

# JONES & BEACH ENGINEERS INC.

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603.772.4746 - JonesandBeach.com

February 26, 2025

Madbury Planning Board  
Attn. Marcia Goodnow, Chair  
13 Town Hall Road  
Madbury, NH 03823

**RE: 81 Old Stage Road, Madbury, NH**  
**Conditional Use Permit Application Supplement**  
**Tax Map 3, Lot 15**  
**JBE Project No. 25011**

Dear Ms. Goodnow,

Jones & Beach Engineers, Inc., represents Deena Peschke, property owner of the above-referenced parcel. The property consists of 23 acres and an existing single family home. Ms. Peschke is submitting an application for a Conditional Use Permit pursuant to Article V Section 4 of the Zoning Ordinance to request a proposed accessory dwelling units (ADU). The intent of this letter is to outline how the proposed project complies with Article V, Section 4(C)(10), which reads *"The existing, replacement or proposed septic system must be certified by a licensed septic designer as adequate to support the Accessory Dwelling Unit in accordance with New Hampshire RSA 485A:38."*

Ms. Peschke has retained our services to prepare a proposed "pocket" plan for the ADU. The existing septic system was designed for a 3 bedroom home and is currently operational. While the existing system would be undersized for the addition of septic flow from a new ADU, RSA 485A:38 allows for the submission of a "pocket" plan. The proposed "pocket" plan will be a fully approved septic design by both the town and NHDES that would be constructed if and when the existing system fails. This is common practice for the expansion of flow to an existing septic system and serves to meet the intent of RSA 485-A:38 (1)(b) – *"The design for a new system which meets the requirements of the department for the intended use or the town's minimum standards for use or occupancy, whichever is more stringent."* A design will also be provided showing a collector system tie-in for a proposed tank for the ADU which will connect to the existing leach field. It is our understanding that the building inspector will require these items prior to granting of a Certificate of Occupancy.

A licensed septic designer from our office performed test pits on the property to verify that an adequate receiving layer exists. We are also fully confident that lot loading is more than adequate for the proposed use since the lot is approximately 23 acres.

We hope that this information will be useful to you during your consideration of the Conditional Use Permit application. The following items are provided in support of this letter:

1. Test Pit Logs.
2. Original Septic Approval.
3. Conceptual Site Plan.

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.**

A handwritten signature in black ink, appearing to read "Paige", followed by a long, sweeping horizontal line that extends to the right.

Paige Libbey, P.E.  
Associate Principal