

JONES & BEACH ENGINEERS INC.

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November 23, 2020

Fremont Planning Board
Attn: Paul Powers, Chairman
295 Main Street
PO Box 120
Fremont, NH 03044

**RE: Response Letter
Scribner Road, Fremont, NH
Tax Map 1, Lot 82
JBE Project No. 19175.1**

Dear Mr. Powers,

We are in receipt of comments from Steven Keach from Keach-Nordstrom Associates, Inc. dated November 4, 2020. Review comments are listed below with our responses in bold.

General Comments:

1. *It appears the following State Agency Permits are required under this application: (a) NHDES Subdivision Approval; and (b) a NHDES Wetlands Permit. We recommend each required permit be received prior to or as a condition of any approval ultimately granted by the Planning Board; and receipt of each permit be acknowledged in the form of a note on the Cover Sheet to the final project plans.*

RESPONSE: Once the permits have been approved, they will be added to the cover sheet.

2. *In order to satisfy the requirements of Article III – Section 5 of the Subdivision Regulations we recommend the Planning Board receive and consider any remarks offered by the Fremont Fire Department.*

RESPONSE: Plans have been provided to the Fire Department for review. All currently received comments have been addressed.

3. *We recommend any approval granted to this application be conditional upon the applicant providing a performance guarantee, in an amount and form acceptable to the Town of Fremont, to serve as a financial surety for full and final completion of public improvements pursuant to applicable provisions of Article IV – Section 1 of the Subdivision Regulations.*

RESPONSE: A Performance Guarantee will be provided to the Town of Fremont in the amount agreed upon.

4. *We understand the proposed subdivision roadway, to be named Violette Lane, is intended to be platted and constructed as a future public street. If so, we recommend a note be added to the final plat for the purposes of indicating that intent, as well as acknowledging an obligation, on the part of the applicant, to satisfactorily maintain this future street until such time as it may be accepted as a Class V public highway by the Town of Fremont pursuant to RSA 674:40 or RSA 674:40-a as applicable.*

RESPONSE: A note to the effect has been added to Sheets A1 & C2.

5. *Article IV – Section 4 of the Subdivision Regulations requires execution of a Development Agreement prior to commencement of construction of a subdivision. A model draft of such an agreement is provided as an Appendix to the Subdivision Regulations. We recommend any approval granted to this application be conditional upon execution of a Development Agreement by and between the applicant and Town of Fremont prior to commencement of construction.*

RESPONSE: A Development Agreement will be drawn up before the start of construction on the subdivision.

Zoning Matters:

1. *We understand that on July 01, 2020 the Planning Board granted a Conditional Use Permit (CUP) for an Open Space Preservation Development (OSPD), pursuant to the terms and conditions of Article 7 – Section 704.4 and Article 13 – Section 1302 of the Zoning Ordinance.*

RESPONSE: No response required.

2. *Based upon our reading of a Notice of Decision issued by the Planning Board we understand the Yield Plan upon which CUP approval was based contemplated a density of seven (7) single-family dwellings. We note a copy of the previously approved Yield Plan is provided at Sheet Y1 of the current OSPD drawings. In submitting the current application for definitive OSPD plan approval the applicant seeks approval of an eighth parcel or lot for single-family residential construction pursuant to provisions of Article 13 – Section 1302.8.C of the Zoning Ordinance. We recommend the Planning Board consider the applicant's request for "bonus density" under applicable terms and conditions of the Zoning Ordinance. In the event the Board ultimately elects to award bonus density, we would recommend a note acknowledging that outcome appear on the final plat.*

RESPONSE: Planning Board voted on November 4th to approve the bonus lot. A note to this effect has been added to the Cover Sheet and Sheet A1.

