

Fran Stanley

From: Greg Roy <groy@dillisandroy.com>
Sent: Tuesday, July 2, 2024 9:28 AM
To: Charles Vander Linden; raperini@comcast.net; Fran Stanley
Cc: Stan Dillis
Subject: Hoyts Wharf - Conceptual Dev. Plan
Attachments: 7027-CPT1.pdf

Chuck and all,

As discussed in our meeting last week, I've prepared the attached conceptual plan. Generally speaking, I think its best to go into the NHESP permitting with the "worst case" scenario. As such, I opted to layout the site with the look and feel of an end user like Seven Hills, that might require a more conventional parking lot, vs a duplex that might just need a more conventional driveway without designated parking spaces. Here are the highlights:

1. The plan shows a 5,000 SF structure
2. The leaching field is sized to accommodate 8 bedrooms
3. I've shown a parking area for 16 cars. There is room for more, but I thought this was a reasonable assumption as it shows 2 spaces per bedroom.
4. The driveway is shown at 24-feet wide. Depending on the end user, this may be able to be reduced.
5. The disturbed area of the site is ~88,000 SF.
6. Given the disturbance area is over 40,000 SF, we are going to need to incorporate stormwater management into the site plan per the Town's Stormwater Regulations. As such, I've shown an area for that. It is not sized at all, just a place holder for now.
7. This plan intends to keep the access road from Hoyt's Wharf on the remaining land.
8. I've configured the lot to preserve as much frontage on Hoyt's Wharf as possible. Additionally, this configuration doesn't use any frontage on Cow Pond Brook Road.
9. The Lot size is ~7.36 Acres. Of that, approximately 72% of the area is "undeveloped". In theory, that includes enough upland area to conform to NHESP requirements for Habitat protection. We will, of course, need to get NHESP to buy in on the configuration of the proposed limit of work, and they might require that the undeveloped areas be permanently protected with a CR.

This is intended to be a starting point, we can certainly tweak the plan if desired. A such, I'm interested to hear your feedback and I'm available to answer any questions that you may have. I think the next steps are as follows:

1. Work with you to bless the concept plan
2. Finalize the plan in sufficient detail to send to NHESP along with the Project Review Checklist.
3. Prepare and file the Project Review Checklist application to NHESP
4. Perform the boundary survey required for the preparation of the ANR plan. (I already have this on the survey calendar)
5. Perform definitive soil testing. The testing we performed were only informal and didn't include percolation testing. We will need to formally submit a soil testing application and schedule testing with the BOH. We are currently booking into August for this, so I recommend that we submit the soil testing application as soon as possible. Let me know if you have any questions about that.

I hope you all have a great Holiday!

Gregory S. Roy, P.E.
President