



Newmarket Planning Board,
Mr. Bart McDonough
Director of Planning and Community Development,
186 Main Street Newmarket, NH 03857

October 16, 2023

Ref: Map u-4 Lot 69
Elderly Residential Development Review #12

Dear Mr., Chairman & Members of the Board:

We are in receipt of a review letter from UEI, dated Sept. 11, 2023 and we offer the following responses to the noted comments. Each comment is followed by our response in **bold**.

General / Administrative

1. Site Layout Intent: We recognize the intent of the current proposed layout appears to be avoidance and minimization and cost minimization. While we applaud minimization of disturbance area; we encourage striking a balance between disturbance minimization and providing sufficient space for functionality within the site layout.

Response: We feel the site layout facilitates sufficient space for functionality while minimizing disturbed area and preserving local wetland buffers. As the anticipated vehicle travel speed within the parking area would be 5mph+/-, there seems to be no need for sidewalks and or painted pedestrian crossings, etc. Additionally, a pedestrian walkway is provided with a painted access at the edge of drive pavement to the dumpster.

Existing Conditions Plans

5. Utilities: Show and label the existing water main.

Response: The existing watermain is now shown per DPW records and labelled.

Site Plan

8. Parking Layout: We feel improvements can be made to the layout of the parking area to improve pedestrian safety and traffic circulation. Town regulations referred to below can be found in the Site Plan regulations, Section 3.02.

- b. We recommend consideration of an alternate parking layout to allow all residents to access their cars via sidewalks rather than walking within travel lanes and behind other cars.

Response: pedestrian walkway is provided with a painted access at the edge of drive pavement to the dumpster. necessary.

- d. ADA parking spaces are required to be 20' in length.

Response: A waiver has been requested to the ADA required 18'.

9. Dumpster Location: The location of the dumpster is inconvenient for both residents and trash collectors. Provide a plan showing turning movements for trash trucks. If the dumpster remains in its current location, a sidewalk should extend to that area.

Response: The design is adequate with the proposed use, a WB-50 truck turning path has been depicted on the plans, and no sidewalk will be proposed internally. A trash collection truck can easily make the similar movements.

11. Pads: Show the location of transformer, emergency generator, and HYAC pads, as applicable.

Response: The proposed transformer, generator and underground propane tank locations have been added. HVAC will be internal to the building as reviewed at the TRC hearing.

UEI: It is unclear how the propane tank will be accessed for filling.

Response: the vehicle will park and extend the fill hose to the tank, similar to residential fills with more remote tank locations.

Grading and Drainage Plan

17. Snow Storage: Snow storage (labeled on the site plan) is proposed on all of the stormwater management features. Snow storage areas should be separate areas not located within or in obstruction to stormwater features.

Response: Snow storage labels have been removed from those areas.

UEI: UE recommends that signage or physical barriers be added so that snow is not inadvertently plowed into the stormwater areas.

Response: Signage has been proposed as requested.

Utilities and Lighting Plan

24. **Clean-Out:** At a minimum, a sewer clean-out should be installed at the ROW line. UE understands that the Newmarket Sewer Department has requested that a manhole be installed in lieu of a PVC clean-out. Please amend the plan and include a sewer manhole detail in the plan set and amend the Sewer Service Detail as required.

Response: A SMH has been added as requested.

UEI: Please relocate the SMH to the ROW line rather than within the ROW.

Response: The manhole has been relocated as suggested.

Stormwater Modeling and Management

28. **Sub catchments:** Post sub catchment 1B includes the entire roof. The architectural drawings show a peaked roof, with the front of the roof sloping toward the sidewalk/parking area. Please clarify how the runoff from the front half of the roof will be conveyed to the stone drip edge.

Response: Please see the revised architectural plans

UEI: While the architectural plans have been updated to show gutters and downspouts, it remains unclear how the runoff from the front half of the roof will be conveyed to the stone drip edge. Please clarify.

Response: the downspouts from the front half of the roof will be piped into the stone drip edge (see sheet PB-03 of the architectural plans).

30. **Freeboard:** Neither Bioretention Pond exhibits 1' of freeboard in larger storm events as required by NHDES.

Response: NHDES does not enforce a 1' freeboard, simply that the ponds don't overtop under a 50-YR storm evaluation. These ponds do not overtop during a 100-YR storm event. The design is adequate and appropriate.

- 31. Hydraulic Coupling:** In several model runs, the peak water elevation in the BioRetention Ponds exceed that of Sed Ponds immediately upstream of them. As graded, the two features will be "one" at elevations greater than the top of weir.

Response: The ponds have each been modelled as a single node as requested. This actually lowered the projected peak surface water elevation slightly.

New Comments:

34. Property Lines: The proposed property lines for the existing house differ between the Subdivision Plan and the site plans. Coordination is needed.

Response: This has been corrected.

35. Setback Lines: Setback lines on both parcels should be revised to reflect the current proposed property lines on all sheets.

Response: This has been corrected.

Thank you for your timely and professional review of the submitted plans. We hope the information provided address your concerns. Please feel free to contact our office if you have any additional question and/or comments.

Very Truly Yours,

BEALS ASSOCIATES, PLLC

Christian O. Smith

Christian O. Smith, PE
Principal