole carries overhead wires from across the street. The library architect was unaware of this pole and as such it's unclear why this pole is not located at the street. The town normally requires that all utilities be installed underground. The plan should investigate placing the pole at the street and running utilities fully underground from there (**Site Plan Review, Article VII, Section 10**).

Town Hall's current well location should be shown on the site plan to ensure all septic exclusion areas are met (**Site Plan Review, Article VI, Paragraph P**).

The Planning Board did not review the landscaping plan as the architect indicated it was on hold (**Site Plan Review, Article VII, Section 2**).

The public offered many questions and suggestions; however, only those most pertinent to site plan review are included here. Additional questions are noted in the Planning Board's meeting minutes. The public noted the following:

Construction should not start before septic approval is received by the state, since approval could impact the leach field's location. The Planning Board concurs with this as site plan approval would not normally be issued without such approval (**Site Plan Review, Article VII, Section 9**).

Mound type leach fields should be avoided.

Up-front provisions for security, such as door alarms, should be considered in the plan.

The library should plan for and incorporate technology infrastructure. While library representative indicated technology would be wireless, an example of infrastructure to consider is additional electrical receptacles.

More parking should be provided.

Clarification was requested that while this project is not required to meet zoning ordinances other requirements such as building codes and state level requirements must be met. The Planning Board confirmed this (**Site Plan Review, Article VIII**).

Additional windows should be added to the building's gable ends to better meet the design theme.

The Planning Board recommends that the above comments on land use regulations be supplied to project architects and engineers for incorporation in the final site plan.

Respectfully,

Mark Avery  
Chair, Madbury Planning Board

Attachment: Chief Perley E-Mail Dated 4 Feb 19

DRAFT



Mark Avery &lt;madplanboard@gmail.com&gt;

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**Re: 6 Feb Planning Board**

1 message

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**Tom Perley** <tperley@madburyfire.org>  
To: Mark Avery <madplanboard@gmail.com>

Mon, Feb 4, 2019 at 5:44 PM

Mark,

I am unable to attend Wednesday nights meeting due to other commitments at that time.

In reviewing the posted site plans for the Library, I see that no sidewalk is provided from any of the Exits, other than the Main Entrance. In accordance with NFPA 101, 12.2.7, "Exits shall terminate at a Public Way", in this case, the Parking Lot. There needs to be a defined, developed and illuminated walkway. This also ensures that clear exit paths can be maintained during the winter, which is also required by the Life Safety Code.

I had discussed this with the architect as a requirement, but see that it has not been added.

Respectfully,  
Tom Perley

Tom Perley  
Fire Chief/EMD  
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Madbury, NH 03823  
Office - (603) 742-1164

On 2/2/2019 10:20 AM, Mark Avery wrote:

All,

Attached is the agenda for this coming Wednesday's Planning Board meeting.

Thanks,

Mark Avery  
Chair, Madbury Planning Board