



October 5, 2015

Mr. Andrew Corrow, Chair
Durham Planning Board
Durham Town Hall
8 Newmarket Road
Durham, NH 03824

Re: Application for Conditional Use Permit for Water Quality Permeable Reactive Barrier
4 Griffith Drive, Durham, NH
Section 175-23 (C) Criteria

Dear Mr. Corrow and Members of the Planning Board,

Thank you for considering this application for a Conditional Use Permit for installation of a Permeable Reactive Barrier (PRB) to test the effectiveness of this passive water quality treatment tool at a residential property at 4 Griffith Drive

Background for this project is contained in the September 30, 2015 letter regarding the project submitted with this application and the associated maps and plan. The 175-23 C criteria and explanation follow.

1. Site suitability: The site is suitable for the proposed use. This includes:

a. Adequate vehicular and pedestrian access for the intended use.

We have worked with Durham DPW on access to complete construction of the trench. Since it is a passive, non-mechanical system, no additional maintenance is required after installation. Monitoring well access for post-installation monitoring is by foot.

b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.

These services will not be required.

c. The absence of environmental constraints (floodplain, steep slope, etc.).

We are taking all precaution not to damage the wetland or the buffer area. The improved water quality after trench installation will be an overall benefit to wetland and surface water quality.

d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater disposal, electricity, and similar utilities.

No utilities will be required for operation or maintenance of the trench



2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be no greater than the impacts of adjacent existing uses or other uses permitted in the zone. This shall include, but not be limited to, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood.

There should be no external impacts from this project.

3. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts of the use on the neighborhood. This shall include, but not be limited to, the relationship of the building to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.

The only surface expression will be the slightly mounded area above the trench.

4. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roofline, the architectural treatment of the front or street elevation, the location of the principal entrance, and the material and colors proposed to be used.

Not applicable to this project.

5. Preservation of natural, cultural, historic, and scenic resources: The proposed use of the site, including all related development activities, shall preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, significant wildlife habitat, stonewalls, mature tree lines, cemeteries, graveyards, designated historic buildings or sites, scenic views, and viewsheds.

The improved water quality after trench installation will be an overall benefit to natural resources, specifically the wetland and surface water quality of Chesley Brook and the Oyster River.

6. Impact on property values: The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.

There will be no impact to property values.

7. Availability of Public Services & Facilities: Adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage, and other necessary public or private services, are approved or assured, to the end that the use will be capable of



proper operation. In addition, it must be determined that these services will not cause excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police protection, fire protection, and schools.

Not applicable to this project.

8. Fiscal impacts: The proposed use will not have a negative fiscal impact on the Town unless the Planning Board determines that there are other positive community impacts that off-set the negative fiscal aspects of the proposed use. The Planning Board's decision shall be based upon an analysis of the fiscal impact of the project on the town. The Planning Board may commission, at the applicant's expense, an independent analysis of the fiscal impact of the project on the town.

There will be no fiscal impacts from this project.

Feel free to call me at 603-498-2916 if you have any questions or would like additional information.

Sincerely,

Danna B. Truslow, PG
Hydrologist, Project Manager