

November 30, 2021

Ms. Leanne Miner; Land Use Administrative Assistant
Fremont Planning Board
Post Office Box 120
Fremont, New Hampshire 03044

Subject: **Haus Emily, LLC - Elderly Open Space Development**
Main Street (Map 2 – Lot 70); Fremont, New Hampshire
KNA Project No. 21-1020-3

Dear Ms. Miner:

As you may recall, on November 3rd we issued a letter report pertaining to the subject application. Within that report we offered a series of technical comments and recommendations generated as a result of our consideration and review of the applicant's initial submission of project plans and application materials. On November 26th we received a copy of a subsequent submittal consisting of copies of the following documents:

- A cover letter addressed to the Planning Board, prepared by the applicant's consultant on November 23, 2021;
- Project plans (20 drawings) dated October 06 and last revised on November 22, 2021; and
- A Drainage Analysis/Erosion & Sediment Control Plan dated October 06 and last revised November 22, 2021.

Based upon our careful consideration and review of the current submittal we are pleased to advise that it appears that the applicant's consultant was able to satisfactorily address a number of our previous comments and recommendations. Accordingly, our remaining remarks are limited to the following at this time:

General Comments

1. It appears this proposal requires the following State Agency permits: (a) NHDES Subdivision Approval; (b) a NHDES Alteration of Terrain Permit; (c) a NHDOT Driveway Permit; (d) NHDES Water Supply Bureau Approval; and (e) NHDES Construction Approval for each of two planned on-site community subsurface sewage disposal (septic) systems. We recommend: each required State Agency permit be received prior to or as a condition of any approval ultimately granted by your Board; and each resulting permit be referenced in the form of a note on the Cover Sheet of the final site plan.

Civil Engineering

Land Surveying

Landscape Architecture

2. We recommend any approval granted to this application be conditional upon the applicant's execution of a Site Plan Development Agreement, as well as submittal of a performance guarantee, in an amount and form acceptable to the Town, pursuant to the requirements of Sections 1.18 and 1.21 of the Site Plan Review Regulations respectively.

Zoning Matters

1. This application is being advanced as an Elderly Open Space Development under authority of Article 13 – Section 1301 of the Zoning Ordinance. Based upon our careful consideration and review of the applicant's submittal we offer the following remarks at this time:
 - a. We continue to recommend note No. 1 on Sheet 5 be expanded to reference Article 13 – Section 1301 of the Fremont Zoning Ordinance.
 - b. We continue to recommend the Planning Board confirm total number of existing and proposed elderly housing units available within the Town of Fremont will not exceed the maximum permitted under Article 13 – Section 1301.2.B of the Zoning Ordinance upon approval of the current application.
 - c. As correctly acknowledged by the text of Note No. 4 on Sheet 5 of the site plan, pursuant to applicable provisions of Article 13 – Section 1301.2.C of the Zoning Ordinance the subject tract enjoys a maximum permissible residential density of 25 bedrooms. Since a total of 13 dwelling units are proposed, it must be presumed a total of 12 dwelling units are to contain 2-bedrooms with the 13th unit containing a single bedroom. We recommend notes provided on Sheet 5 be expanded to both indicate the same and to specify which dwelling unit is intended to be a single bedroom dwelling.
 - d. Article 13 - Section 1301.2.J of the Ordinance specifies requirements for pedestrian access. We previously recommended the applicant address these standards to the satisfaction of the Planning Board. In response, the applicant's consultant offered the following remark: "Pedestrian access to occur via the one-way street and existing woods road trails through the open space." We recommend the applicant and Planning Board discuss accommodations for pedestrian access and the final project plans be expanded or revised as necessary to reflect the outcome of such discussion.
 - e. Article 13 - Section 1301.2.L of the Ordinance contains specific requirements for landscape installation. Again, we previously remarked that "as presented the site plan is currently silent in regard to proposed landscaping." In response, the applicant's consultant added Sheet 12 to the site plan. As shown on this drawing, the applicant currently proposes to install a prototypical arrangement consisting of a single tree and ten shrubs in a uniform manner in immediate vicinity of each of thirteen proposed dwellings. While this approach for individual unit landscape accommodations may be fine, given the language of Section 1301.2.L it appears this approach may be somewhat less than that envisioned by the Ordinance which states: "elderly housing developments shall be

landscaped to enhance their compatibility with surrounding areas, with emphasis given to utilization of natural features where possible ...”. We recommend the applicant and Planning Board review and discuss landscape treatment and the final site plan be amended or revised to the extent necessary to reflect outcome of such discussion.

