

**SITE PLAN
CONDITIONAL USE PERMIT
and
LOT LINE ADJUSTMENT
APPLICATIONS**

FOR

**RiverWoods
Phase II**

**Stone Quarry Drive and Dover Road
Durham, New Hampshire**

Tax Map 209 Lots 33, 36 and 37

July 23, 2025

Prepared For:

RiverWoods Durham
14 Stone Quarry Drive
Durham, NH 03824

Prepared By:

ALTUS ENGINEERING
133 Court Street
Portsmouth, NH 03801
Phone: (603) 433-2335



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FIRM

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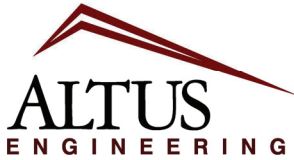
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**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

July 23, 2025

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

**Re: Site Plan, Conditional Use and Lot Line Adjustment Applications
RiverWoods Phase II
Assessor's Map 209, Lot 33
Stone Quarry Drive and Dover Road
Durham, New Hampshire
Altus Project No. 5440**

Dear Mr. Behrendt,

On behalf of the Applicant, RiverWoods Durham, Altus Engineering respectfully submits Site Plan, Conditional Use and Lot Line Adjustment Applications for the above referenced project. Located at the northeast corner of Stone Quarry Drive and Dover Road, the site is currently undeveloped land (save for a dog park and various walking trails) consisting primarily of woodland together with some sections of wetland. The plan contemplates an expansion of the existing RiverWoods Continuing Care Retirement Community with two new senior independent living buildings totaling fifty-five units, a community center and a maintenance building together with associated parking areas, sidewalks, utilities and other site improvements.

We hope to entertain the Board's input on the project at the next possible hearing. Please call me if you have any questions or need any additional information.

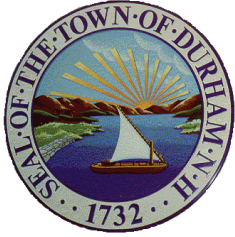
Sincerely,

ALTUS ENGINEERING

Erik B. Saari
Vice President

ebs/5440.01-LTR-Cover-072325

Enclosures



TOWN OF DURHAM
Planning Department
8 Newmarket Road
Durham, NH 03824-2898
Phone (603) 868-8064
www.ci.durham.nh.us

Site Plan Application

Property Information

Property address/location: Stone Quarry Drive

Tax map #: 209; Lot #'s: 33; Size of site: 22.50 acres;

Zoning Districts

Zoning District: OR; Wetland Overlay District? Yes: ☒; No: ☐;

Shoreland Overlay District? Yes: ☐; No: ☒; Flood Overlay District? Yes: ☐; No: ☒;

Aquifer Overlay District? Yes: ☐; No: ☒; Historic District? Yes: ☐; No: ☒;

Proposed Project

Name of project (if applicable): RiverWoods Phase II

Describe proposal – uses, square footage, parking spaces, floors, number of units, beds, etc.

The project entails the expansion of the existing CCRC including the construction of two new four-story buildings

totaling 55-units with parking garages, a single story community center and a maintenance garage together with associated

access ways, parking and utilities. Total building coverage will be 33,151 sf and surface parking will consist of 97 stalls.

Utility Information

Town water? yes ☒ no ☐; How far is Town water from the site? _____

Town sewer? yes ☒ no ☐; How far is Town sewer from the site? +/-250'

Property Owner

Name (include name of individual): RiverWoods Durham

Mailing address: 14 Stone Quarry Drive

Telephone #: (603) 590-4001 Email: nbelanger@rwdurham.org

Applicant/Developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

(over)

Engineer/SurveyorName (include name of individual): Altus Engineering c/o Erik Saari (Agent)Telephone #: (603) 433-2335 Email: esaari@altus-eng.com**Architect/Building Designer**Name (include name of individual): AG Architecture c/o Eric HarrmannTelephone #: (414) 431-3131 Email: erharr@agarch.com**Other Professional/Designer/Agent**Provide name(s) and contact information: See plan set Cover Sheet**Submission of application**

This application must be signed by the property owner, applicant/developer (if different from property owner), *and/or* the agent. If not by the property owner, then a separate statement from the owner authorizing submission of the application with the authorization to enter the property (below) is required.

I(we) hereby submit this Site Plan application to the Town of Durham Planning Board and 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. I(we) understand that any additional costs for review of this application will be borne by the owner/applicant.

Signature of property owner: See attached Letter of Authorization

Date: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent: Print Name: Erik Saari Date: 07/23/25

(over)

Abutter Notices

*****Please note. It is the sole responsibility of the applicant to prepare the abutters list with labels/envelopes accurately.** Coordinate with Tracey Cutler on the process. It is critical that applicants include correct updated information. Courts are strict about notifications and may overturn approvals for failure to provide correct information on abutter names and addresses.

Authorization to enter property

I(we) hereby authorize members of the Durham Planning Board, Planning Department, and other pertinent Town departments, boards and agencies to enter my/our property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those people legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these people must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: EB: [Signature] Erik Saari, Altus Engineering (Agent)
Date: 07/23/25

Signature of property owner: _____
Date: _____


Site Plan Checklist

For formal applications – for both residential and nonresidential plans

Town of Durham Planning Department

****To be filled out by the applicant/agent***

Project Name: RiverWoods Phase II Map: 209 Lot: 33 Date: 07/23/25

Applicant/agent: Altus Engineering (agent) Signature:  Erik Saari, Altus Eng.

******Please see the Durham Site Plan Regulations for more information, in particular, Section 2.2 Formal Application Content. Note that various items may be submitted later. *Numerous items are not needed depending on the application. Feel free to mark N/A not applicable when appropriate or to apply for waivers when you think including a particular item is not necessary for the board to fully understand the proposal. Contact the Town Planner with any questions.***

<u>General items</u>	Yes	No	Waiver		Comments
			N/A	Requested	
Application fee including fee for notices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
15 copies of completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
15 copies of letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
3 sets of full-size plans <i>Not needed on small applications</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
15 sets of 11 X 17 reductions, including one sheet of site plan in color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Electronic version of materials via email	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Completed abutters list (See Tracey)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Copy of the current deed, covenants, Easements, and deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>

Plan Information

Basic information including: <ul style="list-style-type: none"> • Title sheet and index, when applicable • Title block • Name of Project • Date of preparation • North arrow • Scale • Legend • Revision block • Acreage and square footage of site 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
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	Yes	No	Waiver N/A Requested	Comments	
<ul style="list-style-type: none"> • Vicinity sketch/location plan - not less than 1" = 1,000' • Aerial photo showing the site and proposed building footprint 					
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of surveyor, engineer, and/or architect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Town tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Streets and street names	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Deed information and references to related plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including: <ul style="list-style-type: none"> • existing and proposed bearings • existing and proposed distances • pins, stakes, bounds • monuments • benchmarks 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties: <ul style="list-style-type: none"> • owner name • owner address • tax map and lot # • approximate building footprints • use 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Locations, widths, and types of easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Zoning

Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning requirements for district: <ul style="list-style-type: none"> • frontage • lot size and dimensions • all setbacks • lot coverage 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts, including Wetland, Shoreland, Aquifer, and Historic districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

<u>Existing Topographic Features:</u>	Yes	No	Waiver		Comments
			N/A	Requested	
Contour lines (not to exceed two-foot Intervals, except on steep slopes) and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	On Soils and Topography Plan _____
Soil test pit locations, profiles, and depth to water table and ledge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	On Soils and Topography Plan _____
Percolation test locations and results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Test pit data in drainage analysis _____
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands, including name of certified wetlands scientist	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement whether located in flood area, And, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Delineation of trees and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Overview of types of trees and vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Locations of trails, paths, fences, and walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other natural/cultural resources (significant trees, farmland, habitats, rock outcrops, historic structures, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Building Information

Existing buildings/structures including square footage and use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No existing buildings on site _____
Proposed buildings/structures including <ul style="list-style-type: none"> • square footage • grades at foundation • first floor elevation • use • # bedrooms and beds per unit if residential 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Architectural renderings of proposed buildings and structures: <ul style="list-style-type: none"> • Showing all four sides 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

	Yes	No	Waiver N/A Requested		Comments
<ul style="list-style-type: none"> • Drawn to scale with dimensions • Showing height • Showing exterior materials • Showing exterior colors • Name of architect/designer 					
<u>Circulation and Parking Plan</u>					
Existing and proposed driveways and access points including: <ul style="list-style-type: none"> • Width of opening • Turning radii • Cross section of driveway 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pavement, curbing & edge treatment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic control devices, if appropriate:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Number of parking spaces <ul style="list-style-type: none"> • required by ordinance • proposed 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking layout and dimensions of spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Handicap spaces and signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Loading area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project is not a commercial use
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bicycle racks, locations and design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Internal to buildings
Buffers, landscaping & screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping on Landscape Plans
Snow storage areas and plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed porous pavement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Utilities</u>					
Show all pertinent existing and proposed profiles, elevations, materials, sizes, and details					
Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Yes	No	Waiver		Comments
			N/A	Requested	
Pump stations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire hydrant location(s) and details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire alarm connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Connected to communications circuitry
Treatment of solid waste/dumpsters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Stormwater Management</u>					
Stormwater Checklist, unless deemed unnecessary by Town Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stormwater management system: pipes, culverts,, catch basins detention/ retention basins, swales, rip rap, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage study with calculations, impact analysis, and mitigation plan – 2 copies only	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grading (existing and proposed grades)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Landscaping Plan</u>					
Demarcation of limits of construction, clear delineation of vegetation to be saved, and strategy for protecting vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limit of disturbance on Erosion Control Plan
Proposed ground cover, shrubbery, and trees including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> • botanical and common names • locations and spacing • total number of each species • size at installation 					
Planting plan (size of holes, depth of planting, soil amendments, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Irrigation plan and details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See note on Landscape Plans
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Yes	No	Waiver		Comments
			N/A	Requested	
Specification of all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fencing/screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Signage</u>					
On-site traffic-control signs:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Location and type of advertising signs:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>None proposed</u>
<ul style="list-style-type: none"> • Attached to building • Freestanding • Directional, if appropriate 					
Dimensions of signs:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>For traffic signs only</u>
<ul style="list-style-type: none"> • Height • Area • Setback 					
Elevation drawings with colors & materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>For traffic signs only</u>
Type of Illumination, if proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>None proposed</u>
<u>Outdoor Lighting</u>					
Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Height of fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wattage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Type of light (high pressure sodium, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Design/cut sheets of fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>On detail sheets</u>
Illumination study, if appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Other Elements</u>					
Construction management plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Energy checklist (may be submitted later)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Traffic study, if appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

	Yes	No	Waiver		Comments
			N/A	Requested	
Proposed covenants, easements, and deed restrictions, if any	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	On LLA and site plans
Fiscal impact study, if requested	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Check wetlands overlay district for possible exemptions from the ordinance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if
System for addressing buildings and units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Handled through individual mail rooms
Subject to NH Rivers Management Program RSA 483 or Shoreland Act 483B? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					

Additional Comments:

Stormwater Management Checklist for Site Plan Review

<input checked="" type="checkbox"/>	SITE PLAN REVIEW APPLICATION	Project Name	RiverWoods Phase II
<input checked="" type="checkbox"/>	Date of Submittal 23 / 23 / 2025	Applicant's Name	RiverWoods Durham
<input checked="" type="checkbox"/>	Engineer Altus Engineering	Architect	AG Architecture
<input checked="" type="checkbox"/>	New Development		<input type="checkbox"/> Re-Development
<input checked="" type="checkbox"/>	Total Area of Disturbance 173,500 Square Feet (SF)		
<input type="checkbox"/>	< 5,000 SF and No Water Quality Threat {No Stormwater Management Plan Required}		
<input type="checkbox"/>	< 5,000 SF and Possible Water Quality Threat {Stormwater Management Plan Required}		
<input checked="" type="checkbox"/>	> 5,000 SF {Stormwater Management Plan Required}		
STORMWATER MANAGEMENT PLAN – PART I			
<input checked="" type="checkbox"/>	EXISTING CONDITIONS PLAN		
<input checked="" type="checkbox"/>	Title Block, Appropriate Scale, Legend, Datum, Locus Plan, Professional Stamp(s)		
<input checked="" type="checkbox"/>	Topographic Contours and benchmarks		
<input checked="" type="checkbox"/>	Buildings, Structures, Wells, Septic Systems, Utilities		
<input checked="" type="checkbox"/>	Water Bodies, Wetlands, Hydrologic Features, Soil Codes, Buffer Zone		
<input checked="" type="checkbox"/>	Area of Impervious Surface 0 sf on-site SF 91,781 sf off-site imp. tributary to site incl. 80,412sf pavement		
<input checked="" type="checkbox"/>	Total Area of Pavement 0 on-site SF	Area of Pervious Pavement 0 SF	
<input checked="" type="checkbox"/>	PROPOSED CONDITIONS PLAN (include above existing and below proposed features)		
<input checked="" type="checkbox"/>	Title Block, Appropriate Scale, Legend, Datums, Locus Plan, Professional Stamp(s)		
<input checked="" type="checkbox"/>	Topographic Contours and benchmarks		
<input checked="" type="checkbox"/>	Buildings, Structures, Wells, Septic Systems, Utilities		
<input checked="" type="checkbox"/>	Water Bodies, Wetlands, Hydrologic Features, Soil Codes, Buffer Zone		
<input checked="" type="checkbox"/>	Impervious Surface Area 170,712 SF	Impervious Surface Increase 78,931 SF	
<input checked="" type="checkbox"/>	Total Area of Pavement 124,015 SF	Area of Pervious Pavement 2,781 SF	
<input checked="" type="checkbox"/>	Effective Impervious Area (EIA) 88.384 SF 82,328 sf treated		
<input checked="" type="checkbox"/>	Stormwater Management & Treatment System (Describe System Elements Below)		
<input checked="" type="checkbox"/>	Name of Receiving Waterbody Unnamed wetlands tributary to Oyster River		
<input checked="" type="checkbox"/>	Closed Drain & Catch Basin Network	<input type="checkbox"/> Connected to Town Closed System	
<input checked="" type="checkbox"/>	Detention Structure Types Bioretention Ponds		
<input checked="" type="checkbox"/>	Structural BMP Types Porous Pavement		
<input checked="" type="checkbox"/>	LID Strategies Bioretention Ponds, Porous Pavement		
<input checked="" type="checkbox"/>	Estimated Value of Parts to be Town Owned and/or Maintained		\$ 0

STORMWATER MANAGEMENT PLAN – PART II					
<input checked="" type="checkbox"/>	DRAINAGE ANALYSIS See Drainage Analysis for peak rates and volumes at multiple analysis points				
	24-Hour Storm Event	Runoff	Pre-Development	Post-Development	
	<input type="checkbox"/> 1-inch	Rate	_____ Feet ³ /Sec (CFS)	_____ CFS	
	<input type="checkbox"/> 1-inch	Volume	_____ Feet ³ (CF)	_____ CF	
	<input type="checkbox"/> 2-Year	Rate	_____ CFS	_____ CFS	
	<input type="checkbox"/> 2-Year	Volume	_____ CF	_____ CF	
	<input type="checkbox"/> 10-Year	Rate	_____ CFS	_____ CFS	
	<input type="checkbox"/> 10-Year	Volume	_____ CF	_____ CF	
	<input type="checkbox"/> 25-Year	Rate	_____ CFS	_____ CFS	
	<input type="checkbox"/> 25-Year	Volume	_____ CF	_____ CF	
	<input type="checkbox"/> 100-Year	Rate	_____ CFS	_____ CFS	
<input checked="" type="checkbox"/>	EROSION & SEDIMENT CONTROL PLAN				
<input checked="" type="checkbox"/>	OTHER PERMITS OR PLANS REQUIRED BY USEPA or NHDES (Where applicable)				
	<input checked="" type="checkbox"/>	USEPA Pre- and Post-Construction Stormwater Pollution Prevention Plan			
	<input checked="" type="checkbox"/>	NHDES Alteration of Terrain Permit			
	<input type="checkbox"/>	Other (Please list) _____			
<input checked="" type="checkbox"/>	OPERATION & MAINTENANCE PLAN				
<input checked="" type="checkbox"/>	Need for 3 rd Party Review? YES ^X _____ NO _____				



TOWN OF DURHAM
8 Newmarket Road
Durham, NH 03824-2898
603.868.8064
www.ci.durham.nh.us

ENERGY CONSIDERATIONS CHECKLIST

The Durham Energy Committee and the Durham Planning Board developed this checklist to encourage developers, applicants for Site Plan or Subdivision review, applicants for building permits, and Planning Board members to systematically consider the energy efficiency of Durham's new or renovated buildings and sites that are being developed or subdivided. Early discussion of such mandatory (where required under specific Town, State, or Federal standards) or optional energy efficiency measures may result in both energy and cost savings. For information on available funding energy efficiency improvements, see www.nhsaves.com. Completion of this checklist and a meeting with the Building Inspector and a representative of the Durham Energy Committee is required prior to any Planning Board site plan or subdivision approval.

Project Name	RiverWoods Phase II
Date of Submittal	July 23, 2025
Applicant Name	Riverwoods Company of Durham
Engineer Name	Altus Engineering
Architect Name	AG Architecture
Project Contact	Erik Saari, Altus Engineering

PART I. BUILDING CONSTRUCTION, SYSTEMS AND MATERIALS

1. National Accredited Rating for Your Building(s)

These organizations have established energy-efficiency criteria. Qualifying applicants are encouraged to complete and attach the checklist from that certification (to be used for informational purposes only) and may then skip to Part III, "Consultation with Director of Zoning, Building Codes & Health."

