

**PLANNING DEPARTMENT**

**Town of Durham**

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

**CONDITIONAL USE APPLICATION**

Date: \_\_\_\_\_

**Property information**

Property address/location: \_\_\_\_\_

Tax map #: \_\_\_\_\_; lot #'s): \_\_\_\_\_; Zoning District: \_\_\_\_\_

**Property owner**

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer, Surveyor, or Other Professional**

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email address: \_\_\_\_\_

**Proposed project**

Activity within the WCOD \_\_\_\_; Activity within the SPOD \_\_\_\_; Other proposal or activity \_\_\_\_

What is the proposed project? \_\_\_\_\_

Which provision in the zoning ordinance calls for this conditional use? \_\_\_\_\_

Justification for granting the conditional use: \_\_\_\_\_

Have you completed the conditional use checklist? \_\_\_\_\_

## Other Information

Please note the following:

- Coordinate with Michael Behrendt, the Durham Town Planner, at 868-8064 or [mbehrendt@ci.durham.nh.us](mailto:mbehrendt@ci.durham.nh.us) about the process and other information that may be needed.
- Coordinate with Tracey Cutler, Planning Department Administrative Assistant, at 868-8064 or [kedwards@ci.durham.nh](mailto:kedwards@ci.durham.nh) about fees and preparing the abutters list. All property owners within 300 feet of the site will be notified about the application and public hearing.
- Please be sure to attend all meetings of the Planning Board and the Conservation Commission, if the latter will be making a recommendation.
- The Planning Board may schedule a site walk after the first meeting.
- A public hearing will be held on the application. A sign must be placed on the property by the applicant at least 10 days prior to the hearing.
- The applicant will need to address the eight general conditional use criteria. For conditional uses within the Wetland or Shoreland Overlay Districts four additional specific criteria must be addressed by the applicant.
- For conditional uses within the Wetland or Shoreland Overlay Districts, the application will be presented to the Conservation Commission for a recommendation.
- See Article VII in the Zoning Ordinance for additional information about conditional uses.
- We encourage you to check with the New Hampshire Division of Environmental Services to see if any state permits are needed prior to spending money on any Town applications.

## Submission of application

This application must be signed by the property owner(s) *and/or* the agent.

*I(we) attest to the best of my(our) knowledge that all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.*

Signature of property owner: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of agent:  \_\_\_\_\_

Date: October 12, 2023



**PLANNING DEPARTMENT**  
Town of Durham  
8 Newmarket Road  
Durham, NH 03824-2898  
Phone (603) 868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

## **CONDITIONAL USE APPLICATION**

Date: October 12, 2023

### **Property information**

Property address/location: 81 Dover rd, Durham NH 03824

Tax map #: 209; lot #'s): 7/10 o/p; Zoning District: OR

### **Property owner**

Name (include name of individual): Todd Cain

Mailing address: 10 Cassie lane Hampton, NH 03842

Telephone #: (603) 498-5780 Email: todd@builtrightdevelopers.com

### **Engineer, Surveyor, or Other Professional**

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email address: \_\_\_\_\_

### **Proposed project**

Activity within the WCOD \_\_\_; Activity within the SPOD \_\_\_; Other proposal or activity \_\_\_

What is the proposed project? \_\_\_\_\_

Which provision in the zoning ordinance calls for this conditional use? \_\_\_\_\_

Justification for granting the conditional use: \_\_\_\_\_

Have you completed the conditional use checklist? \_\_\_\_\_

(over)



## Other Information

Please note the following:

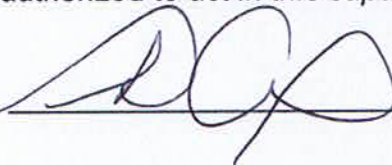
- Coordinate with Michael Behrendt, the Durham Town Planner, at 868-8064 or [mbehrendt@ci.durham.nh.us](mailto:mbehrendt@ci.durham.nh.us) about the process and other information that may be needed.
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*I (we) attest to the best of my(our) knowledge that all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.*

Signature of property owner: \_\_\_\_\_



Date: Oct. 12, 2023

Signature of agent: \_\_\_\_\_



Date: October 12, 2023

# **Conditional Use Checklist**

*\*To be filled out by the applicant/agent and returned with the application*

Address or location of property: 81 Dover Rd Durham, NH

Applicant/agent: Arts In Reach

Owner, if different from applicant: Todd Cain

Map: 209 Lot: 7 Date: October 13, 2023

The following items must be included in a conditional use application Please mark the items below and return this form to the Planning Department.

