

Town of Lincoln Planning Board – Meeting Minutes  
February 24, 2010 – 6:00 pm

**Planning Board**

**Present:** Vice Chairman Joe Chenard, Selectmen's Representative Peter Moore, John Hettinger, Jim Spanos, Deanne Chrystal, Alternate Charlie Cook and Alternate Tom Adams.

**Staff Present:** Town Manager Peter Joseph and Helen Jones.

**Others Present:** Liz Lambregtse, Kristin Clouser, Justin Daigneault, Russ Cooley, Walter Rogers, Alan Malkasian, Robert Duval and Steve Lafrance.

**I. CALL TO ORDER**

Vice Chairman Joe Chenard called the meeting to order and announced the excused absence of Pat Romprey. Alternate Charlie Cook was seated.

**II. MINUTES OF THE PREVIOUS MEETING**

A motion was made by Jim Spanos to approve the minutes of the December 9, 2009 Planning Board meeting. Seconded by John Hettinger. Approved by the committee members in attendance on December 9, 2009.

A motion was made by Peter Moore to approve the minutes of the January 10, 2010 Planning Board meeting. Seconded by John Hettinger. Approved by committee members in attendance on January 10, 2010.

Joe Chenard questioned the wording of the warrant article. He stated that the Planning Board did not recommend the changes. Peter Joseph reminded him that the Planning Board did vote to recommend on February 10, 2010.

A motion was made by Peter Moore to approve the minutes of the January 13, 2010 Planning Board meeting with the following changes: to correct the listing of Charlie Cook and Tom Adams from members to alternates. Seconded by Jim Spanos. Approved by committee members in attendance on January 13, 2010.

A motion was made by Peter Moore to approve the minutes of the January 27, 2010 Planning Board meeting with the following changes: to correct the fact that John Hettinger was absent at that meeting and that alternate Charlie Cook was seated. Pat Romprey recused himself. Alternate Tom Adams was seated. Seconded by Jim Spanos. Approved by committee members in attendance on January 27, 2010.

A motion was made by Charlie Cook to approve the minutes of the February 10, 2010 Planning Board meeting. Seconded by Peter Moore. Approved by committee members in attendance on February 10, 2010.

Town of Lincoln Planning Board – Meeting Minutes  
February 24, 2010 – 6:00 pm

As the Bunker Lane site visit was not a formal meeting no vote was needed. Attending members would like the report to note that the measuring of the road was from snow bank to snow bank and in a couple of areas they were able to measure from curb to curb.

Joe Chenard recused himself for the continuation of the South Mountain Partners application and seated Alternate Tom Adams. Jim Spanos will be the acting chairman.

**III. CONTINUATION** of an application for Subdivision submitted by Andrew Nadeau for Lincoln South Mountain Partners, LLC (Tax Map 118, Lot 003)

Proposal: Seeks approval to divide existing parcel of land into parcels.

Planning Board: Acceptance of the Completed Subdivision Application.

Public Hearing: Approve or Disapprove the Completed Subdivision Application and

**CONTINUATION** of an application for Site Plan Review submitted by Andrew Nadeau for Lincoln South Mountain Partners, LLC (Tax Map 118, Lot 003)

Proposal: Seeks approval to construct 5 buildings with twelve (12) units in each building.

Planning Board: Acceptance of the Completed Site Plan Review Application.

Public Hearing: Approve or Disapprove the Completed Site Plan Review Application.

Jim Spanos asked Peter Joseph to go over the memo he sent to the Planning Board.

**Site Walk** –Road width was from 24 to 26 feet and is in rough condition. Tom Adams commented on the lack of vehicles in that area despite it being school vacation week.

**Conversation with Mike McCluskey, NHDES** – Mr. McCluskey was satisfied with the conditions that were previously imposed on the previous Rapids project. As none of these conditions were met, he will review the file in addition to the new information provided to him. Mr. McCluskey will work with the Planning Board to provide assistance with the project.

