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Please reply to our Meredith office

June 11, 2025

VIA OVERNIGHT MAIL

AND VIA EMAIL TO: tcutler@ci.durham.nh.us

Tracey Cutler, Admin Assistant
Planning, Zoning & Assessing
Durham Zoning Board of Adjustment
8 Newmarket Road
Durham, NH 03824

LIZABETH M. MACDONALD
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
SHARON CUDDY SOMERS
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
HEIDI J. BARRETT-KITCHEN
ERIC A. MAHER
CHRISTOPHER D. HAWKINS
JOHN K. BOSEN
ELAINA L. HOEPPNER
WILLIAM K. WARREN
BRANDON A. LATHAM
JONATHAN D. SEEM

OF COUNSEL
MOLLY C. FERRARA
SCOTT S. ANDERS

RETIRED
MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
JOHN J. RATIGAN
DENISE A. POULOS
NICHOLAS R. AESCHLIMAN

Re: Variance Application of Riverwoods Durham (“**the Applicants**”) concerning property located on Stone Quarry Drive, Tax Map 209, Lot 33 (“**the Property**”)

Good Afternoon Ms. Cutler:

Enclosed please find the following:

1. The original and three (3) copies of the Variance Application for the expansion of the existing Senior Care Facility, including abutters list and Narrative of the Applicant’s arguments in favor of a Variance concerning the above-referenced Property;
2. The Letter of Authorization from Riverwoods Durham;
3. Three (3) 11” x 17” copies of the Plan titled “Existing Conditions” and “Proposed Conditions” dated January 15, 2024, as prepared by JVA Associates, Inc. & Altus Engineering (referred to as “Exhibit A” in the Narrative);
4. Three (3) 11” x 17” copies of the Elevations for the West Building, the East Building, the Community Center and the Maintenance Building as prepared by AG Architecture (referred to as “Exhibit B” in the Narrative); and
5. My Firm Check No. 75724 in the amount of \$344.00 to cover the various fees (\$200 for each Application filing fee and one set of sixteen (16) abutters notice fees at \$9.00 each) associated with the submission of this Application.

We respectfully request to be placed on the Zoning Board of Adjustment’s agenda for its July 8, 2025 meeting. Please forward me a copy of the Agenda for that meeting and any Staff Report concerning this Application once the same are prepared.

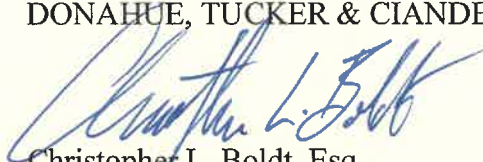
DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

1-800-566-0506

www.dtclawyers.com

Please let me know if you or the Board Chair have any questions. Many thanks for the collective time and attention to this matter.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC



Christopher L. Boldt, Esq.
cboldt@dtclawyers.com

cc: Clients (via email)
Erik Saari (via email)
James Verra & Associates, Inc. (via email)



**TOWN OF DURHAM
ZONING BOARD OF ADJUSTMENT**

8 NEWMARKET RD
DURHAM, NH 03824
PHONE: 603/868-8064
www.ci.durham.nh.us

VARIANCE

Prior to seeking a variance, the property owner must have been denied a building permit by the Building Inspector or denied an approval by the Planning Board.

Name of Applicant RiverWoods Durham

Address: 5 White Oak Drive, Exeter, NH 03833

Phone # c/o Atty Boldt via 603-279-4158 Email: c/o Atty Boldt via cboldt@dtclawyers.com

Owner of Property Concerned Same.
(If same as above, write "Same")

Address: _____
(If same as above, write "Same")

Location of Property: Dover Road
(Street & Number)

Tax Map & Lot number 209-33

A Variance is requested from Article(s) 175 Section(s) 59, 7 & 53 of the Zoning Ordinance to expansion 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, a Community Center, a Maintenance Building and associated parking areas.

All applications must include a statement explaining how the applicant meets each of the five (5) statutory requirements for granting a variance, (A) through (E), which are found on page 2. The Zoning Board of Adjustment may consider the variance application incomplete if these five statements have not been addressed. In addition all applications must be accompanied by adequate plans and exhibits.