1	Check	Rating System	Website
1.1	<input type="checkbox"/>	Passive House Institute	www.phius.org
1.2	<input type="checkbox"/>	Living Building Challenge	living-future.org/lbc
1.3	<input type="checkbox"/>	LEED	www.usgbc.org
1.4	<input type="checkbox"/>	Energy Star	www.energystar.gov
1.5	<input checked="" type="checkbox"/>	None of the Above	
1.6	Other		

2. Energy Performance and Insulation, Zone 6 IECC

2	Y	N	N/A	Method	Proposed	Reference
2.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic or ceiling insulation exceeds NH/Town code	R ⁴² _____	Chapter 38, Town
2.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls insulation exceeds NH/Town code	R ^{24.7} _____	Chapter 38, Town
2.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air leakage testing proposed	³ _____ ACH @ ⁵⁰ _____ Pa	3ACH@50Pa is NH/Town code
2.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conventional slabs	R ^{5.7} _____	
2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radiant slabs	R _____	
2.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement foundation	R ^{5.7} _____	
2.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fenestration	U ^{.36} _____	
2.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot water pipes	R ⁵ _____	
2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heating ducts inside envelope	R _____	
2.10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating ducts outside envelope	R ¹² _____	
2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Commissioning building to confirm performance		
2.12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation system proposed	Type: DOAS _____	

3. Construction Methods and Materials

3	Y	N	N/A	Method
3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Net zero construction, i.e., building uses less than or same amount of energy it generates
3.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Energy-efficient doors and windows (including screens)
3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recycled content materials
3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locally sourced materials where available

4. Internal Systems

4	Y	N	N/A	Method	Proposed
4.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting: high efficiency	Type: <u>LED</u>
4.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Energy usage monitoring system(s), e.g., smart meters or submeters	
4.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Energy-efficient appliances (refrigerators, stoves, air conditioners, ceiling fans, etc.)	
4.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooling system efficiency	SEER ¹³ _____
4.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating system efficiency	AFUE ^{80%} _____
4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	High-efficiency heating system or heat pumps	AFUE _____
4.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Renewable hot water system (e.g., solar thermal)	SF _____
4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photovoltaic renewable electricity generation system (i.e., solar panels)	_____ kW
4.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Daylight management (active or passive shades, overhangs, e.g., film, sensors)	
4.10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ability to charge electric vehicles	Level ¹ _____
4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grey-water system (e.g., water from sinks or showers use for toilets or landscape)	
4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mechanical ventilation: heat or energy recovery ventilator	___ % efficient
4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water usage monitoring system(s)	
4.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooling load reduction features, e.g., ceiling fans, solar-ray-blocking blinds	

PART II: SITE AND SITING CONSIDERATIONS

5. Solar Resource Utilization

5	Y	N	N/A	Method
5.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar access (access of a solar energy system to unobstructed, direct sunlight)
5.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar-ready zone (a section of the roof or building overhang reserved for a future solar photovoltaic or solar thermal system with required internal conduit or plumbing pre-installed)
5.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Preservation of solar rights in subdivision or neighboring plots (e.g., solar skyspace easement)
5.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Orientation of internal streets to maximize solar resource for building roofs)
5.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree species selection and location for shading and cooling
5.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree species selection and location to avoid blocking future solar access (for a solar energy system)
5.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Passive solar lighting design (optimizes natural illumination for interiors)
5.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window placement maximizes winter solar penetration and minimizes summer solar penetration
5.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vegetated rooftop(s) or other type of "green" roof to provide cooling and/or manage stormwater

6. Parking, Transportation, Accessibility, and Connectivity

6	Y	N	N/A	Method
6.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking surcharges or incentives/rebates for tenants without cars ("no free parking")
6.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Compact car space designation
6.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Advanced technology and/or alternative-fuel car space designation (e.g., hybrids; "E85")
6.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian sidewalk network within the project area
6.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bicycle lane or path network within project area
6.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage for bicycles outdoors Please circle: secured unsecured -- covered uncovered
6.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage for bicycles indoors Please circle: secured unsecured

7. Landscaping and Covenant Terms

Lower water use not only results in reduced water bills but also reduces electricity usage at the Town's water and wastewater treatment facilities.

7	Y	N	N/A	Method
7.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rainwater storage, e.g., cisterns
7.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Xeriscaping (low-water-demand plants)
7.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low-nitrogen-demand turf grass
7.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rain garden or other "bio retention system" to manage site's storm water runoff
7.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Permit outdoor clotheslines (not prohibited by covenant rules)
7.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Permit installation of outdoor energy-efficiency devices, e.g., solar panels

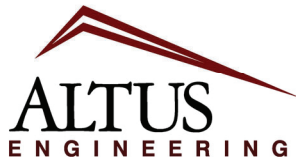
PART III: CONSULTATION WITH BUILDING INSPECTOR

Consultation with the Building Inspector can help highlight and solve potential problems early in the project design phase and reduce overall costs of code compliance. A consultation with the Building Inspector and a representative of the Durham Energy Committee is required prior to approval of any site plan or subdivision application. A follow-up consultation with the Building Inspector, after Planning Board approval, is encouraged and will generally occur as part of the building permit application process.

Consultation Notes

Meeting Date:

Signature of Building Inspector:



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

Letter of Intent for RiverWoods Phase II

**Stone Quarry Drive
Durham, New Hampshire**

July 23, 2025

Introduction

This Site Plan Application presents plans for RiverWoods Phase II, an expansion of the existing RiverWoods continuing care retirement community (CCRC) located at 14 Stone Quarry Drive in Durham, New Hampshire. The current proposal by the applicant/owner, RiverWoods Durham (RWD), entails a 22.5-acre parcel of land located across Stone Quarry Drive from the main campus.

RiverWoods is a 501(c)(3) not-for-profit corporation that owns and operates five vibrant, self-contained, not-for-profit CCRCs in New Hampshire. Conceived by a grassroots group of Durham and Seacoast area residents, the first RiverWoods campus opened in Exeter in 1994 and remains true to its founders' original inspiration - that growing older should enhance, not diminish, the opportunity for a productive and rewarding life. Over the years, the original campus has been joined by four others including the Durham campus that was completed in 2020.

The success of the RiverWoods Durham community coupled with the changing demographics of our society has created a significant unmet demand for the independent living housing units and continuing care offered at RiverWoods' facilities. Consistent with its charter, RWD is proposing to develop a portion of its land on Stone Quarry Drive to include fifty-five new independent living units as well as a central community center and satellite maintenance facility that will service the entire campus.

Existing Conditions

The project site is an undeveloped parcel primarily consisting of woodland and a small grassy area that also hosts the RiverWoods dog park. A small stream traverses the east boundary and various section of forested wetland are also featured throughout. The roughly triangular-shaped property abuts Route 108 and a few residential homes to the west, Stone Quarry Drive and the Durham DPW complex to the south and vacant land to the east. The topography generally slopes to the

south towards Stone Quarry Drive. Natural gas, municipal water, electrical and communication utilities are available along Stone Quarry Drive. Municipal sewer is located within the abutting RWD campus and will need to be extended along Stone Quarry Drive to serve the site.

A continuing care retirement community is an allowed use in the underlying Office Research - Route 108 (OR) District. Portions of the parcel are within the Wetlands Conservation Overlay District (WCOD) and there are no floodplains, shoreland zones or known culturally sensitive areas on the site.

Proposed RiverWoods Phase II

The Phase II expansion of the CCRC will consist of fifty-five units in two four-story buildings hosting three floors of independent living over a parking garage, a single-story community center, and a maintenance garage. Surface parking lots, utilities and associated stormwater infrastructure will round out the proposal. The entire phase will be connected by new sidewalks which will also extend to the DPW complex. These pedestrian ways will interface with the existing trail network on both sides of the road and connect to the main campus via crosswalks at several locations.

The aforementioned garages will provide parking for fifty-four cars while the surface lots will have ninety-seven stalls. These 151 spaces exceed the Town's parking criteria and are instead based on a parking demand projection derived from current use patterns at the main campus which is frequently over capacity. It is important to note that the criteria used is in line with Durham's requirements for multi-family housing.

The project also contemplates relocating a portion of Stone Quarry Drive. Currently, the road has a ninety-degree corner that requires vehicles to come to a rolling stop. The reconfiguration will allow for the free flow of traffic, increase sight distance and have the knock-on benefit of reducing noise from larger trucks slowing and then accelerating around the bend. This concept was approved by the Town Council and will also be the subject of a lot line adjustment application to be submitted under a separate cover.

Stormwater will be handled by a section of porous pavement and an extensive closed drainage system comprised of catch basins, manholes and yard drains that will direct the site's runoff to four bioretention ponds (aka raingardens). These best management practices will allow for the reduction in peak rates of runoff, the infiltration of the Town's required groundwater recharge volume and provide treatment from the entirety of the site's proposed impervious parking and rooftop areas.

Municipal water service is located directly across the street from the site and will only require minor extensions. The nearest sewer is on the main RWD campus and will need to be extended to the site. This will include a new main in Stone Quarry Drive. Water and sewer stubs will also be installed for later extension to the DPW facility. Other than the overhead services that will need to be relocated along with the road, electric and communications will be underground throughout the site. Lighting will be installed along the new road layout and throughout the site as needed. All new lighting will be energy efficient LED full cut-off fixtures intended to minimize lighting impacts to the surrounding neighborhood and wetland areas.

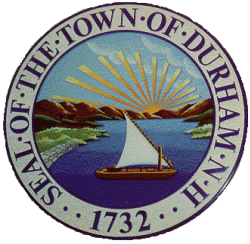
Planting areas are proposed to marry the buildings to the land, soften them from Stone Quarry Drive and create a native buffer along the upland edge of adjacent wetlands. Street tree plantings will be of various species providing shade and relief from solar glare and ornamental foundation plantings will be installed at selected areas around the buildings. Where possible, native plants will be used and selectively augmented with non-natives as needed to create varied and sustainable plant communities. This landscaping will complement the architectural style of the new buildings which is intended to visually tie into the existing campus in an understated and tasteful manner.

A Conditional Use Permit will be required for impacts to the wetland buffer that were not covered under the variance granted on July 8, 2025. The include portion of the community center and its associated outdoor amenities, various driveways, sidewalks, stormwater practices and grading. This CUP application will be submitted under a separate cover.

Regarding other required permits, a traffic impact assessment has been prepared and submitted to NHDOT in conjunction with a driveway permit application. Two permits from NHDES will also be required, including a Sewer Discharge Permit and Alteration of Terrain approval. The project will also subject to EPA's NPDES Phase II Construction General Permit requirements including filing of a Notice of Intent, preparation of a Stormwater Pollution Prevention Plan (SWPPP) and frequent inspections.

Conclusion

The proposed expansion of RiverWoods Durham will provide sorely needed new housing for seniors and expand and complement the amenities of the existing campus. The site plan has been designed in as compact a manner as possible in order to reduce its impact to the property and its environs. Stormwater best management practices will properly treat runoff from the site and tasteful landscaping, lighting and architectural will provide the finishing touches on what will become an attractive, walkable addition to the community



PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

CONDITIONAL USE APPLICATION

Date: 07/23/25

Property information

Property address/location: Stone Quarry Drive

Tax map #: 209; lot #(s): 33 & 37; Zoning District: OR

Property owner

Name (include name of individual): RiverWoods Durham

Mailing address: 14 Stone Quarry Drive, Durham, NH 03824

Telephone #: (603) 590-4001 Email: nbelanger@rwdurham.org

Engineer, Surveyor, or Other Professional

Name (include name of individual): Altus Engineering c/o Erik Saari

Mailing address: 133 Court Street, Portsmouth, NH 03801

Telephone #: (603) 433-2335 Email address: esaari@altus-eng.com

Proposed project

Activity within the WCOD ☒; Activity within the SPOD ☐; Other proposal or activity ☐

What is the proposed project? The project entails the construction of two new age-restricted residential buildings, a community center and a maintenance garage together with associated site plan elements.

Which provision in the zoning ordinance calls for this conditional use? 175-61

Justification for granting the conditional use: See attached justification

Have you completed the conditional use checklist? Yes

(over)

Other Information

Please note the following:

- Coordinate with Michael Behrendt, the Durham Town Planner, at 868-8064 or 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 tcutler@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.

Abutter Notices

*****Please note. It is the sole responsibility of the applicant to prepare the abutters list with labels/envelopes accurately.** Coordinate with Tracey Cutler on the process. It is critical that applicants include correct updated information. Courts are strict about notifications and may overturn approvals for failure to provide correct information on abutter names and addresses.

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: See Attached Letter of Authorization

Date: _____

Signature of agent:  Erik Saari, Altus Engineering

Date: 07/23/25

Conditional Use Checklist **for WCOD and SPOD applications**

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

Address or location of property: Stone Quarry Drive

Applicant/agent: RiverWoods Durham (Altus Engineering, Agent)

Owner, if different from applicant: _____

Map: 209 Lot: 33 Date: 07/23/25

The following items must be included in a conditional use application for activity within the Wetland Conservation Overlay District (WCOD) and the Shoreland Protection Overlay District (SPOD). Please mark the items below and return this form to the Planning Department.

General items and documentation:

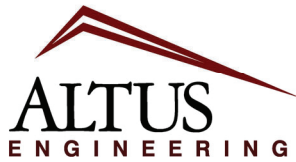
- ☒ Conditional use application
- ☒ This conditional use checklist
- ☒ Review ordinance, including exemptions, to ensure the proposal is subject to review
- ☒ A letter of intent/narrative describing the project
- ☒ A narrative addressing the 8 general conditional use criteria
- ☒ A narrative addressing the 4 specific criteria for activity within the WCOD and SPOD
- ☒ An electronic/pdf version of the plan (below)
- ☒ Application and notice fees. Please coordinate with Tracey Cutler, Admin. Assistant.
- ☒ Abutters list with properties within 300 feet of the lot. 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
- ☒ Confirmation that the applicant will install a sign on the property about the public hearing once the hearing date with the Planning Board is set
- ☒ Confirmation that the applicant has seen the documents *Considerations for Potential Impacts on Wetlands* and *Wetland and Shoreland Resources for Applicants*. No action is required in regard to these documents; rather applicants are simply encouraged to review and consider information contained in the documents.
- ☒ Confirmation that the applicant has discussed their project with the Town Planner
- ☒ Is a permit through the New Hampshire Division of Environmental Services required?
Sewer Discharge and Alteration of Terrain only
- ☐ No Is the site subject to review under the New Hampshire Rivers Management Program, RSA 483 or the Shoreland Protection Act, RSA 483B?

(over)

Information that may be needed on the plan:

The function of the plan is to convey very clearly the nature and pertinent details of the project. Some of these items may not be needed depending on the character and scope of the proposal. Please check with the Town Planner with any questions. The Town Planner can advise the applicant about which items he believes may not be needed in order to save the applicant expense. However, the Conservation Commission and Planning Board make their own determination about particular items that are necessary to conduct their review. If the timeframe for the project is tight, the applicant is encouraged to provide more information up front to reduce the chances of the review being continued to an additional meeting allow for additional information to be submitted.

- ☒ A plan drawing to scale prepared by a surveyor, engineer, or other qualified professional
- ☒ A title block with title, owner's name, address of the property, date, and name, address and seal of the person preparing the plan
- ☒ A north arrow and a bar scale. A legend if applicable
- ☒ A locus plan showing the location of the subject lot at an appropriate scale (such as 1" = 500 feet or 1" = 1,000 feet)
- ☒ Names of owners of abutting lots
- ☒ Property lines and location of the proposed activity within the lot. Where the proposed activity is close to a property line and on larger, more significant projects inclusion of surveyed property lines may be needed.
- ☒ Existing buildings, structures, driveways, parking areas, utilities, drainage structures, water bodies, and other salient features in the vicinity of the proposed activity
- ☒ The wetland and edge of wetlands in the WCOD and the waterbody and reference line in the SPOD delineated by a qualified professional. Please show these lines in color.
- ☒ The buffer/setback line from the edge of wetlands or reference line. Please show these lines in color.
- ☒ All proposed activity within the buffer/setback area and in the vicinity of the buffer/setback area clearly delineated
- ☒ On larger or more significant projects existing and proposed contours in the vicinity of the proposed activity
- ☒ Erosion and sedimentation control measures, if applicable
- ☒ Restoration plan, if applicable
- ☒ Landscaping plan, if applicable



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

**Conditional Use Permit
Letter of Intent
for
RiverWoods Phase II**

**Stone Quarry Drive
Durham, New Hampshire**

July 23, 2025

In conjunction with the Site Plan Application filed for the RiverWoods Phase II project, the attached Conditional Use Permit Application entails work within the Wetland Conservation Overlay District, specifically the 75' wetland buffer. Specifically, the addition of portions of a non-residential building to be used as a Community Center together with its outdoor amenities, driveways, the relocation of Stone Quarry Drive, sidewalks, stormwater best management practices and associated land disturbance for grading and the installation of underground utilities. No wetland impacts are proposed as part of this project.

NARRATIVE FOR CONDITIONAL USE PERMIT (“CUP”) APPLICATION FOR
RIVERWOODS DURHAM (“Applicant”)

CUP’s PURSUANT TO ARTICLE XIII, SECTION 175-61 FOR VARIOUS NON-
RESIDENTIAL STRUCTURES WITHIN THE 75 FOOT WETLAND SETBACK AREA FOR
THE EXPANSION OF APPLICANT’S EXISTING SENIOR CARE FACILITY CAMPUS
LOCATED ON STONE QUARRY DRIVE (“**the Road**”) TO BE BUILT ON
ASSESSOR’S MAP 209, LOTS 33 AND 37 (“**the Property**”)

Introduction:

This CUP Application seeks authorization pursuant to Article XIII, Section 175-61 to construct various stormwater management features, driveways, paths, sidewalks, utilities, retaining walls, a Community Center and associate earthwork within the general 75-foot setback from portions of the various non-tidal wetlands located on the Property (“**the Wetlands**”) contained in Section 179-59 (“**the Wetland Setback**”) of the Town’s Zoning Ordinance (“**the Ordinance**”). The Applicant has previously been awarded on July 8, 2025 the necessary Variances from the Town’s ZBA for the residential structures and associated parking areas within the Wetland Setback for the Project.

