



April 13, 2021

To: Nottingham Planning Board

From: Nottingham Conservation Commission

Re: Case # 21-004-SUB Application from Owl Ridge Builders, LLC, requesting to subdivide a lot into two (2) separate lots for two (2) single family homes. The property has frontage on Stevens Hill Road, a scenic road, and on Deerfield Road. The parcel is identified as Map 52, Lot 10.

Note: Applications that are anticipated to impact the existing conditions along scenic roads in Nottingham are reviewed by the Commission per local regulations.

Dear Members of the Planning Board:

At the (virtual) Conservation Commission meeting held on April 12, 2021, Mr. James Hayden, Berry Surveying & Engineering, reviewed the application for the proposed subdivision as described above. All members had the opportunity to see the plans either virtually or with hard copies provided by the Land Use office.

The proposal illustrated a single shared curb cut along Stevens Hill Road at the boundary between the two proposed lots, then separating into two separate driveways for each lot. The Director of Public Works (DPW) has recommended that there be some tree removal for sight line distance (primarily on Lot 10-1). The approximate seven (7) to eight (8) trees to be removed have been marked. They include a couple of oaks, a pine and some dead ash trees. An existing stone wall is located along the road frontage, with a few openings that would provide vehicle access (one opening is very close to the proposed curb cut). A drainage swale exists along the front of Lot 10. The DPW has recommended that the drainage swale be expanded (uphill towards the shared drive). A drainage swale would be added in front of Lot 10-1. The added drainage swale will require removal and reconstruction of an existing stone wall. The curb cut/driveway will be fitted with a proposed 12" diameter PVC culvert to connect the two drainage swales. The proposed driveways would require a slope cuts resulting in 3:1 slopes. Bio-net socks made of coconut fiber or reseeded with grass mixes are proposed short and long term erosion control measures.

Discussion with the applicant addressed all of these features.

- The single curb cut was an agreeable approach.
- The trees to be removed was also approved.



- Recommendations were made re: the proposed location of the curb cut, the culvert features, erosion control practices, and stonewall placement.

Recommendations:

1. That photos be taken prior to temporary stone wall removal for driveway construction so to use these photos to reconstruct the wall when the project was completed.
2. The culvert size be increased to a 24" bore and be rectangular in shape, sunk deeper into the ground anticipating the predicted increase in heavy-rain events.
3. Relocate the shared curb cut to the south fronting Lot 10 to bypass steep drainage swale at proposed location and thus improving sight line as well. The Commission realizes that to do so would require a variance from the Zoning Board. Additionally, flatten the slopes in the location of the driveways.
4. When the stone wall is replaced by this shared ingress location, "wing" the wall back into the property to diminish the probability that the stones would tumble down into the swale over time. When the stone wall is reconstructed, set it back from the edge of the drainage swale.
5. Reduce any 2:1 slopes (drainage swales or driveways), to decrease the probability of erosion during rain events.
6. A conservation mix of seed that will develop long root systems be used for erosion control.

The Commission is grateful for the opportunity to review this application and provide input to preserve natural resources, the integrity of our scenic roads, and the rural features that define Nottingham.

Sincerely,

Samuel Demeritt, Chair; Debra Kimball, Vice Chair; Susan Mooney, Secretary;

Cheryl Smith; Jon Rydberg; Kristen Lamb; Raelene Shippee-Rice.