

## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

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 Planning Board consulting Staff prior to the July Planning Board hearing. Our responses are in **bold**.

### **SUBDIVISION APPLICATION**

#### **1. Comments on submitted waiver requests:**

- Section 15.2.1, Table 1 Roadway and Driveway Design and Construction Standards, Reverse Curve Minimum Tangent: the justification as presented by the applicant makes sense and appears consistent with the spirit and intent of the ordinance and as proposed will minimize site impacts. The board should confirm safety of the design with the consulting engineer. Waiver request approval should be conditioned upon roadway design approval from the Road Agent.  
**The consulting engineer took no exception to the design.**
- Section 15.2.1, Table 1 Roadway and Driveway Design and Construction Standards, Max. Grade within 50' of an Intersection: no concerns so long as the proposal has a safe platform at the roadway entrance and a driveway permit is granted by NHDOT. Waiver request approval should be conditioned up roadway design approval from the Road Agent.  
**The Road Agent did not note any exceptions in the provided comment letter.**
- Section 15.2.1, Table 1 Roadway Design and Driveway Design and Construction Standards, Maximum Slope: the board should confirm with the fire department that the steeper slopes will not preclude access to fire vehicles (can trucks make it up the slope as proposed). Waiver request approval should be conditioned upon roadway design approval from the Road Agent.

**Neither the Road Agent nor the Fire Chief noted any exceptions in the provided comment letters.**

- Section 15.6.7.4, Roadside Drainage (note the waiver request references the incorrect regulation section): the applicant has conducted analysis beyond that required by the regulations and has proposed increased engineering to compensate for the increased slope. Again, the board should consult the opinion of the consulting engineer regarding the proposed design and the waiver request should be conditioned upon roadway design approval from the Road Agent.

**Neither the Road Agent nor the consulting engineer noted any exceptions in the provided comment letters.**

**2. Elements in need of clarification, additional information, or provision before final approval:**

- SD§10.6 Environmental Impact Assessment requirements board should review and determine if additional information is required. Applicant has provided soils, topology, and geology are provided one sheet two.

**As discussed with the board at the last public hearing the plans provide for ample information relative the Environmental Impact as does the provided impact analysis.**

- Vegetation is provided on sheets one and two. Extent of clearing and vegetation is provided on sheet 11 of both site plans.

**No comment.**

- What were the results of the National Heritage Bureau review?

**An initial NHB review was conducted and determined that there are turtle concerns in the vicinity of the subject parcel. A response has been made to NHB, including various design measures that will help accommodate the turtles. Proposed outlet structures will not have sumps to allow turtles the ability to leave the structures if they get in. In addition, culvert sizes are oversized to allow turtles the ability to go through them if needed.**

- Applicant has delineated wetlands and has submitted a storm water drainage study. This will be reviewed by CMA engineers.

**CMA Engineer response is included in a separate response letter. CMA took no exception to the design as proposed.**

- Sheet 4 – Are both easements new or is one existing? If both are new, use consistent drawing conventions to delineate easement areas.

**One of the easements is proposed and the other existing. The callouts have been revised to make this clearer.**

- Please identify where check list items 10, 11, 13 are provided in the subdivision plan (deficiencies, erosion controls and methods of construction).

**Notes 13-15 have been added to sheet 4 to include the above checklist items.**



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- SD§ 15.4 Private Roads – applicant needs to provide a copy of the road maintenance legal instrument as required. This may be included within the condominium or home owner association documents and will require legal review.  
**Road maintenance language is included in the HOA documents, which is typically submitted as a condition of approval with the final plans for town council to review.**

**3. Notes changes, corrections, and additions:**

- Note 6 on sheets 1, 2, 4, and 5 indicate that part of the parcel falls within flood hazard zone. If this is correct, please delineate the extents.  
**This parcel does not fall within the flood hazard zone. The notes have been revised accordingly.**
- Cover sheet disclaimer should state “Subdivision plan” not “site plan”.  
**The Cover Sheet disclaimer has been revised to read “subdivision plan”.**
- Stamp and signature from wetlands scientists.  
**Stamps and signatures from the wetland scientist will be included as a condition of approval with the final plan set.**
- Which plan sheets are being recorded with the registry of deeds?  
**Note 16 has been added to sheet 4 to state which sheets will be recorded and where they will be on file.**
- Review comments from conservation commission.  
**Comments from the Conservation Commission have been previously addressed.**
- List approved waivers with specific SD sections for which they are granted on plans.  
**A waivers list has been included on both Overview Site Plans, which are included in the site plan applications for Lots 22 and 22-3.**

**SITE PLAN APPLICATION LOT 22:**

**4. Elements in need of clarification, additional information, or provision before final approval:**

- SP Section 8.4.14/checklist item 3.3 – Please provide drainage, slope, and utility deed and/or easement language for board and Town Counsel review. Related, please provide a copy of the condo docs or homeowners association documents that outline post construction shared maintenance responsibilities for water, septic, roadway and landscaping.  
**HOA documents will be included as a condition of approval with the final plan set.**
- SP Section 8.4.18.d – traffic estimates prepared for NHDOT driveway permit should be provided to the board.  
**A traffic impact analysis was submitted with the original application.**