The Applicant is seeking to expand its existing Senior Care Facility Campus with the construction of two (2) multi-unit Senior Family Housing Buildings containing a total of fifty-five (55) “Independent Living” apartments, the residents of which will be part of Applicant’s full continuum of care. This Expansion will also include the following Accessory Structures: (i) a Community Center serving all of the residents on Applicant’s campus, and (ii) a Maintenance Building for the entire campus including the new buildings. Parking and associated driveways for these new structures, and to accommodate existing and future employee needs, will be constructed as part of this Expansion.

The Property is approximately 22.5 acres in the Office Research Zone where this Senior Care Facility is allowed as a matter of right, albeit with Site Plan Approval from the Planning Board. The Property is vacant (but for a series of walking trails and a dog park) and is adjacent to the existing municipal water and sewer system servicing Applicant’s existing Senior Care Facility. The upgrade of this water and sewer system will be finalized as part of the Planning Board process for this Project. The proposed Structures of this Project are placed in conformity with the Town’s recently amended 30-foot Road Setback for this Zone.

The attached Existing Conditions Plans and Wetland Buffer Conditional Use Permit Plan (“**the Plans**”) have been prepared by JVA Associates, Inc. & Altus Engineering and are referenced as “**Exhibit A**”. As shown on the Plans, the areas highlighted in blue are those aspects of the Project that have been granted the necessary Variances by the ZBA; and the areas shown in green or gray reflect the areas of disturbance which require the requested CUPs and are identified as follows:

1. With respect to the West Building and its associated driveway and parking area: grading, drainage structures, utilities, retaining wall and sidewalks;

2. With respect to the Community Center and its associated parking area: grading, drainage structures, utilities, a patio, bocce court and sidewalks;
3. With respect to the East Building, Maintenance Building, their associated driveway and parking area and Stone Quarry Drive: grading, drainage structures, utilities, sidewalks and the relocation of Stone Quarry Drive itself;
4. With respect to the existing RiverWoods, Main Campus: utilities.

The Applicant tenders the proposed Elevations for the West Building, the East Building, the Community Center and the Maintenance Building as prepared by AG Architecture (“**the Elevations**”), which are attached hereto as “**Exhibit B**”. These Elevations not only show that the Expansion is in keeping with the aesthetic of the Property and Applicant’s original campus across the Road, but also that the Expansion complies with the Town’s Height Restrictions of Zoning Ordinance Article 175-54. Additionally, the various buildings will have the following features:

- The West Building will have a total of twenty-nine (29) Independent Living Units, This Building will also have twenty-nine (29) parking spaces on the ground floor with an additional twenty-nine (29) parking spaces outside of the building footprint. The West Building will also potentially include such features as bike storage, mechanical room/storage, small social gathering spaces on each floor, trash rooms and a central mailroom;
- The East Building will have a total of twenty-six (26) Independent Living Units. This Building will also have twenty-seven (27) parking spaces on the ground floor with an additional forty-nine (49) parking spaces outside of the building footprint in combination with the parking associated with the Community Center. The East Building will also potentially include the same features as listed for the West Building;
- The Community Center will have a 612 sq. ft./32 seat Café for Applicant’s residents and their guests, 1,174 sq. ft. of club room/meeting/class space, a 929 sq. ft. lounge area, an outdoor patio and an adjacent 10 ft. by 50 ft. pervious Bocce Court. The Community Center will also potentially include such features as an administrative office space/work room, a mail room, and certain interior recreational features to be determined; and
- The Maintenance Building will have a work area, office space, wash room and garage/storage facilities associated with the maintenance of Applicant’s campus of buildings and grounds.

As represented to the ZBA, these structures will have appropriate stormwater management controls such as gutters, appropriate rain gardens, swales, pervious pavement in certain locations and/or other stormwater treatment and mitigation efforts in in a concerted effort expressly meet the “purpose statements” found in Section 175-58 (A)- (F).

The Applicant Presents the Following Arguments for Why the CUPs Should Be Granted:

Pursuant to Section 175-61.B of the Ordinance, the Planning Board must find the following criteria are met in order to grant the CUPs; and the Applicant's arguments for how these criteria are met follows each criterion:

1. There is no alternative design and location on the parcel for the proposed project that would:

- a. have less adverse impact on the WCOD and overall ecological values;**
- b. be workable; and**
- c. be reasonable to expect the applicant to utilize.**

Response: The Applicant and its Design Team have actively worked to minimize the Wetland Buffer impacts as shown on the current Plans; and considering the Variances approved for the Project, there is no alternative design or location for the "green" or "gray" areas shown on the Plans. There are no impacts to any wetlands on the Property; and the stormwater management system as proposed, including guttering and collecting stormwater from even those portions of the proposed structures that are in compliant locations outside of the Wetland Setback, reflect a level of care to avoid adverse impacts on the WCOD. The Ecological Value of the impacted buffer areas will be mitigated via the proposed stormwater treatment features including appropriate drainage structures, rain gardens, etc. The Applicant respectfully asserts that this proposal is both workable and reasonable in light of the features of the Property as part of Applicant's existing campus.

2. The design, construction, maintenance and operation of the proposed structures and activities within the wetland and buffer will minimize soil disturbance and adverse impacts to water quality to the extent workable.

Response: The Applicant and its Design Team reasonably believe that the design, construction, maintenance and operation of the proposed stormwater management features, sidewalks, driveways and Community Center will minimize soil disturbance and adverse impacts to water quality in the buffer areas. Where feasible, retaining walls and steep slopes have been employed to reduce the area of buffer impact and the Applicant has a proven track record of top-notch maintenance of their properties. Again, there are no impacts to any wetlands on the Property from the proposed Structures or features.

3. Mitigation and restoration activities of the area being disturbed will allow for the site to perform the functions of the wetland and buffer to the extent workable. Planting of native or naturalized vegetation shall be included as appropriate (See Section 175-60 A. 1. for reference).

Response: The Applicant and its Design Team reasonably believe that the mitigation and restoration activities proposed by this Project will reasonably allow the wetland buffer areas impacted to perform their appropriate functions to the extent workable. The Applicant intends to utilize native or naturalized vegetation as required.

4. The proposed project will not have substantial adverse impacts to known rare species, rare habitats, water quality, aquatic connectivity, or wildlife corridors. Applicants are not required to provide supporting documentation for this criterion unless the Planning Board has good reason to believe this criterion applies.

Response: The Applicant and its Design Team are unaware of any rare species, rare habitats or wildlife corridors on the Property and reasonably believe that the water quality and aquatic connectivity will be maintained as a result of the proposed stormwater management features proposed as part of this Project. In addition, the Design Team has consulted with NH Fish and Game to tailor the project to address any concerns over any potential impacts to wildlife.

Additionally, pursuant to the current language of Section 175-61.B's opening passage, the Applicant must also meet the following general requirements set forth in Section 175-23.C; and the Applicant's arguments for how these criteria are met follows each criterion:

- 1. Site suitability: The site is suitable for the proposed use. This includes:**
- a. Adequate vehicular and pedestrian access for the intended use.**
 - b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.**
 - c. The absence of environmental constraints (floodplain, steep slope, etc.) or development of a plan to substantially mitigate the impacts of those constraints.**
 - d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater disposal, electricity, and similar utilities.**

Response: The Applicant and its Design Team assert that this Property is a suitable site for this expansion of Applicant's existing campus as it is immediately across the street from the current site. Stone Quarry Drive provides adequate vehicular access to the Property; and the Project includes a network of expanded sidewalks and pathways to serve pedestrians. Adequate public services exist; and the elderly residents of this Project will not likely be adding children to the Town's schools. While not in a floodplain or burdened by steep slopes, the Project will substantially mitigate the impacts to the wetland buffer areas and stormwater disposal as noted in detail above. Town water and sewer are available at the Property; and potential upgrades are being discussed with the Town as part of this Project.

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.

Response: The Applicant and its Design Team assert that the external impacts of this Project will be in keeping with the existing campus features of Applicant's existing building and uses. As the ZBA previously found in granting the needed Variances for the "blue" areas shown on the Plans, this Project will not diminish the value of surrounding properties. The structures comply with the Town's height restrictions contained in the Ordinance and are otherwise in keeping with the existing features on Applicant's campus. Accordingly, the Project will 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.

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.

Response: The Applicant and its Design Team assert that the proposed layout and design of the Project is in keeping with the established character of Applicant's campus, which is the "neighborhood" for this development. The Project complies with the front setback to Stone Quarry Drive as well as appropriate side and rear setbacks, has appropriate parking under and to the side or rear of the proposed Structures as required by the Ordinance, is far removed from third party structures on abutting parcels, and makes appropriate provisions for vehicular and pedestrian access to and within the site.

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.

Response: The Applicant and its Design Team assert that the design of the new buildings are in keeping with Applicant's existing campus and fully comply with this criterion.

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.

Response: The Applicant and its Design Team assert that the Project is placed on the Property so as to minimize the disturbance of wetland buffers and completely avoids the disturbance of actual wetlands. The Project will involve the relocation of an existing easement to the abutting Town Cemetery parcels to be outside of an existing Vernal Pool on the Property. Public access to the network of trails on the Property is being maintained as part of this Project. No scenic views or viewsheds will be impacted by this Project, which will fully comply with this criterion.

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

Response: The Applicant and its Design Team assert that, as noted above, the ZBA previously found in granting the needed Variances for the “blue” areas shown on the Plans, this Project will not diminish the value of surrounding 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.

Response: See Response to Item 1, above.

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 off-set 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.

Response: The Applicant and its Design Team assert that this Project will not have a negative fiscal impact on the Town but indeed will have a positive fiscal impact as a result of the increased taxes generated, in part, by the Independent Living Units contained within the East and West Buildings.

PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

LOT LINE ADJUSTMENT APPLICATION

Town of Durham, New Hampshire

Date: 07/23/25 [office use only. Check # _____ amount \$ _____ date _____]

Property information – Parcel A

Property address/location: Stone Quarry Drive

Tax map #: 233; lot #'s): 33 and 37; Zoning district: OR

Owner (include name of individual): RiverWoods Durham, Natalee Belanger, Executive Dir.

Mailing address: 14 Stone Quarry Drive, Durham, NH 03824

Telephone #: (603) 590-4001 Email: nbelanger@rwdurham.org

Property information – Parcel B

Property address/location: 100 Stone Quarry Drive

Tax map #: 209; lot #'s): 36; Zoning district: OR

Owner (include name of individual): Town of Durham, Todd Selig, Town Manager

Mailing address: 8 Newmarket Road, Durham, NH 03824

Telephone #: (603) 868-5571 Email: tselig@ci.durham.nh.us

Surveyor

Name (include name of individual): James Verra and Associates, Inc., Ryan Fowler, LLS

Mailing address: 100 Griffin Road, Unit C, Portsmouth, NH 03801

Telephone #: (603) 436-3557 Fax #: _____

Email address: ryan@jvasurveyors.com Professional license #: 1054

Proposed project

What is the purpose of the lot line revision? The lot line adjustment corresponds to the realignment of Stone Quarry Dr. included in the accompanying RiverWoods Phase II project.

Will any encroachments result? No

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

Abutter Notices

*****Please note. It is the sole responsibility of the applicant to prepare the abutters list with labels/envelopes accurately.** Coordinate with Tracey Cutler on the process. It is critical that applicants include correct updated information. Courts are strict about notifications and may overturn approvals for failure to provide correct information on abutter names and addresses.

Submission of application

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

I (we) hereby submit this Lot Line Adjustment application to the Town of Durham Planning Board pursuant to the Town of Durham Subdivision Regulations and attest that to the best of my knowledge 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: See Attached Letter of Authorization
(Parcel A)

Date: 07/23/25

Signature of property owner: _____
(Parcel B)

Date: _____

Signature of agent: 

Erik Saari, Altus Engineering (Agent)

Date: 07/23/25

Lot Line Adjustment Checklist

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

Town of Durham Planning Department

Project Name: RiverWoods Phase II Map: 209 Lot: 33 Date: 07/23/25

Applicant/agent: Altus Engineering (Agent) Signature:  Erik Saari, Altus Engineering

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Three sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
15 clipped sets of application, letter of intent, 11x17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Name of project					_____
• Date					_____
• North arrow					_____
• Scale					_____
• Legend					_____
• Revision block					_____
• Vicinity sketch - not less than 1" = 1,000					_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
Town tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement that no encroachments will result from the adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Notation on plans: For more information about this lot line adjustment contact.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on abutting properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner name					
• owner address					
• tax map and lot #					
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Platting

Clear delineation of area affected by lot line adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Surveyed property lines including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• existing and proposed bearings					
• existing and proposed distances					
• monuments					
• benchmarks					
Existing & proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Show all of the following within 100 feet of the affected area.

Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

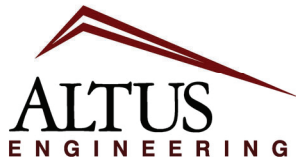
Utilities

Show all of the following within 100 feet of the affected area

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electric (overhead or underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Telephone/cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Additional Comments:

RiverWoods Durham and the Town of Durham are both party to this application.



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

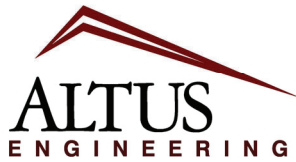
Lot Line Adjustment

Letter of Intent

**Stone Quarry Drive
Durham, New Hampshire**

July 23, 2025

The attached Lot Line Adjustment Application entails the realignment of Stone Quarry Drive. To accomplish this, the boundary lines between Map 209 Lot 33 (RiverWoods, Phase II parcel), Map 209 Lot 36 (Town of Durham, DPW parcel) and Map 209 Lot 37 (RiverWoods, main campus parcel) require minor adjustment. This realignment has been endorsed by the Town Council. As shown on the accompanying Lot Line Adjustment Plan, the proposal involves the conveyance of ± 0.13 acres of the existing Stone Quarry Drive right of way to Map 209 Lot 33, ± 0.02 acres from Map 209 Lot 36 to the relocated right of way and ± 0.03 acres from Map 209 Lot 37 also to the relocated right of way. In addition, the plan contemplates replacing an existing right of way held by the Town of Durham over Map 209 Lot 33 to the abutting cemeteries at the northeastern side of the parcel with a new one that follows the existing trail network and proposed driveway alignment for the RiverWoods Phase II project. The current right of way does not currently align with any path and this is intended to rectify the situation as well as extend the right of way to the new location of Stone Quarry Drive.



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

Abutter's List

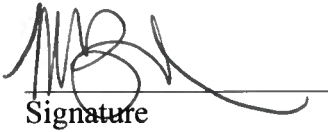
RiverWoods Durham Phase II
Site Plan, CUP and LLA Applications
Tax Map 209, Lots 33, 36 and 37
Stone Quarry Drive and Dover Road
Durham, New Hampshire
Altus Project #5440

<u>Map / Parcel</u>	<u>Name & Mailing Address</u>
209 / 3	James B. Carlson & Caroline Chambers 73 Dover Road Durham, NH 03824
209 / 4	Martin D. & Donna R. Ledoux 75 Dover Road Durham, NH 03824
209 / 5 209 / 15	William F. & Susan Keener 2012 Rev. Trust P.O. Box 79 Durham, NH 03824
209 / 6	Gary B. & Tina L. Hayes 79 Dover Road Durham, NH 03824
209 / 7	Arts in Reach 81 Dover Road Durham, NH 03824
209 / 8	Leonarda H.A. Meijer 85 Dover Road Durham, NH 03824
209 / 9	Ronald F. & Dorothy M. James 89 Dover Road Durham, NH 03824
209 / 16	Merrick Trails, LLC 44 Maple Avenue Atkinson, NH 03811
209 / 27	John M. & Katrine B. MacGregor 92 Dover Road Durham, NH 03824

209 / 28	Coyote Court, LLC 82 Chestnut Hill Road Farmington, NH 03835
209 / 29, 34 36 & 85	Town of Durham 8 Newmarket Road Durham, NH 03824
209 / 30	Todd & Kerri Cain 10 Cassie Lane Hampton, NH 03842
209 / 31	Bonnie McDermott & Clifford F. Zetterstrom 82 Dover Road Durham, NH 03824
209 / 32	Chandler Hull 78 Dover Road Durham, NH 03824
209 / 35	Chelsey Cemetery Tom Bebbington, Chair 25 Park Court Durham, NH 03824
209 / 38	Riverwoods Durham 14 Stone Quarry Drive Durham, NH 03824
Owner	Riverwoods Durham 14 Stone Quarry Drive Durham, NH 03824
Engineer	Altus Engineering 133 Court Street Portsmouth, NH 03833

Letter of Authorization

I, Natalee Belanger, authorized representative for RiverWoods Durham, hereby authorize Altus Engineering to represent us as the Owner/Applicant in all matters concerning engineering and related permitting for Tax Map 209, Lot 33 located at Stone Quarry Drive and NH 108 in Durham, New Hampshire. This authorization shall include representation at public hearings and other project-related meetings in addition to any signatures required for Federal, State and Municipal permit applications.


