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MEMO

- VIA EMAIL

To: Pete Parent, P.E., Clough, Harbour & Associates, LLP
Robert Reger, Woodstock Inn Associates – property owner

cc: Jeff Marcotte, Chairman, Planning & Zoning Commission

From: Delia P. Fey, AICP Senior Regional Planner, NECCOG

Delia

Date: September 12, 2023

Re: Staff Review for #659-09-23 Woodstock Inn Associates, 94 Plaine Hill Rd (5781 50 4B)
– 3-lot re-subdivision

NOTED COMMENTS:

1. 94 Plaine Hill Rd is the site of a previously approved subdivision of Dorothea Richardson Estate approved on 3/6/86. The minutes of the approval as well as the subdivision plans are attached.
2. NDDH approval has been received.
3. **This application is a resubdivision and therefore a Public Hearing is required.**

The following are corrections requested for the subdivision plans:

1. Soil scientist's name and signature must be on the plans.
2. Please provide information as to whether the property is within the 100-year flood zone.
 - a. If the 100-year flood plain is on-site, please note local Zoning Regulations pertaining to flood plains at Article VI, Section D. Flood Plain Management.
3. The front setback is incorrect in the text for Note #9 on sheet 1 where it says the front setback is 75' and the side and rear setback is incorrect where it is labeled and where it measures at 20'. The primary use of the property is the Inn, a non-residential use, and therefore the applicable setback should be 60' for the front and 40' for the side and rear. *The front, side and rear setbacks shown for the Inn property, which is lot 04B, needs to be corrected on all sheets of the plans.*
4. The parcels across Plaine Hill Rd from the subject parcel are not identified as required.
5. Sheet 2 indicates this application is a 'resubdivision' in the title block but either the application or the plan is identified as a 'subdivision plan' on the lower right corner of the plans which could lead to confusion in the future.

Missing Required Information

6. NDDB map showing whether this lot contains any species of concern.
7. The site resource assessment required for all resubdivisions.
8. Please submit an E&S Bond Estimate including 15% contingency, with the amounts broken down for each lot with construction, i.e.: lots 04B-1 & 04B-2, per Chapter IV, Part II.