

TO: Members of the Planning Board  
FROM: Liz Durfee, AICP, Planner  
Date: February 4, 2019

**Subject: Comments on Library Site Plan**

Planning Board Members:

I conducted a review of the library site plan and would like to share a few potential discussion items with you. This should not be considered a comprehensive plan review.

**Summary**

The new town library is proposed to be located east of the Town Hall and existing parking lot at the Town Hall. The library will be located at Tax Map 7 Lot 13B, with site improvements, including parking, library building, and protective well radius extending into Tax Map 7 Lot 3B, and Tax Map 7, Lot 14, all of which are owned by the Town of Madbury. This location is within the Town's Aquifer and Wellhead Protection Overlay District.

Existing vegetation on the east side of the Town Hall parking lot will be removed to accommodate an additional 11 parking spaces, including two handicap accessible spaces. The expansion of the parking lot and addition of the library building and sidewalks will result in an increase the impervious surfaces. Runoff from the building is proposed to be diverted to a rain garden located in the southwest corner of Tax Map 7 Lot 14.

Additional improvements to the site include the installation of a septic system, with a loading design capacity of 455 GPD for five employees and 85 transients, which is within the maximum allowable loading on the lot (2,680 GPD). A well is proposed to the north of the library building on Tax Map 7, Lot 3B.

No additional egress and ingress points are proposed. A sidewalk is proposed to connect the Town Hall with the Library near the driveway access off Old Town Hall Road. Safety of pedestrians and cyclists must be considered in the design.

Due to the increase in incidents of mass shootings in public places around the country, it would be advisable to consider how the design of a new building (points of entry, alarms, alert buttons, etc) can be augmented to increase safety. Further, if the building will serve as an emergency shelter, is it equipped with amenities such as a generator, refrigerator, storage space for emergency supplies?

**Suggested Questions/Discussion items**

- What signage is proposed for vehicles and pedestrians to ensure safety?
- Will the sidewalk be raised? Should a speed bump be installed?
- Is there a sign design for the library?
- Where is the existing well for the Town Hall? Is a new/additional well necessary?
- Is the existing drainage design at the Town Hall lot sufficient for the additional proposed parking surface?
- Is there a planting design and maintenance plan for the rain garden? What species will be used? How will it be maintained?
- What is the proposed landscaping and planting? What species of trees and shrubs are proposed?
- What is the lighting plan for the parking area? The lighting is insufficient for the existing parking.
- What is the proposed circulation to access the additional row of parking spaces on the east side of the parking lot? Will this be two-way? Is any road surface marking proposed (arrows, stop, cyclist, etc.)?
- Have the well and septic been approved by NHDES?

If the Town has not contracted with a third-party engineer to review the plan, that is recommended.