**Third Party Reports** – The following are Peter's recommendations (reports attached):

The Haley & Aldrich (HAI) report regarding site contaminants will be forward to Mike McCluskey at NHDES for review along with the Eastern Analytical test pit results. The Board members approved of this.

West Environmental report regarding NHDES Wetlands Permit – As a permit has already been issued by NHDES; the Planning Board has no authority to overrule NHDES. If abutters have concerns about the permit, they need to deal with NHDES Wetlands Bureau. The Board members would like to leave the information in file and let abutters contact NHDES with any concerns about the project.

T F MORAN (TFM) report regarding drainage design should be forwarded to the Town's consulting engineers at H. E. Bergeron (HEB) in Conway for their opinion. HEB reviewed the original drainage design submitted by HEB and found it satisfactory. Peter Joseph would like HEB to review the new information to see if it would change any aspect of their original review. The cost is to be paid by the applicant. The Board members approved and agreed to give copies of Peter Joseph's memo to applicants and abutters.

Board members agreed to give copies of Peter Joseph's memo to applicants and abutters.

John Hettinger asked that the Board receive a report back from Mike McCluskey regarding the HAI report and Eastern Analytical test pit results.

Town of Lincoln Planning Board – Meeting Minutes  
February 24, 2010 – 6:00 pm

Jim Spanos asked Steve Lafrance if he had anything to say before the public discussion. Mr. Lafrance had nothing to add, still coming in with the same plans they had at the last meeting.

Peter Moore asked to review with Peter Joseph some of the concerns the Planning Board has.

**List of Outstanding Concerns:**

**Contaminations/HazMat on site** - NHDES will review all applicable documentation. LSMP should be required to follow all recommendations put forward by NHDES.

**Water & Sewer** – The pump station was constructed by three homeowners associations and five individual homeowners that shared the cost. No organization has been formed to take care of the pump. The project would rely on the use of this pump station. Peter Joseph explained that we needed to know who to contact to get the use of the pump station clarified. Alan Malkasian felt that Chester Khan and the group he represents want to hold off this issue until after the lawsuit is completed. It was the Board's understanding that the lawsuit only had to deal with the road access. Steve Lafrance said that at this time they are just looking for the approval to build, if this item was not already in the lawsuit he felt it would be shortly. A board member asked if the Town Attorney had seen the lawsuit, Peter Joseph said he had seen it but the Town had not asked him to formally review it. Charlie Cook felt that the pump station, as with the road, was not a concern of the Planning Board. This issue should be resolved between the developer and the abutters before final approval is granted. The Town does need to understand who owns the pump station, however.

**Road** – Jim Spanos asked what the developer's intentions for the road were. Steve Lafrance said they would videotape the road before and after construction to make any repairs needed. Peter Moore suggested that a bond would be needed the road repairs. Also he would like to hear any comments from the abutters.

**Impact Fees** – An agreement is needed on all currently existing fees and bedroom taxes.

**Permits** – Applicant needs to gain applicable permits from state and federal government.

**Floodplain** – Steve Lafrance informed the Board that the first floors of the buildings will be at the current 100-year flood level; this will enable the owners to obtain flood insurance. John Hettinger asked if the fill they will be using to raise the foundations up would meet the civil engineering requirements for flood plans. Mr. Lafrance answered that yes, they plan to meet the requirements. Standards to build will be at the new flood plan elevations. Peter Moore asked where the fill will be coming from to raise the elevations; will be imported. John Hettinger asked about the exemption from the Shoreland Protection Act as he has only seen a permit for the village core trail. Mr. Lafrance believes that when the Town applied for the urban exemption from the Shoreland Protection Act, that the Lincoln South Mountain Partners (LSMP) property was included. A confirmation had come from Darlene at DES. Mr. Lafrance presented an e-mail he received from Darlene, but no official letter has been received.

