

Chairman
Nottingham Planning Board
139 Stage Road
Nottingham, NH 03290

July 17, 2020

Re: Design Review Giles Road for 7 large frontage lots on 60+/- acres

Dear Mr. Chairman,

I filed for a design review hearing back in January of 2019 and followed with hearings to discuss the 18-lot design for both a cluster and conventional subdivision. The hearing room was full with abutters who did not want either design stating the following reasons.

- It is far too many homes for Giles Road that is a quiet country Road
- The developer will create way too much traffic for the existing Giles Road to handle
- The lighting from these homes will cause black sky creating too much light for abutters.
- The developer will need to construct sidewalks on Giles Road so it is safe
- This is far too large of a development because most homes are constructed along the existing road and my proposed subdivision is not keeping with the country feel of the existing neighborhood
- The new construction of a new road will cause drainage issues.
- There were many more none valid reasons for just wanting nothing to be done to develop the property

I am now filing a 7-lot design of all frontage lots with a total of 5 driveway access points also comprising 2 shared driveways.

- The site is 60+ acres so the average lot size is over 9 acres, larger than many of the existing lots presently along Giles Road
- I am using state of the art DES approved crossing structures that allow small animal passage under the driveways where they are being used that bring light into the crossings in the 2 locations being used.
- The approximate wetland impact for the 3 driveway crossings in total 3,000sf+/-.
- The design of all frontage lots is keeping the road NO different than the existing lots and homes on the road and the new lots are larger than many of the existing lots.
- I have addressed the major objection that no new road should be constructed.

I am not new to permitting in Nottingham and this is my final design in effort to address concerns. I have no plan on reducing the number of lots for the sake of some abutters that just want to see nothing on the land.

I look forward to a productive meeting with the planning board.

Thank You

Joseph Falzone

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