

**From:** Will Haskell <whaskell@gorrillpalmer.com>  
**Sent:** Monday, February 25, 2019 1:45 PM  
**To:** Amanda L. Lessard  
**Cc:** Lisa Fisher; James Attianese; Owen Chaplin; Dustin Roma  
**Subject:** 3324.13 Newbury Ridge (formerly Windleigh Ridge) Subdivision - Peer Review Comments

Hi Amanda,

We reviewed the following materials from an email sent by DM ROMA dated February 22, 2019.

- Newbury Ridge Subdivision Plan Set
- Email response to comments
- Revised Boundary Survey

We have the following comments on the response:

1. A revised Boundary Survey has been submitted.
2. It does not appear that Applicant is proposing to pin all lot corners. We recommend that all proposed lot corners be pinned as required by the Ordinance. If the Applicant wishes to leave some corners unpinned, then a waiver request should be made and submitted on the Town's Waiver Request Form, for a waiver from the ordinance section 91 I.A.3.b which states that "All other subdivision boundary corners and angle points as well as all lot boundary corners and angle points shall be marked by suitable permanent monumentation..." for consideration by the Planning Board.
3. The response to the level lip spreader buffer location comment is acceptable. Revise the sump elevation and berm elevation text on plan sheet PP-I to reflect the correct elevations.
4. Sight distance for the new subdivision road is a substantive issue. As noted, it is not possible to accurately measure sight distance now because of the existing snowbanks, so we are not able to confirm the 412' measurement that has been submitted. We have assumed, but it is not clearly stated in the application materials that the sight distance measurement was made in accordance with Ordinance Section 518.D.3. Please confirm. Additionally, any area that will be cleared to improve sight distance/road visibility should be shown on the plans for review. We will share two photos from our recent visit to the site that show recent conditions.



Cone roughly at location where sight distance would be measured at proposed road. Snowbank blocks ability to measure sight distance accurately



Looking back towards Windham Center Road at edge of traveled way on Nash Road approximately straight out from where sight distance would be measured

Thank you,

William C. Haskell | Principal



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