## **General items and documentation:**

- Conditional use application
- This conditional use checklist
- A letter of intent/narrative describing the project
- A narrative addressing the 8 general conditional use criteria
- An electronic/pdf version of the plan (below if applicable)
- Application and notice fees. Please coordinate with Tracey Cutler, Admin. Assistant.
- Abutters list including properties within 300 feet of the subject lot. Please coordinate with Tracey Cutler.
- Letter or email from property owner authorizing agent to submit the application or represent them, if applicable
- Photograph(s) of the site showing where the proposed activity will occur
- Agreement that the applicant will install a sign on the property about the public hearing once the hearing date with the Planning Board is set ten days before the hearing
- Confirmation that the applicant has discussed their project with the Town Planner
- A site plan drawing if applicable (See the Site Plan Regulations)

[Form updated October 6, 2023]



October 13, 2023

Michael Behrendt  
Town Planner  
Town of Durham  
8 Newmarket Road  
Durham, NH 03824

Dear Michael and Planning Board,

Thank you for considering our application for a conditional use of 81 Dover Road in Durham. Arts In Reach (AIR) is a 501(c)(3) nonprofit founded in 1997 that serves youth ages 11-18 across the Seacoast region with free out-of-school arts programming. We have been using a “floating’ model for more than two decades - holding our programs in various temporary venues across the region. With the extreme mental health crisis facing teens today, it is time for us to serve this population in a more consistent way. AIR’s Board of Directors has been working hard to find the perfect location for AIR’s permanent home, and we feel that the Durham community and the property at 81 Dover Road would be ideal.

AIR is an evidence-based youth development program rooted in trauma-informed approaches that utilize the arts as a vehicle for building confidence and life skills, providing positive outlets for self-discovery, and for fostering belonging. AIR is deeply committed to addressing social, emotional, and mental health disparities. For this reason, our programs, offered year-round, are provided at no cost. AIR provides in-school, after-school, school vacation week, weekend, and summer programs. This includes free transportation to/from programs.

*AIR’s mission is to inspire girls and gender-expansive youth to build confidence, elevate their voices, and create the lives they imagine.* AIR programs are experiential, teen-driven, and collaborative. They focus on building a supportive and inclusive community for teens to make friends, explore their creativity with the guidance of professional teaching artists, and challenge themselves through the arts.

The mental health crisis that teen girls and gender-expansive youth have been experiencing has reached an alarming level of national crisis. CDC data shows nearly 3 in 5 U.S. teen girls felt persistently sad or hopeless in 2021—double that of boys, and representing the highest level reported over the past decade. In New Hampshire, teenage girls reported high rates of depression (57.5%), and seriously considering suicide (32%), (Youth Risk Behavior Survey, 2021). In 2021, a Trevor Project study found that 47% of LGBTQ+ youth consider - and 1 in 4 attempt- suicide.

AIR has been championing the mental health of these teens for more than two decades by providing a creative and supportive space for them to move through challenges and stressors in their lives. AIR acknowledges that talk therapy and/or medication, while beneficial, are not for everybody, nor are they accessible to everyone. AIR programs are an accessible and an alternative (or complementary) approach to support the mental health of participants – most of whom have been impacted by Adverse Childhood Experiences (ACEs) such as housing instability, living with someone who has mental illness or depression, being a victim of violence or bullying, or experiencing the death of a caregiver.

In AIR programs, professional artists teach art techniques and skills (visual, performing, and literary arts) providing consistent, caring mentorship and role modeling. Mentors regularly solicit input and feedback from teens as they collaborate to devise curricula based on teens' voices, stories, and needs. Together, they construct expressive art activities and projects, go on cultural field trips, and engage in community service to connect youth with the local community. Programs culminate in youth presenting their original art to family, friends, and the public, forging stronger social connections and feelings of acceptance, belonging, and accomplishment.

Our goals for these activities are to actively mitigate the ACEs that can have long-lasting effects on youth by providing the types of community-based mental health support, creative expression, and interpersonal connections that promote hope, resilience, and healthy life-long outcomes. Additionally, AIR approaches program development with five key goals for our participants:

1. Develop new art skills and gain confidence. Before AIR, our teens have rarely had opportunities like a dance lesson, performing on stage, or publicly displaying their art.
2. Recognize art and creativity as a method of overcoming personal struggles. In AIR, the arts are a safe way to reflect on, express, and overcome personal challenges.
3. Become more culturally aware through exposure to artists, art venues and community service. Our programs include professional artists, visits to artists' studios and cultural venues, and community service experiences.
4. Develop life goals and investigate career opportunities. AIR offers mentorship and experiences that promote personal reflection and career exposure.
5. Build healthy relationships with themselves, peers, and adults. AIR positively impacts teens' intrapersonal and interpersonal relationships and provides valuable mentorship.