Signature

Natalee Belanger
Print Name

1/1/2025
Date


Witness

Mary Chavez
Print Name

1/1/2025
Date

*Pls ref. to:
DTC Lawyers
PO Box 630
Exeter NH 03833*

Doc # 200004447
Book 4745 Page 114

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Page 1 of 6

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA155677 25.00
TRANS TAX ST850594 12,000.00

WARRANTY DEED

ROCKINGHAM PROPERTIES I LIMITED PARTNERSHIP, a/k/a ROCKINGHAM

PROPERTIES I, a New Hampshire limited partnership, having a mailing address of P. O. Box 423, Belmont, MA 02478, for consideration paid, grants to ***RIVERWOODS DURHAM***, a New Hampshire nonprofit corporation, having a mailing address of 14 Stone Quarry Drive, Durham, New Hampshire 03824, with **WARRANTY COVENANTS**, the following:

A certain parcel of land situate on the southeasterly side of Route 108 and the northeasterly side of Stone Quarry Drive, in the Town of Durham, Strafford County, State of New Hampshire, designated by the Town of Durham as Tax Map 11, Lot 8-16 and depicted on plan entitled "Existing Conditions Plan prepared for Rockingham Properties I Limited Partnership (a/k/a Rockingham Properties I) located at Route 108 & Stone Quarry Drive, Durham, N.H.," dated November, 2019, drawn by Atlantic Survey Company, and recorded in the Strafford County Registry of Deeds as Plan Nos. 12082 and 12083 (the "Plan"), and more particularly bounded and described pursuant to the Plan as follows:

Beginning at a point on the southeasterly side of Route 108 and the northeasterly side of Stone Quarry Drive; thence running N 30°54' 46" E along said Route 108 a distance of 220.47 feet; thence running N 20°22' 14" E along said Route 108 a distance of 204.55'; thence running N 27°12' 46" E a distance of 304.89 feet to an iron rod at land of Chandler Hall; thence turning and running S 15°29' 09" E along land of said Hall a distance of 150.00 feet; thence turning and running N 74°30' 51" E along land of said Hall a distance of 125.00 feet to land of Bonnie McDermott and Clifford E. Zetterstrom; thence turning and running along land of said McDermott and Zetterstrom the following courses and distances:

N 54°39' 55" E a distance of 330.31 feet to a non-tangent curve;
thence turning and running along a said curve to the left with an arc length of 103.30 feet,
with a radius of 225.00 feet, with a chord bearing of N 50°24' 05" W, with a chord length

of 102.40 feet;
N 63°33' 14" W a distance of 215.89 feet to a tangent curve;
thence along said curve turning to the left with an arc length of 38.43 feet, with a radius of 25.00 feet, with a chord bearing of S 72°24' 31" W, with a chord length of 34.76 feet to said Route 108;

thence turning and running N 28°22' 29" E along said Route 108 a distance of 74.20 feet to land of Jan L. Sheridan; thence turning and running S 63°33' 14" E along land of said Sheridan a distance of 190.14 feet; thence turning and running N 26°22' 37" E along land of said Sheridan and land of the Town of Durham a distance of 374.50 feet to a stone wall at land of Coyote Court LLC;

thence turning and running along land of said Coyote Court LLC and said stone wall the following courses and distances:

S 27°31' 26" E a distance of 13.69 feet to a drill hole;
S 36°29' 58" E a distance of 115.20 feet to a drill hole;
S 37°37' 19" E a distance of 194.00 feet;
S 35°08' 38" E a distance of 139.64 feet to land of the Town of Durham cemetery;

thence turning and running S 59°08' 11" W along said cemetery a distance of 104.68 feet;
thence turning and running S 34°43' 29" E along said cemetery a distance of 104.27 feet to land of the Chesley cemetery and a corner of a stone wall; thence running S 31°25' 59" E along said cemetery and said stone wall a distance of 75.80 feet to a corner of said stone wall; thence turning and running N 58°59' 48" E along said cemetery and said stone wall a distance of 97.73 feet to the intersection of stonewalls at land of John M. MacGregor and Katrine B. MacGregor;

thence turning and running along land of said MacGregor and said stone wall the following courses and distances:

S 16°08' 09" E a distance of 84.95 feet;
S 11°02' 58" E a distance of 156.29 feet;
S 16°30' 35" E a distance of 153.40 feet;
S 12°50' 20" E a distance of 30.72 feet;
S 14°23' 05" E a distance of 90.35 feet;
S 07°16' 34" E a distance of 46.06 feet;
S 20°28' 39" E a distance of 131.66 feet;
S 15°20' 55" E a distance of 98.97 feet;
S 17°20' 11" E a distance of 76.91 feet;
S 19°18' 27" E a distance of 95.09 feet to a drill hole at land of the Town of Durham;

thence turning and running along land of said Town of Durham the following courses and distances:

S 74°21' 13" W a distance of 87.14 feet to the end of a stone wall;
S 75°22' 52" W along said stone wall a distance of 277.49 feet;
S 74°45' 13" W along said stone wall a distance of 32.06 feet to the end of said stone wall at the northeasterly side of said Stone Quarry Drive; thence turning and running along said Stone Quarry Drive the following courses and distances:

N 12°13' 20" W a distance of 460.79 feet to a granite bound;
S 77°46' 40" W a distance of 50.00 feet to a granite bound;
S 12°13' 20" E a distance of 17.00 feet;
S 77°46' 40" W a distance of 549.26 feet to a tangent curve;

thence along said curve turning to the right with an arc length of 393.65 feet, with a radius of 575.00 feet, with a chord bearing of N 82°36' 35" W, with a chord length of 386.01 feet to the southeasterly side of said Route 108 and the point of beginning.

Said parcel of land containing an area of 979,682 square feet or 22.50 acres.

Meaning and intending to describe the same 22.497 acre parcel of land shown as Map 11, Lot 8-2 on plan entitled "Subdivision Plan, Rockingham Properties I Limited Partnership, Durham, Strafford County, New Hampshire" dated October 1997, drawn by Orvis/Drew L.L.C., recorded in the Strafford County Registry of Deeds as Plan 53-49. The above property description is drafted with reference to the Grantor's updated survey first referenced above (recorded as Plan Nos. 12082 and 12083). The compass coordinates of Plan Nos. 12082 and 12083 have been rotated to be consistent with State grid north coordinates system. As such, the compass course directions in the above description are different from those of Strafford Registry Plan 53-49, which was completed by a different surveyor and not tied into the State's grid north coordinates system. The Town of Durham Planning Office and engineers working on development of the property agreed that Subdivision and Site Review plans for development of the above-described property be tied into the State's grid north coordinates system given the property's proximity to State highways Route 4 and Route 108. The survey of the land conveyed by the same Grantor to the same Grantee in 2018 pursuant to Strafford Registry Plan 115-85 (on the southerly side of Stone Quarry Drive) was pursuant to a survey also tied into the State's grid north coordinates system.

The above described parcel is conveyed SUBJECT TO the drainage easements A and C more particularly described in Easement Deed from Rockingham Properties I Limited Partnership to the Town of Durham dated July 22, 1998, recorded in the Strafford County Registry of Deeds at Book 2025, Page 332, and as shown on Strafford Registry Plan No. 53-49.

The above described parcel is also conveyed SUBJECT TO the access easement to Chesley Cemetery and the Town of Durham Cemetery, as more particularly described in the above-referenced Easement Deed and shown on the above-referenced plan, which access easement was granted and accepted subject to the reserved right of Rockingham Properties I Limited Partnership to relocate the right of way in the course of development of the above

described parcel, with notice to and consent of the Town of Durham Town Council, which consent shall not be unreasonably withheld at the time of the filing of a Site Plan for the development of or a subdivision plan for the further subdivision of said parcel, so long as the relocation results in a ten (10) foot right-of-way which is no more difficult for passage than the one described. Rockingham Properties I Limited Partnership hereby assigns to the Grantee herein, its successors and assigns, all its right to relocate said right of way on the same conditions should Grantee or its successors develop the above described property.

Title Reference

Meaning and intending to convey a portion of the premises conveyed to Rockingham Properties I by the following deeds:

1. Warranty Deed of Charlotte M. Clark dated November 30, 1994, recorded in the Strafford County Registry of Deeds at Book 1780, Page 450; and
2. Warranty Deed of the Town of Durham dated August 1, 1996, recorded in the Strafford County Registry of Deeds at Book 1879, Page 132.

The above described premises is not homestead premises.

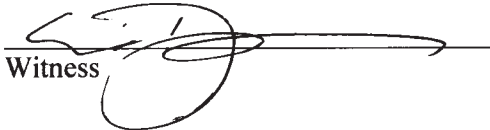
(SIGNATURES AND ACKNOWLEDGMENTS ON FOLLOWING PAGES.)

Signed this 22 day of March, 2020.

ROCKINGHAM PROPERTIES I LIMITED
PARTNERSHIP
a New Hampshire Limited Partnership

By: THE JONATHAN P. SCHWARTZ
MARITAL TRUST,
Its General Partner:


Witness
CHRIS DANEMAYER


Witness


Marcella Fischer, Co-Trustee

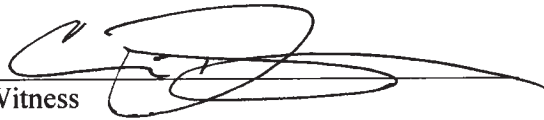

S. Alexander Schwartz, Co-Trustee

TRUSTEES CERTIFICATE

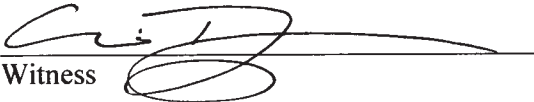
The undersigned, as Trustees under The Jonathan P. Schwartz Marital Trust, coming into being upon Jonathan P. Schwartz's death in 2015, by virtue of the terms of the Jonathan P. Schwartz Trust of July 18, 2000, as amended by First Amendment dated January 28, 2010 and by Second Amendment and Restatement to the Jonathan P. Schwartz Trust pursuant to binding non-judicial settlement agreement dated July 2, 2015, have full and absolute power pursuant to and in accordance with said trust agreement to convey any real estate or interest in real estate, including buildings and other improvements thereon, held in said Trust, including property titled in the name of Rockingham Properties I Limited Partnership, for which the undersigned, as Co-Trustees of The Jonathan P. Schwartz Marital Trust, serve as General Partner, and no purchaser, mortgagee or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power to see to the application of any sale proceeds or money, property, or asset paid to the Trustees for a sale thereof.

The Trustees further certify that the undersigned are the Co-Trustees of said Trust, that said Declaration of Trust has not been amended or revoked in any manner which would cause the representations in this certification of trust to be incorrect; that the undersigned have received all written authorizations from beneficiaries, if any, required by the terms of said Trust.

IN WITNESS WHEREOF, we have hereunto set our hands this 22 day of March, 2020.

Witness 

Marcella Fischer
Marcella Fischer, Co-Trustee of the
Jonathan P. Schwartz Marital Trust

Witness 

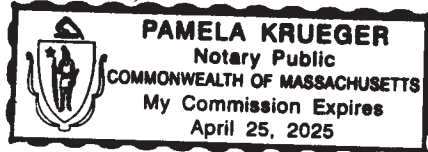
S. Alex Schwartz
S. Alexander Schwartz, Co-Trustee of the
Jonathan P. Schwartz Marital Trust

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

March 22, 2020

Personally appeared Marcella Fischer, known to me, or satisfactorily proven, to be the person whose name is subscribed to the above Deed and Trustee Certificate, and affirmed the certifications of Trust set forth above, and acknowledged that she executed all the same as her free act and deed in her stated capacities for the purposes herein stated.

Before me,



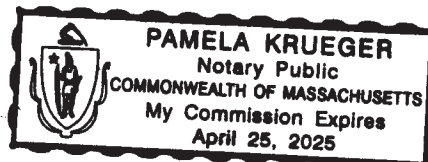
Pamela Krueger
Notary Public/Justice of the Peace
My commission expires: 4-25-25

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

March 22, 2020

Personally appeared S. Alexander Schwartz, known to me, or satisfactorily proven, to be the person whose name is subscribed to the above Deed and Trustee Certificate, and affirmed the certifications of Trust set forth above, and acknowledged that he executed all the same as his free act and deed in his stated capacities for the purposes herein stated.

Before me,



Pamela Krueger
Notary Public/Justice of the Peace
My commission expires: 4-25-25

H:\RE & BUS\Rockingham Properties LLP-Sale to Riverwoods\2020 Sale to RiverWoods\2020 Deed to RiverWoods Durham
FINAL.docx

98 JUL 23 PM 3:39
REGISTER OF DEEDS
STRAFFORD COUNTY

012646

BK2025PG0332

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, That Rockingham Properties I Limited Partnership, with an address c/o Jonathan Schwartz, 68 Leonard Street, Belmont, County of Middlesex, Commonwealth of Massachusetts 02178, **for consideration paid, grants to** Town of Durham, a municipal corporation, with an address of 15 Newmarket Road, Durham, County of Strafford, State of New Hampshire, **with WARRANTY COVENANTS** the following described property:

The following easements located on land to be known as Stone Quarry Drive in the Town of Durham, County of Strafford, and State of New Hampshire, as shown on plan entitled, "Subdivision Plan, Rockingham Properties I Limited Partnership, Durham, Strafford County, New Hampshire" dated December 1997, recorded in the Strafford County Registry of Deeds herewith, and being more particularly bounded and described as follows:

Easement A is described as follows:

Beginning at a point 183 feet as measured along the curve on the northerly boundary of said Stone Quarry Drive as measured from New Hampshire Route 108; thence turning and running North 60° 00' 00" East 15.00 feet to a point; thence turning and running South 63° 15' 52" East 20.00 feet to a point; thence turning and running South 60° 00' 00" West 15.00 feet to a point; thence turning and running on a curve to the right with a radius of 575.00 feet, a distance of 20.00 feet to the point of beginning. Said Easement A containing 250 square feet more or less.

Easement B is described as follows:

Beginning at a point on the southerly side of Stone Quarry Drive 175 feet from New Hampshire Route 108; thence turning and running along Stone Quarry Drive on a curve to the left with a radius of 625.00 feet, a distance of 20.00 feet to a point; thence turning and running South 60° 00' 00" West 15.00 feet to a point; thence turning and running North 63° 15' 52" West 20.00 feet to a point; thence turning and running North 60° 00' 00" East 15.00 feet to a point. Said Easement B containing 250 square feet more or less.

Easement C is described as follows:

Beginning at a point on the northerly side of Stone Quarry Drive 242 feet South 86° 51' 58" East of the first stone bound in from New Hampshire Route 108; thence turning and running South 86° 51' 58" East 30 feet; thence turning and running North 03° 08' 02" East 20.00 feet to a point; thence turning and running North 86° 51' 58" West 30.00 feet to a point; thence turning and running South 03° 08' 02" West 20.00 feet to the point of beginning. Said Easement C containing 600 square feet more or less.

Easement D is described as follows:

Beginning at a point 255 feet North 86° 51' 58" West from a stone bound at the inside corner of Stone Quarry Drive; thence turning and running South 03° 08' 02" West 20.00 feet to a point; thence turning and running North 86° 51' 58" West 30.00 feet to a point; thence turning and running North 03° 08' 02" East 20.00 feet to a point; thence turning and running South 86° 51' 58" East 30.00 feet to the point of beginning. Said Easement D containing 600 square feet more or less.

Easements A through D are for the purposes of construction, maintenance and repair of drainage improvements.

Also granting an easement for access to the Chesley Cemetery, so-called, and the Town of Durham Cemetery, as shown on said Plan, which easement is ten (10) feet in width centered on a line described by metes and bounds below, which line approximates the location of an old woods road:

Beginning at the stub of said Stone Quarry Drive at its northeasterly terminus; thence turning and running North 02° 58' 32" East 83.56 feet to a point; thence turning and running North 00° 19' 29" East 70.57 feet to a point; thence turning and running North 06° 54' 15" West 73.07 feet to a point; thence turning and running North 12° 44' 25" West 119.33 feet to a point; thence turning and running North 06° 10' 42" West 66.04 feet to a point; thence turning and running North 78° 54' 38" East 96.13 feet to a point; thence turning and running South 73° 45' 00" East 31.00 feet to a point; thence turning and running North 83° 13' 25" East 32.78 feet to a point; thence turning and running South 51° 05' 22" East 27.50 feet to a point; thence turning and running North 81° 54' 38" East 15.00 feet to a point; thence turning and running North 26° 54' 38" East 20.00 feet to a point; thence turning and running North 58° 54' 38" East 25.00 feet to a point; thence turning and running North 87° 33' 45" East 14.86 feet to a point; thence turning and running North 43° 15' 07" East 15.10 feet to a point; thence turning and running North 52° 46' 46" East 87.85 feet to a point 5 feet as measured perpendicularly from the Chesley Cemetery; thence turning and running along the Chesley Cemetery and the Town of Durham Cemetery, North 19° 06' 37" West 46.00 feet to a point;

thence turning and running North 19° 22' 07" West 20.00 feet to a point.

Said easement is available for passage by foot by the general public and for the passage of motor vehicles for maintenance to the aforesaid cemeteries. Grantor reserves the right, in the development of Lot 8-2, to relocate said right-of-way with notice to and the consent of the Town of Durham Town Council, which consent shall not be unreasonably withheld at the time of the filing of a Site Plan for the development of or a subdivision plan for the further subdivision of Lot 8-2, so long as the relocation results in a ten (10) foot right-of-way which is no more difficult for passage than the one described above. For reference, see Deeds recorded at Book 1879, Page 136 and Book 251, Page 89.

Meaning and intending to be a portion of the same premises described in the following Deeds:

- (1) Deed from Charlotte M. Clark to Rockingham Properties I, a Limited Partnership dated November 30, 1994 and recorded in the Strafford County Registry of Deeds at Book 1780, Page 450; and
- (2) Deed from Dennis W. Chalmers and Elinor J. Murphy to Rockingham Properties I Limited Partnership dated November 12, 1993 and recorded in the Strafford County Registry of Deeds at Book 1709, Page 791.

This deed replaces an Easement Deed recorded in the Strafford County Registry of Deeds at Book 1879, Page 0135 and, in particular, to the extent its descriptions are inconsistent with the descriptions herein, said easement is relinquished by acceptance and recording of this Deed by the Town of Durham.

Dated this 22nd day of July, 1998.

Rockingham Properties I
Limited Partnership



Witness

BY: 

Jonathan Schwartz, as President of
Rockingham Properties Management,
Inc., a New Hampshire corporation
and the sole General Partner of
Rockingham Properties I Limited
Partnership; Duly Authorized

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex, ss.