- f. Article 13 - Section 1301.2.P of the Ordinance requires compliance with HUD’s Fair Housing Accessibility Guidelines. We continue to recommend the applicant demonstrate intent to comply with this requirement.
2. We continue to recommend the applicant submit draft copies of future condominium or homeowners association documents intended to satisfy the requirements of: Article 13 – Section 1301.3.C, relative to protection of common land and open space; Section 1301.4, relative to ownership, governance and operation of the future condominium; and Section 1301.7, relative to age based residency restriction. Upon receipt, we recommend the draft documents be submitted to Town Counsel for review and comment.

Planning/Design Matters

1. We continue to recommend the project plans be stamped by each of the various licensed professionals who contributed to preparation of the same.
2. We recommend the Sheet Index provided on Sheet 1 be expanded to acknowledge drawings C3A, C3B & H1 have been added to the site plan.
3. We continue to recommend the word “show” be replaced with the word “shown” at Note No. 2 on Sheet 2. Similarly, we recommend the text of Note No. 1 on Sheets 5 & 6 be revised to replace the word “bedroom” with the word “bedrooms”.
4. We continue recommend Copp Drive and Leblanc Road be labeled on each applicable drawing.
5. We recommend Sheet 4 be expanded to include: (a) a north arrow; (b) a graphic scale; and (c) a curve table providing metes and bounds data for horizontal curves identified as C1 through C10 on the drawing. In addition, we recommend the text of Note No. 1 be edited to provide a proper description of the intent of this drawing.
6. Sheet 6 references a “Note 14” pertaining to a discontinued road. Note 14 on Sheet 6 speaks to stop signs and pavement markings. We recommend the drawings be reconciled accordingly.
7. We recommend tract boundaries be defined by metes and bounds on Sheet 5.
8. We recommend Sheets 4 & 5 indicate the name of the proposed private street.
9. In the event the applicant anticipates phasing of roadway and infrastructure construction we would recommend a detailed phasing plan be provided.

10. The site plan suggests this site is to be served by two on-site community water supply systems. If so, we continue to recommend detailed plans and specifications for system construction be provided either prior to or as a condition of site plan approval.
11. As shown on Sheet 10 it appears as many as four septic tanks and corresponding sanitary sewer lines are to be situated within the protective radii of both proposed on-site water wells. This appears inconsistent with applicable NHDES requirements.
12. We previously recommended the site plan be expanded to include details of any proposed exterior lighting accommodations, to which the applicant's consultant responded: "No site lighting is proposed". Given the combination of project location and intended occupancy, coupled with sheer practicality, we find it very unlikely this response mirrors the applicant's true intent. We continue to recommend an appropriate lighting plan, consistent with applicable requirements of Section 1.19 of the Site Plan Review Regulations be prepared and incorporated with the final site plan.
13. Sheet 6 identifies the location of a proposed dumpster pad, yet the drawings provide no details for pad installation or screening. We recommend the site plan be expanded accordingly. Returning to our remarks regarding landscape installation above, we recommend consideration be given to screening and enhancement of the vicinity of the proposed pad area.
14. We recommend Sheets 9, 11 & 19 specify flared end-sections (with corresponding invert elevations) at each of three segments of storm drain discharging at Forebay #1, as well as installation of a headwall (with corresponding invert elevation) at Rip Rap Apron #1.
15. We recommend detail drawings entitled "Outlet Structure #1 (OS #1)" and "Wet Pond Section" provided on Sheet 19 be rechecked for accuracy, consistency in terms of specified design elevation and otherwise reconciled with computations provided in the Drainage Report.
16. We recommend the "Emergency Spillway" detail provided on Sheet 19 be expanded to insert site specific dimensions at locations which currently read "Distance – See Plan".
17. Given relatively shallow storm drain depths contemplated throughout the site we recommend the typical "Catch Basin" detail provided on Sheet 19 be expanded to include specifications for a "flat top" section.
18. In order to satisfy the requirements of Section 1.15.M of the Site Plan Review Regulations we recommend the applicant prepare and submit a trip generation memorandum.
19. We recommend the Drainage Report be expanded to fully address all applicable requirements of Section 1.20 of the Site Plan Review Regulations relative to stormwater management.

Ms. Leanne Miner
November 30, 2021

We trust you will find the foregoing comments and recommendations useful in your continued consideration and review of the subject application. Please contact the writer at your convenience in the event you should have specific questions or further instructions at this time.

Sincerely:

Steven B. Keach, P.E.
President
Keach-Nordstrom Associates, Inc.