3. *As shown on the project plans the current OSPD proposal contemplates dedication of an estimated 566,991 square feet (13.02 acres) of open space. In order to satisfy applicable requirements of Article 13 – Section 1309 of the Zoning Ordinance regarding future ownership, use and maintenance of open space we recommend the applicant submit a draft declaration of covenants, easement and restrictions for consideration and review by Town Counsel. We further recommend any approval granted by the Planning Board occur either subsequent to or be conditional upon receipt of favorable review of this document by Town Counsel. We note Article 13 – Section 1302.9.J of the Ordinance establishes a requirement for designation and maintenance of an External Buffer around the perimeter of any OSPD. In the current instance, portions of this buffer are planned to be situated on individual residential lots. As such we recommend future lot owner limitations regarding use of land situated with the required External Buffer be specifically addressed to the satisfaction of Town Counsel in the resulting declaration of covenants, easements and restrictions document.*

RESPONSE: Applicant is currently preparing Homeowner Association documents to be submitted for review by Town counsel.

4. *We recommend the applicant's consultant recheck and revise information presented in a "Lot Table" provided on Sheet C2 of the drawings. Specifically, we recommend information presented in this table demonstrate a measure of "contiguous buildable land", sufficient to satisfy the requirements of Article 13 – Section 1302.10.B, is available on each platted lot intended to be used for building purposes. We recommend lot area notations provided on Sheets A2, A3, C2A and C2B be revised for consistency with updated tabular values.*

RESPONSE: Lot areas notation on Sheets A2, A3, C2A and C2B have been revised for consistency with updated tabular values.

5. *We recommend the project plans be expanded to demonstrate suitable accommodations for pedestrian access to platted open space land, sufficient to satisfy requirements of Article 13 – Sections 1302.11.B & 1302.11.D will be available for benefit of future residents.*

RESPONSE: Pedestrian access to platted open space land is available on either side of the cul-de-sac.

6. *Similarly, in order to satisfy the requirements of Article 13 – Section 1302.11.E we recommend the project plans be expanded to specify installation of street trees and interior landscape accommodations for the future cul-de-sac "island".*

RESPONSE: Applicant is discussing street trees with the Planning Board and will comply with PB decision.

Planning/Design Matters:

1. *We recommend a north arrow be provided on Sheet A1.*

RESPONSE: A north arrow has been added to Sheet A1.

2. *We recommend both Scribner Road and proposed Violette Lane be labeled accordingly on each applicable drawing.*

RESPONSE: All plans have both Scribner Road & proposed road name labeled.

3. *We note the abutters list appended to the application identifies the owners of abutting Map 1 – Lot 75 as John David Dyer & Janina Mary Cotton while the drawings suggest this same parcel is owned by Nicole Simoneau. We recommend this discrepancy be reconciled.*

RESPONSE: The abutters for Tax Map 1, Lot 75 have been revised on the plans and abutters list to show the correct owner.

4. *The abutters list appended to the application correctly identifies Map 1 – Lot 80-1, situated at 277 South Road, as an abutting parcel. We recommend the drawings be expanded to identify location and ownership of this parcel situated immediately northwest of the subject tract.*

RESPONSE: Tax Map 1, Lot 80-1 has been depicted on plans.

5. *We recommend Sheet A1 be expanded to label each proposed lot and open space parcel.*

RESPONSE: Sheet A1 has been expanded to label each proposed lot and open space parcel.

6. *We recommend Sheet A3 be expanded to indicate the platted right-of-way width of Violette Lane is to be 50 feet.*

RESPONSE: Sheet A3 has been expanded to indicate the platted right-of-way width of the proposed road to be 50 feet.

7. *We recommend Sheets A2 and A3 be expanded to label the 50-foot wide External Buffer required pursuant to Article 13 – Section 1302.9.J of the Zoning Ordinance.*

RESPONSE: Sheets A2 & A3 have been expanded to label the 50-foot wide External Buffer.

8. *Sheet C1A identifies a series of three existing “sheds” situated at or adjacent to the westerly parcel boundary, presumably owned by abutters, which appear to encroach upon the applicant’s property. While these encroachments do not appear to affect the current OSPD proposal, we do recommend the final plan specifically acknowledge these encroachments; resolution of which, if any, would be a civil matter by and between the applicant and individual “shed” owners.*

RESPONSE: The existing sheds have been noted as being “over property line” on the Existing Conditions Plan.

