



September 5, 2024

Town of Strafford, NH
Planning Board
PO Box 23
Strafford, NH 03867

Owner: **Trademark Homes, LLC**
Subdivision: **Water Street Subdivision**
Location: **174 Tasker Hill Road, Strafford, Strafford County, New Hampshire**
Tax Map & Lot Number: **Map 3 Lot 14-1**

Dear Members of the Strafford Planning Board,

On behalf of my client, Trademark Homes LLC, I am requesting a Conditional Use Permit on the proposed Tax Map 3, Lot 14-2 in conjunction with a proposed subdivision of land submitted to this Board. As stated in the project narrative the proposed driveway will come off of Water Street and cross a brook to access the building site. The project proposes 390 Sq.Ft. of wetland crossing and 1,680± Sq.Ft., of buffer impact within 25' of the wetland boundary.

There are four wetland areas impacting this subdivision. Two small areas of 120 sf and 600 sf near the existing house and a larger wetland with brook along water street consisting of 23,000 sf. There is also a wetland adjacent to the property on Lot 14 where 310 sf impacts this property. All wetlands are classified as poorly drained.

The driveway location was chosen based on sight distance, logical wetland crossing areas, topography of the driveway alignment and general location of existing roadway and proposed house location. Wetlands crossings and buffer crossings are chosen in the least impactful areas, generally the narrowest locations.

The project proposes a steel and timber bridge to cross the brook so there is no disturbance to the brook. Pending State of NH DES approval, if required, there will either be a 30 foot bridge span with no wetland impact or a 20 foot bridge span with minor wetland impact of approximately 170 square feet. All sediment & erosion control measures will be utilized in the construction of the proposed driveway and as required by the State of NH. Per conversation with NH DES, if there is no disturbance to the wetland and abutments are constructed outside the wetland, then no permit would be required. All bridge design and permits, if necessary, would be performed by an engineer.

The property is not in current use and there is no conservation easement across this property.



With respect to the specific criteria for Conditional Use Permit we offer the following comment:

- a. The driveway is essential to the productive nature of the parcel in that it is the only access afforded to the proposed Lot 14-2 and provides for a less impactful subdivision based upon site topography, wetlands, site distances and regulations.
- b. There are multiple construction standards required by the Town and State that will be followed throughout construction to ensure that proper construction ensues. This includes temporary and permanent methods for sedimentation and erosion control as outlined in the State Env-Wt 900 rules as well the standard Best Practices for Erosion Control.
- c. There are no alternative routes for development of this section of the property. The Town regulations pertaining to net area and slopes will make it difficult to use a shared driveway for access to the proposed lot 14-2. The upper part of the property is steeper and not as conducive to construction of a house, driveway, septic system, etc. The crossing proposed provides the minimum impact area practical given the design considerations noted above.
- d. The proposed driveway is the most efficient way of accessing the property. Any access from Tasker Hill Road, will require a long driveway close to 400 feet in length over varying terrain having a greater impact on the area with disturbed soil and runoff. This would require many cuts to obtain the 8% slope max.
- e. An NHDES Wetlands Bureau will be applied for and provided to the town upon their approval.

Thank you for your time in reviewing this application.

Sincerely,

A handwritten signature in black ink that reads "Raymond A. Bisson".

Raymond A. Bisson, LLS
Stonewall Surveying