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Letter of Intent

Prepared For

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*Conservation Subdivision Application for Town of Durham and Subdivision Application for
Town of Madbury*

Tax Map 10 / Lot 8-6, and Tax Map 9, Lot 32

91 Bagdad Road Durham, NH

August 12, 2021

Project Purpose

The intent of this project is to design and permit an age restricted residential development that is unique in style but environmentally sensitive and community centered. The design style is called a “pocket neighborhood” which consists of a group of residences centered around a central courtyard. The developed area of the parcel is approximately 3 acres and the remaining 13 acres will be preserved as open space. The subdivision is mostly in Durham. The only impact in Madbury is 161’ of road and associated grading and underground utilities. There are no residences proposed within Madbury.

Existing Conditions

The subject property is located at 91 Bagdad Road. The parcel has 51.5’ of frontage on Dover Road (Route 108), has a current access via a shared right of way (ROW) with 68.03’ of frontage on Bagdad Road, and has 51’ +/- frontage on a ROW extending from Gerrish Drive to the westerly property boundary. The current access to the existing single-family house on the parcel is via the (ROW), shared with lots 8-7 & 8-8. The existing ROW from Gerrish Dr. and Ambler Way is owned by the Town of Durham and was designated as future access to the subject parcel for the purpose of development and deeded to the Town of Durham when the Gerrish Dr. and Ambler Way subdivision was approved in 1972. The total parcel area is approximately 15.6 acres with approximately 2.0 acres within the Town of Madbury. The parcel is surrounded on the west, south and east by single family house lots, and on the north by undeveloped woodland within the town of Madbury. The topography on the property slopes generally from south to north and northeast, with some small knolls within the center and east side. The highest point is approximately elevation 100 and the lowest point is approximately elevation 25 on the Madbury town line. The slopes range from 3% to 25% with an average slope across the parcel of approximately 6%. There is a large wetland complex of approximately 4+ acres adjacent to the westerly boundary

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situated approximately 300' north of the southerly boundary and contiguous to the northerly property boundary within the Town of Madbury. The wetland is connected to an unnamed brook just off the parcel, which flows easterly into Gerrish Brook. The soils on the site range from moderately well drained glacial till on the higher knolls, with some small ledge outcrops to mostly moderately well drained silty marine sediments over the remaining upland area. Poorly drained silty to clayey marine sediments occupy the wetlands with a narrow band of somewhat poorly drained soil around the perimeter. A high intensity soil survey has been completed on the site and is included in the site analysis plans. Overhead utilities currently service the one single family home via the ROW from Bagdad Road. The parcel is currently fully wooded with a small yard area around the existing house.

Development Proposal

The optimum development opportunities on the parcel have been determined to be an area of approximately 2 – 3 acres of gently sloping to level topography for house construction. This area is to the north and northeast portion of the parcel and is directly adjacent to the access ROW. The majority of this area is interior to the parcel and will afford a wooded buffer to the surrounding properties. There is currently town water available on Gerrish Dr. and Ambler Way, which is approximately 250' from the site.

The constraints on the site are largely due to the extensive wetland within the access ROW and the wetland buffer setbacks associated with the wetland complex. Other constraints include some minor ledge outcrops, and some small areas of steep slopes. The steep slopes are mostly on the fringes of the parcel and can be avoided. The open space conservation potential of the site is high due to the larger wetland complex and marginal soils that surround this wetland. In addition, there are some irregular shaped and narrow areas of the parcel due to the lot line configuration that are mostly unusable and are also restricted from access due to the wetland and buffers. All these issues lend itself to significant conservation potential.

The proposal is to develop the property for residential use. The development design is proposed to be a “pocket neighborhood” providing high quality construction of small to moderate sized homes. *A pocket neighborhood is a planned community that consists of a grouping of residences that is centered around a courtyard, common garden or open space designed to promote a close-knit sense of community and neighborliness with an increased level of contact.*

The development has been designed with a road extension from the corner of Gerrish Drive and Ambler Way to the property. The road system is a private road designed to meet Town of Durham construction standards with some waivers. The first 500' of road is 20' traveled way with 3' shoulders on each side. The loop portion of the road is 18' of pavement with 2' gravel shoulders on each side. The existing town roads have adequate capacity for the development of this site and there are no sight distance issues.

Approvals Being Requested from the Planning Board

The Subdivision Regulations and Land Use Regulations will require the following approvals based on the current proposed development scope of work.

1. Planning Board Approvals:

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- Subdivision approval per RSA 674:35 and the Madbury Subdivision and Zoning Regulations.

A. Request for Subdivision Approval

In accordance with the Subdivision and Zoning Regulations, this submission package includes the Application, abutters list and the following plans are included:

1. Lot line Adjustment Plan
2. Existing Conditions Plan
3. Site Plan
4. Grading and Drainage Plan
5. Utilities Plan
6. Road Plan and Profile
7. Construction Details

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