

Town of Strafford, NH – Planning Board

Strafford Town Hall • 12 Mountain View Drive • Strafford, NH 03884

<http://www.strafford.nh.gov/index.php/planning-board>

Plan Review

PROJECT NAME: Huckins Trust		CASE NUMBER: 23-005 SUB Mjr & LLA
PLAN DATE (REVISION): 05-09-23		
MEETING DATE: 06-01-23	APPLICANT(S): Bertha Huckins Trust 22 Hillside Dr Strafford NH	APPLICATION TYPE: <input checked="" type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ. <input type="checkbox"/> Sign <input checked="" type="checkbox"/> (LLA) Lot Line Adjustment
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	SURVEYOR(S): John McTigue TF Moran Portsmouth, NH jmctigue@tfmoran.com	REVIEWED BY: Blair Haney SRPC Circuit Rider bhaney@strafford.org
EXECUTIVE SUMMARY		
<p>Applicant proposes a lot line adjustment and subdivision (major, cumulative) of Map 11, Lot 4 to add one additional lot. Lot 4 is currently 300 acres, and the applicant proposes to carve out a new five (5) acre lot (Lot 11-4-3). To create frontage, the applicant proposes to convert an existing shared driveway, which serves Lot 11-4-2 and 11-4-3, to a roadway. The proposed road ROW will be a minimum 50' wide but will be slightly wider nearest Hillside Drive to accommodate the winding nature of the existing driveway. The LLA is shown at the jog in the proposed ROW between the wider and narrower sections. The roadway comes off Hillside Drive and is proposed as a 20' wide gravel road with 2' wide shoulders. The new roadway requires four (4) drainage easements and an emergency services easement at the end. The applicant requests waivers for the proposed roadway.</p>		
BACKGROUND		
TAX MAP/LOT:	Map 11 – Lot 4	
AREA:	300 ac.	
EXISTING LAND USE:	Residential-Agricultural	
STEEP SLOPES ≥15%:	N/A	
ROAD ACCESS (FRONTAGE):	Huckins Rd	
CLOSEST INTERSECTION:	Hillside Dr	
ZONING DISTRICT(S):	Residential/Agricultural	
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain	
FEMA 100-YEAR FLOOD HAZARD ZONE?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
WATER BODIES:	<input type="checkbox"/> Shoreland Protection <input checked="" type="checkbox"/> No	
OTHER PERMITS AND APPROVALS		
<input type="checkbox"/> Special Exception(s) <input type="checkbox"/> Waivers <input type="checkbox"/> Variance(s) <input type="checkbox"/> Easement(s) <input type="checkbox"/> Excavation Permit		

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Conditional Use Permit Condo Documents State Permits Road Cut Road Bond

STATUS NOTES:

- Expedited Minimum Impact Project (EXP) Permit for wetlands impact (State)
- Subsurface Bureau review for septic (State)
- NOI for Construction General Permit (EPA)

COMPLETENESS/APPLICATION ACCEPTANCE & WAIVERS

Staff comments on Application Completeness:

1. Application appears to be complete pending review of waiver requests.

Staff comments on Waivers:

1. Section 2.6.5(F) Street Construction, applicant requests 20' wide road.
 - a. Applicant notes that 2.6.5(D) Dead-End Streets states minimum road width must be 20' whereas 2.6.5(F) references the "Required Roadway Cross Section" which states minimum road width must be 22'.
 - b. Map 11, Lot 4 will be 295 acres, Board should inquire about future development along the roadway.
 - c. Board should request Fire Department and Road Agent comments for all four (4) waiver requests.
2. Section 2.6.5(F) Street Construction, applicant requests 2' wide shoulders not 3' wide.
 - a. Board should condition that road layout allow for wider shoulders in the future, if necessary due to additional development.
3. Section 2.6.5(F) Street Construction, applicant requests 3" crushed gravel not 3" bituminous pavement.
 - a. Road Cross Section requires 3" bituminous on top of 6" crushed gravel, 9" total road depth. Does applicant propose only 3" crushed gravel or 9" crushed gravel?
4. Section 2.6.5(F) Street Construction, applicant requests 3:1 slope without guardrail not 4:1.
 - a. Board should request stormwater and drainage engineer comment of this request and potential impacts due to erosion and any safety concerns.

TECHNICAL REVIEW & MEETING HISTORY

Staff comments on Technical features:

1. Applicant proposes to add one new house lot at the end of driveway upgraded to Town roadway standards (pending waiver requests). Applicant notes approximately 30 car trips per day maximum using standard calculations. Applicant states the new roadway increases impervious surface by 14,800 SF to 20,900 SF total.
 - a. Board should vote on two motions: approve subdivision of Map 11, Lot 4 to create new Map 11, Lot 4-4; and approve Lot Line Adjustment for Map 11, Lot 4-3.
2. Applicant notes impacts to 1,300 SF of wetland resources to allow for roadway installation, including removing existing culvert, installing new 21" HDPE, installing new bioretention basin on

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north side of road, and associated grading work. Applicant will request an Expedited Minimum Impact Project (EXP) approval from NH DES for a Residential Development project of less than three (3) lots.

- a. An EXP requires Town Conservation Commission support. Board should request the engineering consultant to review the request and the proposed drainage plans. Board approval should be conditioned on Town Conservation Commission support.
 - b. Applicant states the project requires NHDES review for septic and EPA NOI for Construction General Permit; no additional Town Board or Commission review will be required.
3. Applicant proposes four (4) drainage easements and one “emergency services turning easement.” Board should consider review of easement language by Town counsel, including confirmation of responsible party for long-term drainage system maintenance.
4. Applicant notes existing culverts on subject area and proposal for new culverts. Board should request field inspection of existing culverts by Town Road Agent and review of proposed culverts, two (2) bioretention systems, and stone ditch.
- a. Does stormwater drain off south side of proposed roadway, over 3:1 slope, and onto Map 11, Lot 1 without treatment of slowing of flow?

CONDITIONS OF APPROVAL

- | | |
|--|--|
| <input checked="" type="checkbox"/> Plan copies with professional seals & signatures | <input type="checkbox"/> NPDES NOI |
| <input checked="" type="checkbox"/> Original Mylar with professional seals & signatures | <input checked="" type="checkbox"/> State Permits – |
| <input checked="" type="checkbox"/> Electronic submission per regulations (As-builts as required) | <input type="checkbox"/> Curb-cut |
| <input checked="" type="checkbox"/> All fees paid, and escrow maintained as required | <input type="checkbox"/> Subdivision (Sub Surface/Septic), |
| <input type="checkbox"/> Bond estimate | <input type="checkbox"/> Wetlands – Dredge and Fill, |
| <input type="checkbox"/> Condo Documents | <input type="checkbox"/> Alteration of Terrain |
| <input type="checkbox"/> As-built plans for both site plans | <input type="checkbox"/> Shoreland Protection |
| <input checked="" type="checkbox"/> Additional items to be determined as part of the plan review hearing (See notes above) | |
| <input checked="" type="checkbox"/> Changes to Plat as detailed in <u>minutes</u> and this report (List): | |
| • See above | |
| <input type="checkbox"/> Others (List): | |