



September 24, 2018

Town of New London
Planning Board Members
375 Main Street
New London, NH 03257

Re: **New London Place - Site Plan Review Application**
Tax Map 72, Lot 17

Dear Board Members,

We have reviewed the application package submitted by Jones & Beach Engineers, Inc. on behalf of the Continuum Health Services, Inc. The materials included a plan set (49 sheets) dated 9/10/18, Drainage Analysis dated 9/10/18, and Traffic Study Memorandum dated 7/2/18. As requested, we have reviewed the package for compliance with the New London Site Plan Review Regulations (SPRR), last emended 12/1/15. Where applicable, our review included compliance with the Subdivision Regulations and Zoning Ordinance. Our review did not include water distribution or wastewater collection system design.

Based on our review we offer the following comments. Each comment is preceded by the corresponding regulation section.

Site Plan Review Regulations

ARTICLE VI. STANDARDS AND REQUIREMENTS FOR PROPOSED DEVELOPMENTS

B. Solid Waste Collection & Storage Areas

- Locations of facilities and details for screening do not appear to be shown on the plans.

G. Water Drainage

- The site plan requires compliance with the Stormwater & Erosion Control Design Standards of the Subdivision Regulations. See below for comments on compliance with that regulation.

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Q. Fire Protection

- We assume the Fire Chief will be reviewing the plans.

Zoning Ordinance

ARTICLE XIX. PLANNED UNIT DEVELOPMENT

B. 6. Buffer Strip

- A buffer strip with either natural vegetation or proposed plantings is required for a 75' wide strip around the perimeter of the property. It appears that the required buffer is missing along the cut slope at the property line with Tax Map 72, Lot 16 (hospital parcel). It also appears that Wet Pond #5 where Clough Circle intersects with Parkside does not have a planted buffer.

B. 8. Open Space Requirements

- It does not appear that the 50% open space area has been defined on the plans.
- Sections B. 8. c-e outline requirements for management, ownership, etc. of the open space which should be reviewed by the Planning Board.

Subdivision Regulations

SECTION VI. STANDARDS FOR SUBDIVISION DESIGN

Stormwater & Erosion Control Design Standards were reviewed for compliance with “big picture” items. We did not review detailed stormwater calculations or detention and treatment system designs.

L. (2) Stormwater Recharge

- New London regulations require a greater volume of groundwater recharge than is required by state rules. According to the Drainage Analysis provided, the project as proposed will provide groundwater recharge that will comply with New London regulations.

L. (4) (b) (1) Peak Runoff

- Based on the Drainage Analysis provided, it appears that the peak runoff requirement has been met for the 1, 2, 10, 25, 50, and 100 year storm events for all analysis points except for AP#4. AP#4 is the westernmost culvert that passes under Parkside Road. It is shown to have an increase in the peak rate of runoff for the 100-year event from 44.31 cfs in the pre-development condition to 47.93 cfs in the post-development condition. The size of

this culvert is not noted on the plans. We recommend this culvert be analyzed to determine the impact.

M. Landscape Design Standards for Stormwater Treatment

- The plan set does not appear to include a planting plan or planting notes for the proposed stormwater treatment areas other than loam, mulch, and grass seed mix specifications.

N. (3) (c) Street Design Standards – Alignment

- The horizontal alignment tangent section between reverse curves is less than 100 feet in two locations: Hope Stryker Drive Sta. 4+25 and Griffin Way Sta. 21+00. Due to the proposed nature of these interior roads, we do not feel this presents any issues as long as the Fire Chief concurs on the design proposed for emergency access.

N. (5) Street Design Standards – Right-of-Way (R.O.W.)

- No R.O.W. was shown for proposed roads in the development. Therefore, our review assumed the roads are proposed to remain private.

General Comments

1. The landscaping plans, Sheets L1 – L2, do not appear to match the grading plans, Sheets C3-1 – C3-3. In particular, the generator location behind the Continuing Care Facility and stormwater pond #2 appear to be different. We recommend the applicant review and revise as necessary.
2. The project will require permits from NHDES Alteration of Terrain Bureau and NHDES Wetlands Bureau. The project will also require compliance with the Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) Construction General Permit (CGP), which will require preparation Storm Water Pollution Prevention Plan (SWPPP) and regular erosion and sediment control monitoring.

The application package appears to be in substantial compliance with New London regulations with the possible exceptions listed above. We recommend the Planning Board review the plan with emergency responders to ensure access is adequate and condition approvals upon receipt of state and federal permitting. Please feel free to contact me with questions or requests for additional information at (603) 877-0116 or wdavis@horizonsengineering.com

Sincerely,



Will Davis, PE, LEED AP
Regional Office Manager