AIR programs support teens when they need it most—when they are out of school, unsupervised, and vulnerable to unhealthy and high-risk behaviors. Recent neuroscience validates that experiential learning opportunities (such as adventure and art therapies) are creating a perfect climate for those teens impacted by ACEs to process and repair their neural pathways. At AIR, making art is a tool for teens to transform their thoughts, feelings, and stress into expressive artwork and community building. Artmaking shifts how they think about themselves, their worlds, and their role in society.

Participants report learning to cope with bullying (80%), anxiety (83%), and depression (84%). They attribute their avoidance of substance use (70%) and suicidality (75%)—the second leading cause of death for New Hampshire teens—to their participation in AIR. Alumni surveys also consistently show that AIR teens are exceeding state and federal expectations of them in terms of their graduation rates, higher education attainment, and career training; their avoidance of risky behaviors like drug and alcohol use; and their likelihood to vote and to volunteer.

We anticipate that our participants will continue to arrive at AIR via our passenger van after school. Our programs each serve 15 kids maximum. We will hold smaller programs in the current structure until such time as we can appropriately renovate the barn to meet existing code to perhaps serve two programs concurrently. Programs generally last 2.5 hours and consist of an opening circle, team building games, collaborative art-making (visual art, writing, sewing, skits), and a closing circle. Teens generally leave the programs via our passenger van as well. We also provide school vacation week and summer programming during the day, ending at 3pm. We divide our programs into two age groups 11-13 and 14-18. Each group is supervised and facilitated by 3-5 adults trained in Adult, Youth and Teen Mental Health First Aid, CPR/First AID, Coaching Children and Teens, ACEs, and more. and our 5-person staff credentials include a M. Ed, an MS in Arts Administration, an MSW and a MSW candidate. The staff will use the house structure as office space.

Thank you for your consideration of this application to use 81 Dover Rd as a community center for AIR's programs. We are happy to provide any additional information that might prove useful and to answer any questions that may arise. We look forward to working with the town of Durham to create a special, welcoming space for area teens to discover their potential.

Kind regards,



Jennifer Minicucci  
Executive Director | Arts In Reach  
[jennifer@artsinreach.org](mailto:jennifer@artsinreach.org) | 603.433.4278 | [artsinreach.org](http://artsinreach.org)





October 12, 2023

Michael Behrendt  
Durham, NH Town Planner  
8 Newmarket Road  
Durham, NH 03824

Dear Michael:

This letter transmits a Town of Durham Conditional Use Permit Application request for the property at 81 Dover Road, Durham, NH 03824 to be used as a community center.

The lot presently comprises two buildings: a barn-style building and a residential building. The northeast portion of the lot contains trees and a utility pole that will be used to bring electricity to the barn-style building, which will be installed. There is presently a paved/dirt driveway that will need to be replaced with gravel and expanded to accommodate additional parking. Work will be needed, consistent with a site plan, to add this parking and drainage for parking, facilities for trash and recycling, screening/fencing for the nearest neighbor of the lot, and exterior lighting and electricity for the barn-style building.

The below narrative addresses the eight (8) general conditional use criteria.

**1. Site suitability:** The site is suitable for the proposed use. This includes:

a. Adequate vehicular and pedestrian access for the intended use.

*The intended use will ensure adequate vehicular and pedestrian access. Arts In Reach is working with an engineer to develop a site plan that would include additional parking and ingress/egress of pedestrians and persons using bicycles, etc.*

b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.



Board of Directors

Virginia Skevington  
President

Karin Barndollar  
Vice President

Katyanne Zink  
Secretary

Glicka Kaplan  
Past President

Andrea Allen  
David Greene

Joanne Knight

Cori McGrath

Beth Salvi-Hudgins



*The property in question is located directly across the street from Durham Police Department and already enjoys the benefits of emergency and municipal services. It presently utilizes a septic system that will need to be upgraded for the proposed use.*

c. The absence of environmental constraints (floodplain, steep slope, etc.).

