



Huntley Survey & Design, PLLC

New Hampshire & Vermont - Land Surveying * Wetlands Delineation & Permitting * Septic System Design

Two Lot Minor Subdivision
Lands of
Julie Barker Middleton Revocable Trust & Gertrude M. Odell Revocable Trust

July 11, 2023

Temple Subdivision Regulations - § 4.08 Preliminary Layout - Watershed areas and drainage computations & Temple Zoning Ordinance - §29 Aquifer Protection

This proposal is to subdivide an undeveloped parcel of approximately 74 acres. A stream bisecting the parcel is the proposed lot line for the subdivision. There are wetland areas along the stream and to the west of the stream, which are mapped on the proposed subdivision plan, and are protected under Section 29 of the Temple zoning ordinance, prohibiting structures and septic systems within 75' of the wetland line. This 75' buffer is also required by NHDES for septic systems and is considered to provide adequate protection to surface waters and wetlands.

The surveyed parcel partially lies over a mapped aquifer with a transmissivity of less than 2000 Sq.Ft./day (*Source: NHGranit & Temple Master Plan Aquifer, Hydric Soils & Wetlands Map*). This area is largely coincident with the mapped wetlands or the 75' wetland buffer and is provided protection by the overlaying wetland buffer. The State of NH does not require any specific setback or buffer protection for a deep aquifer as treatment for residential septic systems occurs within 4' vertically and is considered safe for wells and surface water within 75' laterally.

Section 29.V.B. of the Zoning Ordinance provides a list of prohibitive uses within the aquifer area. The 12.5-acre lot west of the stream is proposed as a residential building lot, and the 61-acre remaining lot is both largely outside the aquifer and wetland areas and is not currently intended for any development. Both lots will meet the standards and prohibitions of the ordinance as none of the prohibited uses are intended for either of the lots.

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