



Civil Engineers
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May 9, 2023

Blair Haney, Contract Planner
Strafford NH Planning Department
PO Box 169
12 Mountain View Drive
Strafford, NH 03884

via email: landuse@strafford.org

**RE: Huckins Revocable Trust Subdivision
22 Hillside Drive – Bertha L. Huckins Revocable Trust – Tax Map 11, Lot 4
Project #47516.00**

Dear Mr. Haney:

On behalf of our client, Bertha L. Huckins Revocable Trust, please find a Subdivision Application submission relative to the above-referenced project. The following materials are included in this submission:

- **Check for Subdivision Application Fee Paid to “Town of Strafford” (\$450)**
- **Check for Abutter’s Notification Paid to “Town of Strafford” (\$315)**
- **Subdivision Checklist**
- **Copy of Deed**
- **Abutter’s List (1 copy).**
- **Abutter’s List (3 set of labels).**
- **Drainage Analysis (1 copy).**
- **Drainage Summary (3 Copies).**
- **Stormwater Management System Inspection & Maintenance Manual; and**
- **Site Development Plans entitled “Subdivision Plans, Tax Map 11 Lot 4, Huckins Revocable Trust, 22 Hillside Drive, Strafford, New Hampshire”, prepared by TFMoran, Inc., dated April 10, 2023, (3 copy at 22”x34, 3 copies at 11”x17”).**

Project Description

The project includes the Lot Line Adjustment for Lot 4-3, to include the new Right-of-Way and the Subdivision of Lot 4 (300 acres) into Lot 4 (295 acres) and Lot 4-4 (5 acres). The existing lots, Tax Map 11 Lots 4, 4-2 and 4-3 are approximately 305 acres and currently contains 3 Residences. The site is within the Agriculture-Residential Zone.

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com



TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222

The project proposes includes the construction of a 20' wide gravel road with 2' wide gravel shoulders with approximately 20,900 SF of impervious area. A portion of this replaces the existing drive for a total increase of 14,800 SF of impervious area upon the property and with approximately 58,300 SF of disturbance to facilitate the development.

The development does impact approximately 1,300S SF of wetland and will need to go before the Conservation Commission and obtain an Expedited Wetland Impact Permit from the State. The project will be undergoing additional review by NDES Subsurface Bureau for a septic plan and EPA's NOI for Construction General Permit.

Based on our review of the Town of Strafford Land Use Regulations, we are requesting relief in the form of waivers from the following sections as part of this submission.

Waiver Request #1

Requirement: Subdivision Regulations

1. Section 2.6.5(f) - All street construction shall conform to the dimensions shown on the Typical Section (Figure 1, Section 2.6.5, amended 1-27-2005).
 - Reason for Waiver – *Written regulation lists a minimum street width of 20' and the Typical Section shows a street width of 22'. This is a small road accessing only 3 lots. We are requesting to use a proposed street width of 20'.*
2. Section 2.6.5(f) - All street construction shall conform to the dimensions shown on the Typical Section (Figure 1, Section 2.6.5, amended 1-27-2005).
 - Reason for Waiver – *Note 3 on the Towns Typical Sections states, "Proposed Roads that shall have traffic counts of less than 100 vehicles per day and have not future possibility of future extension may at the discretion of board be constructed with tow foot shoulders". This road will service 3 single unit residential homes (10 trips per house per day = 30 trips per day) that will have less than 100 vehicles per day. The road has no potential for future extension. Therefore, we are requesting to construct shoulder of two feet in width.*
3. Section 2.6.5(f) - All street construction shall conform to the dimensions shown on the Typical Section (Figure 1, Section 2.6.5, amended 1-27-2005).
 - Reason for Waiver – *The Town's Typical Section calls for 3" Hot Bituminous Pavement. Since this is a low volume road serving three houses, we are requesting to use 3" of crushed gravel in place of this.*
4. Section 2.6.5(f) - All street construction shall conform to the dimensions shown on the Typical Section (Figure 1, Section 2.6.5, amended 1-27-2005).
 - Reason for Waiver – *The Town Typical shows 4:1 or 2:1 slopes with guardrail. In two areas, the proposed slopes are 3:1 without guardrail. This is done to keep the fill slopes withing the property limits. As a low volume road, this is allowable by AASHTO Guidelines for Geometric Design of Low-Volume Roads (2019).*

We appreciate your consideration of these matters and look forward to presenting this project to you in the near future.



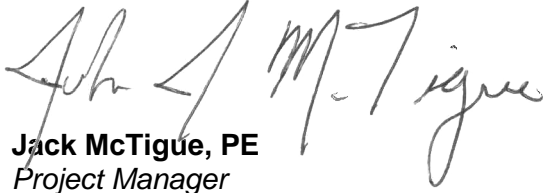
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We respectfully request that we be placed on the upcoming agenda for the Planning Board meeting on June 1, 2022.

If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,
TFMoran, Inc.

A handwritten signature in black ink, which appears to read 'Jack McTigue'. The signature is written in a cursive style with a large, stylized 'J' and 'M'.

Jack McTigue, PE
Project Manager

JJM/ghb

cc: Joe Cushing (jjlc@atlanticbb.net)