

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

November 15, 2021

Fremont Planning Board
Attn: Leanne Miner
PO Box 120
Fremont, NH 03044

**RE: Response Letter
Spaulding Road, Fremont NH
Tax Map 3, Lots 37-2 & 37-3
JBE Project No. 20631**

Dear Ms. Miner,

We are in receipt of comments from Steve Keach, P.E. of Keach Nordstrom Associates dated November 3, 2021. Review comments are listed below with our responses in bold.

GENERAL COMMENTS:

- 1. As currently presented, it appears this proposal will necessitate receipt of NHDES Construction Approval for a planned on-site sewage disposal (septic) system. We recommend this required permit be received prior to or as a condition of any approval ultimately granted by the Planning Board; and the resulting permit be references in the form of a note on the Cover Sheet to the final project plans. We note the Cover Sheet to the site plan suggests NHDES Subdivision Approval is required under this application. If it is the applicant's intent to offer individual dwelling units for sale under a condominium form of ownership, this would be true. However, in the event the property is intended to be owned by one individual or business entity, NHDES Subdivision Approval is not needed. We recommend the applicant advise as to the intended mode of future ownership.*
RESPONSE: A Septic Permit will be obtained prior to approval from the Planning Board. The required permit information has been included on the cover sheet.
- 2. In addition to State Agency permit(s) specified above, the applicant must also receive a local Driveway Permit from the Fremont Highway Department for construction of planned private road access to Spaulding Road.*
RESPONSE: A Driveway Permit will be obtained from the Fremont Highway Department.
- 3. 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 Section 1.18 and 1.21 of the Site Plan Review Regulations respectively.*
RESPONSE: Applicant is aware of this requirement.

4. *In addition to seeking site plan approval for multi-family site development we note this proposal also contemplated at lot line adjustment between the subject Map 3, Lot 37-3 and abutting Map 3, Lot 37-2. The proposal lot line adjustment will require consideration and review by the Planning Board pursuant to the procedure described under Article 2- Section 6 of the Subdivision Regulations. We recommend Board approval of the planned lot line adjustment occur subsequent to, or be conditional upon, receipt of verification by a Licensed Land Surveyor that all boundary monuments, identified as "to be set" on the drawings have in fact been installed.*

RESPONSE: The lot line adjustment was approved by the Planning Board at the November 3rd Public Hearing.

ZONING MATTERS:

1. *We understand that on June 3, 2021 the Planning Board granted a Conditional Use Permit (CUP) pursuant to authority of Article 7- Section 708 of the Zoning Ordinance for the purposes of authorizing construction of four planned multi-family dwelling units with two of those units to be utilized as a board and care facility. We recommend a note acknowledge that the outcome be provided on Sheet 4 of the Site Plan.*

RESPONSE: A note to this effect has been added to sheet C2 and to the cover sheet.

2. *As acknowledged above, the applicant has submitted an application seeking approval of a CUP for the construction of a multi-family dwelling units in the Aquifer Protection District pursuant to authority of Article 12, Section 1203.8.F (1) (b) of the Zoning Ordinance. In the event the Board elects to approval the request, we would recommend a note acknowledging that outcome be added to sheet 4 of the final site plan.*

RESPONSE: The Planning Board voted to approve the C.U.P per Article 12 at the November 3rd meeting. A note to this effect has been added to the cover sheet and sheet C2.

3. *We recommend a note be added to the site plan acknowledging the applicability special requirements governing the design and installation on-site wastewater disposal systems within the Aquifer Protection District specified at Article 12- Section 1204 of the Zoning Ordinance.*

RESPONSE: A note has been added to the site plan acknowledging the applicability special requirements governing the design and installation on-site wastewater disposal systems within the Aquifer Protection District specified at Article 12- Section 1204 of the Zoning Ordinance, see note 18, sheet C2 and general notes, sheet S2.