*Arts In Reach is working with an engineer and abutting property owner(s) to ensure adequate and reasonable stormwater management measures on the property.*

d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater disposal, electricity, and similar utilities.

*Available utilities are adequate with the exception of sewage disposal, which will need to be upgraded from the presently utilized septic system to a system that can handle additional waste and electricity, which will need to be installed at the barn-style building.*

**2. External impacts:** The external impacts of the proposed use on abutting properties and the neighborhood shall be no greater than the impacts of adjacent existing uses or other uses permitted in the zone. This shall include, but not be limited to, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood.

*The use of the property will not have impacts greater than the impacts of adjacent existing uses as the abutting and nearby parcels have similar structures. The proposed project will not significantly increase traffic, noise, odors, vibrations, dust fumes, exterior lighting or glare.*

**3. Character of the site development:** The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts of the use on the neighborhood. This shall include, but not be limited to, the relationship of the building to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.

*Arts In Reach will expand the parking on the lot and ensure adequate/reasonable stormwater management measures; it will install electricity using the existing utility pole to bring it to the barn-style building in compliance with Town requirements; it will upgrade the septic system; it will add trash/recycling facilities; it may add screening/fencing for the nearest neighbor; it may add exterior lighting and a bicycle rack. All modifications are compatible with the character of the neighborhood and minimize external impacts.*

**4. Character of the buildings and structures:** The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, the architectural treatment of the front or street elevation, the location of the principal entrance, and the material and colors proposed to be used.

*The buildings presently on the lot will not be modified in a way that is incompatible with the established character of the neighborhood. Modifications to make the buildings ADA-accessible are anticipated.*

**5. Preservation of natural, cultural, historic, and scenic resources:** The proposed use of the site, including all related development activities, shall preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, significant wildlife habitat, stonewalls, mature tree lines, cemeteries, graveyards, designated historic buildings or sites, scenic views, and viewsheds.

*The proposed use will not degrade any resources or views.*

**6. Impact on property values:** The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.

*The use will not cause or contribute to a significant decline in property values of adjacent properties.*

**7. Availability of Public Services & Facilities:** Adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage, and other necessary public or private services, are approved or assured, to the end that the use will be capable of proper operation. In addition, it must be determined that these services will not cause excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police protection, fire protection, and schools.

*The septic system will be upgraded, and electricity installed in the barn-style building in compliance with Town requirements. Arts In Reach is working with its engineer to develop a site plan to ensure adequate/reasonable stormwater management measures and trash/recycling facilities. The proposed use will be capable of proper operation and will not cause excessive demand for municipal services.*

**8. Fiscal impacts:** The proposed use will not have a negative fiscal impact on the Town unless the Planning Board determines that there are other positive community impacts that offset the negative fiscal aspects of the proposed use. The Planning Board's decision shall be based upon an analysis of the fiscal impact of the project on the town. The Planning Board may commission, at the applicant's expense, an independent analysis of the fiscal impact of the project on the town.

*There will be no negative fiscal impact to the Town of Durham. Further, we expect that the proposed use will have a positive impact on the community.*

Please do not hesitate to reach out if you have any questions or concerns, or if more information is needed.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Minicucci". The signature is fluid and cursive, with the first name being more prominent.

Jennifer Minicucci  
Executive Director  
jennifer@artsinreach.org







# 81 DOVER ROAD

**Location** 81 DOVER ROAD

**Mblu** 209 / / 7/0 0/0

**Owner** CAIN, TODD

**Assessment** \$350,100

**Appraisal** \$350,100

**PID** 1069

**Building Count** 1

**Location**

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$198,000	\$152,100	\$350,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$198,000	\$152,100	\$350,100

## Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

## Owner of Record

<b>Owner</b>	CAIN, TODD	<b>Sale Price</b>	\$272,000
<b>Co-Owner</b>		<b>Certificate</b>	
<b>Address</b>	10 CASSIE LANE HAMPTON, NH 03843	<b>Book &amp; Page</b>	5083/0820
		<b>Sale Date</b>	12/13/2022
		<b>Instrument</b>	81

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CAIN, TODD	\$272,000		5083/0820	81	12/13/2022
MAY, GERTRUDE	\$0		/0		01/15/1994
MORRIS ESTATE OF MABEL L	\$0		/0		

## Building Information

## Building 1 : Section 1

**Year Built:** 1921  
**Living Area:** 1,503  
**Replacement Cost:** \$294,554  
**Building Percent Good:** 62  
**Replacement Cost Less Depreciation:** \$182,600