**Granite Block Levee/Riverbank** – The levee was not designed to current 100-year flood standards. Town currently has no plans to increase flood capacity or make upgrades to meet the National Flood Insurance Program. The applicant needs to acknowledge this and indemnify and hold the Town of Lincoln harmless due to failure of the riverbank, especially given the questionable conditions of the

Town of Lincoln Planning Board – Meeting Minutes  
February 24, 2010 – 6:00 pm

underpinnings of granite block levee. Mr. Lafrance feels it is not up to the applicants to maintain the levee; it is up to the Town. He feels that the levee is able to do what it was designed to do. If the levee had been maintained over the last 50 years, it would be in much better condition. He would suggest to Mr. Cooley to check with his attorney before signing any agreement. The Board felt that this was a Selectmen's decision.

**Private Utilities** – The applicant agrees that the drives, water and sewer will remain privately owned in perpetuity.

**Recreation Trail/Landscaping Plan** – Mr. Lafrance showed plans for shrubs and they would clean up all unused land of brush and downed trees.

MOTION: Peter Moore made a motion to open the public hearing on the application. Seconded by Charles Cook. Motion carries unanimously.

Robert Duval felt that there are several issues that should be resolved before granting a permit.

- Right to use the road and utilities;
- Traffic Safety – wants applicant to find an alternate route;
- Drainage – increased flow of water;
- Fill in the flood zone – filling land could affect abutters;
- Contaminations –applicant come up with a plan that abutters will not be affected;
- Materials management plan be presented to abutters.

Peter Joseph felt the applicants must have an alteration of terrain permit with approval from DES. Before making any decisions, reports will be sent to DES for their input.

Steve Lafrance said fill would not come from onsite. Where the buildings are going, the test pits data has been clean.

Joe Chenard asked if they have the right to use the sewer line from the pump station to Main Street. Who owns the line? The owner is unknown.

Alan Malkasian, an owner at the Links has concerns about the construction equipment going over Bunker Lane. Mostly with safety, damages to Bunker Lane and the heavier use in the summer months. He has no problems with the new buildings, but would like to see more landscaping.

Walter Rogers, from the Fairways is not concerned about the Rapids building, only of them using the road through the Fairways to the Rapids.

Deanne Chrystal asked for more information on an alternate route into the project. Alan Malkasian mentioned that on the first LSMP plan showed the entrance coming off of Cooper Memorial Drive. He had been told that from a cost point of view this entrance was not viable. He is very concerned about the safety of using Bunker Lane.

John Hettinger mentioned that the current plans are set up almost the same as the original plans for the Fairways, condos, which had additional units where the Rapids were proposing construction. The

Town of Lincoln Planning Board – Meeting Minutes  
February 24, 2010 – 6:00 pm

traffic was going to be there eventually and the people who purchased homes along there should have known this at that time.

This issue will be decided by the court.

John Hettinger asked if they found an alternate route for construction equipment and only use Bunker Lane for regular traffic would they be OK? Mr. Malkasian said he would be however Walter Rogers would like them to find alternate access. Kristin Clouser, who represents Fairways and the homeowners, would also like the developers to find alternate access.

Peter Joseph asked what exactly is the objection to safety. Is it the width, geometry or pedestrian safety?

Robert Duval felt it was the bend in the road, the closeness of the houses to road, the width of road, the number of vehicles that will be using the road and excess speed.

Steve Lafrance felt that they have gone over the safety issue of the road many times; bottom line is that the abutters do not want the applicant to use the road. He asked the board to look at what they propose to do as compared to other developments in town and they will find what they are proposing is not unreasonable. If they could come in from Cooper Memorial Drive they would, cost is the issue. Per DES material in that area off Cooper Memorial Drive cannot be moved off site.

Robert Duval felt the added traffic to the area is a safety issue and needs to be addressed.

