

# JONES & BEACH ENGINEERS INC.

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December 7, 2022

Lamprey River Advisory Committee  
Attn: Mr. Joseph Foley, Chair  
c/o 88 Hedding Road  
Epping, NH 03042

Re: **LRAC Response Letter**  
**Mooers Road, Nottingham, NH**  
**Tax Map 72, Lots 13-1**  
**JBE Project No. 18051**

Dear Mr. Foley,

We are in receipt of comments from Lamprey River Advisory Committee dated November 8, 2022. Review comments are listed below with our responses in bold.

- *There are many wetlands on site, but are not able to discern the ecological functions that they are serving without additional information from a functional assessment by a wetlands scientist. Some wetlands are more valuable than others.*  
**RESPONSE: The wetland and vernal pool reports completed by GZA GeoEnvironmental have been provided electronically through the Nottingham Planning Board.**
- *No Natural Heritage Bureau report was available. These reports are essential for a proper review.*  
**RESPONSE: A Natural Heritage Bureau report has been provided electronically through the Nottingham Planning Board.**
- *No site photos or aerial photos were provided.*  
**RESPONSE: Site photos are included within the provided reports.**
- *Skepticism was noted on the yield plan due to the very long driveways.*  
**RESPONSE: Long driveways in rural areas such as this are not uncommon. There is no driveway length limit within the Town of Nottingham regulations.**
- *We assume that one of the main purposes of an open space subdivision is to conserve the valuable natural resources on the property. Have those valuable natural resources to be protected been identified? We would like to see the important natural features of the property identified first, and then the subdivision built around those.*  
**RESPONSE: The purpose of the Open Space Development in Nottingham is as follows, "The purpose of this Open Space Development Section is to further the**

recommendations of the Nottingham Master Plan by encouraging flexibility in the design and development of land to preserve open space, greenways and traditional rural character, retaining and protecting important natural, scenic and historic resources, encouraging and promoting a range of housing types, providing for more efficient use of land and town services, and promoting the development of balanced residential communities in harmony with the natural landscape”.

This project accomplishes these goals by:

- Preserving wetlands and vernal pools in protected Open Space,
  - Preserving natural greenways through the property,
  - Limiting road and driveway construction and thereby providing a more efficient use of land and town services,
  - And promoting the development of balanced residential communities in harmony with the natural landscape.
- *What will be the disposition of the open space? The usual options are a conservation easement, deeding the property to a conservation organization, deeding it to the town with deed restrictions, or, the worst case, having it owned by a homeowners' association with deed restrictions.*  
**RESPONSE: The HOA will hold the Open Space.**
  - *How will the open space be used by the subdivision? Will it be available for recreation or set aside as protected wildlife area?*  
**RESPONSE: The Open Space will be available for passive recreation by the members of the HOA.**

Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Barry Gier, P.E.  
 Vice President

cc: Jim Rosborough (via email)  
 Mr. Eduard Viel, Chairman, Nottingham Planning Board