

Nottingham Planning Board
Case 23-004 SUB
Ian MacKinnon, Vice Chair

Initial notes on project plans and layout:

- Sheet 43 of plan set:
 1. Lots 11-3 thru 11-7 and 11-11 & 11-12: 4K areas appear to be in areas of cut that would put the leachfield below the E.S.H.W.T. elevation.
 - a. Please expand on how this would be reviewed/approved by NHDES when septic designs are submitted. I suspect that they cannot approve a septic design where finish grade of the lot is below the E.S.H.W.T. elevation.
 - b. Sheet 49 shows house locations downhill of 4K/test pit area. I understand that house locations may vary but house location also affects proposed tree line and limit of disturbance. If house will be moved back, uphill of 4K area, will this affect disturbance numbers?
 2. Lots 11-1 & 11-2, 11-13 & 11-14, 11-16 & 11-17: 4K areas are outside of the proposed tree line shown on Sheet 49.
 - a. I assume that the tree line shown on Sheet 49 represents what is designed for in the drainage analysis. If tree line needs to be pulled back to accommodate 4K area/test pit area, this will decrease wooded land cover and should be accounted for the drainage analysis.
 3. Lot 11-17: 4K area is close to stormwater outlet pipe/structure. It looks like it would meet NHDES separation requirement but please confirm.
 4. Lots that lie within excavation footprint of existing esker: Concern over this now being one large open area with no substantive vegetation. We'd want to see a vegetated buffer of deciduous and evergreen trees between the lots since there are no existing trees that will remain.
 5. Please show the 4K area, test pits, and proposed well locations on Sheets 49 and 53 so these elements can be reviewed against the proposed tree line, house locations, and limits of excavation.
 - a. Can all this information be shown for the two proposed Fort Hill lots as well?
- Sheet 44 of plan set:
 1. Lot 11-20: Looks like 4K area is within the well radius. Can it be rotated?
 2. Lot 11-21: Move 4K label onto 4K area
 3. Lots 11-20 & 11-22: 4K areas appear to be outside of limit of work/tree line
 4. Lot 11-24: House location is shown in nearest buildable area but this is the same area as the 4K.
 - a. As stated in #5 above, adding 4K areas, wells, and test pits to Sheets 49 and 53 would help see everything all at once.

- Sheet 55 of plan set: 15" HDPE @ Sta 8+00 does not appear to be at the low point of the inlet swale. Please review and modify if necessary.
- All sheets that show potential driveway locations/limits: Limit width to 12' at connection with roadway. Width can increase near house.
- Lot 11-18 & 11-19 (Fort Hill lots):
 1. What provisions will be made to accommodate runoff under shared driveway at the street and runoff coming down the driveways to this point?
 2. Is there a plan showing some detail around the shared portion of the driveway and what type of slope/grades we would expect? If not, can this information be added to a new sheet or shown on Sheet 45?

Questions regarding waiver requests:

1. Curbing on Peekaboo Lane without increasing road width by 2-feet
 - a. I don't see where the curbing is proposed on the plans. Please provide more detail/stationing
4. Peekaboo Lane swale lines @ 10% in excess of 250-feet
 - a. Per Section 15.6.8 the Board will review if curbing is appropriate where the road grade exceeds 8%. It would be beneficial for everyone to discuss why the applicant feels curbing would not be needed and how the long, steep swale lines will be an equal or better design.