Owner Authorization and Signature:

1. I/we do hereby authorize Christopher L. Boldt, Esq. to file this application with the Zoning Board of Adjustment, to appear before the Board and to act on my/our behalf.
2. I/we do hereby authorize members of the Zoning Board of Adjustment and/or staff to enter upon the property on the afternoon prior to the Zoning Board meeting for purposes of reviewing this application.
3. To the best of my/our knowledge the information contained in this application is complete and accurate.

Owner's Signature(s):

Christopher L. Boldt, Esq.
See attached

Date:

6/11/25

Date:

RSA 674:33 Powers of the Zoning Board of Adjustment:

I(a)The zoning board of adjustment shall have the power to:

(1) Hear and decide appeals if it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of any zoning ordinance adopted pursuant to RSA 674:16; and

(2) Authorize, upon appeal in specific cases, a **variance** from the terms of the zoning ordinance if:

(A) **The variance will not be contrary to the public interest;**

(B) **The spirit of the ordinance is observed;**

(C) **Substantial justice is done;**

(D) **The values of surrounding properties are not diminished; and**

(E) **Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.**

(b)(1) For purposes of this subparagraph I(a)(2)(E), "**unnecessary hardship**" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(A) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

(B) The proposed use is a reasonable one.

(2) If the criteria in subparagraph (1) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

(3)The definition of "unnecessary hardship" set forth in subparagraphs (1) and (2) shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

EXPIRATION PERIOD FOR VARIANCES

Any Variances granted shall be valid if exercised within **2 years** from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such variance shall expire within 6 months after the resolution of a planning application filed in reliance upon the variance.

Abutters List

1. **TML 209-33, 37 & 38**
RiverWoods Durham (Applicant)
5 White Oak Drive
Exeter, NH 03833
2. **TML 209-3**
James B. Carlson & Caroline Chambers
73 Dover Road
Durham, NH 03824
3. **TML 209-4**
Martin D. & Joann R. Ledoux
75 Dover Road
Durham, NH 03824
4. **TML 209-5**
William F. & Susan Keener, Trustees of the
Kenner 2012 Revocable Trust
P.O. Box 79
Durham, NH 03824
5. **TML 209-6**
Gary B. & Tina L. Hayes
79 Dover Road
Durham, NH 03824
6. **TML 209-7**
Arts In Reach: Encouraging Growth
Through the Arts
81 Dover Road
Durham, NH 03824
7. **TML 209-16**
Merrick Trails LLC
44 Maple Avenue
Atkinson, NH 03811
8. **TML 209-27**
John M. & Katrine B. McGregor
92 Dover Road
Durham, NH 03824

9. **TML 209-28**
Coyote Court LLC
82 Chestnut Hill Road
Farmington, NH 03835
10. **TML 209-29, 34, 35 & 36**
Town of Durham
8 Newmarket Road
Durham, NH 03824
11. **209-30**
Todd & Kerri Cain
10 Cassie Lane
Hampton, NH 03842
12. **TML 209-31**
Bonnie McDermott
Clifford E. Zetterstrom
82 Dover Road
Durham, NH 03824
13. **TML 209-32**
Chandler Hull
78 Dover Road
Durham, NH 03824
14. **TML 209-35**
Tom Bebbington
Chair Cemetery Commission
25 Park Court
Durham, NH 03824
15. Erik Saari (Applicant's Engineer)
Altus Engineering
133 Court Street
Portsmouth, NH 03801
16. James Verra & Associates, Inc. (Surveyor)
101 Shattuck Way, Ste 8
Newington, NH 03801-7876
17. Christopher L. Boldt, Esq. (Applicant's Attorney)
DTC Lawyers
164 NH Rte 25, Towle House, Unit 2
Meredith, NH 03253

NARRATIVE FOR VARIANCE APPLICATION FOR
RIVERWOODS DURHAM ("**Applicant**")

VARIANCES FROM SECTION 175-59 (75 FT. WETLAND BUFFER), AND SECTIONS 175-7 & 175-53 (DEFINITION OF "ACCESSORY STRUCTURE" AND TABLE OF USES IN THE OR ZONE – TO THE DEGREE NECESSARY) FOR THE EXPANSION OF APPLICANT'S EXISTING SENIOR CARE FACILITY CAMPUS LOCATED ON STONE QUARRY DRIVE ("**the Road**") VIA THE CONSTRUCTION OF TWO (2) MULTI-UNIT SENIOR HOUSING BUILDINGS, A COMMUNITY CENTER, A MAINTENANCE BUILDING AND ASSOCIATED PARKING TO BE BUILT ON ASSESSOR'S MAP 209, LOT 33 ("**the Property**")

