

Meeting: TAC
Date: August 5, 2024
RE: 100 Durgin Lane

Dear Members of the Technical Advisory Committee,

August 3, 2024

Noise:

It states in the Noise Report that the park on the southern end (TAC Packet page 534) of the complex near Rt 4 will require noise abatement. However, the park on the northern end which sits closer to Rt 4 is not mentioned at all. Please review page 13 in the TAC Packet. It clearly shows both parks and how much closer the northern park is to the Spaulding. Please ask this issue be addressed.

Part of page 13:



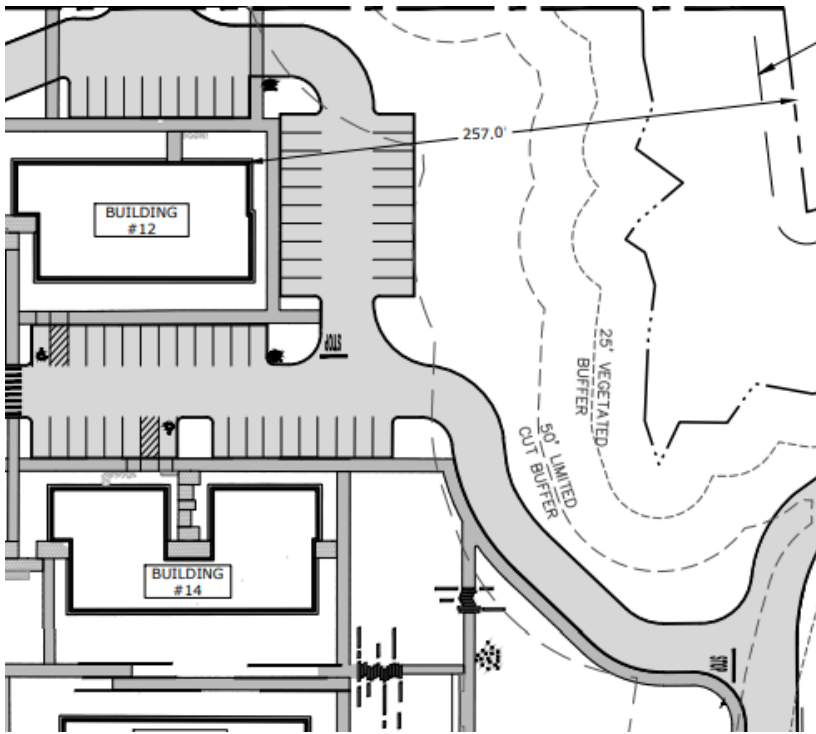
Traffic Study:

Please compare page 402 to page 472 of the TAC Packet. These estimated numbers seem quite low and don't include addressing the Motel 6 parking lot issues. The Motel 6 to Home Depot shortcut is used quite regularly by locals. It can be assumed that once people live at 100 Durgin it will be used by them as well. *The roadway between 100 Durgin and Home Depot does not appear to have been looked at, yet it is the fastest way to get to Pease as well as to travel North on the Spaulding.* Table 4 on page 317 seems to really show how many cars will be moving but how they move will be hard to tell. It will be based on where they work or don't work. This report may need to be more carefully studied before final decisions on possible changes to traffic patterns be considered. Motel 6 and the area between 100 Durgin and Home Depot may need more data review.

Conservation Commission July 10:

Based on the opening letter these plans were updated July 24, 2024. It seems that suggestions made by the Conservation Commission were not added to the plan sets. They may be planned to be discussed at TAC.

It was suggested the "park" on the northern end be turned into a "natural" area with viewing but no access for humans or pets (see above). *Doing this would remove the need for noise abatement on the northern end of the complex.* Some conservation suggestions could assist Fire/EMS. The idea of slightly changing the configuration of the road/driveway (see below) parallel to the northern park area to a more "L" shape (coming from Motel 6 shortcut and taking a right past the rain garden and buildings 14 and 17). This could remove the road completely from the 100' buffer and allow for easier access by Fire and Emergency vehicles. To make it even easier the road could attach to the driveway by Building 12 by removing 3 parking spaces (see below). Light dimming was suggested which is currently not shown on the lighting table and solar was discussed. Other issues were discussed as well, perhaps the minutes could be presented to TAC for review.



Drainage:

It was nice to see the Storm Water Studies included Coastal and Great Bay Precipitation Increases. A question of curiosity is where are the rain gardens draining to.

Retaining Wall:

A retaining wall which was shown in the wetlands in earlier plan sets, no longer can be found on the plans. Has that been removed from the plans?

Thank you for your consideration of these comments and thoughts.

Respectfully,
Elizabeth Bratter
159 McDonough St, Property Owner