- SP Section 8.4.18.h – the placement of some of the snow storage areas may conflict with landscaping.  
**The landscaping and snow storage has been revised to no longer conflict with each other.**
- SP Section 9.7.1.2d – board should discuss whether there is adequate pedestrian and bicycle safety and access provided.  
**This was discussed at the last meeting and no outstanding issues were found.**
- SP Section 10.5.4 and 13.10 – please provide more information on parking to be provided. What is the total number of spaces to be provided? Are garages 1 or 2 cars? Please line parking spaces on the plan set. While the regulations only require 2 spaces per unit, where will guests park.  
**All parking spaces have been delineated on the plans. In addition, a parking array has been added to Sera drive to allow for ample room for overflow parking. Each unit has a two car garage and can allow for two additional cars to park in front. A parking table has been included on the plans to the amount of spaces required vs. the amount of spaces provided.**
- SP Section 10.6 – board should determine whether an environmental impact assessment is required or whether adequate information is provided.  
**It was discussed at the last planning board that the provided information is sufficient for review.**
- SP Section 11.3 – board should request the required performance guarantee amount from the town’s consulting engineer.  
**No comment.**
- SP Section 13.3 – Board will want results of the Natural Heritage Bureau and Division of Historical Resources reviews.  
**A copy of the NHB final resolution will be provided to the town when obtained.**
- SP Section 13.4 – regarding fire protection, while sprinklers will be provided for suppression, is there adequate water supply and a nearby source available for fire-fighting? Refer to comments from fire chief once received.  
**Sprinkler systems will either be 13R or 13D systems per the requirements of the building official. These systems will be designed by a fire suppression specialist. Each building will have a fire department connection (FDC) to allow for efficient access to the building’s water lines. See the response letter to the fire chief’s comments for additional information.**
- SP Section 14.6 – as the application is in the commercial district where sidewalks may be required, the board should discuss if there will be for this proposal.  
**Sidewalks are not required as discussed at the Planning Board meeting.**



- Notes indicate that the site is within the floodplain. Please delineate the extents on the plans.  
**This parcel does not fall in the floodplain. All relevant notes have been updated.**
- Regarding the Stormwater and Drainage Maintenance Requirements found on sheets 14 and 15 – who is responsible for post construction maintenance?  
**The HOA will be responsible for long term maintenance of the drainage infrastructure. Note 1 on sheets 14 and 15 has been updated to state this.**
- Building elevations provided are for 3 unit townhouse structures, please provide updated building plans and elevations with 4 units as proposed in the site plans.  
**Please note that these schematics were to provide the board with a basis for the design so there was an understanding of massing, material types and parking. The applicant is finalizing the building designs for the building permit process but has not yet concluded the design process. We would request that these final drawing be provided for the building permit process.**
- Checklist item 4, #4 – are guardrails proposed, if so, where are they to be located? Also, please provide a detail.  
**Guardrails are not proposed. See the response letter for CMA Engineers review for additional information.**
- Checklist item 4, #15j – where will underground utilities be placed? Please provide plan.  
**Underground utilities will be installed in the shoulder of the proposed road as shown on the grading plan and profile sheets.**

**5. Notes changes, corrections, and additions:**

- SP Section 8.4.10 – add note indicating that all road and drainage work shall conform to the standard specifications for construction in the Town of Nottingham.  
**Note 7 is included on the Overview Grading Plan, stating that all work shall conform to NHDOT and Town of Nottingham specifications.**
- SP Section 8.4.18f – what is the total percent impervious surfaces? Add percentage to notes with total area.  
**A table has been added to the Overview Site Plan stating the existing and proposed coverages and percentages.**
- Slope % is missing from some segments on profile view (sheet 13) for Sera Drive 4+50-end.  
**Additional slope callouts have been added to the plan and profile sheets.**
- Plan sheets need stamp and signature of the wetland scientist.  
**Wetland stamps and signatures will be provided as a condition of approval with the final plan set.**

**SITE PLAN APPLICATION LOT 22-3**



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**6. Elements in need of clarification, additional information, or provision before final approval:**

