

# **SUBDIVISION REVIEW MEMORANDUM**

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Date: October 1, 2014

To: Madbury Planning Board

From: Jack Mettee, AICP  
Mettee Planning Consultants

Project Name: Schreiber Subdivision, (4 Lots)

## Project Background:

Type of Application: Subdivision Review  
Property Owner(s): Kurt Schreiber  
42 Cherry Lane  
Madbury, NH 03820

Applicant: Same

Property Address: Cherry Lane  
Madbury, New Hampshire 03820

Tax Map & Lot Number(s): Map 6, Lot 13

Lot Area: 76.86 Acres

Zoning District: General Residential/Agricultural  
Minimum Lot Area: 80,000 SF  
Frontage Required: 200 feet (less with Planning Board Approval)

## **Consistency with the Town of Madbury Zoning Ordinance**

The following discussion identifies only those articles and standards that are relevant to this project.

Article IV: General Provisions, Section 4. Septic Locations  
Each lot appears to comply with this section for septic area setbacks.

Article IV: General Provisions, Section 7. Minimum Lot Size

- Each lot is greater than 80,000 sf and meets the standard of not exceeding 25% undeveloped land toward the minimum lot size.

- *Question--Developable contiguous areas.*

Article V: General Agricultural and Residential District  
 Each lot conforms to the dimensional standards of this article.

Article IX: Wet Area Conservation District

- The applicant has identified wet areas.
- *Questions – Are these poorly or very poorly drained soils? Can the applicant indicate the wet area setback on the Subdivision Plan? What are the areas of wetlands on each lot? How do these play into the variance granted by the Madbury ZBA (8/25/14) to vary requirement for contiguous area? Presence of vernal pools?*

**Consistency with Subdivision Requirements/Standards**

Article III: Procedures

Section 2: Waivers: Waivers for HISS has been requested.

Section 5: Pit & Perc. Tests to be Witnessed – Satisfied

Section 15: Monuments – permanent monuments should be set as required by the Planning Board.

Article IV: Required Exhibits and Data

Section	Exhibit/Data	Provided
1	Names	Yes
2	Abutters	Yes
3	Dimensions & Bearings	Yes
4	Site Features	Yes
5	Streets	Yes
6	Easements	N/A
7	Public Use	N/A
8	Bridges/Culverts	N/A
9	Future Streets	N/A
10	Proposed Leach Fields	Yes
11	Test Pits	Yes
12	Impact Statement	Waiver?
13	High Intensity Soil Survey	Waiver
14	Lot Line Adjustment	N/A

**Comments:**

1. *Section 6, Easements: Assume none.*
2. *Section 12: Impact Statement: Waiver required?*
3. *Section 13: High Intensity Soil Survey – Waiver requested*

## Article V: Subdivision Standards

Section 1: Driveway Access – N/A

Section 2: Driveway Visibility—Complies

*Section 3: Shared Driveways—The applicant has not indicated the need for any shared driveways. PB may want to question proximity of proposed driveway on Lot 2 with existing driveway on Lot 1.*

Sections 4 through 11: N/A; No Comment

Section 12: Septic Systems and Water Supply—Complies

Section 13: More Stringent Standards: -- N/A; No Comment

Section 14 Proof of Compliance: The applicant needs to provide proof of compliance for each of the following, as applicable:

- Feasible locations for water supply/waste water disposal
- Easements
- Topographic limitations
- Test pits
- Percolation Tests

Sections 15 through 17: N/A; No Comment

*Section 18: Storm-water Runoff – No separate stormwater or erosion/sediment control plan has been provided by the applicant. Does this require waiver or 2/3 vote of PB as per Article III, Section 2. Waivers?*

### **Other Comments on the Subdivision Plan Sheets**

- (1) Add abutter names on Subdivision Plan
- (2) Indicate wet area building and septic setbacks
- (3) Indicate street grade/profile on Cherry Lane—Article IV, Section 5. Streets
- (4) Indicate proposed building envelopes
- (5) Surveyor statement as to compliance with state survey standard.

This concludes the limited review of the proposed Schreiber subdivision.