

BERRY SURVEYING & ENGINEERING

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August 5, 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.
Subdivision 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 replying to comments made by the Fire Chief on the July 24th meeting. Our responses are in **bold**.

1. As noted, developer intends on installing sprinkler system in each of 12 apartments on both Sera Drive and Ada Drive complexes. These systems shall meet the requirements of NFPA 13-D. **NFPA 13-D sprinkler systems will be installed in each building. These systems will be designed by a fire suppression specialist.**
2. Installation of Individual Fire Department Connections (FDC) for each unit is recommended. **A fire department connection will be installed at the end of each building and will face the street.**
3. Closest adequate water supply (Hydrant #5, Smoke Street) for both planned complexes is approximately a mile away. Second water supply choice (Cistern #13 Sophia Drive at Rt. 4 is greater than 1 mile away from these planned complexes. Distance, Rt. 4 traffic volume and single access and exit road to each complex, make water supply "relay pumping" impossible and a "taker shuttle" approach unreasonable. Therefore, each apartment complex should have a 30,000-gallon cistern installed at a location approved by Fire Chief (see Attachment 1 & 2). These cisterns shall meet established Nottingham requirements. **Per the conversation between the applicant and the Fire Chief, the applicant has agreed to install the fire suppression systems per the applicable residential code and the fire cisterns will no longer be a requirement for the project. These systems will be designed by a suppression specialist with accomadations made on the civil design plans to allow for modifications as may be needed. (Water Closets, additional flow tanks)**

4. Access to both complexes is congested and extremely limited.
Both fire turn around radii have been widened to allow more room for emergency vehicles to access the site. In addition, fire truck turning templates are included in the detail sheets of each plan set to demonstrate the adequate room.
 - Visitor and resident parking shall be identified on Sera Drive.
A parking array has been added to Sera drive to give ample overflow guest parking. In addition, the spaces in front of each unit are now shown more clearly. Each unit will have 4 parking spaces.
 - Sera Drive needs to be improved, there is a choke point, 90-degree turn. “Flora” and retaining walls need to be eliminated. (See attachment 1).
The proposed traveled way in the upper portion of Sera Drive has been widened to 26 feet and does not include the parking spaces. In addition, the neck to the turnaround has been widened to 29 feet in order to provide ample room for emergency vehicles. The proposed landscaping has been pushed back from the turn around so as not to impede emergency vehicles. The proposed retaining walls have been revised so that they do not stick out into the 26’ wide traveled way.
 - Resident parking needs to be identified at Ada Drive complex.
The spaces in front of each unit have been delineated on the site plans.
 - Island structures and associated “flora” on Ada Drive should be eliminated. (See attachment 2)
The proposed landscaping has been pushed back from the fire truck turnaround so that it will not impeded the emergency vehicles.
5. Fire alarm and fire related construction details shall be reviewed and addressed when provided.
Adequate details will be provided by the fire suppression specialist. This should be considered as a condition of approval prior to granting the building permit.

BERRY SURVEYING & ENGINEERING

James Hayden
Engineering Technician



Christopher R. Berry
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