

# STRAFFORD

Regional Planning Commission

Date: February 12, 2024

Re: **Preliminary Review** - Development of Regional Impact – #24-002 SUB Falzone-Raymond Road; Joseph Falzone on behalf of Wayne & Donna Bibeau and The Forgotten MTN Realty Trust

Dear Nottingham Planning Board:

Please accept this testimony on behalf of the Strafford Regional Planning Commission in response to a Declaration of Regional Impact on January 10, 2024. Per NH RSA 36:55, a Development of Regional Impact means any proposal before a local land use board which in the determination of such local land use board could reasonably be expected to have an impact on a neighboring municipality.

The Strafford Regional Planning Commission (SRPC) received formal notice from the Town of Nottingham of said **Development of Regional Impact** on January 17, 2024. Notice was also sent to the Town of Raymond.

DISCLOSURE: SRPC provides contract planning services to the Nottingham Planning Board. Those services are currently provided by Blair Haney. The record should reflect that Mr. Haney did not contribute any analysis to this review.

## **Comments by the Regional Impact Committee**

### Transportation

The Traffic Impact Study completed by VAI for the proposed subdivision provided needed information that indicates that the acceptable Level of Service (LOS) at intersections is being met. The study also indicates that it meets the threshold regarding safe sight distance where the proposed development meets the public roads, and that the applicant is awaiting response from the New Hampshire Department of Transportation to determine if any physical improvements are needed for Route 156.

Sidewalks are not proposed, however the Nottingham Planning Board reserves the right to require active transportation connections (including sidewalks) if there is potential for connection to the existing trail or sidewalk network as outlined in Subdivision Regulations section 15.5.

## **STRAFFORD REGIONAL PLANNING COMMISSION**

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The Committee suggests that the Planning Board considers a condition that adequate construction aprons be installed at the beginning of site work at the ingress-egress points, and that any soil debris must be cleaned and swept daily for the duration of construction. This will help prevent potential hazards in the road for bicycles and motorcycles.

### Ecology and Resources

An environmental assessment should be done to identify environmentally sensitive areas for wildlife, plants, breeding and nesting areas and species of concern. Method of protection of these areas should be discussed and utilized during site work and post construction. Some areas may require posting to raise awareness of the nature of the sensitive and/or protected areas. Outreach and education should be provided to homeowners upon purchase of the lots in those areas. In addition, the parcel has steep slopes and will require substantial site work to prepare the lots for septic systems, driveways, house siting as well as road construction. Strict adherence to erosion controls must be made a priority throughout the duration of all site work and maintained until adequate groundcover and stormwater management is established.

### Public Health and Safety

The applicant is requesting several waivers related to stormwater management. An engineering review is needed to confirm that the waivers and proposed design are appropriate to manage stormwater during severe weather events as the frequency and intensity increase continues as seen in recent storm events. The town should ensure that the subdivision is not impacted by the updates to base flood elevation in the most recent FEMA maps drafted for Rockingham County.

### Facilities

A review of Nottingham's capacity for police, fire and ambulance services should be conducted. Any deficiencies should be corrected to reduce the potential need for mutual aid from neighboring communities.

### Housing and Population Growth

The increase in housing units contributes to the housing projection need estimated in the 2023 Regional Housing Needs Assessment made by SRPC.

We hope that these comments will be useful to you in your review of this project. All materials should be used for informational purposes only. The scope of SRPC's review is intended to focus on the regional impacts of this application and does not duplicate the Nottingham Planning Board's review for consistency with Town ordinances and regulations. Similarly, references to land use policies in referenced municipalities are not the result of a comprehensive regulatory review, and SRPC

defers to these municipalities to provide more comprehensive feedback regarding consistency of the proposed development with their regulations and with the character of their community. Please do not hesitate to contact Lisa Murphy at [lmurphy@strafford.org](mailto:lmurphy@strafford.org) or Mark Davie at [mdavie@strafford.org](mailto:mdavie@strafford.org) or call 603-994-3500 if you have any questions.

Handwritten signature of Lisa J. Murphy in black ink.

Lisa Murphy, Senior Planner

Handwritten signature of Mark Davie in black ink, positioned above a horizontal line.

Mark Davie, Regional Planner