

Original Inquiry from Peter Nault:

I am working on an appraisal of the Goss property on Cherry Lane and Route 155 and I was given a conceptual subdivision plan created by Doucet Survey in 2012. I was wondering if you could take a quick look at the plan to see if it looks reasonable and had a reasonable chance of acceptance by the town? Any thoughts you have on it would be very helpful. If this is a reasonable plan, would such a development require offsite road improvement costs?

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Sterndale Response:

As shown, I don't see any big red flags but I think we should have Jack and the Board look at it.
Thoughts:

- The wetlands seem to be skillfully divided amongst the lots leaving all lots with adequate uplands
- There is a lot of road here!
- The three-town nature of the concept would make approval a complex affair but it would be doable.
- Off-site impacts might include improvements to the end of cherry Lane and the intersection there, fire equipment, what else?
- A cistern or fire water source of some sort would be needed
- It would be hard to argue school capital improvements at a time of declining enrollment...

Mettee Response:

Re: Goss Subdivision

Although the Planning Board would require a good deal more information to meet the requirements of the Subdivision Regulations, at first blush this seems like a plan that meets the dimensional and lot standards of the zoning ordinance. Assuming the applicant meets all the subdivision standards and requirements, it would appear that this subdivision could be accepted by the PB. Of course, this does not speak to approvals that would be required by Lee and Durham.

As for any off-site improvements: If any, these would need to be tied closely to whatever impacts the development might create to existing roads and services.
Since Madbury does not have impact fees, these could not be invoked.