

WEST ENVIRONMENTAL INC.



48 Stevens Hill Road, Nottingham, NH 03290
603-734-4298 ♦ mark@westenv.net

April 11, 2023

Eduard Viel, chair
Nottingham Planning Board
139 Stage Road, PO Box 114
Nottingham NH 03290

RE: Case# 22-002 SUB Concrete Products of Londonderry - 100 Smoke Street Subdivision

Dear Chairman Viel:

West Environmental, Inc. (WEI) has prepared the letter to respond to comments raised in the March 22, 2023 letter from the Lamprey River Advisory Committee (LRAC).

1. As noted in the planning board check list, this site is atop an aquifer protection area.

All work on these lots will need to comply with the Nottingham Aquifer Ordinance.

2. The plans indicate that the middle sections of the lots are rich in wetlands. The plans indicate that development will occur along Smoke Street and do not indicate that these wetlands will be altered, but we must assume that landowners will want to access the land behind their houses. Not all wetlands are equally valuable. Based on the functions of these wetlands as determined by a certified wetland scientist, we recommend that plans include the least impactful path to traverse the wetlands on foot and that all measures to exclude four-wheeled vehicles from these wetlands be required. If possible, deed restrictions might be considered.

There is no wetland impact proposed for this subdivision and therefore a functional assessment of the wetlands is not needed. There is an 80-foot-wide upland area located on Lot 2 that provides access to the rear of that lot. Lot 1 has easy access across poorly drained soils all times of the year. Access for Lot 3 can include stepping across areas a 2-foot-wide intermittent stream channel.

3. Lot 3 is adjacent to and includes the FEMA Flood Zone A, where floods are to be expected if the Little River overflows its banks. The rivers in the Lamprey River watershed are notoriously flashy, so the risk of flooding should be taken seriously. Any development in the flood hazard zone should be disallowed, both to protect the landowner and people and resources downstream.

Lot 3 has a buildable area 12 to 16 feet above the active river floodplain and has ample land outside of the FEMA Flood Zone A.

4. Full comments at this stage are premature. We don't have a lot of information on the property and how it will be developed such as:

All of the information required for subdivision are met and the development of Lot 3 will require a NHDES Shoreland Permit. At that time, additional details will be provided as required and LRAC will have an opportunity to review and comment on those plans.

a. Are there vernal pools onsite? ***There is a possible vernal pool along the western property boundary in the back of Lot 3. It is 700 feet from the limits of the closest 30K Lot envelope on Lot 1.***

b. Has a NHB data check been done on the site?

No, it will not be required until a Shoreland Permit is filed for Lot 3. WEI conducted a turtle nesting survey in May of 2022 and found no evidence of turtle nests within the old sand pit area where the 30 K buildable areas are shown.

c. Will Nottingham Con. Com. review the plans?

That is up to the Commission.

d. Will the lots have paved driveways? ***Unknown***

e. What erosion control will be used during construction?

Likely silt soxx.

This completes our report.

Sincerely

A handwritten signature in black ink, appearing to read 'Mark West', with a long horizontal flourish extending to the right.

Mark West
West Environmental Inc.
NH Certified Wetland Scientist #10