
RE: LandCare & Planning Board Meeting August 5th, 2020

1 message

Christopher Berry <crberry@berrysurveying.com>

Mon, Nov 9, 2020 at 3:43 PM

To: Mark Avery <madplanboard@gmail.com>, Michael Parsont <mparsont@stablegrowth.net>, Christopher Berry <crberry@metrocast.net>

Cc: Daniel Gordon <dgonord@landcareassociates.com>, Elizabeth Durfee <efd.planning@gmail.com>, Madbury Admin Asst <adminmadbury@comcast.net>, Marcia Goodnow <marciagoodnow@gmail.com>

Good Afternoon Mr. Avery,

As you know from the last Planning Board Meeting on this project Berry Surveying & Engineering (BS&E) was retained to conduct land surveying, civil engineer and land planning services for LandCare on NH Route 155 in Madbury, NH. Since that time we have worked with LandCare to provide a full and proper existing conditions plan of the property, pursuant to the Madbury Site Review Regulations, the NHDES Wetlands and Shoreland Program, as well as any other Federal Permitting that may be required for the proposed project. Once the existing conditions plan was acquired and the full scope of the project was defined we found that additional information was needed from the environmental consultants:

- Due to the fact that the project is within the Shoreland Protection Zone and disturbs more than 50,000 SF of ground, an Alteration of Terrain Permit is required. This permit requires a Site Specific Soils Map to be conducted by a Certified Soils Scientist. This work has been contracted to start the Week of November 9th, 2020. Once the work is finalized it will be incorporated into the plan set by BS&E. The soils developed from this map are used in both the Existing and Proposed Drainage Analysis required for the project.
- The area is shown in Flood Zone A on the FEMA Flood Maps. There is no further information from FEMA on the flood elevation, which means it is likely that BS&E will be required to conduct a Flood Study and provide FEMA with a HEC-RAS study. This requires analyzing the entire watershed of the river down to the point of analysis AND conduct cross sections of the river with the proximity to the study area.

Understanding that everyone is very anxious to review a site review of the property, the work that is undertaken to compile a complete and proper application is vast on this project. It will require five state agencies, the EPA, FEMA, in addition local review for site review. Please note that in addition to the above described accomplishments on the project, BS&E is well underway with the design and implementation of the engineering required for the project to be submitted to the Planning Board for Review.

Due to the complexity of the "moving parts" of the project it is difficult to commit to a firm date in which we will submit a formal application. However, we can commit to providing an estimate of 60 to 90 days for full submission, with Monthly email updates to the board to note progress. Understanding that you have not seen or heard from BS&E or the applicant in the last few months, we want to keep the communication open and inform the board of the progress on the project as we head towards submission.

Respectfully,

Christopher R. Berry

Principal, President

From: Mark Avery [mailto:madplanboard@gmail.com]

Sent: Friday, November 6, 2020 5:46 PM

To: Michael Parsont

Cc: Daniel Gordon; Christopher Berry; Elizabeth Durfee; Madbury Admin Asst; Marcia Goodnow

Subject: Re: LandCare & Planning Board Meeting August 5th, 2020

Hi All,

I'm writing to inquire on the status of LandCare's updated site plan.

We are approaching two years since the need for a new site plan was raised and we need to resolve this very soon.

We understand that COVID has delayed efforts and that planning progress has been made, but we are running out of discretionary time to not turn this over to the Select Board for enforcement. Our goal is not to hurt or stop LandCare's operations but rather to help them comply with Town requirements.

As such, the Planning Board requests a firm date for a final site plan application. We meet the first and third Wednesdays of each month and can accommodate an informal presentation at any meeting. For the public hearing, we will need at least two weeks to meet NH RSA notification requirements.

LandCare is a valued member of our community, and we truly hope that we can complete a new site plan before the year ends.