9. *We recommend Sheets C1A and C1B be stamped by the Certified Wetland Scientist who identified and delineated the extent of jurisdictional wetland depicted on the drawings.*

RESPONSE: Sheets C1A and C1B have been stamped by the Certified Wetland Scientist.

10. *In order to satisfy the requirements of Article III - Section 3.E of the Subdivision Regulations we recommend Sheets C1A and C1B be expanded to depict and label two-foot contour interval existing topographical mapping. We further recommend these drawings be expanded to depict and label one or more local benchmarks to which topographical survey data depicted on the drawings is referenced.*

RESPONSE: Sheets C1A and C1B have been expanded to depict and label two-foot contour interval existing topographical mapping.

11. *Sheets C3A and C3B depict the location of a 4,000 square foot (4K) areas of soil having location and quality suitable for construction of an on-site wastewater disposal system. This accommodation is presumably intended to satisfy an applicable requirement of Part Env-Wq 1000 of the New Hampshire Code of Administrative Rules. Part Env-Wq 1008.04 (a) and Table 1008-2 of the cited Rules requires a minimum horizontal separation values of 75 and 35 feet respectively between the leaching portion of an on-site wastewater disposal system and a stormwater pond which does and does not intercept the seasonal high ground water table elevation. As shown on Sheet C3B of the drawings it appears the 4K area provided at Lot 8 is presently situated less than 35 feet from the adjoining stormwater pond. Correspondingly, we recommend: (a) an additional test pit be excavated within the "footprint" of Stormwater Basin #1 for the purposes of determining if the design elevation of this pond will intercept seasonal high-water table; and (b) if it is determined the elevation of the pond does not intercept seasonal high-water table, we would recommend the location of Lot 8's 4K area be adjusted to satisfy the applicable minimum horizontal separation distance of 35 feet. Alternately, in the event it is determined the elevation of the proposed pond intercepts water table, we would recommend the 4K area be repositioned to accommodate a corresponding minimum horizontal separation distance of 75 feet.*

RESPONSE: Additional test pits have been completed in Lot 8. The proposed 4K area for this lot has been relocated 75' from the stormwater basin.

12. *We recommend the final project plans be expanded to depict and define the lines of a public drainage easement to be dedicated in the vicinity of planned Stormwater Basin #1, as well as any similar easements which may be needed in order to accommodate other public improvements to be situated beyond future limits of dedicated public right-of-way.*

RESPONSE: The final plans have been expanded to depict and define the lines of a public drainage easement.

13. *We recommend Sheet C3B be expanded to label centerline stationing of Violette Lane.*

RESPONSE: Sheet C3B has been expanded to label centerline stationing of the proposed road.

14. *Sheet C3B suggests a planned roadway cross culvert in the vicinity of roadway station 5+45 is to have a diameter of 30-inches while corresponding drainage calculations suggest 36-inches. We recommend the documents be revised for consistency.*

RESPONSE: Drainage calculations for the planned cross culvert in the vicinity of roadway station 5+45 have been revised as required.

15. *We recommend the project plans be expanded to identify the location of planned underground utility installations.*

RESPONSE: The project plans have been expanded to identify the location of planned underground utility installations.

16. Based upon our review of roadway design plans for the construction of Violette Lane we offer the remarks:

- *In order to satisfy the requirements of Article 3 – Section 10.02.S.3 of the Subdivision Regulations we recommend Sheet P1 be expanded to specify design radii dimensions for pavement flares to be constructed at both the intersection of Violette Land with Scribner Road, and at the introduction to the planned cul-de-sac, are to be a minimum of 30-feet.*

RESPONSE: Sheet P1 has been expanded to specify design radii dimensions for pavement flares to be constructed at both the intersection of the proposed road with Scribner Road and the cul-de-sac.

- *We recommend the design engineer provide an expanded view of the planned cross-culvert installation in the vicinity of Sta. 5+45 and label all information needed for proper installation of this culvert, associated headwalls and inlet/outlet protection aprons on the same. We also recommend the estimated area of wetland impact for culvert and roadway construction be labeled on the drawings.*

RESPONSE: An expanded view of the planned cross-culvert installation in the vicinity of Sta 5+45 is included in the plans, see sheet C3B.

