

# Town of Nottingham, NH

## Assignment # 180 under

### Master Agreement for Professional Engineering Services

#### Between Town of Nottingham, NH and CMA Engineers, Inc.

**Project:** Pawtuckaway Ridge Subdivision Application Review

**Dated:** January 30, 2024

**CMA #** 887.180

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#### Assignment Description/Background:

At the request of the Town's Land Use Department, CMA Engineers is providing this proposal to complete a third-party review of planning board subdivision application for the proposed Pawtuckaway Ridge Subdivision Application located on Raymond Road. The subdivision is proposed on Map 69, Lot 17. The lot is in Nottingham's Residential-Agricultural Zoning District.

The property owner is David Sanderson Trustee, and the developer/applicant is Joseph Falzone. The application was prepared by Beals Associates, PLLC of Stratham, New Hampshire, and land survey was completed by Doucet Survey, Inc. of Newmarket, New Hampshire. Soil mapping and wetland delineation were completed by Gove Environmental Services, Inc of Exeter, New Hampshire.

Applicant proposes a Lot Line Adjustment (LLA) and a 16-lot Open Space subdivision on a 90 +/- acre lot. The LLA swaps small, oddly shaped sections of land between Lots 18 and 19. Lot 18 will be an open space undeveloped parcel and will include Infiltration Pond #3. Lots 17a (to be developed) and 18 exist on record but are not shown on Town tax maps.

The open space subdivision utilizes a 1,700-ft cul-de-sac road to create frontage for 16 buildable lots. Lot 17a is an additional buildable lot with frontage on the proposed road. Lot 17 serves as the open space and wraps around the cul-de-sac development. The open space creates a buffer between the Pawtuckaway River and house lots. The northern portion of Lot 1 encroaches minimally into the Aquifer Protection District. Project requires State DOT driveway permit, Alteration of Terrain permit (AoT), and State subdivision approval.

The documents considered for this application review are as follows:

1. Application Documents
2. Design Plans
3. Traffic Impact Analysis
4. Waiver Requests
5. Erosion & Sediment Control Plans
6. Initial Town Review Comments

**Scope of Work:**

The proposed scope of work is as follows:

1. Review of the application package for conformance with:
  1. Subdivision Regulations, Articles 9, 13, 14, 15, 17, 18, 19, 20, Fire Suppression, and Appendix 5.
  2. Zoning Ordinance, Article IV.S
  3. Engineering Standards
2. Summarize review and findings in a letter format submitted to Town Planning Board.
3. One meeting with Town staff and applicant to review our comments.
4. Subsequent reviews may require a task order amendment.

**Schedule for Assignment:**

Our initial review of the project will be completed within two weeks of being given the authorization to proceed. Subsequent reviews will be completed in response to new submittals, and at the Town's request, and may require an engineering amendment.

**Project Team:**

The project team, with roles, are as outlined below.


Phil Corbett, P.E.	Principal, Senior Engineer
Josh Bouchard, P.E.	Project Manager
Ben Clark, P.E.	Project Engineer

**Engineering Fees:**

The estimated engineering budget for the above scope of work, inclusive of time and expenses, is \$5,000. If fees exceed the estimated fee total specified above, we will advise you on the circumstances requiring such increases. CMA Engineers will not exceed the budget without additional prior authorization. Invoices for CMA Engineers' services will include a summary of the time spent by assigned personnel along with any expenses incurred.

This project will be completed as an amendment to our existing engineering services agreement with Nottingham, dated July 2013.

**Assignment Authorized:**

  
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For Nottingham

2.16.2024  
Date

  
\_\_\_\_\_  
For CMA Engineers, Inc.

January 30, 2024  
Date