



5 Railroad Street, Newmarket, NH 03857 • Ph 603-659-4979 • Fax 603-659-4627 • www.horizonsengineering.com

HEI Proj# NM19063

April 22, 2021

Michael Behrendt, Town Planner
Town of Durham
8 Newmarket Road
Durham, NH 03824

RE: Response to additional information required for review

Dear Michael,

Pursuant to your email dated 3/31/21 outlining the outstanding requirements required for review prior to approval, the following responses provide an update to the status of this list.

Stormwater: The stormwater revisions have been completed and submitted for review, including a cover letter describing the revisions.

Construction: We are in the process of preparing a construction management plan. We have discussed the plan with the DPW and we are currently working with a contractor who has provided a construction estimate for his consulting on the construction management and sequencing.

Open Space Plan, HOA & Ownership: The development of these documents is in process and is being developed in accordance with the subdivision regulations as referenced. They will be submitted for review at the next available planning board meeting.

Maintenance of infrastructure: A stormwater system maintenance plan has been prepared and is submitted with the revised drainage design. A separate plan and cost estimate are being developed to determine the tasks and costs for maintenance of the grounds, roads and utilities. This information will be provided to determine estimated HOA fees and will be shared with the board.

Landscaping of the Green: The concept plan has been previously prepared and submitted. Additional details will be prepared and submitted by Woodburn and Associates for the final design.

Horizons Engineering, Inc.

New London, NH • Newport, VT • Littleton, NH • Sharon, VT • Kennebunk, ME • Conway, NH • Newmarket, NH

House Layout: The house layout has been provided. Any adjustments will be updated as the land units for the condominium ownership is finalized as discussed above.

Post Office Boxes: Please see attached information. The postmaster has provided several suggestions for the location. We would like to put the mailbox kiosk just past the intersection after the hydrant. We will confirm the location and proximity with the fire department and then include it on the final plans.

Existing House: We may apply for a variance to subdivide the existing house from the overall parcel. We will review the effect on the proposed subdivision. A waiver has been provided to keep the overhead utilities.

Architecture: A few house templates are provided for the house style concepts.

Roads: You are correct on the road descriptions. The typical cross sections of the roads have been updated to match the proposed design.

Road Standards: Waivers from the road standards have been provided as required.

Private Driveways: reviewing this regulation I do not see how we do not meet this requirement. The driveways are all short and require to be the width of the garage it is serving and the regulation says up to two parking spaces for single family and four for duplex and that is what is shown.

Permeable pavement: We proposed to use permeable pavers only on driveways for the additional parking spaces for the duplexes. This is a way for us to reduce the runoff and placing them in the secondary parking spaces is a good idea. The maintenance will be minimal as these spaces will not be heavily sanded.

Sewer: This is the final design concept. We believe the tie into the Sumac Lane system is acceptable and will continue to work this out with the DPW. The design is being finalized with additional details for pumps, connections, etc. but no changes are proposed to the overall design. Stubs for future tie-ins are currently being discussed.

Water Service: We are currently scheduling a flow and pressure test now. The DPW is working with us to complete this test.

Utilities: The proposed water and sewer force main is shown in the correct locations and this will not be changed as this design meets the requirements for separation between sewer and water piping. The underground utilities will be revised based on the final Eversource design layout.

Fire Hydrants: Fire hydrants are in the final locations as discussed and approved by the FD.

Madbury Planning Board: We are fully aware of this requirement and have already met with the board on the preliminary conceptual design. Once the process is moved forward at the Durham

Horizons Engineering, Inc.

planning board to our satisfaction, we will apply to the Madbury Planning board prior to final approval.

Age restriction: We fully intend to meet the requirements for the 55+ standards.

School impact fees: A waiver request has been provided.

Driveway and Playground: The playground set will be removed from the ROW as noted on the plan. The details have been worked out with the neighbors Mike and Molly White. The reconfiguration of the end of the driveway has been shown on the grading plan. In addition, we will detail how the sequence for this reconfiguration will be handled, in the construction management plan to provide access at all times to the Kelley lot.

The additional information as described will be submitted upon completion. If you have additional questions or comments please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Michael J. Sievert".

Michael J. Sievert PE
VP Structural Engineering

Horizons Engineering, Inc.

New London, NH • Newport, VT • Littleton, NH • Sharon, VT • Kennebunk, ME • Conway, NH • Newmarket, NH



I met with the Postmaster and he said that a cluster mailbox unit like the one on the left, could be located in many different spots. Some possible sites are indicated by arrows below. These locations would be out of view for residents of Gerrish Drive and Ambler Way. It is recommended that there is a paved area for cars to pull over and a cover would be helpful for inclement weather. Marti Mulhern





PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name _____ Mulhern Pocket Neighborhood Conservation Subdivision _____

Property Address __91 Bagdad Road_____ Map and Lot # 10/8-6_____

Site Plan: _____ Subdivision: __X__ Boundary line adjustment : _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

_____9.05B Utilities _____

Reason/justification(s) for the waiver request: _The waiver is being requested for two reasons. One, the overhead utilities are existing along a private ROW and serve other properties, and there are no changes proposed to this section of the property and two, a variance request may be submitted to complete a lot line revision to subdivide off this existing house onto its own lot. _____

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) __X__ Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) _____ Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: _____Michael J. Sievert_____

Applicant? _____ Agent? __X__ Today's date __4-22-21_____

E-mail Address: __msievert@horizonsengineering.com Phone # __603-659-4979

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____



The pictures above represent the architectural look and feel of the proposed Gerrish Extension neighborhood.



PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name _____ Mulhern Pocket Neighborhood Conservation Subdivision _____

Property Address __91 Bagdad Road_____ Map and Lot # 10/8-6_____

Site Plan: _____ Subdivision:___X___ Boundary line adjustment :_____

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested: Road Construction Regulations of the Town of Durham

_____4.01 mix road width 50'; 4.02 min pavement width 20'; 4.03 min shoulder width 4';

4.04 min dist. From center line to ditch 18'; 4.13 min tangent length between reverse

curves; 4.17 min center line curve radius 180' _____

Reason/justification(s) for the waiver request: _These waivers are being requested mainly because this is a private road and the goal of the type of subdivision is to reduce traffic, roadways and impervious surfaces. This waiver request for sections 4.01& 4.02 only apply to the loop road, the requirements are met for the access road. The min. tangent length between reverse curves is about 50', but we designed spiral curves between to soften the curve, but this reduced distance helps reduce the road length and impervious surface. The min. centerline radius of the proposed design is 50' in three locations for short curves, and this again reduces the road impact. The goal is to reduce disturbance, reduce speed and minimize impervious surfaces.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) __ __ Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: Michael J. Sievert

Applicant? Agent? Today's date 4-22-21

E-mail Address: msievert@horizonsengineering.com Phone # 603-659-4979

----- Office use below -----

Waiver approved: Waiver denied:

Comments: _____

Signature: _____ Date: _____



PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name _____ Mulhern Pocket Neighborhood Conservation Subdivision _____

Property Address __91 Bagdad Road_____ Map and Lot # 10/8-6_____

Site Plan: _____ Subdivision: __X__ Boundary line adjustment : _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

_____ School Impact fees _____

Reason/justification(s) for the waiver request: _The waiver is being requested because the proposed subdivision is for a 55+ community. _____

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) __X__ Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) _____ Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: _____ Michael J. Sievert _____

Applicant? _____ Agent? __X__ Today's date __4-22-21_____

E-mail Address: __msievert@horizonsengineering.com Phone # __603-659-4979

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____