PLANNING/ DESIGN MATTERS:

1. *In order to satisfy applicable requirements of the Site Plan Review Regulations (SPRR's) we recommend the final site plan be expanded as follows:*

- a. *To provide an estimate of travel distance from the local fire and rescue department to the subject site (Section 1.13.J of SPRR's);*

RESPONSE: An estimated travel distance from the local fire and rescue department to the subject site has been added to the plans, see note 19, sheet C2.

- b. *To provide an estimate (based upon trip generation rates published by the Institute of Transportation Engineers) of the average weekday daily traffic volume (ADT) anticipated to be distributed to the local transportation network upon buildout and occupancy of the proposed construction (Section 1.13.K of SPRR's);*
RESPONSE: A traffic memo estimating the traffic generated by the proposed development has been included with this resubmittal.
- c. *To provide a landscape plan demonstrating the intent to comply with applicable standards under Section 1.15.N of the SPRR's (Section 1.13.O of SPRR's)*
RESPONSE: Landscape plan has been added to the plans.
- d. *To provide a note specifying planned dwelling units are to enjoy benefit of fire suppression (Section 1.14.M pf SPRR's);*
RESPONSE: A note indicating sprinklers are to be installed has been included, see note 20, sheet C2.
- e. *To identify a number, dimension and location of accessible parking spaces, sufficient to satisfy applicable requirements of the Americans with Disabilities Act (ADA) for benefit of occupants of the planned board and care facility (Section 1.15.M)*
RESPONSE: The number, dimension and location of accessible parking spaces has been added to the plans.
- f. *If exterior lighting is planned (non is currently specified on this site plan) the final drawings be expanded to specify the location and provide specifications for installation of the same sufficient to demonstrate compliance with Section 1.15-2 of the SPRR's;*
RESPONSE: Lighting Plan depicting exterior lighting has been included in the revised plan set.
- g. *To address seasonal snow removal and storage (Section 1.17.J of SPRR's); and*
RESPONSE: Seasonal snow storage have been added to the plans.
- h. *To provides metes and bounds boundary data for subject Map 3, Lot 37-3 on Sheet 4 (Section 1.13.s (5) of SPRR's)*
RESPONSE: Metes and boundary data for subject Map 3, Lot 37-3 have been added to Sheet C2.
2. *An exhibit provided in the Drainage Analysis includes Site Specific Soil Survey Mapping of the subject premises. We recommend Sheet 2 (Existing Conditions Plan) be expanded to also illustrate this mapping.*
RESPONSE: Sheet 2, Existing Conditions Plan has been expanded to illustrate the Site-Specific Soil Survey Mapping.
3. *The word "Main" is misspelled in the test of the abutter citation for Map 3- Lot 37-2 provided on Sheet 2.*
RESPONSE: The spelling error has been corrected on Sheet 2.

4. *Review of the Official Zoning Map suggests the Subject parcel is situated in the Residential District in its entirety. We recommend the text of Note No. 2 on Sheet 2 and Note No.1 on Sheet 3 be revised accordingly.*

RESPONSE: Note 2 on Sheet 2 and Note 1 on Sheet 3 have been revised.

5. *We recommend Sheet 4 be expanded to specify building footprint dimensions for the proposed dwelling units.*

RESPONSE: Sheet 4 has been expanded to specify building footprint dimensions for the proposed dwelling units.

6. *We recommend Sheet 4 be expanded to specify design radius dimensions of all proposed pavement curves and flares.*

RESPONSE: Sheet 4 has been expanded to specify design radius dimensions of all proposed pavement curves and flares.

7. *As acknowledged above, the applicant's consultant has prepared and submitted a Stormwater Management Operation & Maintenance Manual. We recommend Sheet 4 of the final site plan be expanded to acknowledge this document shall be considered an integral part of the site plan approved by the Fremont Planning Board. We also recommend any such approval granted to this application be conditional upon the owner, its heirs, successors or assigns compliance with recommendation for periodic inspection and maintenance of stormwater management infrastructure contained in this document in perpetuity.*

RESPONSE: Note 21, sheet C2 of the site plan has been expanded to acknowledge the Stormwater Management Operation & Maintenance Manual.