- *We recommend the design engineer demonstrate a measure of all-season safe intersection sight distance, sufficient to satisfy the requirements of Article III – Section 10.02.R.4 of the Subdivision Regulations, will be available at the planned intersection of Violette Lane and Scribner Road.*

RESPONSE: Highway Access Plan, H1, depicting the sight distance has been added to the plan set.

- *Article III – Section 10.03.F (3) of the Subdivision Regulations requires a minimum depth of 36-inches of soil cover be available above the crown elevation of all storm drains and culverts. It appears the cross-culvert installation planned in the vicinity of Sta. 0+30 does not satisfy this requirement.*

RESPONSE: A waiver to this requirement has been requested. An updated waiver request letter is included with this resubmittal.

- *In order to satisfy applicable requirements of Article III – Section 10.05.A of the Subdivision Regulations we recommend Sheet P1 expanded to illustrate the lines of all proposed/required public drainage easements (9) and to provide all relevant horizontal centerline control information (12).*

RESPONSE: Sheet P1 has been revised to provide all relevant horizontal centerline control information. Easement information is shown on Subdivision Plan A3 and C2B.

- *It appears driveway culvert installation will be needed at Lots 1, 2, 7 and 8. We recommend Sheet P1 be expanded to provide design information necessary to construct the same. We also recommend a note be added to the project plans specifying driveway apron and utility stub construction at each proposed lot shall be complete prior to installation of the binder course of street pavement.*

RESPONSE: Sheet P1 has been revised to provide design information necessary to construct the driveway culvert. Driveway apron note has been added to Sheet C2, Note #22.

- *We recommend a typical detail of driveway apron construction, corresponding with applicable standards of the Town of Fremont Driveway Regulations, be added to the project plans.*

RESPONSE: A typical driveway detail has been added to Sheet D3.

- *We recommend a typical detail of storm drain trench installation be added to the project plans.*

RESPONSE: A typical detail of storm drain trench installation has been added to Sheet D3.

- *We recommend the project plans be expanded to specify underdrain installation at the following locations: (a) Sta. 4+75 to Sta. 0+30+ left with discharge at HW #2; (b) Sta. 4+75 to Sta. 1+00 right with discharge to Stormwater Pond #1; (c) Sta. 11+75 to Sta. 6+25 right with discharge to daylight; and (d) Sta. 8+22 to Sta. 6+25 left with discharge to daylight.*

RESPONSE: Project plans have been expanded to specify underdrain installation at the following locations: (a) Sta. 4+75 to Sta. 0+30+ left with discharge at HW #2; (b) Sta. 4+75 to Sta. 1+00 right with discharge to Stormwater Pond #1; (c) Sta. 11+75 to Sta. 6+25 right with discharge to daylight; and (d) Sta. 8+22 to Sta. 6+25 left with discharge to daylight.

- *We recommend the typical roadway section provided on Sheet D1 be expanded or revised as follows: (a) to specify use of ¾-inch crushed stone in underdrain installation; (b) to specify underdrain is to be installed at a minimum depth of 48-inches below finish grade; (c) to specify installation of a minimum depth of not less than 12-inches of sand (304.1) between bedrock and subgrade if and to the extent applicable; and (d) to include a note reading: "All workmanship and material incorporated in roadway, drainage and infrastructure shall conform with Standard Specifications for Road and Bridge Construction as published and amended by the NHDOT and any superseding local regulations."*

RESPONSE: The typical roadway section on Sheet D1 has been expanded or revised as follows: (a) to specify use of ¾-inch crushed stone in underdrain installation; (b) to specify underdrain is to be installed at a minimum depth of 48-inches below finish grade; (c) to specify installation of a minimum depth of not less than 12-inches of sand (304.1) between bedrock and subgrade if and to the extent applicable; and (d) to include a note reading: "All workmanship and material incorporated in roadway, drainage and infrastructure shall conform with Standard Specifications for Road and Bridge Construction as published and amended by the NHDOT and any superseding local regulations."