### Building Attributes

Field	Description
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	Wood Shingle
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Inlaid Sht Gds
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Old Style
Kitchen Style:	Old Style
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Photo



([https://images.vgsi.com/photos/DurhamNHPhotos/100074959166-1\\_7140.jpg](https://images.vgsi.com/photos/DurhamNHPhotos/100074959166-1_7140.jpg))

### Building Layout



([https://images.vgsi.com/photos/DurhamNHPhotos/Sketches/1069\\_1069.j](https://images.vgsi.com/photos/DurhamNHPhotos/Sketches/1069_1069.j))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,011	1,011	
FHS	Half Story, Finished	984	492	
CRL	Crawl	264	0	
FBM	Basement, Finished	240	0	
FEP	Porch, Enclosed, Finished	184	0	
FOP	Porch, Open Framed	35	0	
UBM	Basement, Unfinished	480	0	
		3,198	1,503	



**Extra Features**

Extra Features				Legend
Code	Description	Size	Assessed Value	
FPL2	1.5 STORY CHIM	1.00 UNITS	\$2,100	

**Parcel Information**

Use Code 1010  
 Description Single Fam MDL-01  
 Deeded Acres 1.2

**Land**

Land Use	Land Line Valuation
Use Code 1010	Size (Acres) 1.2
Description Single Fam MDL-01	Frontage 0
Zone OR	Depth 0
Neighborhood 40	Assessed Value \$152,100
Alt Land Appr No	Appraised Value \$152,100
Category	

**Outbuildings**

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value
FGR4	W/LOFT-AVG			1368.00 S.F	\$12,000
RD2	RES DRIVEWAY MED			1.00 UNITS	\$1,300

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$128,400	\$91,600	\$220,000
2021	\$128,400	\$90,600	\$219,000
2020	\$128,400	\$90,600	\$219,000

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$128,400	\$91,600	\$220,000
2021	\$128,400	\$90,600	\$219,000
2020	\$128,400	\$90,600	\$219,000



The State of New Hampshire  
**Department of Environmental Services**



Robert R. Scott, Commissioner

**APPROVAL FOR CONSTRUCTION  
OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)**

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

**APPLICATION APPROVAL DATE:** 9/18/2023

**APPROVAL NUMBER:** eCA2023091803

**I. PROPERTY INFORMATION**

**Address:** 81 DOVER ROAD  
DURHAM NH 03824  
**Subdivision Approval No.:** PRE-1967  
**Subdivision Name:**  
**County:** STRAFFORD  
**Tax Map/Lot No.:** 209/7

**II. OWNER INFORMATION**

**Name:** CAIN TODD  
**Address:** 10 CASSIE LANE  
HAMPTON NH 03842

**III. APPLICANT INFORMATION**

**Name:** CHRISTOPHER R BERRY  
**Address:** 335 SECOND CROWN POINT RD  
BARRINGTON NH 03825

**IV. DESIGNER INFORMATION**

**Name:** CHRISTOPHER R BERRY  
**Address:** 335 SECOND CROWN POINT RD  
BARRINGTON NH 03825  
**Permit No.:** 01886

**V. SPECIFIC TERMS AND CONDITIONS:** Applicable to this Approval for Construction  
Please read **VI. General Terms and Conditions** on the reverse side of this approval.

**A. TYPE OF SYSTEM: ADVANCED ENVIRO-SEPTIC**

**B. NO. OF BEDROOMS: 4**

**C. APPROVED FLOW: 600 GPD**

**D. OTHER CONDITIONS AND WAIVERS:**

1. This approval is valid for 90 days from date of approval, per Env-Wq 1004.20.
2. Design for a 4-bedroom residence (600gpd) and a detached garage with utility sink and bathroom only.
3. The following waivers have been approved:
  - A. Rule: Env-Wq 1008 Section: 04 Minimum Distances

**Darren K. King**  
Subsurface Systems Bureau



**VI. GENERAL TERMS AND CONDITIONS:** Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 12/17/2023, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. **This system must be installed by an installer holding a valid permit. An owner may install the system for his or her domicile. Env-Wq 1002.18 defines "Domicile" as that place where an individual has his or her true, fixed, and permanent home and principal establishment, and to which, whenever he or she is absent, he or she has the intention of returning. An individual might have more than one residence, but has only one domicile. Accordingly, an owner may only install a replacement system and may not install the system at a property he or she intends to make their future domicile. A person's domicile is considered to be at the address listed on his or her driver's license and/or where he or she is registered to vote.**
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202304777  
APPROVAL NUMBER: eCA2023091803  
RECEIVED DATE: September 18, 2023  
TYPE OF SYSTEM: ADVANCED ENVIRO-  
SEPTIC







