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December 30, 2019

Chesterfield Planning Board
Town of Chesterfield
490 Route 63
P.O. Box 175
Chesterfield, NH 03443

Re: Nine A, LLC Site Plan Application – Route 9A, TMP 5K-B-3

Dear Members of the Board:

On behalf of the applicant, Nine A, LLC, we respectfully request a waiver of full compliance with Development Standard 404.5 (B) & (C), specifically the submission of formal stormwater drainage calculations. Our application is seeking approval to remove the existing building known as “Spofford Hall”, and associated pavement and construct a private road for a 5-lot cluster subdivision. There will be a net decrease in impervious surfaces of over 70,000 sf, when the private road is constructed, and assuming each new house lot is developed to the maximum lot coverage of 20% allowed in the Spofford Lake District.

We propose to demolish the existing Spofford Hall, along with the existing sidewalks and parking lot. The existing sewer treatment building and parking lot across the street will also be removed. The only impervious surface to remain is the existing roadway up to the leachfields. Areas that are to be disturbed by demolition will be loamed, seeded & stabilized to prevent erosion.

We think the reduction of impervious surface by approximately 55% meets the spirit and intent of the regulations. This project will be significantly reducing the amount of impervious surface and hence stormwater runoff to the lake so we see no adverse impacts to the abutters, community or environment, and no diminution of abutting property values. Creating a professionally prepared hydrologic analysis with calculations seems an unnecessary expense and exercise given the vast amount of impervious reduction.

Thank you for your consideration of our waiver request.

Respectfully submitted,

SVE Associates



Rob Hitchcock, P.E.
Senior Engineer

