

Memorandum

TO: Members of the Planning Board
FROM: Liz Durfee, AICP, Planner
Date: April 3, 2021

Type of Review: Minor Subdivision

Property Owner: Lucy E. Tillman
Applicant/Agent: McEaney Survey Associates
Property Address: 1 Hayes Road, Madbury
Map and Lot #: Map 5 Lot 16
Zoning District: General Residential and Agricultural District
Overlay: Shoreland Protection Overlay District
Waivers Requested: Subdivision Regulations Article IV Section 13, HISS

Summary

A minor subdivision application was submitted for Map 5 Lot 16, which is located on the north side of Hayes Road and west side of Mill Hill Road. There is an existing home and several outbuildings on the southeast side of the lot. The applicant proposes to subdivide the existing approximately 9.46 acre lot into two lots of 2 acres and 7.46 acres. This memo is a review of the plan titled "Subdivision Plan prepared for Lucy E. Tillman Tax Map 5, Lot No, 16 Mill Hill Road & Hayes Road, Town of Madbury, County of Strafford, State of New Hampshire" dated February 22, 2021.

Planner's Review

Proposed Use:

- A single-family dwelling is proposed for the 2 acre lot. The existing home is located on the 7.46 acre lot. The purpose of the General Residential and Agricultural District includes providing for low-density residential development that can be served by private wastewater treatment systems and developed in such a manner to maintain the open, rural character of the land for agricultural purposes. The proposed subdivision adheres with this purpose.
- A small portion of the 7.46 acre lot is located in the Shoreland Protection Overlay District buffer to the Bellamy Reservoir. No wetlands or floodplain are present.

Lot Size, Setbacks, and Frontage:

- Two (2) lots of 2 acres and 7.46 acres are proposed. Both lots meet the minimum lot size requirements of the District, 80,000 square feet (1.84 acres).
- Minimum front (50 ft) and side (15 ft) setbacks are shown on the plan for the proposed 2-acre lot, identified on the plan as "Lot 1". Setbacks are not shown for the second lot. Setbacks should be shown on both proposed lots.
- The frontage requirement in the AG District is 200 contiguous feet. Both proposed lots meet this requirement.
- Per ZO Article IV Section 7, the qualifying area:
 - Must be contiguous in nature and capable of adequately accommodating all required utilities such as water supply and sewage disposal.
 - Does not include very poorly drained soils or bodies of water
 - Consists of not more than 25% poorly drained soils and/or slopes greater than 15%.

Poorly drained and very poorly drained soils are not present. Topographic plan shows no steep slopes. The well locations and protective radii should be shown on both plans. The existing leach field should also be shown.

Waivers Requested:

- Article IV, Section 13 – HISS – applicant requests waiver for a high intensity soil survey

Required Exhibits:

The Planner finds that the required information has been provided, with the exceptions noted below:

- Existing well, well radii, and leach field should be shown
- A proposed well location should be shown
- Setbacks should be shown on both lots
- The easement for cemetery access should be provided for the file if available

The impact statement is pending as of April 3, 2021.

Subdivision Standards:

Driveway Access:

The proposed driveway location has been identified and appears to be greater than 15 feet from the lot sideline. A driveway permit was submitted to the building inspector. A permit from NHDOT is required for driveways on the state road portion of Mill Hill Road.

Driveway Visibility:

The sight distance, 200+ft, exceeds the minimum 200 feet required by the Subdivision Regulations.

Shared Driveways:

N/A

Stumps & Debris:

N/A

Continuation of Streets:

N/A

Setback from Existing Roads:

N/A

Access to Public Use Areas:

N/A

Required Off-Site Improvements:

N/A

Hazards:

N/A

Common Use Areas:

N/A

Street Names:

N/A

Septic Systems and Water Supply:

Applicant has provided test pit data and included test pit location and 4,000 sf leach field reserve area on the plan. Two out of three test pits passed. A proposed well was not included on the 2 acre lot. The well and leach field serving the existing house should be shown.

More Stringent Standards:

N/A

Proof of Compliance:

Feasible locations for sewage are shown on the plan for proposed Lot 1. Topography based on lidar data is shown. Test pit log with estimated percolation rate has been provided. The well location and 75 foot protective radii should be shown on the plan for the proposed 2 acre lot. A copy of the NHDES subdivision approval has been provided.

Land Use Limitations:

N/A

Community Septic Systems:

N/A

Utility Installations:

Subdivision standards require that all utilities be installed underground. No utility connections are shown on the plan.

Stormwater Runoff:

Limited impervious surfaces are proposed. Applicant should implement appropriate best management practices to prevent erosion and sedimentation during construction. Runoff should not be permitted to leave the lot boundaries.

Additional Conditions:

None identified by Planner.

Suggested Conditions of Approval for Planning Board to Consider:

- Change "Lot 1" to "Map 5 Lot 16-1".
- Provide the Planning Board with a copy of the NHDES Subdivision Approval.
- Permanent boundary monuments shall be set as required by the Planning Board. The type of monument shall be shown on the Final Plan.
- Add a well location and 75 foot protective radii to the proposed 2 acre lot. The radii should fit within the boundaries of the lot.
- Add property setbacks for the 7.46 acre lot.
- Add the location of the existing well and leach field on the 7.46 acre lot to the plan.