

**Town of Madbury, New Hampshire
Revised Application for Site Plan Review**

Carriage Hill Assisted Living Facility

**304 Knox Marsh Road
Madbury, New Hampshire**

May 14, 2012

Property Owner:

Jason W. Berndtson
123 Dover Road
Durham, New Hampshire 03824

Applicant:

Albert R. & Sara Nadeau
PO Box 7079
Gonic, New Hampshire 03839



Prepared By:

MSC Civil Engineers & Land Surveyors, Inc.
170 Commerce Way, Suite 102, PO Box 427
Portsmouth, New Hampshire 03802-0427

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Attachments:

Site Plans entitled "Site Development Plans, Carriage Hill Assisted Living Facility, 304 Knox Marsh Road, Madbury, New Hampshire", prepared by MSC Civil Engineers & Land Surveyors, Inc., dated May 14, 2012.



Civil Engineers
Land Surveyors

March 14, 2012

Job No. 11100

Robert Sterndale, Planning Board Chairman
Town of Madbury, New Hampshire
13 Town Hall Road
Madbury, New Hampshire 03823

**Re: Proposed Carriage Hill Assisted Living Facility
304 Knox Marsh Road**

Dear Mr. Sterndale and Members of the Board:

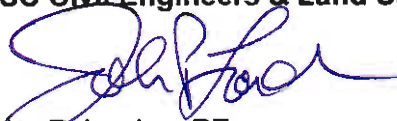
On behalf of Albert R. and Sara Nadeau, enclosed please find a Revised Site Plan Review Application submission relative to the above referenced project. The following materials are included in this submission:

- Site Plans entitled "Site Development Plans, Carriage Hill Assisted Living Facility, 304 Knox Marsh Road, Madbury, New Hampshire", prepared by MSC Civil Engineers & Land Surveyors, Inc., dated May 14, 2012 (3 sets at 22"x34" and 10 sets at 11"x17"),

On behalf of our clients, we respectfully request that we be placed on the upcoming agenda for the Town Planning Board meeting for May 16, 2012.

We look forward to presenting this project to you.

Very Truly Yours,
MSC Civil Engineers & Land Surveyors, Inc.



John P. Lorden, PE
JPL/sdr

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Land Surveyors, Inc.**
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**Proposed Carriage Hill Assisted Living Facility
304 Knox Marsh Road
Madbury, New Hampshire**

PROJECT DESCRIPTION

The proposed project provides for the demolition of existing barns used for commercial storage, two-family home and other small amenity structures along the with the construction of a 13,500 square foot (sf) assisted living facility and the refurbishment of the existing 2,300 sf garage at 304 and 306 Knox Marsh Road. These two lots are proposed to be combined into a single lot containing 175,028 sf (4.0 acres). Additionally, site improvements including parking areas, landscaping, lighting and utilities are proposed in conjunction with the project.

The existing parcels are located within the General Residential and Agricultural and the Aquifer and Wellhead Protection Overlay District Zones on Route 155/Knox Marsh Road. The proposed project is reducing the amount of impervious area on site while working with a drop of elevation of 30 feet from the rear of the site towards the front/Route 155 portion of the site.

TALKING PAPER

ON

CARRIAGE HILL ASSISTED LIVING RESIDENCE

- PRESENTATION TEAM
 - Sara Nadeau and Albert Nadeau, Applicants
 - Jason Berndtson, Applicant and Property Owner of 304 and 306 Knox Marsh Road
 - John Lorden, Engineer, MSC Civil Engineers & Land Surveyors, Inc.
 - Tony Fallon, Architect, Tony Fallon Architecture
 - Scott Hogan, Land Use Lawyer, Scott E. Hogan, Esq.
- APPLICANT BACKGROUND
 - Sara Nadeau
 - Madbury resident until 2006
 - MBA, Boston University
 - BA in Economics, University of New Hampshire
 - 14 years healthcare experience
 - United States Air Force Medical Service Corps, 9 years
 - Wentworth-Douglass Hospital Physician Services, 5 years
 - Will serve as the full-time Administrator of Carriage Hill
 - Jason Berndtson
 - Madbury resident
 - Owner of both properties
 - Building contractor
- OVERVIEW OF PROPOSED ASSISTED LIVING FACILITY
 - Purpose: Construct an assisted living residence to serve the growing population of seniors in Madbury and the surrounding communities of Barrington, Durham, Dover, Lee and Newmarket
 - NH has 4th oldest population in the United States
 - “Baby Boom” population began turning 65 in 2011, indicating the need for assisted living services will continue for the next three to four decades
 - Name: Carriage Hill
 - Licensed by the NH Department of Health and Human Services
 - Supported Residential Care level (ALR-SRHC)
 - Hep 805 Assisted Living Facility
 - Annual licensure renewal required (facility and clinical operations)
 - Subject to unannounced inspection
 - 29 residents (maximum allowable based on well and septic system capacity)
 - New construction (existing barn structure and duplex will be demolished)
 - Sole use of property (current storage operation, duplex rental and maintenance, dispatch and operations workshop rental will cease)
 - Anticipate 10-12 full-time equivalent staff to operate the facility (exact number of staff will depend on medical acuity of residents)
 - Estimated opening date is January 2013

- FACILITY OVERVIEW

- Main Facility:

- Spirit of a New England barn
 - Carriage display
 - Single-story, slab, Insulated Concrete Form construction (highly energy efficient)
 - Required to meet all current Life Safety Code requirements and the 2009 International Building Code standards for new healthcare construction to receive licensure from the NH Department of Health and Human Services
 - Sprinklered
 - Defend in place compliant

- Maintenance Facility (Existing Workshop):

- Exterior upgrades to match the main facility
 - Uses:
 - Storage of facility maintenance equipment including plow truck, sand/salt, tractor/lawn mower, gardening/lawn care supplies, etc.
 - Storage of excess facility supplies including paper goods, cleaning supplies and non-perishable food
 - Storage of resident furniture and medical equipment
 - Storage of seasonal resident clothing

- OPERATIONAL OVERVIEW

- Provided Services:

- 24-hour on-site staff (Registered Nurses, Medical Assistants and/or Licensed Nursing Assistants)
 - Assistance with activities of daily living such as bathing, dressing and eating
 - Meals (three per day plus snacks)
 - Health care management and monitoring (including medication management)
 - Housekeeping and laundry services
 - Transportation, either provided or coordinated, to medical and dental appointments
 - Recreational activities (both on-site and off-site)

- Facility will be staffed/operational 24 hours a day, 365 days a year

- Shift changes will be no earlier than 6 AM and no later than 10 PM
 - On-site staff will be at a maximum of six at any time

- Deliveries will be primarily comprised of food and laundry services and are anticipated to occur no more than two times per week during normal business hours

- Visiting hours will be between 8 AM and 10 PM except during emergencies

- Parking:

- In rear of facility to maintain “residential” feel from Knox Marsh Road
 - 18 spaces
 - In concert with or exceeding other local area town ordinance requirements for eldercare facilities
 - Includes six for staff, six for residents (one per every five residents) and six for visitors

- Emergency Service Access:
 - Gravel drive in front of facility will be maintained year-round for ease of access around all sides of the facility
 - Reviewed by Madbury Police and Fire Chiefs and Director of MacGregor Ambulance Service with no concerns
 - Entrance overhangs will provide residents protection from the elements if requiring ambulance transport (dimensions reviewed and approved by MacGregor Ambulance Service)
- Knox Marsh Road Driveway Access: Change of Use Application has been submitted to the NH Department of Transportation, Division VI
- Ambulance Service: Applicants will directly contract services with at least two ambulance service providers