On this 22nd day of July, 1998, before me personally appeared Jonathan Schwartz, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Karen Upthe
Notary Public
My Commission Expires Feb. 12, 1999



(blo)re#13/B:\ROCKPROP.D-2

BK2025PG0335

1-024

**Verizon New England Inc
-EASEMENT-**

Know All Men By These Presents That **ROCKINGHAM PROPERTIES I LIMITED PARTNERSHIP**, of 70 Court Street, Portsmouth, County of Rockingham, State of New Hampshire, Grantor, for good and valuable consideration paid by **VERIZON NEW ENGLAND INC. (formerly known as New England Telephone and Telegraph Company)** Grantee, a New York corporation having its principal place of business at 185 Franklin Street, Boston, Massachusetts 02110, the perpetual right and easement to lay, construct, reconstruct, install, operate, patrol, inspect, repair, maintain, replace, alter, extend or remove lines for the transmission or distribution of communications, including but not limited to telephony, including the necessary buried wires, buried cables, buried conduits, buried pipes, cabinets, fixtures, supportive pads, with equipment therein, and other appurtenances deemed necessary for the purposes specified above, as the Grantee may desire from time to time, along, upon, across, under and over a portion of land (the "Easement Area") of which the Grantor is the sole owner situated in the Town of Durham, County of Strafford, State of New Hampshire, bounded and described as follows, to wit:

The above mentioned equipment shall not cause electronic interference with other communications, computer or other electronic equipment of the Grantor, its successors or tenants.

For Grantor's title, see Deed recorded in Book 1780, Page 450, at the Strafford County Registry of Deeds.

A certain tract of land lying easterly of Stone Quarry Drive, in the Town of Durham, County of Strafford, State of New Hampshire, over a portion of land of Rockingham Properties as shown on a plan entitled "Easement Plan, over a portion of land of Rockingham Properties, Stone Quarry Drive, Durham, N.H. for Verizon of New England, Inc", dated April 20, 2001, to be recorded in the Strafford County Registry of Deeds, more particularly bounded and described as follows:

Beginning at the southwesterly corner of the within described tract at an iron rod found The Town of Durham at the southeasterly corner of Stone Quarry Drive; thence;

North $03^{\circ} 08' 02''$ East a distance of 50.00 feet more or less by said Stone Quarry Drive to an iron rod set, thence;

South $89^{\circ} 39' 54''$ East a distance of 50.00 feet more or less by land of said Rockingham Properties to an iron rod set, thence;

South $89^{\circ} 39' 54''$ East a distance of 12.01 feet more or less to an iron rod set, thence;
Southerly and easterly by a tangent circular curve concave northeasterly having a central angle of $92^{\circ} 16' 28''$ a radius of 10 feet and a length of 16.10 feet to a point, thence;

South $89^{\circ} 08' 26''$ East a distance of 19.23 feet more or less to an iron rod set, thence;

South $0^{\circ} 51' 34''$ West a distance of 12.00 feet more or less to an iron rod set, thence;

North $89^{\circ} 08' 26''$ West a distance of 42.12 feet more or less to an iron rod set, thence;

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
*****		40	
THOUSAND		HUNDRED AND DOLLARS	
MO.	DAY	YR.	AMOUNT
07	17	2001	490923 \$ *****40.00
VOID IF ALTERED			

BK 2344 PG 0104

(2)

South 3⁰ 08'02" West a distance of 5.97 feet more or less to an iron rod set in a stone wall at the land of the Town of Durham, thence by land of said Town of Durham and said stone wall on the following courses;

North 89⁰ 15'46" West 17.94 more or less to a point;

And North 89⁰ 53'25" West 32.06 feet more or less to the point of Beginning.

Said easement area contains approximately 3,405 square feet.

The easement area shall be more particularly shown and described on a survey plan to be recorded herewith at the Strafford County Registry of Deeds.

Grantor shall have the right of ingress and egress by foot and /or by vehicle to the easement area over Grantor's property for all the stated purposes. The facilities shall remain the property of the Grantee, its successors and assigns.

Grantee shall repair, regrade and restore the said easement area, as necessary, at its own expense to substantially the same condition that existed prior to the commencement of the work.

All connections from and to the easement area shall be underground. The initial cabinet installation will include two cabinets one will be approximately 9 feet 6 inches long by 6 feet tall, the second cabinet will be approximately 6 feet tall by 4 feet 6 inches wide.

The Grantee, its successor and assigns, hereby indemnify and save harmless the Grantors, its successors and assigns, from and against any and all claims, action, loss, injuries, liabilities of any kind caused solely or in any part by the negligent acts or omissions or willful misconduct of the Grantee or its employees or agents in connection with Grantee's use hereunder.

The Grantee, with the permission of the Grantor, shall be able to cut down and keep trimmed all trees, bushes, underbrush and growth, including foliage thereon, within the easement area, as the Grantee may deem necessary in the exercise of all the above rights. Landscaping shall be completed in a mutually agreeable manner at the expense of the Grantee. The Grantee will maintain all installations and landscaping on the easement. Maintenance shall be accomplished at intervals necessary to provide a continual neat and clean appearance of the site.

The Grantor, for itself, its successors and assigns, hereby covenants that it will not erect or permit any building or any other structure upon said parcel which in the judgment of the Grantee, its successors and assigns, might unreasonably interfere with the proper maintenance of said facilities or their service in connection therewith.

At the request of the Grantor, the herein described easement area and its associated equipment may be relocated to a reasonable and mutually agreeable location at no cost or expense to the Grantee. All costs and expenses associated with any such relocation shall be reimbursed in accordance with the policies and practices of the grantee.

BK2344PG0105

(3)

To have and to hold the above granted rights and privileges in said premises to the said Verizon New England Inc, its successors and assigns, for their own use forever.

Executed this 13th day of July, 2001.

ROCKINGHAM PROPERTIES I LIMITED PARTNERSHIP

By: [Signature]

Jonathan Schwartz, as President of ~~Rockingham~~ ^{REVICES} ~~Properties Management, Inc.~~, a New Hampshire Corporation and the sole General Partner of Rockingham Properties I Limited Partnership;
Duly Authorized.

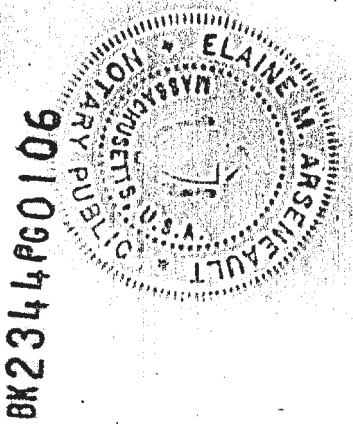
MATRIX [Signature]

State of New Hampshire
County of Strafford Ss

On this 13 day of July, 2001, personally appeared before me the above named [Signature], and acknowledged the foregoing to his free act and deed, and the free act and deed of said ROCKINGHAM PROPERTIES I LIMITED PARTNERSHIP.

My Commission Expires ELAINE M. ARSENEAULT
NOTARY PUBLIC
My Commission Expires Jan. 8, 2004

[Signature]
Notary Public/Justice of the Peace



2001 AUG 28 PM 2:29

STRAFFORD COUNTY
REGISTRY OF DEEDS

018082

BK2367PG0310

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Rockingham Properties I Limited Partnership, with an address c/o Jonathan Schwartz, 68 Leonard Street, Belmont, County of Middlesex, Commonwealth of Massachusetts 02178, **for consideration paid, grants to** Town of Durham, a municipal corporation, with an address of 15 Newmarket Road, Durham, County of Strafford, State of New Hampshire, **with WARRANTY COVENANTS** the following described property:

A certain parcel of land to be known as Stone Quarry Drive in the Town of Durham, County of Strafford, and State of New Hampshire, as shown on plan entitled, "Subdivision Plan, Rockingham Properties I Limited Partnership, Durham, Strafford County, New Hampshire" dated December 1997, recorded in the Strafford County Registry of Deeds herewith, and being more particularly bounded and described as follows:

Beginning at a point on the southeasterly side of New Hampshire Route 108 (Dover Road); thence turning and running along other land of Grantor shown as Lot 8-1 on said plan on the curve to the left with a radius of 625.00 feet, a distance of 431.296 feet to a point at a stone bound set; thence turning and running South 86° 51' 58" East 549.26 feet to a point at a stone bound set; thence turning and running South 03° 08' 02" West 396.43 feet to a point at a stone bound set at the end of a stonewall at land now or formerly of the Town of Durham; thence turning and running along land now or formerly of the Town of Durham, South 89° 53' 19" East 50.07 feet to a point at a stone bound set; thence turning and running along Lot 8-2 owned by Grantor as shown on said plan, North 03° 08' 02" East 460.79 feet to a point at a stone bound set; thence turning and running North 86° 51' 58" West 50.00 feet to a point at a stone bound set; thence turning and running South 03° 08' 02" West 17.00 feet to a point at a stone bound set; thence turning and running North 86° 51' 58" West 549.26 feet to a point at a stone bound set; thence turning and running on a curve to the right with a radius of 575.00 feet, a distance of 393.651 feet to New Hampshire Route 108 to a stone bound; thence turning and running along New Hampshire Route 108, South 46° 16' 08" West 50.11 feet to the point of beginning.

Said Stone Quarry Drive containing 71,190 square feet more or less.

Meaning and intending to be a portion of the same premises described in the following Deeds:

(1) Deed from Charlotte M. Clark to Rockingham Properties I, a Limited Partnership dated November 30, 1994 and recorded in the Strafford County Registry of Deeds at Book 1780, Page 450; and

(2) Deed from Dennis W. Chalmers and Elinor J. Murphy to Rockingham Properties I Limited Partnership dated November 12, 1993 and recorded in the Strafford County Registry of Deeds at Book 1709, Page 791.

This deed replaces an Easement Deed recorded in the Strafford County Registry of Deeds at Book 1879, Page 0135 and, in particular, to the extent its descriptions are inconsistent with the descriptions herein, said easement is relinquished by acceptance and recording of this Deed by the Town of Durham.

Dated this 22nd day of MARCH, 2001.

Rockingham Properties I
Limited Partnership

Maureen Waiters
Witness

BY: [Signature]

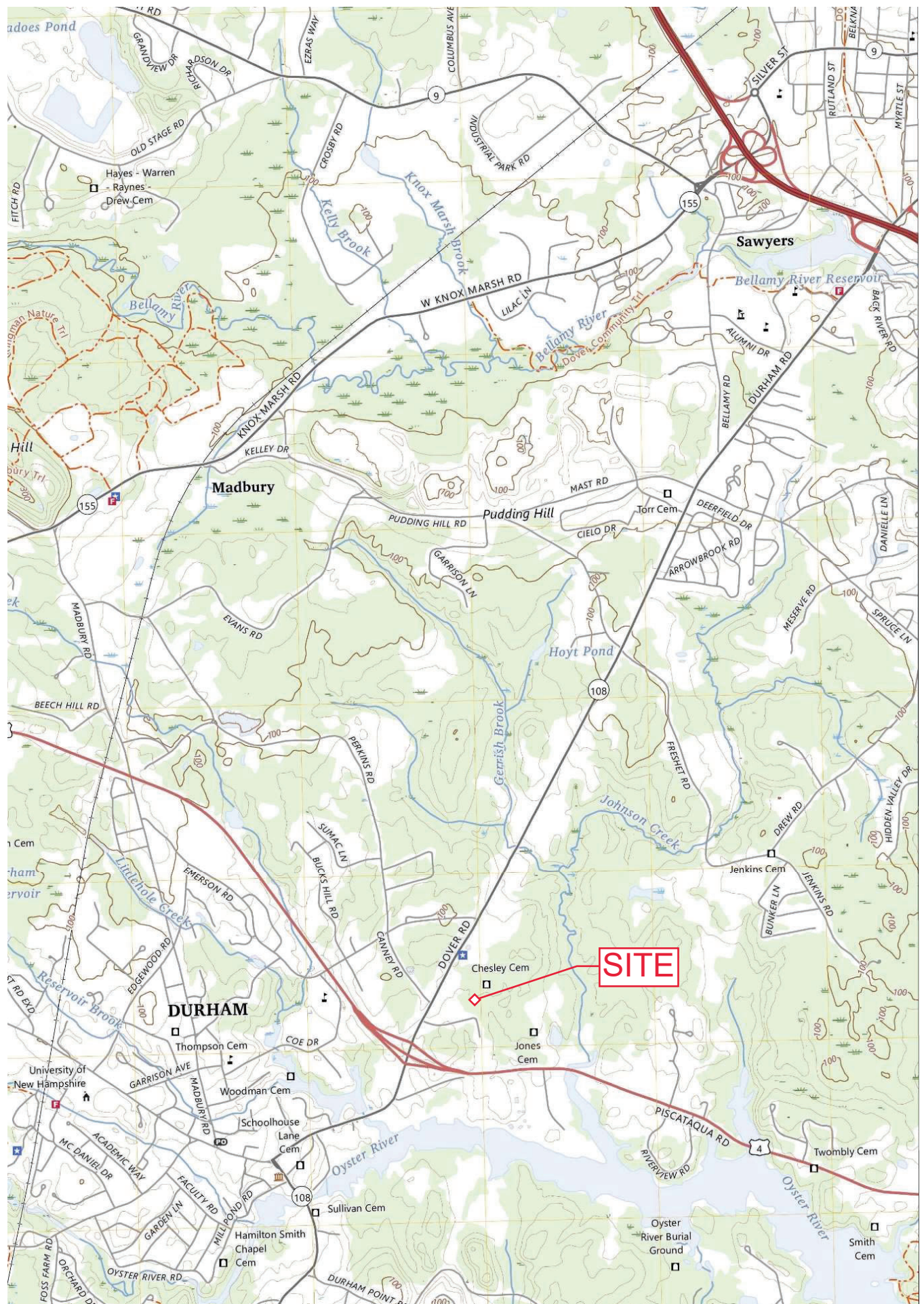
Jonathan Schwartz, as President of
Rockingham Properties Management,
Inc., a New Hampshire corporation
and the sole General Partner of
Rockingham Properties I Limited
Partnership; Duly Authorized

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Norfolk, ss.

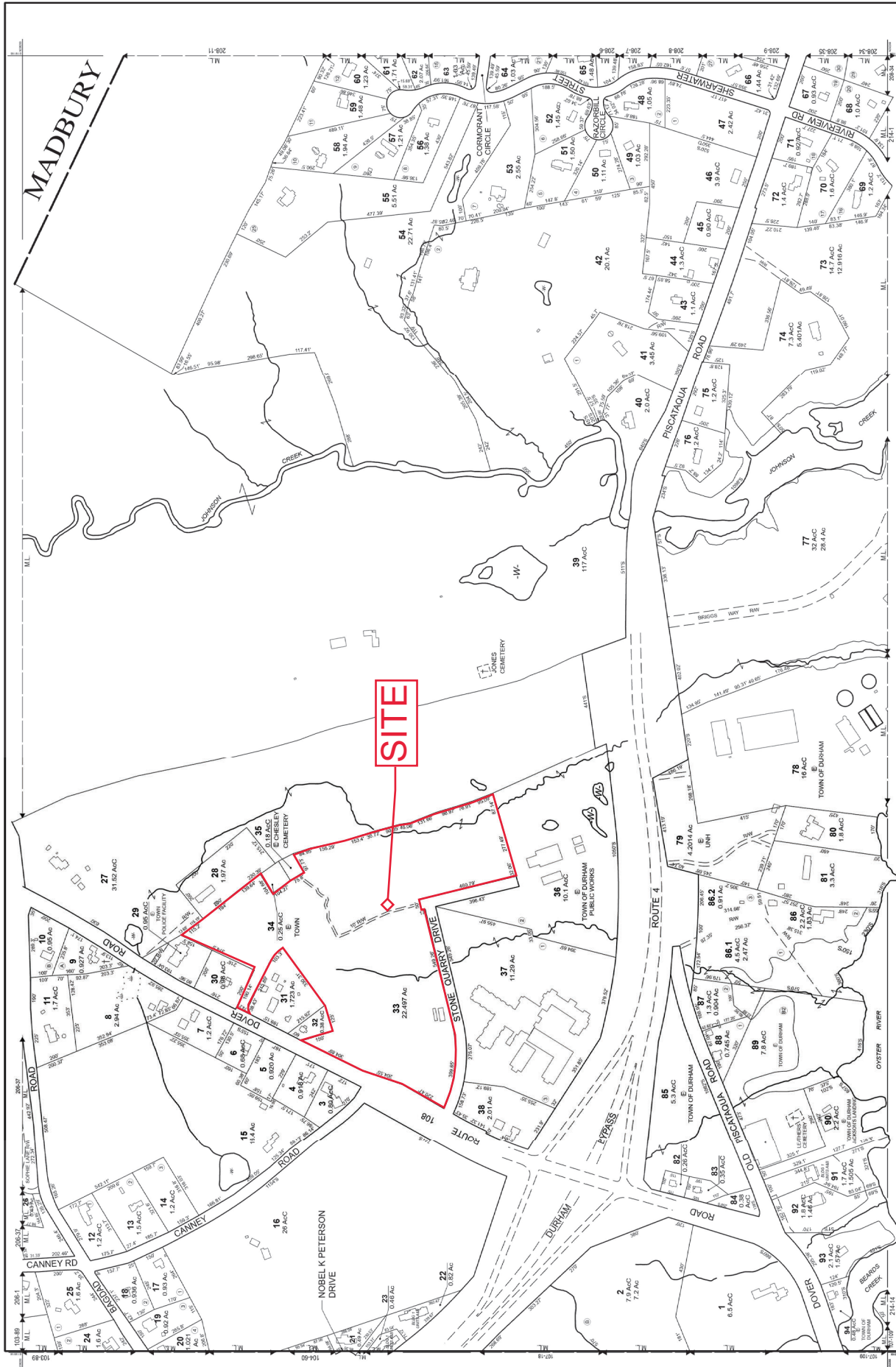
On this 22nd day of March, 2001, before me personally appeared Jonathan Schwartz, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

[Signature]
Notary Public

re#6/A:\ROCKPROP.DED







INDEX DIAGRAM

PROPERTY MAPS

DURHAM

NEW HAMPSHIRE

MAP NO. 209

SCALE: 1" = 200'

REVISIONS

NO.	DATE	DESCRIPTION
1	MAY 1, 2023	REVISED TO: MAY 1, 2023

LEGEND

SYMBOL	DESCRIPTION
[Red outline]	SITE
[Blue outline]	WATER
[Green outline]	FOREST
[Yellow outline]	ROAD
[Black outline]	PROPERTY LINE
[Grey outline]	CONCRETE
[White outline]	ASPHALT
[Blue outline]	WATER
[Green outline]	FOREST
[Yellow outline]	ROAD
[Black outline]	PROPERTY LINE
[Grey outline]	CONCRETE
[White outline]	ASPHALT