17. *In addition to individual comments regarding proposed stormwater management and drainage accommodations specified above we offer the following remarks:*

- *A typical section of Stormwater Basin #1 provided on Sheet D1 specifies emergency overflow accommodations. These accommodations, together with relevant details of construction, should also be specified on the drawings.*

RESPONSE: Relevant details have been added to Sheet D1 for Stormwater Basin #1.

- *We recommend design data for Pipes P-201 and P-202 be added to the plan view on Sheet D1.*

RESPONSE: Design data for Pipes P-201 and P-202 has been added to Sheet D1.

- *We recommend installation of either a headwall or flared end-section at the discharge ends of Pipes P-201 and P-204 be specified on Sheets D1 and D2 respectively.*

RESPONSE: The installation of a headwall or flared end-section at the discharge ends of Pipes P-201 and P-204 on Sheets D1 and D2.

- *Discharge from Pipe P-201 will ultimately be captured by an existing segment of 12-inch RCP situated beneath Scribner Road. We recommend a note be added to Sheet D1 stating the contractor shall review the existing culvert inlet condition with the Town Engineer at time of construction and shall clean and/or repair the existing culvert inlet if and to the extent directed in order to accommodate future drainage conditions.*

RESPONSE: A note to this effect has been added to Sheet C3, Note #27.

- *The drawings graphically suggest proposed headwalls HW #1 through HW #4 are to be equipped with wing walls. We recommend a typical detail of proposed headwall construction be provided on the project plans.*

RESPONSE: A typical detail of proposed headwall construction has been added to Sheet D2.

- *The project plans and drainage report suggest Stormwater Basin #2 is intended to exfiltrate stormwater at a rate of 1.0 inch/hour over an estimated 2,817 square feet of surface area. Design elevations shown on Sheet D2 indicate the bottom of this proposed basin is to be situated at an elevation of 4 to 6-feet below existing grade. Test pits in the vicinity of this proposed basin suggest a seasonal high-water table depth of approximately 2-feet. We recommend the design engineer recheck and confirm soil/groundwater suitability for exfiltration.*

RESPONSE: Exfiltration has been removed from the proposed basin.

- *In the event suitability for stormwater exfiltration is confirmed we would recommend the drawings be expanded to provide construction details for the construction of the bottom area of Basin #2.*

RESPONSE: Exfiltration has been removed from Basin #2. Details have been updated.

- *We recommend a typical detail of outlet protection apron construction be provided.*

RESPONSE: A typical detail outlet protection apron construction has been added to the plans.

18. Sheet D2 includes a traffic control signage schedule which specifies installation of a W14-1 "dead end/no outlet" sign. We recommend Sheet P1 be expanded to indicate where this sign is to be installed.

RESPONSE: Unused signs have been removed.

19. Sheet D2 includes a typical detail of pipe bollard installation. It does not appear the drawings indicate the intended purpose or location of bollard installation.

RESPONSE: The plans have been revised to indicate the intended purpose or location of bollard installation.

20. As acknowledged above the applicant's consultant submitted correspondence dated September 21st for the purposes of seeking waivers from specific requirements of the Subdivision Regulations including: (a) containing protective well radii on each lot – Section 6.B.2 & 6.B.3; (b) cul-de-sac length in excess of 800 feet – Section 10.02.R; and (c) Site Specific Soil Survey Mapping – Section 3.L. In the event the Planning Board ultimately elects to grant one or more of the requested waivers we would recommend a note acknowledging such outcome be provided on an appropriate sheet of the final drawings.

RESPONSE: A note will be added to the final plans acknowledging the outcome of the waivers.

Included with this submission are the following:

1. Updated Waiver Request Letter.
2. Six (6) Full Size Plans.
3. Eight (8) 11"x17" Plans.
4. Revised Drainage Calculations, dated Nov. 23, 2020
5. Additional Test Pit data

If you have any questions, please feel free to contact our office. Thank you for your time.

Very truly yours,

JONES & BEACH ENGINEERS, INC.



Barry Gier, P.E.

Vice President

cc: Gary Densen, Densen Construction, Inc. (letter and plans via email)
Steve Keach, Keach-Nordstrom Assoc, Inc.