

March 7, 2019

Sue Hall, Dover Planning Board

Reference: Haven Meadows Preliminary Subdivision Plans, dated 2/7/19.

Sue,

As the Board of Health's Septic System Agent, I reviewed the materials submitted as requested by the after the Planning Board's informal meeting with the applicant on February 25, 2019 and submitted of a formal application for a subdivision on February 26, 2019. The submittals included plans dated February 2, 2019.

The plans show 7 proposed lots on a proposed road connecting to Haven Terrace near parcel 6-03 (vacant lot) and house #8 Haven Terrace. The plans show two roadway configurations, including a loop road and a cul-de-sac road. I was asked to comment on any preliminary issues with either road configuration that might impact development due to Board of Health Regulations.

I have worked on various septic systems on Haven Terrace, houses number 4, 5, 8, 10, 14, 15, 16, and future house 6 and on Haven Street houses 23 and 25. The soils on the properties are generally permeable, sandy materials and either new or up-graded septic system have been installed without major issues. All of the proposed lots would be considered new construction and would have to meet Title 5 and Town of Dover Board of Health Regulations, Chapter 217. I have not witnessed any soil testing on the proposed lots.

#### Loop Road

From a review of plan, the loop road requires a significant amount of land to get the required layout and several lots are impacted by the 100-foot wetland buffer line. On sheet 4 of 11, lots 6 and 7 do not appear to meet Chapter 217-3 (6) (a) second paragraph, which requires 100-foot separation from a wetland to the septic system. Lot 8 may be compliant but the potential area for a septic system needs to be tested for acceptability as it is relatively small and may impact house size.

#### Cul-de-Sac Road

From a review of sheet 8 of 11, the cul-de-sac road requires a much lesser amount of land to get the required layout and the lot impact by the 100-foot wetland buffer line is drastically reduced. However, lot number 4 may have an issue due to the general house layout and ultimate size of the infiltration pond. Lot 3 may also have a similar impact due to the infiltration pond's final sizing.

If you have any questions, please contact me.

Thank you,

Michael J. Angieri, Septic System Agent, Board of Health

CC: Craig Hughes