

JONES & BEACH ENGINEERS, INC.

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October 2, 2015

Madbury Planning Department
Attn: Fritz Green
13 Town Hall Road
Madbury, NH 03823

**RE: Review Response Letter
Subdivision Application
Hayes Road and Cherry Lane, Madbury, NH
Tax Map 5, Lot 8
JBE Project No. 13084.1**

Dear Mr. Green

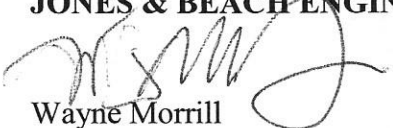
Jones & Beach Engineers, Inc., received your review comments September 22, 2015 and offer the following responses in bold.

1. Owner of Record on all applicable sheets of Site Plan.
RESPONSE: Owner of Record has been added to all applicable sheets.
2. Provide a \$25 check for LCHIP (see application form)
RESPONSE: LChip fee check is enclosed with this letter.
3. Replace "Special Exception" with "Conditional Use Permit" on all applicable sheets of Site Plan
RESPONSE: This replacement is not necessary, the design has changed there is the Conditional Use Permit is no longer required.
4. Provide signatures on all applications
RESPONSE: Signed applications were submitted 9/17/15.
5. Add note to plan that only single-family dwellings to be constructed on lots M1 thru M7
RESPONSE: This note has not been added to the plans at this time. Lots are sized to accommodate single family and duplex dwellings.
6. Show corrected Madbury abutters on plan
RESPONSE: Abutters revised on plan as requested.
7. Show Lee abutters on plan
RESPONSE: Lee abutters have been added to the plan.

8. Provide language for recreation access easement (protective covenant?)
RESPONSE: The proposed trail has been eliminated from the design and will only be part of the Lee Subdivision.
9. Discontiguous frontage on lot M1 (satisfies density?)
RESPONSE: Frontage for Lot M1 exceeds the required distance.
10. Need language on plan (in deed?) for shared driveway for lot M1 on lot M2
RESPONSE: Note for shared driveway has been added to the plans.
11. Building on front 45,000 where 60,000 is standard on lot M7
RESPONSE: Building on Lot M7 has been removed from the plans.
12. Complete boundary of wetlands on lot M7
RESPONSE: Complete boundary of wetlands has been added to Lot M7.
13. Test pits shown in setback on lot M5 (?)
RESPONSE: Test pit location has been modified.
14. Show text "no future development" (?) on plan for lot M8
RESPONSE: This note has not been added to the plans at this time. We will discuss this at the Planning Board Hearing.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.


Wayne Morrill
Vice President

cc: Maple Heights Realty, LLC (Email)