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November 2, 2021

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

**Re: Town Planners Recommendation for Conditions of Approval Gerrish Drive  
Subdivision Map 10, Lot 8-6**

Dear Michael,

The following are comments to your recommendations dated October 13, 2021. We are submitting updated plans with some of these recommendations completed in an effort to reduce the length of the requirements for the condition of approval. The following are our responses to your original draft notice of decision:

- Size of Houses. I believe the size of the units will be between 1200 SF and 2800 SF livable area.
- Town Engineer updated Drainage review. I think this will be resolved by the meeting.
- Water Pressure. This study has been completed and it was determined that the pressure is adequate for the extension of the water main for this project.
- Waiver. Based on the subdivision requirements, we do not believe this waiver is required since there are not changes to this existing unit.

Changes to Plans

1. A path cross section has been added to the plan C502
2. The street sign location has been added to the plan sheet C101
3. The landscape plan has been updated.
4. A stop sign has been added at the main road and Gerrish Drive, and a yield sign has been shown at the loop intersection, sheet C101.
5. The ROW for Gerrish Dr. and Ambler Way has been added to the plans. The ROW was taken from the original subdivision plans for Gerrish/Ambler. Sheet C101
6. We have made an effort to standardize the unit areas to the extent possible.
7. The 125' wetland setback has been labeled as a septic setback sheet C101
8. A note has been added to sheet C101, to denote this change.
9. This line has been labeled as the gravel shoulder on sheet C101.
10. The road name is still pending.

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11. The paved travelled way width has been corrected on both sheet C101 and the Detail sheet C503 as 20' with an additional 3' shoulders on each side (1 side gravel, 1 side paved). The confusion is that one side of the road shoulder is paved, and one is gravel. Edge of traveled way line has been added to clarify 3' asphalt shoulder.
12. The road cross section detail has been corrected to 4" which is the Town requirement of this type of road.
13. The full land unit lines are not shown on the utility plan for clarity.
14. Land unit line has been revised to be perpendicular to existing lot lines.
15. The septic tank for unit 15 (now 17A) cannot be located on the land unit due to NHDES septic tank setback requirements.
16. The dimensional requirements have been removed in the General notes on sheet C101
17. Addressing has been added to the revised plans for approval from Fire/Police.
18. This will be completed as a precedent condition with the Assessing office.
19. The full set of plans is included in this submission.
20. This change has been made on sheet C502.
21. The general wall heights have been shown on sheet C503.
22. The signature block has been updated on all the drawings as detailed.
23. Article XXI Section 175-11 C(a) does not apply as the driveways are not within the Town right of way. The width of each driveway is needed to provide access to the garages per 175-11 C(b).

#### Notes on Plans

24. Private road. This note has been added to the notes on sheet C101
25. Trash and Recycling. This note has been added to the notes on sheet C101
26. House layouts. This note has been added but modified accordingly to match the condo documents.
27. Septic systems. This note is not acceptable and need to be changed as discussed at the meeting.
28. This note has been added to the notes on sheet C101
29. The note has been added to the notes on sheet C101

#### Changes to Declaration

The declaration document has been updated to the extent practical per the owner's attorney. The remaining subsequent and precedent conditions are acceptable for the conditions of approval.

Sincerely,



Mike Sievert  
VP Structural Engineering

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