Introduction:

This Variance Application seeks relief from the requirements of 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**"), and, to the degree necessary, the provisions of Ordinance's definition of "Accessory Structure" in Section 175-7 and the Table of Uses found in Section 175-53. 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. Before going to the Planning Board, however, the Applicant needs to bring this Application to the ZBA to address several design/layout elements, as discussed herein. 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 and Proposed Conditions Plans ("**the Plans**") have been prepared by JVA Associates, Inc. & Altus Engineering and are referenced as "**Exhibit A**". The Plans reflect the following information, amongst other items:

1. The area of disturbance for the West Building and its associated driveway and parking area is primarily the prior "staging area" for the construction of the Applicant's original campus across the street;
2. The West Building will be no closer than 23 feet from the internal wetlands, will be in full compliance with the setback from the closest Vernal Pool on the Property and will

- have approximately 4,198 sq. ft. of impervious encroachment within the Wetland Buffer;
3. The parking area and driveway for the West Building will be no closer than 10.7 feet from the internal wetlands, will be in full compliance with the setback from the closest Vernal Pool on the Property and will have approximately 8,475 sq. ft. of impervious encroachment within the Wetland Buffer;
 4. The Community Center Building, allowed by Conditional Use Permit to be obtained from the Planning Board as a non-residential structure, will be no closer than 23 feet from the internal wetlands, will be in full compliance with the setback from the closest Vernal Pool on the Property;
 5. The East Building will be no closer than 74.9 feet from the internal wetlands, will be in full compliance with the setback from the closest Vernal Pool on the Property and will have approximately 1 sq. ft. of impervious encroachment within the Wetland Buffer;
 6. The parking area and driveway between the Community Center Building and the East Building will be no closer than 51 feet from the internal wetlands, will be in full compliance with the setback from the closest Vernal Pool on the Property and will have approximately 2,598 sq. ft. of impervious encroachment within the Wetland Buffer;
 7. The Maintenance Building and associated parking will be fully compliant with the Wetland Setback,;
 8. The West Building, the East Building, the Community Center and the Maintenance Building will each have internal guttering, even in compliant locations, to flow to underground stormwater structures which will then appropriately drain to the surrounding wetlands;
 9. The West Building, the East Building and the Community Center and the portions of the parking areas for each of these buildings will have appropriate rain gardens, swales, pervious pavement in certain locations and/or other stormwater treatment and mitigation efforts in the areas of encroachment into the Wetland Buffer; and these features will be more fully designed as part of the Planning Board Site Plan Approval process for this Project;
 10. The Project includes a series of new sidewalks within the Property to promote pedestrian connectivity throughout the Applicant's integrated campus and to facilitate Applicant's residents, guests and members of the public accessing the trail network throughout Applicant's properties in order to minimize foot and bicycle traffic on the Road. This includes a new sidewalk running from the driveway/parking area for the Maintenance Facility down to the trail interconnection at the existing Verizon Easement adjacent to the boundary with the Town's DPW property;
 11. Portions of the driveway access for the West parking area and for the Maintenance Building, together with certain portions of the proposed sidewalks are allowed within the Wetland Buffer by Conditional Use Permit to be obtained from the Planning Board;
 12. The total impact/disturbed areas within the Wetland Buffer will be approximately 69,500 sq. ft., the bulk of which are features allowed by Conditional Use Permit to be obtained from the Planning Board, with approximately 14,359 sq. ft. being new or relocated impervious surfaces requiring the requested Variances;

13. The proposed impervious coverage on the Property after the Expansion will be approximately 83,574 sq. ft. of impervious coverage or 8.48% - well under the 50% allowed in the OR Zone; and
14. A relocation of the curve of the Road, which has been negotiated with Town Staff and which needs the final approval of the Town Council (which will hopefully be received prior to the ZBA Hearing on this Application; and if not, then such Council approval should be listed as a condition of any approval by the ZBA of this Application.)¹

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 size and shape 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 package 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.

