

## **BERRY SURVEYING & ENGINEERING**

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June 3, 2019

Town of Nottingham  
Planning Office  
Attn: JoAnna Arendarczyk, Planning Secretary  
139 Stage Road  
P.O. Box 114  
Nottingham, NH 03820

RE: Domus Developers Inc.  
Concurrent Subdivision and Site Plan Review  
Old Turnpike Road  
Nottingham, NH  
Tax Map 6, Lot 22

Mr. Chairman, Members of the Barrington Planning Board,

On behalf of Domus Developers Inc., Berry Surveying & Engineering (BS&E) is submitting for your review a proposed subdivision and concurrent site plan reviews, off N.H. Route 4.

### **Background and General Narrative:**

Domus Developers Inc. owns the parcel known as Tax Map 6, Lot 22. Berry Surveying and Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. All wetlands found on the parcel have been flagged by Stoney Ridge Environmental (SRE). Very Poorly Drained soils have been delineated on site by SRE who has also conducted a Site Specific Soils Survey for the project. A large wetland spans from the northwest corner of the lot down to the southeast corner, with several smaller wetlands scattered around the parcel. The parcel is fully wooded and slopes from the rear of the lot down towards N.H. Route 4.

### **The Proposal:**

The proposal is to subdivide the existing parcel into 4 new parcels. In concurrence with this subdivision, the applicant is also proposing two multifamily developments on two of the proposed lots (Lot 22 and Lot 22-3). The remaining two lots (22-1 & 22-2) will remain as single family lots.

The two single family lots will have a shared driveway constructed on their shared boundary line, in order to provide access to the two single family lots. Both lots will be serviced by septic and wells. As part of the driveway construction, a rain garden will be constructed at the front of lot 22-2 in order to

provide stormwater treatment for the runoff that will be generated from the proposed driveway and houses.

The two site plan reviews will be for the multifamily development on proposed lots 22 and 22-3. Two roadways, Sera & Ada Drive, will be constructed off U.S. Route 4 in order to provide access the multifamily developments. Unit calculations were done to determine how many units would be allowed on the proposed lots. Based on the lot sizes and the contiguous upland area free of steep slopes, setbacks and buffers, for each lot it was determined that each lot could support a minimum of 12 units each.

The first road on Lot 22 known as Sera Drive will be a 20' wide private roadway with 2' shoulders and was designed using the Guidelines for Roadway Design and Construction, Minor Local Road. The road will be crowned so that runoff will sheet off into the adjacent roadside swales. The proposed swales will divert the runoff generated from the proposed units and roadway into 4 rain gardens near the entrance to the road. These rain gardens will serve to capture and treat the runoff and then discharge it downhill of the proposed roadway. The proposed multifamily development will be serviced by onsite septic and wells. The septic systems are broken up in two areas on the site to disperse effluent load. These systems are design as separate condo units for sale, and will be constructed using the Advanced Enviro Septic System for its nitrogen reduction qualities. In addition, all the multifamily units will have sprinkler systems.

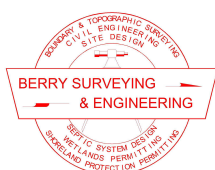
The second road will be constructed on Lot 22-3 and will be known as Ada Drive. Ada Drive will be a 20' wide roadway with 2' shoulders and will be super elevated to the left and was also designed using the Guidelines for Roadway Design and Construction. This will direct all the runoff from the proposed roadway and units into a roadside ditch that will divert it into two proposed raingardens. These rain gardens will serve to capture and treat the runoff and then discharge it downhill of the proposed roadway. A second roadside ditch will be constructed on the right side of the road. This swale will be used to divert the runoff coming off the existing hill into a detention pond and towards an existing culvert that runs across U.S. Route 4. The proposed multifamily development will be serviced by onsite septic and wells in the same fashion as above. In addition, all the multifamily units will have sprinkler systems.

All necessary erosion and sediment control measures will also be taken to ensure that no sediment runs off into the adjacent wetlands or abutting parcels. Silt soxx and construction fence will used to protect the adjacent wetlands during the construction process. Construction entrances will be utilized in order to prevent sediment from going onto U.S. Route 4 during construction.

As part of the site plan review, the applicant is requesting several waivers, which are requested in a separate "waiver request document". In addition to the waivers the applicant is also applying for several state permits, including a NHDOT permit for each driveway and two Alteration of Terrain Permits for both site plan developments. Copies of permit approvals will be submitted to the town when acquired.

Respectfully Submitted,  
BERRY SURVEYING & ENGINEERING

Christopher R. Berry  
Principal, President



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