



**ENGINEERING, P.C.**  
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad Street • P.O. Box 359  
Newmarket, NH 03857  
Phone: (603) 659-4979  
Email: [mjs@mjs-engineering.com](mailto:mjs@mjs-engineering.com)

July 5, 2017

Mr. Sean Starkey, Chair  
Durham Zoning Board  
8 Newmarket Road  
Durham, NH 03824

**Re: Application for special exception for Eric & Amber Sirles 12 Mathes Cove Road Map 12, Lot 9-12**

Dear Sean:

Pursuant to the above referenced project, please find enclosed the following information for your review.

1. Revised plan showing the redesigned leachfield. The redesign requires only a special exception.
2. Lot and building area comparison table
3. Copy of the test pit logs.

The septic system has been redesigned to fit within the property line setbacks but cannot fit within the wetland setback of 125'. This septic system is a state of the art design and has been used in many other situations requiring a special exception. The disadvantage of this lot is the extensive wetland which encompasses about 38% of the lot. The area remaining for development is about 10% of the total lot area once the setbacks are applied. In addition, the shallow depth to ledge reduces the area where the leachfield can be constructed. Moving the house towards the southerly side of the property allows a slightly larger area for the leachfield but the restrictions to ledge and the topography require the design to be elevated thereby causing additional wetland disturbance for driveway grading, and drainage issues around the house. Additional materials will be presented at the meeting to provide the alternatives analysis that was completed.

The lot and area comparison table was provided to help clarify the misconception that was present at the meeting. Mr. Sandberg tried to show that the Sirles were proposing to build the largest home in the neighborhood and on adjacent abutting properties. As shown on the table, that is not true. The proposed house is significantly below the average gross building area of the abutters and neighborhood and basically identical to the average living area. In addition, the topography lends itself to this style of house to allow an overall less imposing structure height with the house constructed at the top of the ledge bank. The drive under garage requires less fill to raise the driveway up to the house site and thereby reduces the wetland disturbance. This style of house with the living area on the first floor only is more conducive to aging in place and can provide a longer-term residence for aging individuals.

In conclusion, this lot is severely restrictive given the newer regulations than when it was first subdivided. As you can also see, the homes were built 30+ years ago before all the current regulations. This proposal is valid as it is within the average building areas with respect to the neighborhood, but because of the restrictive regulations it requires additional approvals for achieving the same results.

If you require additional information or have any questions or comments, please call (603) 659-4979 x302.

Sincerely,

A handwritten signature in cursive script that reads "Michael J. Sievert". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Michael J. Sievert PE  
President