With Respect to the Community Center and Maintenance Building, the Applicant respectfully suggests that no Variance is needed:

Pursuant to the New Hampshire Supreme Court’s decision in Bartlett v. City of Manchester, 164 N.H. 634 (2013), inherent in this Board’s consideration of any Variance application is the issue of whether the Variance is actually needed. With respect to the Community

¹ All referenced Conditional Use Permits and the overall Site Plan Approval from the Planning Board should also be listed as conditions of any approval by the ZBA of this Application.

Center and Maintenance Building, the Applicant respectfully asserts that such are by definition “accessory structures” to the proposed Buildings A and B on the Property as well as to the existing buildings of Applicant’s current campus. The fact that these accessory structures also serve the current campus buildings does not negate the fact that these accessory structures are also “incidental, subordinate and relate to” the proposed Buildings on the Property. This is especially true where, as here, the Road is held by the Town by Deeded Easement, meaning that the Applicant “owns the dirt” under the Road so that Applicant’s two lots meet without any intervening lot. While there is no stated “purpose” associated with the definition of “accessory structure” in Section 175-7 of the Ordinance, we can logically conclude that the intent is to avoid those situations where there is only an accessory structure on the lot without a “principal building or use”. This Project does not create such a situation. Thus, the Community Center and the Maintenance Facility should be viewed as compliant with the Ordinance’s definition of “Accessory Structure” found in Section 175-7. Accordingly, the Applicant respectfully requests that the ZBA make a jurisdictional determination at the beginning of its consideration of this Application that a Variance for the existence and/or use of the Community Center and Maintenance Facility Buildings is not needed.

In the event that the ZBA decides that such a Variance is needed for the Community Center and Maintenance Building, the Applicant includes these Buildings in the discussion below without waiving any argument that a Variance for such Buildings is not needed.

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

To obtain a variance, the Applicant must show that: (1) The variance will not be contrary to the public interest; (2) The spirit of the ordinance is observed; (3) Substantial justice is done; (4) The values of surrounding properties are not diminished; and (5) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship, where said term means that, owing to special conditions of the property that distinguish it from other properties in the area: no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one; or if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The Applicant asserts that it meets each of the criteria on the following bases.

1. The Variances will not be contrary to the public interest.

As the NH Supreme Court has indicated repeatedly, the requirement that the variance not be “contrary to the public interest” is coextensive and related to the requirement that the variance be consistent with the spirit of the ordinance. See, Chester Rod & Gun Club v. Town of Chester, 152 N.H. 577, 580 (2005); Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102, 105-06 (2007); and Farrar v. City of Keene, 158 N.H. 684, 691 (2009). A variance is contrary to the public interest only if it “unduly, and in a marked degree conflicts with the ordinance such that it violates the ordinance’s basic zoning objectives.” Chester Rod & Gun Club, 152 N.H. at 581;

Farrar, 158 N.H. at 691. See also, Harborside Associates, L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508, 514 (2011) (“[m]ere conflict with the terms of the ordinance is insufficient.”) Moreover, these cases instruct us to make the determination that this Variance Application does not “unduly and to a marked degree” conflict with such zoning objectives by analyzing such things as whether granting the variance would “alter the essential character of the neighborhood” or “threaten the public health, safety or welfare” and to make that determination by examining where possible the language of the Zoning Ordinance.

Here, the Applicant seeks relief from (i) the 75 foot Wetland Setback of Section 175-59 of the Ordinance for the placement of the West Building, the East Building, and portions of the associated parking areas and driveways, and (ii) the definition of “Accessory Structure” in Section 175-7, along with Table of Uses of Section 175-59, to the extent necessary, to allow the Community Center and Maintenance Facility Buildings to be placed on the Property and serve all buildings within Applicant’s campus. While none of these Sections has a direct written statement of purpose, the 75 foot Wetland Setback does fall within the general purposes of Section 175-58, which includes:

- A. Protect the water quality of wetlands by appropriately managing stormwater runoff, siltation and sedimentation, and the construction or alteration of allowed or pre-existing buildings and structures;*
- B. Minimize flooding and flood damage by preserving the flood storage capacity of wetlands;*
- C. Protect wildlife and fisheries habitats and wetlands vegetation;*
- D. Maintain stream flow and groundwater recharge;*
- E. Conserve natural beauty and scenic quality; and*
- F. Limit uses of the wetland and upland buffer to those that are consistent with the objectives listed in A-E.*

With respect to the definition of “Accessory Structure” as noted above, there is no express stated purpose or zoning objection; but we can safely conclude that the “standard” rationale for the definition is to prevent “stand alone” accessory structures that are not tied to a principal use on the subject property.

