

May 20, 2020

Planning Board
Town of Nottingham
139 Stage Rd.
Nottingham, NH 03290

Re: Miller Subdivision, 209 Mill Pond Rd., PB Case #20-001-SUB

Dear Mr. Chairman and members of the Board:

We are in receipt of a review memo from Strafford regional Planning Committee (SRPC) dated February 12, 2020 and offer the following in response. For clarity our responses will appear in **bold** font following the SRPC headings and respective comments.

Subdivision Application

1. Comments on submitted waiver request:
 - a. No waiver requests currently submitted
 - i. Upon discussion with the applicant representative will submit a waiver for the required soil survey-Hand delivered
Response: In review of the subdivision regulations section 16.3.2 1)g) it states: "Soils information from Soil Conservation Service (SCS) published data or, where High Intensity Soil Maps are used, a conversion to a soils series map done by a Certified Soil Scientist". As our plans depict the SCS soils, it appears a waiver is not required for this.
2. Elements in need of clarification, additional information, or provision before approval:
 - a. Hydrogeological Study (Zoning Ordinance: Article III. A. 5. a.)
Response: A variance was approved by the Nottingham ZBA on 5-19-2020.
 - i. Applicant had a preliminary conversation with planning staff and chair to discuss this requirement. What was the result of this meeting? (May, 2019)
Response: A variance was approved, so the pre-application meeting is not relevant to the current application.
 - b. Are there currently any proposed driveway locations?
Response: Driveways will be depicted (and graded with the Dry/Bioretenion swales on the individual septic design plans for the resultant lots. This is customary for frontage subdivision design.
 - i. If so, please articulate on plan.
Response: See previous response.

ii. Will they go through the wetland on Lot 3?

Response: Absolutely not, a note to this effect has been added to the subdivision site plan.

3. Notes changes, corrections, and additions:

a. Please change misspelling of Kelsey Rd. in the title block:

Response: The spelling error has been corrected.

b. Please consider adding proposed lot numbers that are to be recorded with RCRD: coordinate with Assessing

Response: We will work with Assessing re: tax map & lot numbers immediately upon conditional approval.

c. Please delineate the monuments that are to be set:

Response: Proposed monumentation has been added the recordable subdivision plan.

d. Please include right of way dimensions for existing roads:

Response: ROW widths have been added the recordable subdivision plan.

e. Please label existing fences

Response: The existing fence line has been added to the legend on the subdivision site plan and labeled on the recordable subdivision plan as requested.

f. Please label buildable area as “Building Envelope” for consistency

Response: The building envelope labels have been edits as requested.

We thank you for the thorough and thoughtful review. We trust the revised plans and responses above adequately address the cited issues. Please contact Beals Associates at any time to discuss.

Very Truly Yours,

BEALS ASSOCIATES, PLLC

Christian O. Smith

Christian O. Smith, PE
Principal