

**To: Marcia Goodnow, Chair, and members of the Madbury Planning Board**  
**From: Liz Durfee, Contract Planner**  
**Date: June 1, 2022**

**Subject: 14 Huckins Road Map 1 Lot 16 Proposed 4 lot subdivision**

Brief notes on the proposed 4 lot subdivision follow. A full, comprehensive review of the plan can be provided with sufficient notice.

Proposed 4 lot subdivision for single family homes on a 20.89 acre lot with one existing single family home. The lot is located in the General Agricultural and Residential District and abuts the Bellamy Reservoir. Portions of the lot are located within the Wet Areas Conservation Overlay District, Flood Hazard Area Overlay District, and Shoreland Overlay District. Frontage (200 ft) and lot size requirements (80,000 sf) have been met. Two passing test pits per each new 4,000 sf leach field area are shown and witnessed. Three new driveways are shown.

- **Minimum Qualifying Lot Area, ZO Article IV Section 7**
  - Minimum qualifying lot area needs to be confirmed for all four proposed lots. Must be contiguous and consist of not more than 25% poorly drained soils and/or slopes greater than 15%. Cannot include very poorly drained soils or bodies of water.
  - Percent of impervious improvements on a lot shall not exceed 25%. A note should be added to the plan stating this.
- **Conditional Use Permit, ZO Article IX Section 4(C)**
  - A CUP is needed for impacts to wetlands and wetland buffer associated with proposed driveways.
  - Total wetland impact of 1507 sf and 8,801 sf impact to wetland buffer.
  - A 50ft buffer is shown, but a 75ft is required for “all other non-tidal areas”. 50ft applies to poorly drained soil.
  - The wetland buffer should be clarified on the plan. The 50 and 75 ft buffer should not be merged.
  - Article IX Section 8 requires comment from ConCom and Water Board.
  - Article IV Section 9 has additional conditions for CUPs that the applicant will need to demonstrate they meet.
  - Erosion and sediment control should be discussed.
  - The 25 ft no disturbance buffer should be added to the plan.
- **Other Overlays**
  - Board/applicant should confirm that there are no proposed changes to the area within the floodplain or the Shoreland Protection Overlay District.
  - The extent of the floodplain should be depicted on the plan.
  - Add the Flood Hazard Area Overlay District to Sheet 3 Note 5 and elsewhere as pertinent.
- **Easements**
  - Applicant should clarify what the conditions of the flowage easement are and provide a copy of the easement language.

- Applicant should clarify what the easement benefitting lot 1/15 reference plan 4 are and provide a copy of the easement language.
- **Subdivision Submission Requirements and Standards to Review**
  - Subdivision Article III Section 15 – Monuments to be determined by the Board. In the past the Board has required granite for monuments at frontage. Rebar may be appropriate for other locations. The plan should be updated to indicate the type of monument.
  - Subdivision Standards Article IV
    - Section 8 – Culvert design for driveway crossings. The subdivision plan approval will be contingent on receipt of a state wetland permit and a local CUP. The wetland impacts are associated with the proposed driveways and therefore the culvert designs should be provided to the board and reviewed by the board.
    - Section 12 – Impact statement needed. Recommend requesting a written impact statement, as typically required by the Board.
    - Section 17 – Utilities – underground utilities required.
  - Subdivision Special Flood Hazard Area Requirements Article VIII – should be reviewed during meeting. May not be applicable as it doesn't look like any changes are proposed at the back of the lot. But the applicant hasn't shown the location of the special flood hazard area / floodplain.
- **Driveway Locations**
  - Road agent will need to approve a driveway permit prior to construction. Recommend that the road agent review the proposed driveway locations.
  - Recommend that the driveway locations be added to sheet 3.
- **State Approvals**
  - NHDES approval will be required for lots < 5 acres. This would be a condition of approval for the Planning Board if/when the Board approves the subdivision application
  - NHDES approval of minimum impact wetland permit for the wetland impacts. Similarly, this would be a condition of approval for the Planning Board if/when the Board approves the subdivision application.