In this instance, however, the requested variances are not contrary to those public interests since:

- (1) With respect to the Wetland Setback, the proposed Buildings, parking areas/driveways and other features as shown on the Plans are: (a) located largely in conforming space and wholly outside of the wetlands themselves; (b) wholly compliant with the setback from the interior vernal pools on the Property; and (c) proposed with 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 a concerted effort expressly meet the “purpose statements” found in Section 175-58 (A)- (F), which efforts will be more fully designed as part of the Planning Board process of the required Site Plan Approval for this Project; and

- (2) With respect to the definition of “Accessory Structure”, the proposed Community Center & Maintenance Building are: (a) not “stand alone” in any way but are associated with the other uses on the Property; (b) integral to the campus environment of Applicant’s Senior Care Facility on both the Property and the adjacent campus of buildings; and (c) not separated by any intervening parcel in light of the fact that the Road is on an easement granted to the Town so that the Applicant “owns the dirt” under the Road.

The Applicant respectfully asserts that granting this Variance Application would not “alter the essential character of the neighborhood” or “threaten the public health, safety or welfare” because: (1) the Project is largely in conforming space and in keeping with the size of the Property and the existing development of Applicant’s remaining campus; and (2) the Community Center and the Maintenance Building are located in interior portions of the Property away from the Route 108 frontage of the Property.

Therefore, the Applicant respectfully requests that the ZBA find that granting this Variance Application will not be contrary to the public interest.

2. The spirit of the Ordinance is observed.

As referenced in Section 1, above, this Variance observe the spirit of the Ordinance provisions involved. As the NH Supreme Court has indicated in both Chester Rod & Gun Club and in Malachy Glen, the requirement that the variance not be “contrary to the public interest” is coextensive and is related to the requirement that the variance be consistent with the spirit of the ordinance. See, Chester Rod & Gun Club, 152 N.H. at 580. A variance is contrary to the spirit of the ordinance only if it “unduly, and in a marked degree conflicts with the ordinance such that it violates the ordinance’s basic zoning objectives.” Chester Rod & Gun Club, 152 N.H. at 581; Farrar, 158 N.H. at 691. As discussed above, this Variance are consistent with the spirit of the Ordinance because of the reasons stated in Section 1. Similarly, for the reasons stated above, the Applicant respectfully asserts that granting this Variance Application would not “alter the essential character of the neighborhood” or “threaten the public health, safety or welfare”. Accordingly, the Applicant respectfully requests that the ZBA find that by granting this Variance Application, the spirit of the Ordinance is observed.

3. Substantial justice is done.

As noted in Malachy Glen, supra, “perhaps the only guiding rule [on this factor] is that any loss to the individual that is not outweighed by a gain to the general public is an injustice.” Malachy Glen, supra, citing, 15 P. Loughlin, New Hampshire Practice, Land Use Planning and Zoning § 24.11, at 308 (2000) (quoting New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials (1997)). In short, there must be some gain to the general public from denying the variance that outweighs the loss to the Applicant from its denial.

In this case, there is a clear loss to the Applicant that is not outweighed by any gain to the community if this Variance Application is denied. The Variance will allow Applicant to develop

vacant part of its campus in a way that is largely conforming and which maintains public access to the network of trails throughout the Property, including access to the abutting Town Cemetery plots. Needless to say, there will be a significant increase in the taxable value of the Property as a result of this Project. Given the factors listed above concerning compliance with the express or implied purposes of the Ordinance provisions in question, together with the improvements and conditions set forth in the Plans and Elevations, the Applicant respectfully urges this Board to find that there is no public benefit to be obtained from denying this Variance Application. Accordingly, the Applicant respectfully requests that the ZBA find that granting this Variance Application would do substantial justice while denying this Variance Application would be a substantial injustice in light of the circumstances set forth above.