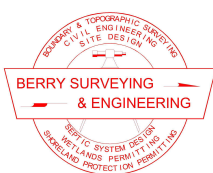
- SP Section 8.4.14/ checklist item 3.3. Please provide drainage, slope, and utility deed and/or easement language for board and Town Counsel review. Related, please provide a copy of the condo docs or homeowners association documents that outline post construction shared maintenance responsibilities for water, septic, roadway and landscaping.  
**HOA documents will be included as a condition of approval with the final plan set.**
- SP Section 8.4.18d – traffic estimates prepared for NHDOT driveway permit should be provided to the board.  
**A traffic impact analysis was submitted with the original application.**
- SP Section 9.7.1.2d – board should discuss whether there is adequate pedestrian and bicycle safety and access provided.  
**This was discussed at the last meeting and no outstanding issues were found.**
- SP Section 10.6 – board should determine whether an environmental impact assessment is required or whether adequate information is provided.  
**It was discussed at the last planning board meeting that the provided information was sufficient.**
- SP Section 11.3 – board should request the required performance guarantee amount from the town’s consulting engineer.  
**No comment.**
- SP Section 13.3 – board will want results of the Natural Heritage Bureau and Division of Historical Resources review.  
**A copy of the NHB results will be submitted when acquired.**
- SP Section 13.4 – regarding fire protection, while sprinklers will be provided for suppression, is there adequate water supply and a nearby source available for fire-fighting? Refer to comments from fire chief once received.  
**Sprinkler systems will either be 13R or 13D systems per the requirements of the building official. These systems will be designed by a fire suppression specialist. Each building will have a fire department connection (FDC) to allow for efficient access to the building’s water lines. See the response letter to the fire chief’s comments for additional information.**
- SP Section 14.6 – as the application is in the commercial district where sidewalks may be required, the board should discuss if there will be for this proposal.  
**Sidewalks are not required as discussed at the Planning Board meeting.**
- Notes indicate that the site is within the floodplain. Please delineate the extents on the plans.  
**This parcel does not fall in the floodplain. All relevant notes have been updated.**



- Regarding the Stormwater and Drainage Maintenance Requirements found on sheets 14 and 15 – who is responsible for post construction maintenance?  
**The HOA will be responsible for long term maintenance of the drainage infrastructure. Note 1 on sheet 14 has been updated to state this.**
- Building elevations provided are for 3 unit townhouse structures, please provide updated building plans and elevations with 4 units as proposed in the site plans.  
**Updated building elevations will be submitted with the final plans as a condition of approval.**
- Checklist item 4, #4 – are guardrails proposed, if so, where are they to be located? Also, please provide a detail.  
**Guardrails are not proposed. See the response letter for CMA Engineers review for additional information.**
- Checklist 4, #15j – where will underground utilities be placed? Please provide plan.  
**Underground utilities will be installed in the shoulder of the proposed road as shown on the grading plan and profile sheets.**
- Checklist 4.3 and 4.4 – if curbing and guardrails are to be present on site please provide details.  
**There is no curbing or guardrail proposed on the Lot 22-3 Site Plan. However, curbing is proposed on the Lot 22 Site Plan. A curbing detail is included in the construction detail sheets for Lot 22 Site Plan.**
- Checklist item 4.6 – are there any other pavement markings such as parking spaces in front of garages that need to be indicated on plans?  
**Parking lines are now shown on the site plan to show the proposed parking spaces in front of the units.**

**7. Notes changes, corrections, and additions:**

- SP Section 8.4.10 – Add note indicating that all road and drainage work shall conform to the standard specifications for construction in the Town of Nottingham.  
**Note 24 is included on the Overview Site Plan, stating that all work shall conform to NHDOT and Town of Nottingham specifications.**
- SP Section 8.4.18f – what is the total percent impervious surfaces? Add percentage to notes with total area.  
**A table has been added to the Overview Site Plan stating the existing and proposed coverages and percentages.**
- Plan sheets need stamp and signature of the wetland scientist.  
**Wetland stamps and signatures will be provided as a condition of approval with the final plan set.**





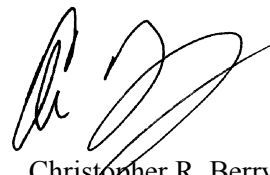
- Checklist item 3.4a – add contiguous upland(s) to note 3 on sheet 2.  
**Contiguous wetland areas have been added to note 3 on sheet 2 for both site plan applications.**
- Checklist item 4.1 – add slope to all segments between 3+25 to 4+50 for profile view on sheet 13.  
**Additional slope callouts have been added to the plan and profile sheets.**
- Driveway apron states different widths between sheet 8 and sheet 20. Please create consistent widths.  
**Plans have been revised to show the same driveway apron width.**

**8. General Comments:**

- Reply from Fire Chief regarding roadway design, turnarounds and water supply sufficiency.  
**An additional response letter is included responding to the Fire Chiefs comments.**
- Reply from Police Chief, if applicable.  
**No Letter received to date.**
- Comments from CMA for the engineering review.  
**An additional response letter is included responding to CMA Engineers comments.**
- Reply from Dale Sylvia, if applicable.  
**No Letter received to date**
- Road Agents review and approval of roadway designs.  
**There were no comments that required change in the submitted letter.**
- Conservation Commission review and comments on wetlands.  
**No Letter received to date.**

BERRY SURVEYING & ENGINEERING

James Hayden  
Engineering Technician



Christopher R. Berry  
Principal, President



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