MOTION: Tom Adams made a motion to close the meeting to public participation. Seconded by John Hettinger. Motion carries unanimously.

The Board had a discussion on extending the application. The applicant agreed to extend for 30 days.

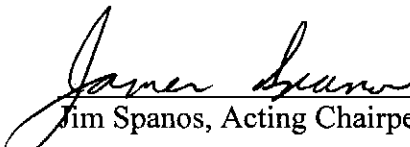
MOTION: Peter Moore made a motion to extend the application for 30 days. Seconded by Charlie Cook. Motion carries unanimously.

MOTION: John Hettinger made a motion to continue consideration of the application until 6:00PM, March 10, 2010. Seconded by Charlie Cook. Motion carries unanimously.

#### IV. ADJOURNMENT

8:00PM. Seconded by Charlie Cook MOTION: Tom Adams made a motion to adjourn at. Motion carries unanimously.

Dated: April 14, 2010

  
\_\_\_\_\_  
Jim Spanos, Acting Chairperson



122 Mast Road, Suite 6, Lee, NH 03861  
603-659-0416 ♦ Fax 603-659-0418 ♦ mark@westenv.net

## Memorandum

Date: 2/22/10

To: Robert Duval, TF Moran Engineers

From: Mark C. West  
West Environmental, Inc.

RE: Wetland Issues Related to The Rapids at South Mountain  
Lincoln, NH / WEI #10-005NH

---

West Environmental, Inc. (WEI) conducted a file review of NHDES Wetlands Permit 2007-00881, amended 11/25/09, and a site inspection of the above referenced property. The following issues were noted:

- The permit is for filling 440 linear feet of an intermittent drainage which typically would not be approved if this was a natural stream. The fact that this resource area was deemed to be man-made was an important factor in gaining approval. However, this drainage becomes a stream with fish in it approximately 2,000 feet down stream.
- The development plans indicate that no effort was made to provide for continued flow of the drainage under the proposed fill. This may result in secondary impacts to the downstream drainage considering that the likely source of this wetland is seepage from the Pemigewasset River through the flood control dike and the groundwater connection could be disconnected by the placement of building roads and parking lots between the river and the remaining stream. This issue is important because it could affect the ability of the downstream system to support fish and other aquatic organisms.

Please call our office if you have any questions or would like additional clarification.  
Thank you.

Haley & Aldrich, Inc.  
340 Granite Street  
3rd Floor  
Manchester, NH 03102-4004

Tel: 603.625.5353  
Fax: 603.624.8307  
HaleyAldrich.com



MEMORANDUM

22 February 2010  
File No. 36966-000

TO: TF Moran, Inc.  
Robert Duval, P.E.

FROM: Haley & Aldrich, Inc.  
Robert A. Mullin, P.E.

SUBJECT: Summary and Opinion Regarding Environmental Conditions  
Franconia Investment Properties  
Route 112 and Cooper Mountain Road  
Lincoln, New Hampshire  
NHDES Site # 200706039

This Memorandum contains a summary of Haley & Aldrich's review of documents and our opinions regarding environmental conditions related to oil and hazardous materials (OHM) at the subject site (also referenced as the Rapids at South Mountain Condominiums). This work was performed in accordance with Haley & Aldrich proposal 36966-970 at the request of TF Moran and on behalf of various abutters regarding pending action before the Town of Lincoln Planning Board.

Haley & Aldrich reviewed the following documents:

- Phase I Environmental Site Assessment for Franconia Investment Property, Lincoln, New Hampshire, March 2006, prepared by Horizon Engineering, P.L.L.C. (Horizon);
- Phase II Environmental Site Assessment for Franconia Investment Property, Lincoln, New Hampshire, April 2006, prepared by Horizon;
- Horizon's 6 July 2006 letter "Franconia Investment Property, Lincoln, New Hampshire - Groundwater Assessment";
- New Hampshire Department of Environmental Services (NHDES) 25 September 2007 letter referencing the three documents by Horizon listed above;
- Documents obtained from the NHDES website including a letter by Horizon to NHDES dated 12 October 2007 and an electronic mail from Horizon to NHDES dated 18 October 2007; and
- Preliminary analytical data report by Eastern Analytical, Inc. (EAI) submitted via fax to the Town of Lincoln, dated 8 February 2010.

