



T.F. BERNIER, INC.
Land Surveyors~Designers~Consultants

50 Pleasant Street, P.O. Box 3464
Concord, NH 03302-3464

Environmental Permitting
State and Local Permitting
Land Surveying
Aerial Mapping
Aerial Photography

Tel. (603) 224-4148
Fax (603) 224-0507

January 31, 2017

Heather Shank
Concord City Planner
10 Green Street
Concord, NH 03301

RE: Major Subdivision Application
Strategic Contracting Company, LLC
Hoit Road

Dear Ms. Shank:

This letter addresses the comments from the Planning Board Project Summary sheet dated January 18, 2017 and from Engineering dated December 14, 2016:

Planning, General Comments:

1.3 concerning easements for well radii.

Response: Sample deeds of lot conveyance will be prepared with well, driveway and open space easement language. These will be submitted for review as soon as a draft is complete.

Planning, Waivers:

2.1 b,c: concerning waivers requested for stormwater management plans and calculations by Professional Engineer.

Response: A Stormwater Management Plan has been prepared, including runoff calculations and drainage area plans.

Planning, Open Space Comments:

3.2 concerning proposed landscape plantings within open space perimeter buffer.

Response: In accordance with staff recommendations we will discuss the landscape buffer with the Planning Board during the public hearing.

3.3 & 3.4 concerning Open Space easement deed.

Response: Pending. A draft of the Open Space Easement deed to the City will be submitted for review as soon as it is prepared.

Planning, Technical Review Comments:

4.1 concerning open space calculations

Response: Open Space buildable areas have been added to the Topographic Plans as a cross-hatched pattern.

4.2 concerning required street tree calculations for entire frontage, on the Landscape Plans.

Response: When the landscape buffer requirements have been finalized the Landscape Plans will be revised, with the street tree calculations for the entire Lot 12 frontage added.

Engineering Subdivision Plan Comments:

1. *concerning lot addresses.*

Response: The addresses as noted have been added to each lot on sheet 1.

2. *concerning NHDES subdivision approval.*

Response: NHDES subdivision approval is pending, waiting for easement deed to the City stating that the open space is to remain undeveloped. When approval is received the number will be added to the notes on sheets 1 and 3.

Engineering Site Development Plan Comments:

1. *concerning depressions.*

Response: Depression 1P is existing. The other depressions are not constructed/excavated they are areas of natural soil and vegetation (and required landscape plantings) which become a shallow depression after construction of driveways. Small landscape berms have been proposed to prevent depressions 2P and 4P from extending into the Hoit Road R.O.W. Excess runoff in the roadside swale would still pass into the depressions during higher flows, but the depressions themselves do not rely on surface area within the R.O.W. for infiltration. The grass, meadow and/or woods surrounding the depressions provide pretreatment.

2. *concerning the proposed treeline.*

Response: The Limit of Disturbance/regrading lines shown on sheet 5 would be the proposed treeline within the existing wooded area. This has been added and labeled for clarification.

3. *concerning spot grades.*

Response: The different texts of the existing and proposed grades are listed in the legend. On the plan view the difference in text size and shade between the two has been increased to help make the difference more visible.

4. *concerning the foundation drain outlet on lot 6.*

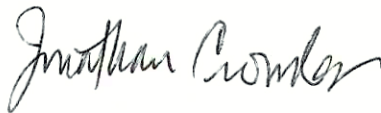
Response: A foundation drain outlet does not carry storm water and is therefore not subject to the flow intensity related to storm events. The flow is based on soil transmissivity which by itself is a flow dampening process.

Drainage Analysis:

A stormwater management report has been prepared and is attached.

Thank you for your time and continued coordination on this application. If you have any questions or need additional information, please give us a call.

Sincerely,
T. F. BERNIER, INC.



Jonathan Crowdes
Project Manager

cc: file 504-04

From: RBarton WBEnv
To: [Shank, Heather](#)
Subject: Hoit Road Residential Development Project
Date: Friday, February 03, 2017 10:07:12 PM

Good afternoon Ms. Shank,

My wife and I recently had a chance to review the submittal(s) by TF Bernier, Inc. on behalf of Strategic Contracting Company, LLC regarding a Major Subdivision off Hoit Road. While we realize this type of subdivision is permitted in our Medium Density Residential District; we would like to make you aware that we do not support this project in its current configuration. We feel in its current configuration, it does not fit with the surrounding properties and is not keeping with the larger spaced lots surrounding. It is by no means consistent with the character of the surrounding community and abutting single-family homes. In our opinion, this type of cluster layout would be much more suited for a cul-de-sac versus what is proposed. There are no such dense $\frac{3}{4}$ acre lot layouts (cluster) in the immediate vicinity of the proposed subdivision. The average lot size of 10 surrounding properties in close proximity to the proposed subdivision is 2.47 acres. Lot size is a significant concern.

We are also concerned about the intersection of Hoit Road and Mountain Road, and traffic on Hoit Road. The intersection is very busy and accidents are a regular occurrence. Traffic on Hoit Road has increased significantly with developments to the east, and we are concerned that the volume of lots may worsen the traffic and create additional opportunities for accidents at the already dangerous intersection. Hoit Road is often also busy with walkers, bicyclists and runners. Traffic is a concern.

In closing, my wife and I recognize that the Hoit Road lot will be developed into residential properties. However, we do request that the City consider our legitimate concerns. We do not feel that the cluster of houses, with shared driveways, situated on $\frac{3}{4}$ acres lots, is at all consistent with the surrounding community. Our lot, which is the smallest of the 10 we selected in our group, is 1.16 acres. We request that the City strongly consider reducing the number of homes and increase the lot sizes.

Thank you in advance regarding your consideration of our concerns.

Regards.

Russell and Kerry Barton
57 Hoit Road
Concord, NH 03301

Russell W. Barton
Cell [603-491-8026](tel:603-491-8026)