PRODUCED IN 2023 BY

Town of Durham GIS Department

PHOTOGRAPHY DATE: APRIL 20, 2019

COMPLETION DATE: MAY 1, 2023

National Flood Hazard Layer FIRMette



70°54'42"W 43°8'43"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, AE

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
Zone X

Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMRs

Area of Undetermined Flood Hazard
Zone D

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

Pin

Without Base Flood Elevation (BFE)
Zone A, V, AE

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
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Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMRs

Area of Undetermined Flood Hazard
Zone D

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

Pin

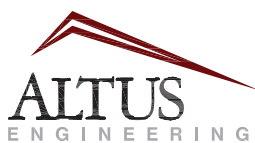
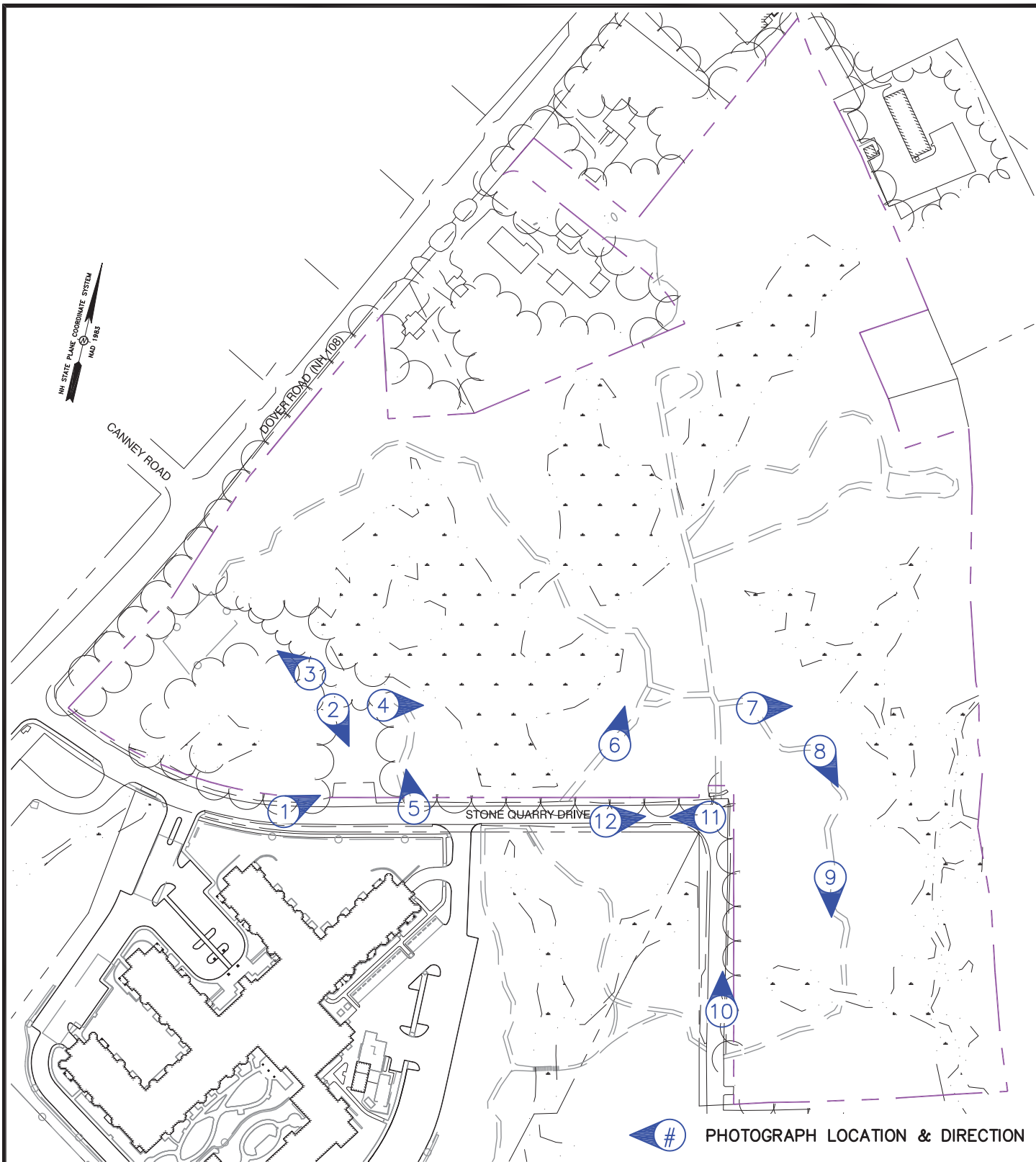
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/31/2024 at 11:18 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





133 Court Street
 Portsmouth, NH 03801
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PROJECT RIVERWOODS DURHAM
 PHASE II
 TAX MAP 209 LOT 33
 STONE QUARRY DRIVE
 DURHAM, NH

SCALE 8.5"x11": 1" = 200'

DATE MAY 28, 2025

TITLE

PHOTO KEY PLAN

SHEET NUMBER

1 of 1

P5440



Looking NE towards west building site



Looking NW towards dog park



Looking SE towards west building site and main campus



Looking E in area of bioretention pond #2



Looking N towards west building site



Looking N in Community Center site



Looking E in area of bioretention pond #3



Looking SE in area of east building site



Looking S in area of bioretention pond #4



Looking N on Stone Quarry Drive, site is on the right



Looking W on Stone Quarry Drive, site is on the right



Looking E on Stone Quarry Drive, site is on left and straight ahead

Preliminary
Construction Management Plan (CMP)
For
RiverWoods Durham, Phase II

Stone Quarry Drive
Durham, NH 03824

Prepared For:

The RiverWoods Group
5 White Oak Drive
Exeter, NH 03833
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Prepared By:

Altus Engineering
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In collaboration with:

CE Floyd Co., PBC
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Revision Date:

July 16, 2025

Estimated Project Dates:

Project Start: August 2026

Project Completion: January 2028

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Appendix A:

Town of Durham Site Plan Regulations, Part III, Article 3 Construction Practices

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Overall Site Plan – Sheet C-2 dated 06/23/2025

Site Plan – Sheet C-3 dated 06/23/2025

SECTION 1: CONTACT INFORMATION / RESPONSIBLE PARTIES

1.1 General Contractor (GC) and Construction Manager (CM)

Company: CE Floyd Co., PBC
Contact: Chris Merrick
Address: 200 Baker Ave, Suite 205
Concord, MA 01742
Telephone Number: 781 271 9006; cell 617 922 1461
Fax/Email: cmerrick@cefloyd.com

1.2 Owner's Project Representative (OPR)

Contact: Heather George
Greystone
220 E. Las Colinas Blvd, Suite 1000
Irving TX 75039

Telephone Number: 972 402 3629
Email: hgeorge@greystonecommunities.com

1.3 Civil Engineer of Record (CER)

Firm: Altus Engineering
Contact: Erik Saari, PE
Address: 133 Court Street
Portsmouth, NH 03801

Telephone Number: 603-433-2335
Email: esaari@altus-eng.com

SECTION 2: INTRODUCTION

This document presents the Construction Management Plan for the *RiverWoods Durham* site work construction activities. The contents of this document include a brief description of the project, construction operations, management of stormwater best management practices and erosion controls, pollution prevention, and traffic and parking management.

2.1 Project Description

RiverWoods Durham is an existing continuing care retirement community located across on the south side of Stone Quarry Drive in Durham, New Hampshire. This project, Phase II RiverWoods Durham consists of constructing 4 new buildings on the north side of Stone Quarry Drive and an addition to the existing facility. The new buildings include two independent living buildings with a total of 55 units; a community center building; and a small maintenance building. The addition to existing is an expansion of the dining room, approximately 3,800 square feet. Additional parking is included as indicated in the plans, see Appendix B.

SECTION 3: COMPLIANCE WITH OTHER LOCAL, STATE & FEDERAL REQUIREMENTS

This project requires permits from several local, state and federal agencies. The following permits will be required for this project;

Permitting Authority	Permit/Approval Type	Permit Number/Approval Date
USEPA	2017 Construction General Permit: Notice of Intent (NOI), retain copy of Stormwater Pollution Prevention Plan (SWPPP), and Notice of Termination (NOT)	In Process
NHDES Alteration of Terrain Bureau	Alteration of Terrain Permit	In Process
NHDES Wastewater Engineering Bureau	Sewer Connection Permit	In Process
NHDOT	NHDOT Driveway Permit	In Process
Durham Planning Board	Site Plan Approval	In Process
Durham Planning Board	Conditional Use Permit	In Process
Durham Zoning Board of Adjustment	Variance	July 8, 2025
Durham DPW	Driveway Permit (at Stone Quarry Drive)	In Process
Durham DPW and Durham Town Council	Permit to Connect to Public Utility (water and sewer)	In Process
Durham Fire Department	Town of Durham Blasting Permit	In Process
Durham Code Enforcement	Building Permit	In Process

Work completed for this project shall be in general conformance with the CMP, Town of Durham Site Plan Regulations, Part III, Article 3 Construction Practices (see Appendix A), and all other permits and approvals. All conflicts shall be brought to the attention of the Construction Manager (CM), Owner's Authorized Representative

(OPR) and Civil Engineer of Record (CER).

The applicant and their construction team shall meet with the Town staff as needed and as specified by the Town Engineer, Building Official, and other staff.

SECTION 4: CONSTRUCTION OPERATIONS

The overall site construction is detailed on the site plans prepared by Altus Engineering, Inc. and Woodburn & Associates. Additional detailing in the construction drawings; as well as further development of the construction operations sections of this plan are expected so as to comply with “to be issued” Construction General Permit (CGP) and conditions of approval for the project. As such this Construction Management Plan (CMP) will be updated once these permits and approvals have been obtained.

A Storm Water Pollution Prevention Plan (SWPPP) will be filed for and obtained for the project. The CM will maintain and update the Stormwater Pollution Prevention Plan (SWPPP) which will be available at the construction site.

4.1 Project Mobilization and Duration

The intent is to mobilize on site immediately after final Town approval and the issuance of a building permit. The expected overall construction schedule will be 17 months in duration. The projected start of construction is anticipated to be August of 2026 with completion Jan of 2028. Once all the approvals and permits are in place, the CM will issue an updated construction timeline.

4.2 Hours of Construction

The construction project will operate as follows:

Regular work week - Monday through Friday, between the hours of 7:00 AM and 6:00 PM.

Saturday work – Between the hours of 8:00 AM and 6:00PM.

Blasting, chipping of stone, and use of hoe or rock hammers: hours are restricted to 9:00 a.m. to 4:00 p.m. Monday through Friday

Inside Work Only – No limitations.

Holidays - to be discussed on an individual basis as needed

4.3 Site Security

Construction access gates will be installed at the main entrance to the site for the use of construction activities only.

Appropriate construction signage will be posted at the site indicating “NO TRESPASSING”, Hard Hat Requirements, Authorized Personnel Only, Visitor and delivery information. This Project will have a policy of “ANY and ALL VISITORS MUST SIGN-IN at the CE Floyd FIELD OFFICE TRAILER”.

Security cameras may be installed to monitor the site for safety, security, fire, and construction progress. Security cameras will be connected to a 24 hr monitoring service.

4.4 Site Lighting

Existing pole street lighting along Stone Quarry Drive will remain in place during construction.

CE Floyd does not anticipate the need for any additional onsite lighting beyond egress lighting at the construction trailers. The interior of the buildings will have temporary lighting for egress in the building.

4.5 Site Safety

CE Floyd Co. PBC has a comprehensive safety program and a strong commitment to safety through our formal Safety and Health Program that demands a safe and healthy workplace for our employees, subcontractors, clients, and site visitors. Project will be managed in accordance with this Program.

4.6 Noise Control

CE Floyd will make every reasonable attempt to limit deliveries between 7am and 4pm and equipment will not be allowed to start up prior to the project's working hours. Whenever possible, CE Floyd will schedule the more noise intense activities for less intrusive times such as midmorning to mid-afternoon. Local noise ordinances (if any) will be complied with through out the project.

SECTION 5: STORMWATER SYSTEMS & EROSION AND SEDIMENT CONTROLS

5.1 Temporary Best Management Practices (BMPs)

The following outlines temporary BMPs that will be used for this project. Addition BMPs will be used as necessary to protect water quality and meet local, state and federal regulatory requirements. The SWPPP prepared for the project as part of the CGP will be updated as needed to address current site conditions and appropriate BMPs to be implemented.

5.1.1 Perimeter Sediment Control

Sediment controls are structural measures that are intended to complement and enhance the selected soil stabilization (erosion control) measures and reduce sediment discharges from construction areas. Sediment controls are designed to intercept and settle out soil particles that have been detached and transported by the force of water. This project will incorporate temporary sediment control measures required by the contract documents, CGP and other measures selected by the contractor.

Temporary sediment control material will be maintained on-site throughout the duration of the project, to allow for implementation of temporary sediment controls in the event of predicted rain, and for rapid response to failures or emergencies. This includes implementation requirements for active areas and non-active areas before the onset of rain.

Locations of temporary sediment control BMPs will be shown on the Construction Plans. A row of approved silt barriers will be used as the perimeter control during construction. Silt barriers will be shown on plans to be issued prior to any soil disturbance on the site and maintained in accordance with the manufacturer's requirements throughout construction. The silt barriers will be removed once the development site has achieved the stabilization standards required. Bare soil areas resulting from the removal of the silt barriers will be revegetated. Mulch/compost used for as part of silt barriers will be distributed to either side. The other materials will be recycled or removed and disposed of in a normal trash container used by the contractor.

The silt barrier shall be in a functional condition at all times and it shall be routinely inspected as part of the SWPPP inspections. If the silt barrier has been damaged, it shall be repaired, or replaced if beyond repair. Sediment shall be removed before it has accumulated to one-half of the above ground height of the silt barrier.

5.1.2 Sediment Track-Out

Stabilized construction entrances shall be constructed and shown on the Erosion and Sediment Control Plans to address the track-out of sediment onto public streets by vehicles exiting the construction site. If sediment has been tracked out from the site onto the public way it must be removed by the end of the same work day in which the track-out occurs or by the end of the next work day if track-out occurs on a non-work day. The track-out material will be removed by power sweeping, shoveling, or vacuuming these surfaces, or by using other similarly effective means of sediment removal. At a minimum, sweeping shall take place at the end of each work day during construction. Hosing or sweeping of tracked-out sediment into any surface water, storm drain inlet or stormwater conveyance is prohibited (unless it is connected to an approved sediment basin, sediment trap, or similarly effective control).

5.1.3 Stockpiled Sediment or Soil

Stockpiles of sediment and soil shall be stabilized or covered, protected with silt a barrier and placed in a location to minimize exposure to up gradient storm water runoff. Cover active stockpiles with anchored protective covering prior to expected storm events or to control dust. Inactive stockpiles shall be covered with anchored tarps or temporarily seeded and mulched per the temporary vegetation and mulching notes on the plans. Stockpiles that are a source of dust shall be covered. All stockpiles shall be placed in the locations shown in the SWPPP. Refer to silt barrier specification for installation requirements. Do not hose down or sweep soil or sediment accumulated on pavement or other impervious surfaces into any stormwater conveyance (unless connected to a sediment basin, sediment trap, or similarly effective control), storm drain inlet, or surface water. During construction, repair damage silt barrier as necessary and remove sediment before it has accumulated to one-half of the above ground height of the silt barrier. Ensure stockpile covers are tied down effectively. Reseed stockpiles and mulch as necessary to prevent erosion by wind or precipitation.

5.1.4 Dust Control

Dust shall be controlled on site during construction by implementing various dust control measures to prevent blowing and movement of dust from exposed soil surfaces. The following dust control measures shall be implemented as necessary throughout the construction;

- Use temporary and permanent mulching and vegetative cover to minimize dust.
- Use mechanical sweepers on paved surfaces including town streets as necessary, and as directed by the Town.
- Use a water truck to spray water, as necessary, or utilize calcium to control dust.
- Cover surfaces with crushed stone or coarse gravel.
- Complaints will be responded to immediately.
- Materials will be wetted as needed during rock crushing operations

5.1.5 Minimize the Disturbance of Steep Slopes

The following temporary practices shall be employed to improve the resistance of bare soil to erosion.

- Mulch with weed free straw/hay or crushed stone
- Spray on liquid tackifier.
- Placement of erosion control blankets.

Steep slope control measures shall be installed as to prevent erosion. All steep slopes that have received controls shall be inspected weekly and after storm events exceeding 0.25 inches in a 24 hour period. Repairs shall be completed as necessary.

5.1.6 Storm Drain Inlets

This project will use the Siltsack™ or approved equal which is to be installed at all catch basin frame/grate openings receiving runoff from the site. Installation of a simple sheet of filter fabric is not acceptable. The Siltsack™ is placed in the opening of the catch basin and functions as a filter. Maintenance of this shall be in compliance with the manufacturer's requirements. The Siltsack™ shall be emptied once filled to 2/3 capacity, rinsed at an appropriate location to release all fines, and reinstalled back in the catch basin. Care shall be taken to prevent puncture of the filter. A Siltsack™ showing signs of any tears, rips, or punctures shall be immediately repaired or replaced with a new Siltsack™.

5.1.7 Dewatering Practices

If during construction, site conditions dictate the need for dewatering, water will be pumped to a Dirt Bag™ or equal type of sediment removal system prior to discharge. Alternate systems must meet applicable sections of the current

CGP and NHDES requirements and be approved by the CER.

5.1.8 Concrete Washout

Concrete trucks shall not be allowed to wash out or discharge surplus concrete or drum wash water on site to uncontrolled areas. Efforts will be made to return excess material back to the plant. The designated washout locations will be established away from sensitive locations and will be stabilized. Areas will be reviewed and spoil will be crushed and recycled when needed. The concrete subcontractors may utilize concrete dumpsters with sand. The dumpsters will be removed when required and hauled off site.

5.1.9 Site Stabilization

Site stabilization shall be accomplished in accordance to the current CGP, NHDES AoT requirements, and will be shown in the construction plans.

