

BERRY SURVEYING & ENGINEERING

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April 22, 2020

Town of Nottingham
Planning Office
Attn: JoAnna Arendarczyk, Planning Secretary
139 Stage Road
P.O. Box 114
Nottingham, NH 03290

RE: Robert Diberto
Subdivision Review
Mitchell Road
Nottingham, NH
Tax Map 7, Lot 1N

Mr. Chairman, Members of the Nottingham Planning Board,

On behalf of Robert Diberto, Berry Surveying & Engineering (BS&E) is replying to comments made by the Town Staff prior to the May Planning Board hearing. Our responses are in **bold**.

SUBDIVISION APPLICATION

1. Comments on submitted waiver requests:

- Driveway Design and Construction Standards, 3:1 slopes
 - i. Subdivision Regulation section 15.6.4 states that side slopes cannot exceed a 3:1 slope ratio. Applicant is proposing a 2:1 slope ratio to reduce wetland area impacts.
 - ii. Staff suggest review by road agent

We will await comment by the Road Agent. These areas are protected with matting and guard rail as needed.

- Request for construction of a cul-de-sac
 - i. Subdivision regulation section 9.7.1.1.b. states, "Cul-de-sacs shall be permitted by the granting of a waiver by the Board, (in accordance with the procedures in Section 11, General Waiver Provision)."
 - ii. Due to the location of the property abutting the town of Barrington and Rt. 4, a cul-de-sac seems like a good solution to maximize the use of land. Board should consider if future development is possible and where access to this development will be given.
 - iii. Staff suggest review by road agent and fire chief.

We will await comment by the Road Agent

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

- Captain Smith Stone
 - i. What were the results of the historical/archeological investigation?

BS&E has filed with the Division of Historical Resources (DHR). They have responded asking for additional study. We have engaged an archeologist to conduct the additional investigation. The work has not commenced as of yet. When results are offered we will forward them to the Town of Nottingham.

- Environmental Impact assessment indicated as provided – please provide
A Fiscal impact analysis which contemplate environmental impacts was previously submitted. Enclosed is a revised version which provides additional and updated details. This format was accepted by the planning board on a prior application.

- Traffic Impact Analysis indicated as provided – Please provide
A Traffic Impact Analysis is included as part of this resubmittal package.

- Sprinklers are indicated in section IV.13 of application check list. Besides the articulated cistern, are there proposed sprinklers, if so where, or are there other fire protections proposed?

- i. Staff recommends review by fire chief

The indication on the checklist was an acknowledgment that fire protection (cistern) is needed for this project and has been designed within the plan set. The applicant is not proposing sprinklers.

- Slope easements have been indicated as included in section III. 3. b. of application checklist
 - i. Please note where details are in plan set.
 - ii. Please provide easement language

A blanket Slope easement has been provided 15' off the right of way line to capture any slopes that fall outside the right of way. Easement documents for this and the drainage infrastructure will be provided upon final approval.

- Utility easements have been indicated as included in section III. 3. c. of application checklist
 - i. Please note where details are in plan set.
 - ii. Please provide easement language

This indication was an acknowledgement of the drainage utility located within the easements. No additional utility easements are required. Easement documents for this and the drainage infrastructure will be provided upon final approval.

- Drainage easements have been depicted on plans
 - i. Please provide easement language
Easement language will be provided upon final approval.



- Does Lipizzan have one “p” or two? Spelling differs throughout materials
“Lipizzan” has been corrected throughout the materials.
- What are the lengths of the proposed roads?
Stone Grey Drive is proposed to be 2,023 LF, Lipizzan is proposed to be 309 LF to neck of cul-de-sac, 653 LF total.

3. Notes changes, corrections, and additions:

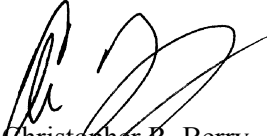
- Application
 - i. Applicant Contact
 - 1. Please label Christopher Berry (project Manager) as contact
 - ii. Owner
 - 1. Please correct email to “Stonegreyhouse@gmail.com”
 - iii. Berry Surveying & Engineering cover letter
 - 1. Please correct “Barrington Planning Board” to “Nottingham Planning Board”
 - 2. Please correct “subdivision and concurrent site plan reviews” to “subdivision review”

All requested changes have been made to supporting documents.

- Plan
 - i. Cindy Balcius is listed as the wetland scientist in wetland notes on sheets 4-8
 - 1. Please update to reflect that wetlands were delineated by John P. Hayes
- This change has been made, see sheets #4-8.**

BERRY SURVEYING & ENGINEERING

Kevin R. Poulin, EIT
Project Engineer


Christopher R. Berry
Principal, President



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