- At least one metal (either arsenic or beryllium) was detected at a concentration greater than the NHS-1 soil standard in soil samples from TP8, TP9 and TP4.
- PAHs were detected at concentrations greater than New Hampshire Ambient Groundwater Quality Standards (AGQS) in one of the two groundwater samples submitted for analysis.

Based on its letter dated 6 July 2006, Horizon installed and sampled three groundwater monitoring wells at the site during May 2006. Samples were analyzed by EAI for VOCs, PAHs and priority pollutant metals. In its letter, Horizon recommended no further investigation of environmental conditions at the site based on the absence of detection of impacts to groundwater at concentrations greater than AGQS in the analyses of samples that it obtained.

NHDES' comments in its letter dated 25 September 2009 included the following:

- Ash fill, if associated with coal or wood ash, is defined as background by NH Code of Administrative Rules Env-Or 600 (Contaminated Site Management), and soil remediation standards (i.e., possibly related to detection of elevated concentrations of PAHs and metals) would not apply. NHDES requested that fingerprint analyses be conducted to determine the origin of the ash to establish whether the ash fill would be exempt from regulation under Env-Or 600. NHDES also noted the following:
  - A soil management plan should be prepared to manage ash-impacted fill during construction;
  - A direct contact barrier should be constructed to preclude potential future direct contact with ash fill;
  - In addition to the two measures above, an Activity and Use Restriction (AUR) containing a survey of the limits of ash fill would be required if analyses indicate that ash is not attributable to combustion of coal or wood.
- NHDES requested that the following, which were identified in either the Phase I or II ESAs, be addressed:
  - Dioxin analysis or rationale for excluding analysis following Horizon's previous identification of dioxin as a contaminant of concern;
  - Evaluation of potential impacts to an on-site stream as a result of historic site activities;
  - Assessment of the power station;
  - Assessment of concrete vaults identified at the site;
  - Nature and extent of arsenic and beryllium, which were detected at concentrations in excess of the soil remediation standards of Env-Or 600.
- NHDES requested re-sampling of groundwater at monitoring wells for analysis for PAHs using an analytical method with detection limits lower than AGQS for carcinogenic PAHs.



During our 19 February 2010 telephone conversation, Mr. McCluskey indicated that submittal of follow up documentation by the site owner or its consultant is needed to resolve the outstanding regulatory issues concerning environmental conditions at the site. NHDES is in possession of the February 2010 data submitted by the Town, but also had no information relative to the locations of sample collection. In general, Mr. McCluskey indicated that, following documentation and resolution of outstanding issues, NHDES anticipated that construction of the development could be conducted in a manner similar to other contaminated sites development projects throughout the State provided that appropriate planning and risk reduction measures are undertaken.

#### **OPINIONS REGARDING REGULATORY AND ENVIRONMENTAL ASPECTS OF SITE DEVELOPMENT**

Haley & Aldrich provides the following opinions regarding outstanding regulatory issues associated with the site, standard practices related to planning and design of developments on sites with similar subsurface conditions, and the environmental aspects of the proposed site development.

##### **Outstanding Regulatory Issues - NHDES**

The following regulatory issues have not been resolved. It is our experience that NHDES will not issue a certificate of no further action or other regulatory release until these issues are resolved.