4. The proposed use will not diminish surrounding property values.

As the Plans and Elevations indicate, this Project is located on the Property so as to be immediately adjacent to other parts of Applicant's campus and as far away as possible from other third party abutters. As noted above, the proposed impacts within the Wetland Setback are being appropriately mitigated to meet the express statements of purpose found in Section 175-58 (A)-(F); and no abutters will be harmed by the existence of the Community Center or the Maintenance Facility on interior portions of the Property far removed from any structures on adjacent third-party abutting lots. None of the surrounding properties would suffer any diminution in value as a result of granting this Variance Application. Indeed, granting this Variance would help to improve not only the value of the Property but also the value of the surrounding properties in keeping with the OR Zone and the "mixed use" character of the neighborhood. Accordingly, the Applicant respectfully requests that the ZBA find that the requested Variance Application will not diminish surrounding property values.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

As set forth in the provisions of RSA 674:33, I, there are two options by which a ZBA can find that an unnecessary hardship exists:

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
- (ii) The proposed use is a reasonable one.

or,

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The “special conditions” of the Property for purposes of this Variance criterion include, but are not limited to:

1. The size, shape and location of the Property on this segment of the Road;
2. The fact that the Property is part of Applicant’s existing campus of a Senior Care Facility;
3. The fact that the Road leads only to the Town’s DPW Building and is not a “through road”;
4. The fact that the Town’s rights to the Road are via an easement so that the Applicant “owns the dirt” under the Road;
5. The fact that the network of trails on the Property and on Applicant’s adjacent campus property are and will remain open to the public;
6. The fact that the Applicant has reached an agreement in principle with the Town for the partial relocation of the Road; and
7. The fact that Applicant’s presentation of this Project to the Planning Board and the Conservation Commission was met with favorable responses.

These special conditions distinguish the Property from other properties in the area.

The Applicant asserts that no fair and substantial relationship exists between the general public purposes of the ordinance provisions in question in this case – whether the Wetlands Setback or the definition of “Accessory Structure” as discussed above - and the specific application of these Ordinance provisions to the Property and/or the Project shown on the Plans and Elevations. As noted in detail in Section 1, above, the purposes of these provisions are met by the Applicant in this case.

Accordingly, the Applicant respectfully urges the ZBA to find that there is no fair and substantial relationship between the general purposes of these specific Ordinance provisions and their application to the Property.

The Applicant respectfully reminds the ZBA that the mere fact that the Applicant is seeking the Variances from these express provisions of the Ordinance is not a valid reason for denying the variance. See, Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102, 107 (2007); see also, Harborside Associates, L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508, 514 (2011) (“mere conflict with the terms of the ordinance is insufficient.”). The ZBA, therefore, cannot deny these Variance requests for the very reasons that the Project requires this Variance Application for relief from these provisions of the Ordinance.

The Applicant further asserts that this proposed use as a part of Applicant’s existing campus is in keeping with the size of the Property and the existing development on this Road. This proposed use as an expansion of Applicant’s existing Senior Care Facility is clearly allowed in the OR District where the Property is located and therefore should be deemed reasonable. See, Vigeant v. Town of Hudson, 151 M.H. 747, 752-753 (2005)(“proposed project is presumed reasonable if it permitted under the Town’s applicable zoning ordinance”). Accordingly, the Applicant asserts that the Applicant complies with the standard for Option A of the unnecessary hardship criterion.

Accordingly, the Applicant asserts that literal enforcement of the Ordinance provisions in question would result in unnecessary hardship as defined using the above-noted criteria.

The Applicant respectfully concludes that all 5 criteria for this Variance Application from the above referenced Sections have been met so that this Variance Application should be granted with the conditions that the construction complies with the Plans and Elevations as presented, and with the required conditions of approval of the Town's Planning Board and Town Council.

