

# NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS

P.O. Box 249  
Continental Blvd. (03867)  
Rochester, NH 03866-0249  
Fax (603)332-0098  
Phone (603) 335-3948 / (800) 479-3948  
slawler@norwayplains.com



P. O. Box 268  
31 Mooney St.  
Alton, NH 03809  
www.norwayplains.com  
Phone & Fax (603) 875-3948  
rtetreault@norwayplains.com

November 20, 2016

Mr. Art Guadano  
A.G. Architects, PC  
634 Central Avenue  
Dover, NH 03820

## Re: Engineer's Site Feasibility; Town of Lee for Municipal Offices

Dear Mr. Guadano

Norway Plains Associates, Inc. is pleased to provide you with an engineer's site feasibility report for the multiple locations for the proposed municipal offices for the Town of Lee. The purpose of this report is to provide a report that outlines potential positive and negative aspects for each location in order to assist the Town in narrowing the selection of locations.

The selected locations below are based on the list provided by your office, in the same order as your comparison matrix.

### **Existing Town Hall Site** 7 Mast Road, Tax Map 11, lot 6-1

This parcel is the existing location of the Town Offices, Town of Lee Library, Town Hall Annex and Lee Historical Society buildings. There is an existing shared parking lot for approximately 19 vehicles, three of which are designated accessible.

#### **Positives:**

- Established access to Route 155
- Reduced site construction due to existing parking, walkways, etc.
- Existing well servicing multiple buildings
- Existing utilities (propane, overhead wires, etc.)
- No discernable drainage problems

#### **Negatives:**

- No existing septic system, would require new system design to service multiple buildings
- Limited space for expansion with wetlands in the rear, especially for the Library building
- Limited number of existing parking spaces
- Likely need to remove or relocate Town Hall Annex to provide more space for parking

### **Lee Congregational Church Property** 17 Mast Road, Tax Map 11, lot 6

This parcel is located on the north side of the Town Hall parcel. The parcel is developed with the existing Lee Congregational Church and associated parking and infrastructure. This option would require a subdivision to create a new lot or a Lot Line Adjustment with the Town Hall parcel to create area to develop.

**Positives:**

- Virgin land with no obstructions
- Good sight distance from Route 155, George Bennett Road and Lee Hill Road intersection
- Good soils for septic system and stormwater management
- Relatively flat, should not require lot of fill or excavation
- Close proximity to existing Town buildings, should development consist of parking lot and/or septic system installation.

**Negatives:**

- Need to subdivide to create parcel or Lot Line Adjustment with Town Hall parcel.
- All new utilities (well, septic system) if new building is constructed

**Three Swallow Property Site** 5 Mast Road, Tax Map 11, lot 6-2

This parcel is located on the south side of the existing Town Hall parcel. The parcel underwent major reconstruction recently, with new parking lot, septic system and building. This is a very small parcel with a large portion being wetlands.

**Positives:**

- Close proximity to existing Town buildings, should development consist of parking lot and/or septic system installation.

**Negatives:**

- Newly constructed building and parking would probably make it financially infeasible for redevelopment
- Limited space for expansion with wetlands in the rear
- Reduced sight distances from the south
- Steep slopes in the rear, may require fill

**Steven's Field Property** 20 George Bennett Road, Tax Map 11, lot 7-0

This parcel is located on the north side of George Bennett Road and is the current location of the Lee Public Safety Complex. The proposal would be to construct a new town hall on or adjacent to the existing Steven's athletic field. Access would be off George Bennett Road. This parcel has a portion of the Old Bennett Road – East, which might be able to absorb into the parcel. The parcel also contains a portion of the large wetlands complex that separates this building site from the existing town hall site.

**Positives:**

- Good sight distance in either direction on George Bennett Road
- Plenty of room for new structure and parking
- Good soils for septic system and stormwater management
- Relatively flat, should not require lot of fill or excavation once beyond initial driveway entrance
- No observed wetlands within the area to be developed
- Possible connection with Public Safety Building
- Possible joint utilization of well

**Negatives:**

- A slight grade from George Bennett Road down to developed area
- Possible New Hampshire Electric Cooperative easement crossing the parcel, although should be out of the proposed development area

**Bricker Property** North River Road, Tax Map 20, lot 2-3

This parcel is located on the west side of North River Road (aka NH Route 155) and north of the existing Little River Fields. This parcel was considered for the relocation of the Town of Lee Library. The parcel is vacant with frontage on North River Road. There are existing walking paths from Little River Fields.

**Positives:**

- Virgin land with no obstructions
- Good sight distance looking south on Route 155
- Plenty of room for new structure and parking
- Good soils for septic system and stormwater management
- Relatively flat, should not require lot of fill or excavation once beyond initial driveway entrance
- Recently surveyed
- No observed wetlands

**Negatives:**

- Limited sight distance to the north due horizontal and vertical curves.
- Potential steep grade of driveway off North River Road (8 to 10 feet of elevation change depending on location of driveway)

Generally speaking, the vacant parcels would be easier to develop given their “blank slate” status. The Church parcel and the Steven’s field area would have better access, whereas the Bricker property has the most developable land to work with. Redeveloping the Three Swallow’s property would appear to be the most costly, especially given the recent development that has occurred. That is, assuming the Town would not be able to reutilize the new structure. Lastly, updating the existing utilities and providing additional parking at the existing town hall parcel would likely be the easiest. However, concerns about lack of sufficient parking and limited expansion capabilities are its drawback.

I trust this assist you in your review of the parcels with respects to the civil engineering components. Please let me know if there are any questions.

Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**



By:

Scott A. Lawler, PE,  
VP - Engineer