SECTION 6: POLLUTION PREVENTION STANDARDS

6.1 Spill Prevention and Response

The CM is responsible for the proper cleanup of any accidental spills or leaks on site during construction. The necessary equipment and materials needed in the event of a spill or leak shall be kept on site. Do not clean surfaces or spills by hosing the area down. Containment, removal, and reporting of the spill shall be in conformance with all local, state, and federal regulations.

6.2 Fueling and Maintenance of Equipment or Vehicles

Fueling of construction equipment will occur on paved surfaces when possible. A spill kit will be available during the refueling process. Fueling shall not be performed adjacent to surface water or stormwater collection BMP's.

6.3 Washing of Equipment and Vehicles

All discharges from equipment or vehicle washing shall be collected in a filtration device such as a filter bag or temporary sediment pond with appropriate filtration.

6.4 Storage, Handling, and Disposal of Construction Products, Materials, and Wastes

6.4.1 Building Products

Building products which include but are not limited to asphalt sealants, adhesives, flashing, roofing materials and concrete admixtures shall be covered with plastic sheeting to prevent contact with rainwater or properly stored in enclosed containers. Wind-blown building products and waste material will be pickup and disposed daily.

6.4.2 Establish Proper Building Material Staging Area

Construction equipment and maintenance materials will be stored at the combined staging area and materials storage areas. Silt sock or other appropriate erosion control measure will be installed around the perimeter to designate the staging and materials storage area. A watertight shipping container will be used to store hand tools, small parts, and other construction materials.

Nonhazardous building material such as packaging material (wood, glass, plastic) and construction scrap material (brick, wood, steel, metal scraps, and pipe cuttings) will be stored in a separate covered storage facility adjacent to the

shipping container. All hazardous waste materials such as oil filters, petroleum products, paint and equipment fluids will be stored in structurally sound and sealed containers under cover within the hazardous material storage area. Very large items, such as framing materials and stockpiled lumber, will be stored in the open in the material storage area. Such material shall be elevated on wood blocks to minimize contact with runoff. The material storage area will be installed after demolition and grading and prior to the construction of infrastructure at the site. The storage area will be inspected weekly and after storm events. The storage will be kept clean and organized with proper functioning containment controls. The future parking lots and drive areas be utilized during construction for laydown and office trailer locations. The parking garages will also aid in product storage for construction.

6.4.3 Pesticides, Herbicides, Insecticides, Fertilizers, and Landscape Materials

Pesticides, herbicides, insecticides, fertilizers, and landscape materials shall be covered with plastic sheeting to prevent contact with rainwater. Comply with all application and disposal requirements included on the registered pesticide, herbicide, insecticide, and fertilizer label.

6.4.4 Diesel Fuel, Oil, Hydraulic Fluids, Other Petroleum Products, and Other Chemicals

Chemicals shall be stored in water-tight containers, and covered with plastic sheeting to prevent these containers from coming into contact with rainwater. Spill kits shall be available in the event of a spill. Clean up spills immediately, using dry clean-up methods where possible, and dispose of used materials properly. Do not clean surfaces or spills by hosing the area down. Eliminate the source of the spill to prevent a discharge or a continuation of an ongoing discharge.

6.4.5 Hazardous or Toxic Waste

Hazardous or toxic waste including but not limited to solvents, paints, and petroleum-based products shall be stored in sealed containers, which are constructed of suitable materials to prevent leakage and corrosion, and which are labeled in accordance with applicable Resource Conservation and Recovery Act (RCRA) requirements and all other applicable federal, state, tribal, or local requirements. Containers shall be stored in a covered areas and a spill kit shall be available on site. Dispose of hazardous or toxic waste in accordance with the manufacturer's recommended method of disposal and in compliance with federal, state, tribal, and local requirements. Clean up spills immediately, using dry clean-up methods where possible, and dispose of used materials properly. Do not clean surfaces or spills by hosing the area down. Eliminate the source of the spill to prevent a discharge or a furtherance of an ongoing discharge.

6.4.6 Construction and Domestic Waste.

All waste materials shall be recycled or collected and stored in secure metal dumpsters rented from a licensed solid waste management company in The State of New Hampshire. The dumpsters shall meet all local and state solid waste management regulations. All trash and construction debris generated on site shall be disposed of in the dumpsters. The dumpsters shall be emptied as often as necessary during construction and transferred to an approved solid waste facility licensed to accept municipal solid waste and/or construction and demolition debris. No construction waste shall be buried on site. All personnel shall be instructed regarding the correct procedure for waste disposal.

6.4.7 Sanitary Waste

Provide sufficient number of portable toilets and position portable toilets so that they are secure and will not be tipped or knocked over.

6.4.8 Washing of Applicators and Containers used for Paint, or Other Materials

Direct all wash water into a leak-proof container or leak-proof pit. The container or pit must be designed so that no overflows can occur due to inadequate sizing or precipitation. Locate pit or container as far away as possible from surface waters and stormwater inlets or conveyances, and, to the extent practicable, designate areas to be used for these activities and conduct such activities only in these areas. Liquid wastes will not be dumped in stormsewers.

6.5 Fertilizers

Fertilizer shall be applied during the planting of temporary or permanent vegetation at a rate consistent with manufacturer's specifications and those noted in the Construction Plans. To the extent practicable, fertilizer shall be applied to coincide as closely as possible to the period of maximum vegetation uptake and growth. Avoid applying before heavy rains that could cause excess nutrients to be discharged to surface waters. Never apply to frozen ground or to stormwater conveyance channels with flowing water. Follow all other federal, state, and local requirements regarding fertilizer application.

SECTION 7: CONSTRUCTION TRAFFIC AND PARKING MANAGEMENT PLAN

7.1 Objectives

To address traffic issues arising from construction of the project and to establish general guidelines and standards that address the issues.

7.2 Site Access and Deliveries

All truck traffic in Durham is restricted to Route 108 and Route 4.

The CM will maintain three (3) entrances to the site from Stone Quarry Drive.

Construction gates will be chained and locked during non-working hours. Fire Department key boxes (locks) will be located at each gate and accessible to the Durham Police and Fire Departments.

Deliveries will be scheduled between the hours of 7:00AM and 4:00PM to avoid impact on traffic.

7.3 Construction Parking

The intent is to utilize as much of the site as possible for contractor parking but understanding site constraints, if contractor parking requirements cannot be met onsite, CE Floyd will arrange for some offsite parking locations for workers to carpool to the jobsite. The applicant shall coordinate with the Police Department should any proposed off-site parking and shuttling.

The applicant, their contractors, their suppliers, and other parties related to the construction may not park on Stone Quarry Drive or Dover Road (NH Route 108).

7.4 Utility Tie-ins/Sidewalk Closures

When it is necessary to close down a sidewalk to perform our work, CE Floyd will file for the appropriate permits with the DPW.

Street Closure: For operations that obstruct street traffic, traffic control will be coordinated with the Town of Durham, Department of Public Works, with a 48hr (2 business days) notification.

Dig Safe and non-participating utilities will be notified as required. In addition, CE Floyd and their Sitework Subcontractor will notify the Town once Dig Safe or non-participating utilities have been marked out the site and prior to any cut and cap, or connection activities.

Existing utilities to be abandoned will be cut and capped according to Town standards.

CE Floyd and their site subcontractor will conduct a "Pre Utility Tie-in Meeting" with appropriate CE Floyd representatives, the site subcontractor, and the Town's DPW representative prior to starting any work activity in the Town's sidewalk or streets.

- Notification of the Pre Meeting will go out a minimum of two (2) weeks in advance of the scheduled meeting.
- Project plans, shop drawings, construction methods, schedule, and safety issues are reviewed during the meeting.
- Finalize and approve the Temporary Traffic/ Pedestrian Control Plan for Route 108
- Finalize and approve the final Detour and Signage Plans for Route 108

Temporary barriers, or barrels, signs, and uniformed officers will be used to manage pedestrian and traffic control.

The site contractor will supply CE Floyd with red line drawings on a monthly basis during construction to be maintained at the field office. Final "As Built" drawings will be supplied to CE Floyd at the end of the project. These will be presented to the Town in a digital format at the completion of the project.

7.4 Traffic/Sidewalk Management

The site contractor will provide adequate personnel, signs, barricades, and equipment to properly regulate traffic at times when the work interferes with the normal flow of traffic on Town streets. This will be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and performed according to NHDOT construction standards and the NHDOT Driveway Permit issued for the project. Prior to working in the street, CE Floyd will submit a traffic management plan reviewed and approved by the DPW, which includes signage and pedestrian detours. Any modification to sidewalks to accommodate the construction process shall comply with ADA requirements.

7.5 Temporary Facilities

Temporary Field Office Trailer(s) will be set up on the construction project site. All field office(s) will be equipped with power, telephone, computers, and fax. Visitor parking areas will be designated.

Emergency vehicle areas will be designated.

7.5 Materials Handling

Materials handling will be predominantly by forklift/lulls and mobile cranes operating generally throughout the site. Should any out of hours deliveries be required this will be handled within the site and be coordinated with the proper authorities prior to the delivery.

7.7 Signage

The CM will be responsible for providing the external directional signage & on-site signage regarding traffic

management and the updating and maintenance of the signs as required. On-site signage will be used to ensure drivers use appropriate routes through the site and to and from the site access points.

SECTION 8: SWPPP INSPECTIONS AND CORRECTIVE ACTION

8.1 Inspection Personnel and Procedures

A qualified designee will perform routine and detailed stormwater inspections of the site during construction. These inspections shall assess conditions at the construction site covered in the CMP including, but not limited to, pollution prevention and stormwater quality impacts.

8.2 SWPPP Inspection Frequency

SWPPP inspection frequency will conform to the CGP and NHDES conditions of approval. At a minimum, inspections will be completed at the following frequency:

- Once every 7 calendar days; and
- Within 24 hours of the occurrence of a storm event of 0.25 inches or greater.

The frequency of inspections will be reduced to once per month for stabilized areas of the site. If construction activity resumes in this portion of the site at a later date, the inspection frequency immediately increases to that required above.

If earth-disturbing activities are suspended due to frozen conditions, the CM may temporarily suspend inspections at the site until thawing conditions begin to occur if:

- Runoff is unlikely due to continuous frozen conditions that are likely to continue at the site for at least 3 months. If unexpected weather conditions (such as above freezing temperatures or rain on snow events) make discharges likely, you must immediately resume your regular inspection frequency as described above.
- Land disturbances have been suspended; and
- All disturbed areas of the site have been temporarily or permanently stabilized.

8.3 Areas to be Inspected

During the site inspection, the following areas must be inspected:

- All areas that have been cleared, graded, or excavated and are not yet stabilized;
- All stormwater controls (including pollution prevention measures) installed at the site;
- Material, waste, borrow, or equipment storage and maintenance areas;
- All areas where stormwater typically flows within and off the site, including drainage ways designed to divert, convey, and/or treat stormwater;
- All locations where stabilization measures have been implemented;
- Temporary fencing;
- Parking areas and access ways.

8.4 Requirements for SWPPP Inspections

During the SWPPP site inspection, the SWPPP inspector must at a minimum:

- Confirm that all erosion and sediment controls and pollution prevention controls are installed, appear to be operational, and are working as intended to minimize pollutant discharges. Determine if any controls need to be replaced, repaired, or maintained.
- Check for the presence of conditions that could lead to spills, leaks, or other accumulations of pollutants on the site;
- Identify any locations where new or modified stormwater controls are necessary;

- At points of discharge and, if applicable, the banks of any surface waters flowing within your property boundaries or immediately adjacent to your property, check for signs of visible erosion and sedimentation (i.e., sediment deposits) that have occurred and are attributable to the construction work, and;

8.5 *Inspection Reports*

The SWPPP inspector must complete an inspection report documenting each site inspection. CE Floyd will keep a current copy of all inspection reports at the site and send the reports within 72 hours to the CER. The SWPPP shall be updated accordingly to note changes to the site staging layout and stockpiles areas necessary during construction.

8.6 *Corrective Actions*

Corrective actions will be taken to:

- Repair, modify, or replace any stormwater controls and practices used at the site;
- Clean up and properly dispose of spills, releases, or other deposits;
- Implement noise reduction measures;
- Address safety or operational incidents.

8.7 *Corrective Action Reports*

For each corrective action the SWPPP inspector must complete a corrective action report. The CM is required to keep a current copy of all inspection and corrective action reports at the site. The report must contain the following:

- The nature of the condition identified; and
- The date and time of the condition identified;
- The nature of the corrective action implemented.

SECTION 9: Blasting, Hoe Ram and Rock Crushing

Blasting is not expected for this project. If Blasting, Hoe Ram, or Rock Crushing is required a detailed plan will be prepared and amended to this Construction Management Plan 21 days prior to commencement of construction. As a minimum, the plan will incorporate the standards delineated in the Town of Durham Site Plan Regulations, Part III, Article 3.8, Blasting and the NHDES AoT requirements.

APPENDICES (attached)

PART III. DEVELOPMENT STANDARDS

Article 1. General Standards

- Section 1.1 Overview
- Section 1.2 Other Regulations

Section 1.1 Overview

- 1.1.1 The standards contained in these regulations apply to all site plans. These standards shall be construed as minimum standards. The Planning Board, at its discretion, may require higher standards in individual cases or may waive certain requirements for good cause in accordance with the procedures outlined in these regulations.
- 1.1.2 In addition to these standards, the Planning Board may stipulate any appropriate special measures to eliminate or mitigate potential adverse impacts upon abutters, neighbors, or the general public that might result from a proposed project.
- 1.1.3 A site plan application may be denied by the Planning Board if the proposal fails to meet one or more of the requirements herein.
- 1.1.4 Legally established nonconforming site conditions are considered “grandfathered” until such time as site plan review is required due to proposed changes to a property. The Planning Board shall use the nonconforming provisions in the Town of Durham Zoning Ordinance as a guide in reviewing such situations, to the extent appropriate.

As part of any site plan review, the Planning Board may require that:

- (a) nonconforming site conditions be brought into compliance; or
- (b) the extent of nonconforming site conditions be reduced; or
- (c) nonconforming site conditions be mitigated, giving due consideration both to the extent of the nonconformities and their adverse impacts and to the costs for addressing the nonconformities relative to the costs for the overall project.

Section 1.2 Other Regulations

- 1.2.1 The site plan shall conform to all applicable ordinances, regulations, standards, and statutes of the Town of Durham, State of New Hampshire, and United States Government, as appropriate, including, but not limited to:
 - (a) The Town of Durham Zoning Ordinance;
 - (b) Other ordinances within the Durham Town Code;
 - (c) The Town of Durham Subdivision Regulations;

(d) Specifications and/or regulations promulgated by the Town of Durham Public Works Department; and

(e) The building and life safety codes, as adopted by the Town of Durham.

1.2.2 The Town of Durham Master Plan and Capital Improvement Program (CIP) are policy rather than regulatory documents, but the Planning Board may consult these documents as guides in reviewing proposed development or redevelopment.

Article 2. Architectural Design Standards

Due to its size, Article 2, containing the Architectural Design Standards, is placed in an Appendix to these Site Plan Regulations. The Architectural Design Standards are part of the Site Plan Regulations and fully apply in like manner as other standards contained in the main body of these regulations.

Article 3. Construction Practices

Section 3.1	Commencement
Section 3.2	Construction Equipment
Section 3.3	Fire Access
Section 3.4	Hours of Activity
Section 3.5	Topsoil
Section 3.6	Protection of Trees and Other Vegetation During Construction
Section 3.7	Waste Materials
Section 3.8	Blasting

Section 3.1 Commencement

No site work, grading, nor removal of vegetation (except that necessary to establish the items that follow) shall commence until limits of clearing are established; construction fencing, when appropriate, is installed; and all erosion and sedimentation control devices are installed and stabilized.

Section 3.2 Construction Equipment

- 3.2.1 Construction equipment and materials shall be stored at least 25 feet away from drainage channels, unless other suitable measures, acceptable to the Department of Public Works, are implemented. Equipment and storage will be excluded from entering into shoreland and wetland setback areas.
- 3.2.2 If there will be any refueling or servicing of construction vehicles or equipment on site, provisions shall be made for this activity, including, as appropriate, fuel storage, secondary containment, spill cleanup, and management procedures. If not otherwise addressed as part of the Site Plan Review, when applicable, a plan addressing these procedures shall be provided to the Public Works Department when site work or building construction is commenced.

Section 3.3 Fire Access

Access into the site for fire apparatus shall be maintained at all times during the construction process.

Section 3.4 Hours of Activity

3.4.1 For any site where development activity would occur within 300 feet of any residential dwelling unit, outside construction is restricted to the following hours:

- between 7:00 a.m. and 6:00 p.m., Monday through Friday, and
- between 8:00 a.m. to 6:00 p.m., Saturday.

For blasting, chipping of stone, and use of hoe or rock hammers, hours are restricted to 9:00 a.m. to 4:00 p.m. Monday through Friday

3.4.2 The Planning Board may modify these hours, and when they apply, as appropriate.

Section 3.5 Topsoil

3.5.1 Unless otherwise approved by the Town, all stripped topsoil from the site shall be retained, stabilized in accordance with NHDES standards, and stockpiled on site for later reuse on site, unless otherwise approved by the Planning Board.

Section 3.6 Protection of Trees and Other Vegetation During Construction

3.6.1 Dead or declining trees that pose a high risk to people or property should be removed prior to the start of construction. Existing desirable trees and vegetated areas to save will be identified for protection. Trees to remove and trees to save will be identified by a certified arborist and approved by the Planning Board prior to the start of construction, and identified on planning documents.

3.6.2 For any sites one (1) acre or larger, during the development and construction process, wooded natural and non-wooded natural areas shall be managed to maintain a healthy vegetative cover to maintain the soil structure, minimize soil erosion and enhance the quality of the proposed community. In wooded natural areas, the healthy forest cover shall be retained to reduce the amount of stormwater running across the ground surface.