LETTER OF AUTHORIZATION

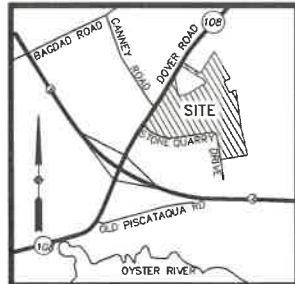
I, Patrick J. O'Keefe as Sr. Director of Capital Development for The Riverwoods Group, representing RiverWoods Durham, owner of the Property located on Stone Quarry Drive, Tax Map 209, Lot 33 in Durham, New Hampshire, hereby authorize, Christopher L. Boldt, Esq. of Donahue, Tucker and Ciandella, PLLC, as our attorneys, to execute all land use applications seeking any required relief from the Durham Land Use Boards and to take any action necessary for the application and permitting process, including but not limited to, attendance and presentation at public hearings for any Application with the Durham ZBA or Planning Board.

Dated: 6/5/25

The Riverwoods Durham

PATRICK J. O'KEEFE
Patrick J. O'Keefe, Sr. Director of Capital Development

Duly Authorized



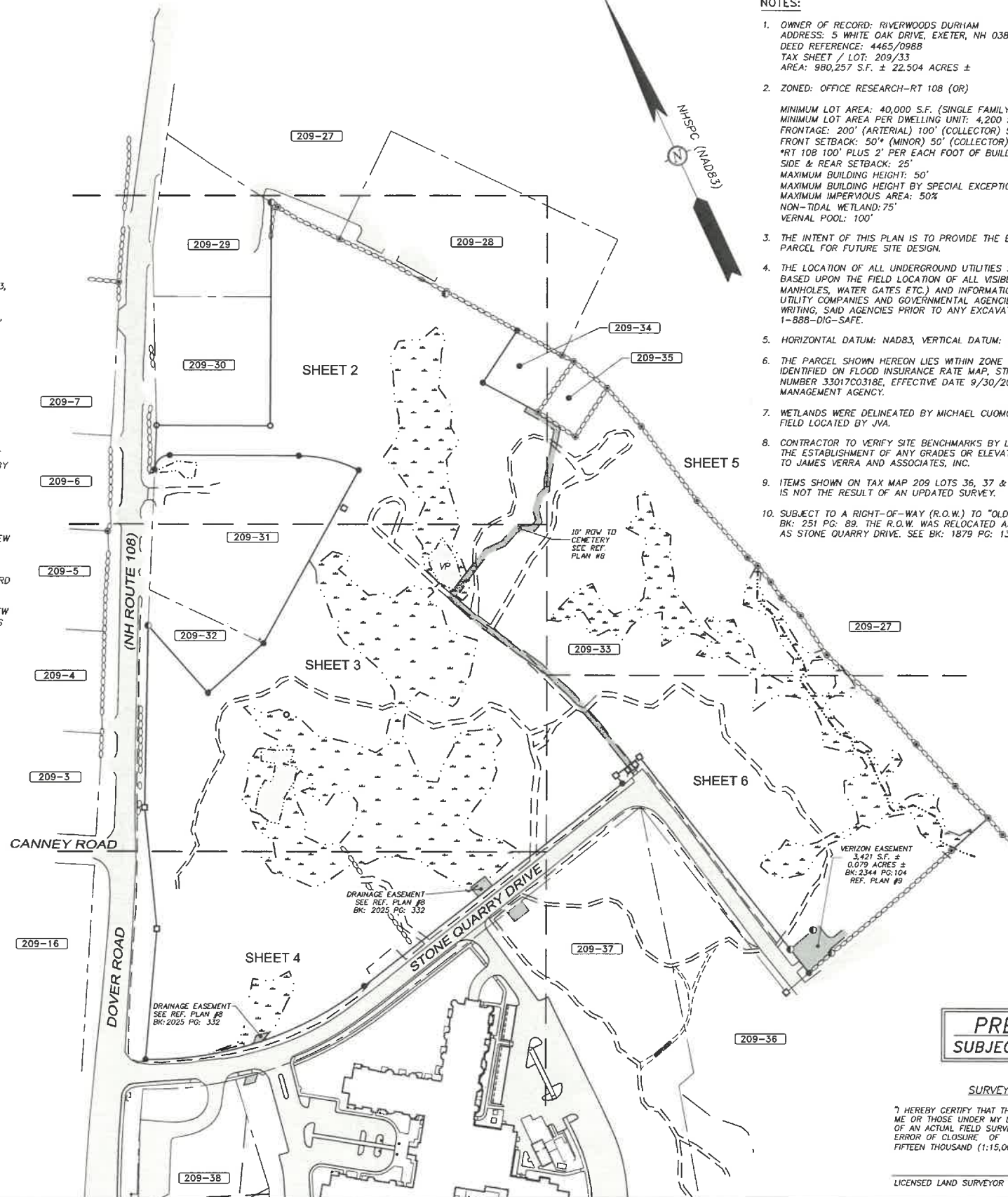
LOCUS (N.T.S.)