8. *We recommend Sheet 5 be expanded to specify a stabilized construction entrance drive apron is to be installed and maintained as a temporary erosion control measure throughout construction.*

9. **RESPONSE: The existing drive on lot 37-2 is to be utilized for construction. A temporary construction entrance is shown on C3.**

10. *As shown on Sheet 5 it appears a "future garage" may be situated directly above a planned drainage swale. We recommend the swale realignment be considered in order to avoid need to destabilize the site's established stormwater management system if and when the garage construction is ultimately pursued.*

RESPONSE: The future garage has been relocated to eliminate need to shift the swale.

11. *We recommend the plan view provided on Sheet 6 identify the location of Station 0+00*

RESPONSE: The plan view on Sheet 6 now identifies the location of Station 0+00.

12. *As shown on Sheet 7, a segment of the gravity sewer line is to be constructed along the front (easterly façade) of the proposed multi-family residential structure. Given the overall length and horizontal alignment of this segment of sewer, we recommend that the drawings be expanded to specify the installation of sewer cleanouts to facilitate future maintenance activities.*

RESPONSE: Sheet 7 has been expanded to specify the installation of sewer cleanouts to facilitate future maintenance activities.

13. Based upon our review of stormwater management accommodations illustrated on the current project plans we offer the following remarks:

a. Sheet 10 includes an Infiltration Basin section. We recommend this section be revised as follows:

i. To specify depth and gradation of “rip rap” to be placed on interior embankment slopes as shown.

RESPONSE: Sheet 10 has been expanded to specify depth and gradation of rip rap to be placed on interior embankment slopes.

ii. To specify a minimum thickness of 4 inches of 3/8 inch pea stone is to be installed between the bottom of the specified thickness of bio-infiltration mix and native subgrade;

RESPONSE: Sheet 10 has been expanded to specify a minimum thickness of 4 inches of 3/8 inch pea stone is to be installed between the bottom of the specified thickness of bio-infiltration mix and native subgrade.

iii. To recheck specified rim elevation of the planned outlet structure as the value currently specified (166.50) is 0.25 feet higher than perimeter embankment elevation (166.25)

RESPONSE: Specified rim elevation of the planned outlet structure has been modified as required.

b. A detail of Outlet Structure #1 provided on Sheet 10 includes a note advising that “all openings to be fitted with trash racks to engineer’s specifications” We recommend the final site plan be expanded to include such specifications

RESPONSE: Trash rack detail has been included.

c. We recommend the Emergency Spillway detail provided on Sheet 10 be revised to specify specific horizontal dimensions for lengths currently noted as “distance per plan”; and to specify applicable minimum thickness dimensions and some gradation for proposed rip rap.

RESPONSE: The Emergency Spillway detail on Sheet 10 has been revised to specify dimensions and rip-rap sizing.

14. The Stormwater management Operation & Maintenance Manual submitted by the applicant’s consultant appears to suggest porous asphalt pavement is to be used on this site while drawings suggest otherwise. Further, the Manual fails to address maintenance protocol for the planned stormwater infiltration basin. We recommend the Manual be revise accordingly.

RESPONSE: The Stormwater O&M Manual has been revised as required.

Included with this response letter are the following:

1. Six (6) Full Size Plan Sets.
2. Eight (8) Half Size Plan Sets.
3. Revised Stormwater O&M Manual.
4. ITE Traffic Memo

Thank you very much for your time.

Very truly yours,

JONES & BEACH ENGINEERS, INC.



Barry Gier
Vice President

cc: Tom Nisbet, PPM Fremont Holdings, LLC (via email)
Steven Keach, Keach-Nordstrom Associates (via email & U.S. Mail)