



**STEVENS
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June 13, 2006

Planning Board
Town of Springfield
P.O. Box 22
Springfield, NH 03284

Subject: Matarazzo Subdivision

Stevens Engineering has completed an initial review of the Preliminary Subdivision Plan of George and Patricia Matarazzo as it relates to the Town of Springfield Subdivision Regulations, Zoning Ordinance and Master Plan. Based upon this review, I have the following comments and issues for the Planning Board to consider:

1. Some of the lots do not appear to have at least 200 feet of road frontage. This issue should be evaluated on a lot-by-lot basis to consider the Applicant's justification for this proposal. The Applicant's justification should be weighed in the context of the intent of the Master Plan, The Lot And Density Standards on page 4 of the Subdivision Regulations, the definition of Frontage on page 5 of the Zoning Ordinance and the definition of Street on page 3 of the Subdivision Regulations. The following lots are identified for the purpose of further discussion in this regard: Lot 2A, Lot 5A, Lot 6A, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11, Lot 12 and Lot 13.
2. What is the Status of Hazzard Road and how does that historically relate to the issue of frontage on proposed lots.
3. On drawing sheet SB2 it appears as though Lot 6A extends to Town Farm Road. In that case, Lot 5A does not have any frontage on a *street* and therefore does not qualify as a lot.
4. Historically, adherence to the Subdivision Regulations permits a maximum of 2 lots to be served by a common driveway. Which lots will be served by the Lot 6 driveway?
5. Driveway access to Lots 24 and ²⁵~~24~~ will require a Wetlands Permit.
6. On drawing sheet SB1, the gross lot areas listed for Lots 8 and 9 may not have been included the land area within the "existing 50' utility easement". All lot areas should be checked.
7. There are several apparent discrepancies in the way in which property lines are represented between drawing sheets SB1 and SB2 and the Master Plan sheet.
8. Is there a drainage course that runs along the ravine on Lots 6 and 3?
9. There is a mislabeling of the intersection station and elevation between the plan and profile drawings on sheet P1.

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Design Review
6-15-06

10. Guardrail may be recommended at several road locations as may be warranted by the height of road embankment. Final road plans, grading and cross sections will be evaluated in making this determination.

Very truly yours,
STEVENS ENGINEERING



Ross A. Stevens, P.E.

Cc: George Matarazzo, Peter Blakeman

Referenced Documents

Preliminary Subdivision Plan prepared for George and Patricia Matarazzo for Property Located at Tax Map 35 Lot 099,158 ~ Springfield, New Hampshire, Sheets SB1, SB2, P1, P2, P3, P4, 4-26-06 by Blakeman Engineering.

Master Plan, April 27, 2006, Property of George and Patricia Matarazzo, by Matarazzo Land Planning Consultants, Inc.