# ENVIRONMENTAL Fact Sheet



29 Hazen Drive, Concord, New Hampshire 03301 • [603] 271-3503 • [www.des.nh.gov](http://www.des.nh.gov)

SSB-13

2020

## You and Your Septic System *A Homeowner's Guide to Septic System Maintenance*

Your septic system is a highly efficient biological system that can effectively digest and disperse your household sewage and other organic wastes. Properly designed, installed and maintained, it should give you many years of trouble-free service, **but only if it is properly maintained**. The key to the life and service of any septic system is proper maintenance.

### How Does Your Septic System Work?

A septic system is designed to condition untreated liquid household waste (sewage) so that it can be readily dispersed and percolated into the subsoil. Percolation through the soil accomplishes much of the final purification of the effluent, including the destruction of disease-producing bacteria.

Your septic tank is the first step in the process of sewage conditioning. Without it, the untreated sewage would quickly clog the receiving soil and prevent the purification process of leaching and soil percolation. Septic tanks serve three functions:

- Removal of solids.
- Bacterial action.
- Sludge and scum storage.

In the first step, as sewage enters the septic tank, its rate of flow is reduced so that the larger solids sink to the bottom or rise to the surface. These solids are retained in the tank, and the clarified effluent with suspended and dissolved solids is discharged.

Bacterial action is the second function. The solids and the liquids in the tank are partially decomposed by bacteria and other natural processes. These bacteria are called anaerobic because they thrive in the absence of free oxygen. This decomposition of sewage under anaerobic conditions is termed "septic," hence the name of the system (and the cause of the odor).

Storage is the third function of your system. Sludge is the accumulation of solids at the bottom of the tank, while scum is a partially submerged mat of floating solids that may form at or near the surface. Space must be provided in the tank to store the residues during the intervals between cleaning. Otherwise, the sludge and scum will eventually be scoured from the tank and will clog the leach field and receiving soil. Periodic cleaning of your tank is essential for it to function properly.



Finally, the treated effluent from the septic tank is discharged to the leach field where it percolates through suitable gravel and finally into the subsoil for further purification.

**Remember:** A properly maintained septic system will adequately treat your sewage. A septic system failure is unhealthy, illegal if not corrected and a nuisance. Also, replacing an existing system can be costly! The life of the system can be prolonged by proper maintenance and frequent tank pumping.

### **What You Can Do to Properly Maintain Your Septic System**

First and foremost, inspect your septic tank every year. If the sludge and surface scum combined are as thick as 1/3 the liquid depth of your tank, have the tank pumped out by a licensed pumper. Your tank should be pumped out **at least every two to three years**.

Do not flush bulky waste or grease into the system. It can plug the sewer and/or distribution lines.

Do not flush toxic materials into the system. Paint thinner, gasoline, pesticides, chlorine, drain cleaners and other caustic or toxic substances can kill the naturally-occurring bacteria in the tank and impair its function. If in doubt, don't flush it.

Conserve water. Too much water can overload your system and adversely affect its function.

Don't allow vehicles or livestock on your leach field. The weight can compact the soil and/or break pipes.

Any soggy areas around the system, or disagreeable odors, could indicate system failure. Have it checked.

### **Additional Suggestions**

Minimize or eliminate use of kitchen "disposal" units, which grind up food wastes and place a burden on the septic tank, especially if the original septic design did not accommodate one.

If water treatment system backwash has been directed into the home septic system, check to make sure that the additional volume from the discharge can be accommodated by your septic system. Unfortunately, the majority of treatment systems are installed after the home and septic system are built. The additional water to the septic tank and leaching field may cause problems with septic system operation or may overload the existing leaching area and result in premature failure. Additionally, some experts believe that the brine from backwashing may have detrimental effects on bacteria growth and may influence the soil's ability to infiltrate water.

### **Maintaining a Record**

On the next page, is a template for creating a permanent maintenance record of your septic system for your files.

### **For More Information**

For more information, please contact the NHDES Subsurface Systems Bureau at (603) 271-3501 or go to our [NHDES website](#) for detailed information.