3.6.3 Limits of clearing shall be established in the field with construction fencing, wherever natural limits are not otherwise clearly identified. Trees to be protected during clearing operations and construction shall be protected with fencing at a distance from the tree of 1 foot per 1 inch of tree DBH. Example: a 10" tree has a circle with a 10' radius to protect the critical root zone. The Planning Board may reduce the size of this protection zone. The developer shall notify the Tree Warden in advance to ensure this occurs. Impacts outside of clearing limits shall be reestablished with native species at applicant's expense.

- 3.6.4 No construction activity shall occur within the critical root zone to avoid soil compaction and damage to the tree. This includes: Vehicles and equipment traffic and parking, stock piling of any supplies, soil, stone or any building materials, changing the grade, changing the drainage. If the full CRZ area cannot be fenced the Planning Board may reduce the size of the area; however other measures (see appendix) should be required for protection of the tree and root system.
- 3.6.5 Additional detailed recommended measures for protecting trees during construction are in Appendix A. When appropriate the Planning Board may require additional protection measures.
- 3.6.6 Trees on public property (or on a municipal right of way) must be protected, if they will be impacted by construction. If these trees are damaged or cannot be protected they will be replaced with an appropriate number of trees as determined by the Planning Board. Depending on circumstances, as one option, the Planning Board could require that the total combined caliper of the replacement trees equal the DBH of the tree removed. Example: ten - 2" caliper trees could be required to replace one 20" DBH tree.

Section 3.7 Waste Materials

- 3.7.1 Construction site operators shall control and properly dispose of all on-site waste, including but not limited to cut trees, stumps, debris, junk, rubbish, discarded building materials, concrete truck washout, chemicals, litter, sanitary waste and other materials. These materials shall not be buried or left on the site unless specifically approved by the Durham Department of Public Works, and where appropriate, by NHDES.
- 3.7.2 If the development site is in close proximity to a waterbody, all stockpiles, concrete washout areas, chemicals, fertilizers, hazardous materials, etc., shall be located as far from the waterbody as possible and at a minimum of 50 feet away (75 feet in the case of a wetland setback area).
- 3.7.3 Applicants are encouraged to recycle materials generated during construction either for reuse by the applicant or for collection for recycling by third parties. Applicants are encouraged to coordinate with the Durham Department of Public Works for advice on what materials can be recycled in the local area, and for a list of firms accepting recyclables.

Section 3.8 Blasting

Blasting is not anticipated for this project as of 07-17-2025

A Town of Durham Blasting Permit shall be obtained from the Durham Fire Department prior to conducting any blasting. A Blasting Permit shall be issued only after a Pre-Blast Structural Condition Survey and Blasting Plan has been performed. All blasting activities shall be conducted following the General Procedures and Best Management Practices, below.

- 3.8.1 Pre-Blast Structural Condition Survey and Blasting Plan. A minimum of 30 days prior to conducting any blasting, the applicant shall prepare a Pre-Blast Structural Condition Survey ("Survey") and Blasting Plan and submit them to the Durham Fire Department for review and approval. The approved Blasting Plan shall be implemented accordingly. The

Survey shall include pre-blast structural condition inspections of all existing structures and conditions on the site, adjacent to the site or in the vicinity of the site. The Survey shall extend to such structures or conditions as may be affected by the applicant's construction operations and the inspections shall be performed on all structures (including homes, foundations, driveways, roadbeds, swimming pools, wells and mobile homes) within a radius of 250 feet (or as otherwise specified by the Planning Board) of the anticipated blasting areas. The blasting contractor and the owner of the property being inspected shall sign all such inspections once completed. If an owner refuses to allow for the conducting of a pre-blast conditions inspection or sign a pre-blast conditions inspection form for whatever reasons the applicant shall note this on the form. The blasting contractor shall make at least three attempts to notify the owner of the need for such inspections; the last such attempt shall include a written notification by certified mail and appropriate contact information.

- 3.8.2 The applicant shall conduct a Survey for any property located within 1,000 feet of the anticipated blasting areas, if so requested in writing by the property owner at least 7 days prior to the planned start of blasting. The property owner shall pay all expenses for preparing the survey.
- 3.8.3 The pre-blast structural condition inspection shall be performed in the presence of the property owner or an owner's representative and shall consist of photographs and a written description of the interior and exterior condition of each of the structures examined. Descriptions shall locate any existing cracks, damage, or other defects and shall include such information in order to make it possible to determine the effect, if any, of the construction operations on the defect. A good-quality videotape survey with appropriate audio description of locations, conditions, and defects may be used in lieu of a written form. Copies of all inspection forms and photographs shall be submitted to the Durham Fire Department and kept for a minimum of seven (7) years on file with the Durham Fire Department (unless the documentation cannot be provided to the Fire Department for some reason).
- 3.8.4 The individual conducting the inspections shall give written notice, not less than 10 days in advance, to the owner of the property concerned and tenants of the property. The notice shall state the dates on which inspections are to be made. Copies of all notices shall be provided to the Durham Fire Chief.
- 3.8.5 General Procedure. Blasting and on-site chipping or hammering (of stone) is restricted to the hours of 9:00 a.m. to 4:00 p.m. Monday through Friday. There shall be no processing of stone on site. A notice of intent to blast shall be provided at least 24 hours in advance via signage placed in places easily accessible to the public and via other media provided by the Town (such as the Town's website and Friday Updates). The applicant is encouraged (but not required) to do all blasting during the summer when the University of New Hampshire is out of session.
- 3.8.6 The applicant shall hold a meeting with members of the neighborhood prior to starting any blasting, at an appropriate time and place determined by the applicant. The applicant

shall give a minimum of three days' advance notice of said meeting. The applicant shall notify:

- (a) all abutting property owners who were notified of the development at the outset;
- (b) all parties whose property is located within 250 feet of any area where blasting will occur; and
- (c) the Planning Department.

3.8.7 Best Management Practices for Blasting. All activities related to blasting shall be performed in accordance with the following New Hampshire Department of Environmental Services (NHDES) Blasting Best Management Practices (BMPs) to prevent contamination of groundwater. These include preparing, reviewing and following an approved blasting plan; proper drilling, explosive handling and loading procedures; observing the entire blasting procedures; evaluating blasting performance; and handling and storage of blasted rock.

If the NHDES BMPs are updated subsequent to the adoption of these Site Plan Regulations, those subsequent BMPs shall become the standards.

- (a) Loading practices. The following blast hole loading practices to minimize environmental effects shall be followed:
 - (1) Drilling logs shall be maintained by the driller and communicated directly to the blaster. The logs shall indicate depths and lengths of voids, cavities, and fault zones or other weak zones encountered as well as groundwater conditions.
 - (2) Explosive products shall be managed on site so that they are used in the borehole, returned to the delivery vehicle or placed in secure containers for off-site disposal.
 - (3) Spillage around the borehole shall either be placed in the borehole or cleaned up and returned to an appropriate vehicle for handling or placement in secured containers for offsite disposal.
 - (4) Loaded explosives shall be detonated as soon as possible and shall not be left in the blast holes overnight, unless weather or other safety concerns reasonably dictate that detonation should be postponed. In the event that detonation must be delayed, reasonable security measures shall be maintained.
 - (5) Loading equipment shall be cleaned in an area where wastewater can be properly contained and handled in a manner that prevents release of contaminants to the environment.

- (6) Explosives shall be loaded to maintain good continuity in the column load to promote complete detonation. Industry accepted loading practices for priming, stemming, decking and column rise must be attended to.
- (b) Explosive Selection. The following BMPs shall be followed to reduce the potential for groundwater contamination when explosives are used:
 - (1) Explosive products shall be selected that are appropriate for site conditions and safe blast execution.
 - (2) Explosive products shall be selected that have the appropriate water resistance for the site conditions present to minimize the potential for hazardous effect of the product upon groundwater.
- (c) Prevention of Misfires. Appropriate practices shall be developed and implemented to prevent misfires.
- (d) Muck Pile Management. Muck piles (the blasted pieces of rock) and rock piles shall be managed in a manner to reduce the potential for contamination by implementing the following measures:
 - (1) Remove the muck pile from the blast area as soon as reasonably possible.
 - (2) Manage the interaction of blasted rock piles and stormwater to prevent contamination of water supply wells or surface water.
- (e) Spill Prevention Measures and Spill Mitigation. Spill prevention and spill mitigation measures shall be implemented to prevent the release of fuel and other related regulated substances to the environment. The measures shall include at a minimum:
 - (1) Storage of fuel and other regulated substances requirements shall include at a minimum:
 - (i) Storage on an impervious surface;
 - (ii) Secure storage areas against unauthorized entry;
 - (iii) Label regulated containers clearly and visibly;
 - (iv) Inspect storage areas weekly;
 - (v) Cover regulated containers in outside storage areas;
 - (vi) Wherever possible, keep regulated containers that are stored outside more than 50 feet from surface water and storm drains, 75 feet from private wells, and 400 feet from public wells; and
 - (vii) Secondary containment is required for containers containing regulated substances stored outside, except for on premise use heating fuel tanks, or aboveground or underground storage tanks otherwise regulated.

- (2) The handling of fuel and other regulated substances requirements shall include at a minimum:
 - (i) Except when in use, keep containers containing regulated substances closed and sealed;
 - (ii) Place drip pans under spigots, valves, and pumps;
 - (iii) Have spill control and containment equipment readily available in all work areas;
 - (iv) Use funnels and drip pans when transferring regulated substances; and
 - (v) Perform transfers of regulated substances over an impervious surface.
- (3) Training of on-site employees and the on-site posting of release response information describing what to do in the event of a spill of regulated substances.
- (4) Fueling and maintenance of excavation, earthmoving and other construction-related equipment will comply with the regulations of NHDES. [Note that these requirements are summarized in NHDES's publication WD-DWGB-22-6 "Best Management Practices for Fueling and Maintenance of Excavation and Earthmoving Equipment" or its successor document.]

3.8.8 Upon completion of all earth/rock excavation and blasting work, the applicant shall conduct a post-blast condition inspection of any properties, structures, and conditions for which complaints of damage have been received or damage claims have been filed. Notice shall be given to all interested parties so they may be present during the final inspection. Records of the final inspection shall be distributed in the same manner as the original pre-blast structural condition inspection.

Article 4. Cultural Resources

- Section 4.1 General Guidelines
- Section 4.2 Archaeological Resources
- Section 4.3 Cemeteries
- Section 4.4 Stone Walls

Section 4.1 General Guidelines

- 4.1.1 The applicant is encouraged to retain architecturally or historically significant buildings, structures, and resources. This includes the following resources:
 - (a) Those that are listed or determined eligible to be on the National or State Registers of Historic Places;
 - (b) Those that were constructed prior to 1930 and that in the reasonable opinion of the Planning Board possess significant architectural value due to quality and

Blasting not anticipated as of 07/17/2025

PART Env-Wq 1510 BEST MANAGEMENT PRACTICES FOR BLASTING

Env-Wq 1510.01 Purpose. The purpose of this part is to establish best management practices for blasting to minimize the potential for groundwater contamination, to ensure that the groundwater can be used for existing and future drinking water supply sources.

Source. (See Revision Note #3 at chapter heading for Env-Wq 1500) #12342, eff 8-15-17

Env-Wq 1510.02 Applicability. This part shall apply to all projects for which an AOT permit is required that will involve blasting of bedrock.

Source. (See Revision Note #3 at chapter heading for Env-Wq 1500) #12342, eff 8-15-17

Env-Wq 1510.03 Loading Practices. The following blast hole loading practices shall be implemented:

- (a) The driller shall maintain drilling logs to document:
 - (1) The depths and lengths of voids, cavities, and fault zones or other weak zones encountered; and
 - (2) Groundwater conditions;
- (b) The driller shall communicate the contents of the drilling logs directly to the blaster;
- (c) Explosive products shall be managed on site such that they are:
 - (1) Used in the borehole;
 - (2) Returned to the delivery vehicle; or
 - (3) Placed in secure containers for off-site disposal;
- (d) Spillage around the borehole shall be:
 - (1) Placed in the borehole; or
 - (2) Cleaned up and returned to an appropriate vehicle for handling or placement in secured containers for off site disposal;
- (e) Loaded explosives shall be detonated as soon as possible and not left in the blast holes overnight, unless weather or other safety concerns reasonably dictate that detonation should be postponed;
- (f) Loading equipment shall be cleaned in an area where wastewater can be properly contained and handled in a manner that prevents release of contaminants to the environment; and
- (g) Explosives shall be loaded in accordance with industry standard practices for priming, stemming, decking and column rise to maintain good continuity in the column load to promote complete detonation.

Source. (See Revision Note #3 at chapter heading for Env-Wq 1500) #12342, eff 8-15-17

Env-Wq 1510.04 Explosive Selection. Explosive products shall be selected that are:

- (a) Appropriate for site conditions and safe blast execution; and

- (b) Have the appropriate water resistance for the site conditions present.

Source. (See Revision Note #3 at chapter heading for Env-Wq 1500) #12342, eff 8-15-17

Env-Wq 1510.05 Prevention of Misfires. Industry-standard practices shall be implemented to prevent misfires.

Source. (See Revision Note #3 at chapter heading for Env-Wq 1500) #12342, eff 8-15-17

Env-Wq 1510.06 Muck and Rock Management.

- (a) For purposes of this part, the following definitions apply:

- (1) “Blasted material” means all of the earth material loosened as a result of the blasting;
- (2) “Muck” means the blasted material remaining after the rocks have been removed; and
- (3) “Rocks” means the larger pieces of blasted material that are separated from the muck for use elsewhere, including for feedstock of a rock crushing operation.

- (b) Muck shall be removed from the blast area as soon as reasonably possible.

- (c) Rocks shall be managed so as to prevent water supply wells or surface waters from being contaminated by runoff.

Source. (See Revision Note #3 at chapter heading for Env-Wq 1500) #12342, eff 8-15-17

Env-Wq 1510.07 Spill Prevention Measures and Spill Mitigation.

- (a) Fuel and other regulated substances shall be managed as required by Env-Wq 401.04.

- (b) Personnel working at the blast site shall be trained in how to respond to a spill of the regulated substances being used at the site.

Source. (See Revision Note #3 at chapter heading for Env-Wq 1500) #12342, eff 8-15-17

Env-Wq 1510.08 Fueling and Maintenance of Construction Equipment.

- (a) If any construction equipment, including but not limited to earthmoving, excavation, and boring equipment, will be fueled from a tank truck or other container that is moved around the site, the following shall apply:

- (1) Portable containment equipment that is sized to contain the most likely volume of fuel to be spilled during a fuel transfer shall be used, where the most likely volume to be spilled is determined based on the fuel transfer rate, the amount of fuel being transferred, the distance between the hose nozzle and pump shut off switch, and the response time of personnel and equipment available at the facility;
- (2) The containment equipment shall be positioned to catch any fuel spills due to overfilling the equipment and any other spills that might occur at or near the fuel filler port to that equipment;
- (3) The type of containment equipment used and its positioning and use shall account for all of

the drip points associated with the fuel filling port and the hose from the fuel delivery truck; and

(4) Personnel shall not leave the immediate area while fuel is being transferred, to ensure that any spills will be of limited volume.

(b) If the site will have a fixed location for fueling construction equipment, the following shall apply:

(1) All fuel containers, including but not limited to skid-mounted tanks, drums, and five gallon cans, shall have secondary containment that:

- a. Is capable of containing 110% of the volume of the largest fuel storage container; and
- b. Has an impervious floor;

(2) Secondary containment for tanks may comprise a metal, plastic, polymer or precast concrete vault providing 110 percent of the volume of the largest fuel storage container;

(3) For fuel containers, secondary containment may comprise containment pallets;

(4) The area where fuel is transferred shall be a flat, impervious area that:

- a. Is adjacent to the fuel container(s); and
- b. Extends beyond the full reach, or length, of the fuel hose; and

(5) Secondary containment areas may be in the form of a basin that is:

- a. Sloped down to a central low point or bermed along the perimeter;
- b. Lined with a continuous sheet of 20 mil or thicker polymer material or appropriate geomembrane liner; and
- c. Backfilled with at least 6 inches of sand.

Source. (See Revision Note #3 at chapter heading for Env-Wq 1500) #12342, eff 8-15-17

PART Env-Wq 1511 ADDITIONAL REQUIREMENTS FOR SOLAR ARRAYS

Env-Wq 1511.01 Applicability.

(a) The rules in this part shall apply to applications for the construction of solar arrays.

(b) These rules are in addition to all other applicable rules in this chapter.

Source. #13758, eff 9-28-23 (see Revision Note #4 at chapter heading for Env-Wq 1500)

Env-Wq 1511.02 Calculation of the Area of Disturbance. The area of disturbance includes the area calculated pursuant to Env-Wq 1503.12, the area enclosed by a polygon connecting the outer edges of the entire solar array, and the area disturbed for access drives and facilities appurtenant to the solar array.

Source. #13758, eff 9-28-23 (see Revision Note #4 at chapter heading for Env-Wq 1500)

Env-Wq 1511.03 Calculation of Water Quality Volume for Solar Arrays. The water quality volume for the project shall be calculated in accordance with Env-Wq 1504.10 with the exception that the impervious

[illegible]

NOT FOR CONSTRUCTION		REVIEW	
SHEET FOR:		JULY 23, 2025	
DESIGNATIONS		BY DATE	
REVISION		ESS 06/23/25	
SHEET DATE:		ESS 5440-SITE.dwg	
DRAWN BY:		ESS	
APPROVED BY:		ESS	
DRAWING FILE:		5440-SITE.dwg	
SCALE:		24" x 36" - 1" = 80'	
SCALE:		11" x 17" - 1" = NTS	
OWNER:		RIVERWOODS DURHAM 14 STONE QUARRY DRIVE DURHAM, NH 03824	
APPLICANT:		RIVERWOODS DURHAM 14 STONE QUARRY DRIVE DURHAM, NH 03824	
PROJECT:		RIVERWOODS DURHAM PHASE II	
SHEET NUMBER:		STONE QUARRY DRIVE & COVER ROAD (NH 108) DURHAM, NH	
SHEET NUMBER:		OVERALL SITE PLAN	
SHEET NUMBER:		C-2	