- Assessment of whether the ash identified on the site is related to combustion of coal or wood via fingerprinting (e.g., microscopy) or forensic analysis. These analyses would provide data for assessment of whether the detection of PAHs and metals (arsenic and beryllium) can be attributed to background due to the presence of coal ash or wood ash.
- If impacts cannot be attributed to background, then additional assessment of the nature and extent of contamination will be necessary. At a minimum NHDES will require investigations to establish the limits of fill that would form the basis of an AUR.
- Documentation establishing that dioxin can be eliminated as a contaminant of concern
- Further analysis of groundwater samples. It is our experience, and NHDES policy, that a certificate of no further action is not issued until NHDES is in receipt of analytical data for two consecutive sampling events that demonstrate compliance with AGQS. Therefore, NHDES may require further groundwater sampling and analysis based on the recent data submitted by the Town indicating the detection of benzo(a)anthracene at a concentration slightly in excess of AGQS, which appeared to occur in a sample obtained from a test pit. If necessary and depending on the location of the sample with respect to existing monitoring wells, NHDES may require collection of samples from monitoring wells so that groundwater samples representative of actual conditions can be obtained. Analytical results for groundwater samples obtained from test pits may not accurately depict dissolved concentrations of contaminants.

- Measures for appropriate on-site reuse and off-site disposal of soil excavated during construction. Regardless of whether the site is regulated under Env-Or 600, soil transported from the site will require chemical testing and disposal at a permitted facility.
- Measures for construction of "clean" utility corridors and/or use of corrosion-resistant materials for underground utilities.
- Truck cleaning and tracking control. Substantial truck traffic may result from removing unsuitable fill and importing materials suitable for use in construction, including clean cover soils for direct contact barriers/caps. Procedures for cleaning trucks and use of a tracking control pad should be included in the SMMP so that ash-impacted soil is not tracked off-site onto public roads which may expose abutting residents and the public.

SMMPs are typically reviewed and approved by NHDES in advance of work at impacted sites. Municipal entities, e.g., Planning Board, Board of Health or Public Works, may also wish to review the SMMP in advance of project approval for conformance with local ordinances and for protection of public health.

- Regardless of whether the site is regulated under Env-Or 600, the site development plans should incorporate NHDES' requirements for constructing direct contact barriers to preclude potential exposure of future residents and the public to direct contact exposure with the ash fill. We believe that it would be prudent for municipal entities to review the design of direct contact barriers or caps for conformance with local regulations (e.g., set back requirements) and for protection of public health.
- An AUR will be required if the site is regulated under Env-Or 600. The site will not be regulated by NHDES if following conditions are met: 1) The detection of PAHs and metals in soil can be attributed to the presence of coal and wood ash (i.e., via fingerprinting, microscopy or forensic analysis); and 2) Groundwater is not impacted by contaminants at concentrations in excess of AGQS. If the site is not regulated under Env-Or 600, NHDES' may have limited future involvement with the site. However, the potential risks associated with PAHs and metals will not change in the absence of NHDES regulation. Therefore, in the potential absence of NHDES regulation, the Planning Board and other municipal entities may wish to closely review construction plans and risk reduction measures proposed for the development and to verify that construction is conducted in a manner that is protective of public health.
- A site-specific health and safety plan should be prepared for on-site workers and construction should be conducted by workers trained in accordance with applicable OSHA standards. If the site is regulated under Env-Or 600 or other environmental regulation, then workers trained in accordance with the OSHA hazardous waste and emergency response operations (HAZWOPER) may be required for earthwork operations.

G:\36966\_TF\_Moran\000\Correspondence\2010-0222-HAI-S Mtn memo-F.doc

## **Outstanding concerns for LSMP d/b/a "The Rapids" Site Plan / Subdivision Review – 02/24/10**

### **Contaminations / HazMat on site -**

1. M. McCluskey (NHDES) needs to review all applicable documentation
2. LSMP should be required to follow all recommendations put forward by NHDES
3. Should have specifics from M. McCluskey for 03/10/10 Planning Board meeting

