

SITE PLAN REVIEW MEMORANDUM

Date: November 17, 2015

To: Madbury Planning Board

From: Jack Mettee, AICP
Mettee Planning Consultants

Project Name: Mobile Home Replacement

Project Background:

Type of Application:	Site Plan Review
Property Owner/ Applicant:	James & Paula Curran 40 Broadstreet Lane Eliot, ME 03903
Property Address:	33 Bunker Lane Madbury, New Hampshire
Tax Map & Lot Number:	Map 11/Lot 13:33
Lot Area:	0.33 Acres
Zoning District:	Residential/Agricultural
Overlay District:	None
Minimum Lot Area	80,000 SF
Frontage Required:	125 feet

Current Activities and Background

This subject site is located within the Bunker Lane Condominium Mobile Home Park.

Proposed Project

The applicant is seeking a site plan approval for the placement of a 28' x 65' manufactured home on a pad that was previously occupied by a 14' x 60' manufactured home. This activity constitutes an expansion of a non-conforming use that will also require a Special Exception from the Zoning Board of Adjustment.

Information Provided

As part of the review of this proposed project, the following information was provided:

- Copy of Site Review Application
- Approvals for Septic Construction and Septic Operation
- Two site plans 8 1/2" x 11"
- Wetland Impact Plan
- Septic System Amendment Plan
- List of Abutters
- Condo letter
- Public Notice and abutter letters.

Type of Review

This site plan review includes a review of consistency of the subject application with the provisions of Zoning Article V, Residential & Agricultural District and Madbury's Site Plan Review Regulations. The review will also offer comments, as appropriate, with respect to the general clarity and accuracy of the information provided. It is not an engineering review of the technical aspects of the proposed project.

Consistency with the Town of Madbury Zoning Ordinance

Consistency with Provisions of Article V, Residential & Agricultural Zone

This project involves the placement of a 28' x 65' manufactured home on a pad that was previously occupied by a 14' x 60' manufactured home. Manufactured homes are a permitted use in this district. Because it is the site of a previously approved non-conforming use, it is not fully consistent with the existing dimensional standards for this zone. It does not conform to the minimum lot size of 2 acres (0.33 acres). Since it is on a corner lot, its total frontage is in compliance with the 200-foot frontage standard (110'+ & 154'+ or 264'+). There are no setback dimensions on the plans provided, though it would not appear to meet the front setback on one of the frontages.

Consistency with Site Plan Requirements/Standards

Article VI: Submission Requirements

The applicant has provided limited information about the proposed use and has not fully complied with Article VI, Site Plan Submission Standards, Sections A through V. Given that the expansion is minor, not all of the required submissions may be necessary for a proper review. No request for waivers was submitted. It is clear from the application that the proposed use will rely on both community water and sewer systems. The following items, provided in graphic form or written explanation, would be helpful to better review this application:

- F. Date, title, scale, north arrow and locus map on the site plans

- K. Easements or rights-of-way
- M. Plans of building with setbacks and elevation
- N. Access ways
- T. Relevant utility lines—water, sewer, gas, electricity, etc.

Article VI: Standards

Since the project involves the placement of a single larger manufactured home in place of a smaller manufactured home, not all of the standards for site review are relevant or appropriate. The applicant has not addressed these in the materials submitted for review nor requested any waivers. Several standards could be considered.

- 2. Landscaping—retaining the same or adding new
- 3. Parking—location and size
- 5/6. Erosion and Stormwater—relevant only if there is any site work or excavation
- 10. Utilities—location

Article VIII: Compliance with Other Laws

The Board should inquire as to any other state laws that may be applicable. Letters of review from the Madbury Water Board (and perhaps Fire & Police or Selectmen's designee, i.e. Building Inspector) might be considered prior to site plan approval. State septic approval documents are provided.

Comments on the Site Plan Package

Overall these plans are adequate for illustrating the nature of the proposed site plan activity. Additional information as cited in the above discussion would have been helpful for a full review of this project.

Summary

- The proposed project is an expansion of a non-conforming use for a larger size manufacture home than previously existed on this site.
- The owner appears to be in compliance with state laws and regulations.
- Because of the nature of the project, it is not expected that the applicant would address all of the Site Plan Submission Requirements and Standards. Additional information in the application would have been helpful for a proper review of this project.

This concludes the review of the proposed change of use application. Please let me know if you have any questions or require additional information.