

From: "Matt Sullivan" <msullivan@strafford.org>
Subject: Madbury Buildout Analysis
Date: August 5, 2016 at 9:59:19 AM EDT
To: "Jack Mettee" <jackmetteeaicp@comcast.net>
Cc: "Cynthia" <cjc@strafford.org>

Good morning Jack,

I hope all is well and that you're having a great summer. Cynthia passed along your estimate request for a buildout analysis for the Town of Madbury. Before I proceed, I'd like to collect some input from you.

Based on the attached study from 1999, I'm curious what the Town's goal's/objectives are for this newest iteration? Are you focused on studying any specific sections of the zoning ordinance?

I've reviewed the Town's zoning ordinance and compiled the following baseline information for analysis. Please let me know what you think.

Major Data Inputs:

- *Tax Parcel Data*
- *Overlay District*
- *Minimum Lot Size Standards*

Building Constraints:

- *Parcels owned by Madbury, Dover, Portsmouth, State of New Hampshire*
- *100-Year Floodplain*
- *Permanent Conservation Land*
- *Steep Slopes (15-25% and/or >25%)*
- *Hydric Soils*
- *Stratified Drift Aquifers*
- *300-ft of Bellamy Res*
- *100-ft of Bellamy and Oyster Rivers*
- *75-ft of other brooks, streams, and ponds*
- *150-ft of Little Bay*
- *150-ft tidal wetlands from Little Bay*
- *Land below private streets*
- *Lots with no road frontage*

Please let me know what your thoughts on this are and I will proceed with an estimate.

Have a great weekend!

- Matt Sullivan

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