### **Water & Sewer -**

1. Owner of private systems on Bunker Lane is unclear to the Town
2. Town needs documentation establishing ownership (most likely by a group or association)
3. Owner needs to grant permission to LSMP to use private utilities as indicated on plan

### **Road -**

1. Applicant needs to win court case to demonstrate ability to use Bunker Lane/private ROW for primary access as shown on plan.
2. Road needs to be bonded, with renewal proved each year
3. What are the expectations of the abutters and the developer
4. Road needs to be restored to current condition after completion of project, at a minimum

### **Impact Fees -**

1. Agreement needed on all currently existing fees and bedroom taxes

### **Permits -**

1. Applicant needs to gain applicable permits from state and federal government

### **Floodplain -**

1. Applicant needs to acknowledge current and proposed floodplains
2. Project needs sealed utilities
3. How will Alteration of Terrain Permit be handled due to floodplain changes?
4. Town should require detailed building plans to be filed (stamped by a qualified structural engineer) showing that buildings will be built to standards as described in the Land Use Plan Ordinance – Floodplain Development District

### **Granite Block Levee/Riverbank -**

1. Was not designed to current 100 year flood standards
2. Town currently has no plans to increase the flood capacity of the levee or to make upgrades in order to provide any degree of flood protection relevant to the National Flood Insurance Program (NFIP)
3. Applicant needs to acknowledge this and indemnify and hold Town of Lincoln harmless due to failure of the riverbank, especially given the questionable conditions of the underpinnings of granite block levee

### **Private Utilities -**

1. Applicant agrees drives, water and sewer will remain privately owned in perpetuity

### **Recreation Trail / Landscaping Plan**

1. What is the applicant willing to provide?



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Planners

**Date: 22 February 2010**

**To: Ronald Caron, Esq.  
Brennan, Caron, Lenehan & Iacopino  
85 Brook Street  
Manchester, NH 03104**

**From: Robert E. Duval, P.E.**

**Re: The Rapids at South Mountain, Lincoln, NH  
Review of Drainage Design and Stormwater Management**

---

We have been asked to review the referenced developments' drainage design and stormwater management program on behalf of the Fairways Condominiums and other abutters to the proposed development. This memo presents the results of our review based on the following documents provided by the Town of Lincoln in electronic format:

- NHDES Alteration of Terrain Permit Application prepared by Horizons Engineering LLC, dated October 2009 (the "drainage report").

## **OBSERVATIONS**

We have identified several discrepancies in the reviewed materials:

1. The drainage report states that no disturbance is being proposed within the 100-year floodplain. However, most of the development is in fact within the 100-year floodplain of the most recent FEMA mapping (Flood Insurance Map 35, #330062 0035 D, dated April 20, 2000 and shown on current site plans by Horizon Engineering).
2. The report states that the site is not within a Groundwater Protection Area, however, the WebGIS AoT screening layers show the site within an Aquifer transmissivity, which is a GPA.
3. Predevelopment vs. Postdevelopment drainage areas do not match. It appears that they stopped the subcatchment area at the property line, and did not include the 150' of roadway to connect to the end of existing pavement of Bunker Lane. The drainage of this connection area shows roadside swales that are directed into the existing Fairways development buildings.
4. Predevelopment vs. Postdevelopment analysis points are not the same. There is no Analysis Point 2 in postdevelopment.

48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-9747  
www.tfmoran.com


New Hampshire Office Locations: Bedford | Manchester | Claremont

4. Due to the observed groundwater flows into the stream at the base of the levee, the applicant should engage a geotechnical engineer to determine 1) that the proposed fill will be stable, and 2) that the proposed fill materials will not preclude or increase the cost of necessary repairs to the levee by the Town or others at some future date.

Please call me if you have any questions or require additional details regarding these matters.

Respectfully submitted,

**TFMORAN INC.**

A handwritten signature in black ink, appearing to read "R. Duval", with a stylized flourish at the end.

Robert E. Duval, P.E.  
Chief Engineer