Thanks,

Mark Avery

Chair, Madbury Planning Board

CC:

Professional Consultant

Town Administrator

Vice Chair, Madbury Planning Board

On Wed, Aug 5, 2020 at 12:01 PM Michael Parsont <mparsont@stablegrowth.net> wrote:

Mr. Avery,

I will be attending tonight's meeting with Christopher Berry (engineer) representing LandCare Associates. I have attached the existing conditions Site Plan, prepared by Atlantic Survey, which shows the natural resources on the site as well as State and Town required setback lines.

I apologize for the delay getting this information to you, Chris was intending to send the plan this morning, however was unable due to a power outage at his office from yesterday's storm.

We look forward to this discussion to align State and Town requirements.

Thank you,

Mike

Michael L. Parsont, CWS, CPESC

Environmental Consultant

Wetland Scientist/Erosion Control Specialist

Stable Growth Environmental LLC

P.O. Box 955, Dover, NH 03821

(603) 767-8633

mparsont@stablegrowth.net

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Construction and Post-Construction Monitoring

From: Daniel Gordon <dgordon@landcareassociates.com>

Sent: Monday, August 3, 2020 5:16 PM

To: Mike Parsont <mparsont@stablegrowth.net>

Subject: FW: LandCare & Planning Board Meeting August 5th, 2020

Letter back from mark Avery-

Daniel A. Gordon



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From: Mark Avery <madplanboard@gmail.com>
Sent: Monday, August 3, 2020 3:28 PM
To: Christopher Berry <crberry@metrocast.net>
Cc: Elizabeth Durfee <efd.planning@gmail.com>; Madbury Admin Asst <adminmadbury@comcast.net>; Marcia Goodnow <marciagoodnow@gmail.com>; Daniel Gordon <dgordon@landcareassociates.com>
Subject: Re: LandCare & Planning Board Meeting August 5th, 2020

Mr. Berry,

I appreciate you reaching out and look forward to working with you.

The standing Planning Board meetings are posted at the town web site under Public Notices, regularly Scheduled Meetings. Unless they are canceled that's our notice. Agendas are usually posted to the Planning Board's Web site at least 24 hours before a meeting.

As of now, this week's agenda is still being finalized. Your client indicated that he is tentatively good for this week's meeting, as such we are planning for him (or you?) to attend. Our meetings are held at Town Hall and start at 7:00 PM. After a few minutes of administrative items you will be first up on the agenda.

With that said here's the reason for the meeting. In December 2018, Mr. Gordon met with us regarding adding two Quonset Huts to his business property on Madbury Tax Map 9, Lots 3 and 4. The request in itself was not exceptional; however, research found that he never received an approved site plan when he expanded his business from one two lots. As such, the Planning Board informed him that he would need to present a new site plan to update his business. Over the last year and a half Mr. Gordon has explained that he is working on this issue. Recently he indicated that he is working with the State DES regarding closeness to wetlands and shoreland. Given that he said he was drawing up plans at the state level, I strongly suggested that he come to the Planning Board for an informal review of his plan to help align State and Town requirements.

That's where we are now. The purpose of the hearing is to give guidance from the Town to help finalize Mr. Gordon's proposed site plan. We welcome and encourage your and Mr. Gordon's participation. Current, detailed information will help resolve this issue. However, please understand that if neither can attend, the Planning Board will still discuss the status of this issue and possible paths to completion.

In preparation for this Wednesday's meeting, please forward me PDF copies of any documents you would like to present tomorrow night. This is essential since, given our Zoom set up, this is the only way to provide documents to our Zooming board members and public.

Please let me know if you have any questions.

Thanks,

Mark

On Mon, Aug 3, 2020 at 1:54 PM Christopher Berry <crberry@metrocast.net> wrote:

Good Afternoon,

We have been retained by LandCare along with an environmental consultant to work with them on their project site. They have made us aware that there may be a planning board meeting this Wednesday. In review of the Town's website as well as the Planning Boards website I do not seem to find a posted agenda or how the meeting will be held.

I ask, because I have a conflicting meeting that night and need to know if the meeting is taking place, and if so approximately what time we will be on so that I can make arrangements to be on two meetings that night or send a representative from our firm to discuss in over the project.

Please let us know.

Christopher R. Berry

Principal, President



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