REFERENCE PLANS:

- "ALTA/NSPS LAND TITLE SURVEY, 14 & 20 STONE QUARRY DRIVE, & US ROUTE 4, DURHAM, NEW HAMPSHIRE, ASSESSOR'S PARCEL 11-8-1 FOR RIVERWOODS DURHAM," DATED OCTOBER 13, 2023. PREPARED BY AND ON FILE WITH THIS OFFICE. NOT RECORDED. JVA JOB #23867.
- "RECORD DRAWING, 14 & 20 STONE QUARRY DRIVE, 56 DOVER ROAD (RT 108) & US ROUTE 4, DURHAM, NEW HAMPSHIRE, ASSESSOR'S PARCELS 11-8-0 & 11-8-1 FOR RIVERWOODS DURHAM," DATED OCTOBER 13, 2020. PREPARED BY AND ON FILE WITH THIS OFFICE. NOT RECORDED. JVA JOB #23867.
- "PROPOSED EASEMENT PLAN PREPARED FOR THE RIVERWOODS GROUP LOCATED AT STONE QUARRY DR & RTE 108 DURHAM, NH." DATED APRIL 9, 2018 AND PREPARED BY ATLANTIC SURVEY COMPANY. SCRD PLAN #115-86.
- "RIGHT-OF-WAY RELOCATION PLAN FOR THE TOWN OF DURHAM N.H. ROUTE 4 DURHAM, NEW HAMPSHIRE," DATED JUNE 22, 1996 AND PREPARED BY DOUCET SURVEY INC., SCRD PLAN #48-43.
- "PLAN OF LAND PREPARED FOR ROCKINGHAM PROPERTIES I LIMITED PARTNERSHIP LOCATED AT ROUTE 108 & STONE QUARRY DRIVE, DURHAM, NH." DATED NOVEMBER 2019 AND PREPARED BY ATLANTIC SURVEY COMPANY. SCRD PLAN #12082 & 12083.
- "LOT LINE ADJUSTMENT PLAN TAX MAP 22 LOT 3-2 & 4-2 DOVER RD, DURHAM, NH." DATED MARCH 2, 2020 AND PREPARED ERIC C. MITCHELL & ASSOCIATES, INC. SCRD PLAN #12261.
- "BOUNDARY LINE ADJUSTMENT ROCKINGHAM PROPERTIES I LIMITED PARTNERSHIP DURHAM, STRAFFORD COUNTY NEW HAMPSHIRE." DATED SEPTEMBER 1995 AND PREPARED BY ORVIS/DREW LLC. SCRD PLAN #48-1 & 48-2.
- "SUBDIVISION PLAN, ROCKINGHAM PROPERTIES I, LIMITED PARTNERSHIP, DURHAM, STRAFFORD COUNTY, NEW HAMPSHIRE." LAST REVISED MAY 1998 AND PREPARED BY ORVIS/DREW LLC. SCRD PLAN #53-49.
- "EASEMENT PLAN OVER LAND OF ROCKINGHAM PROPERTIES STONE QUARRY DRIVE DURHAM, NEW HAMPSHIRE FOR VERIZON NEW ENGLAND, INC." DATED APRIL 20, 2001 AND PREPARED BY THIS OFFICE. SCRD PLAN #52-74.
- "LANDS OF EDWARD C. BATCHELDER AND WILFRED H. BATCHELDER, DURHAM, STRAFFORD COUNTY, NEW HAMPSHIRE." DATED AUGUST 9, 1953 AND PREPARED BY W.E. CLARK, E.C. AND W.H. BATCHELDER AND HAMES A. BRODIE. SCRD POCKET #2, FOLDER #16, PLAN #53.

LEGEND:

- BOUND (AS NOTED)
- IRON PIPE (AS NOTED)
- MONUMENT TO BE SET
- DHF..... DRILL HOLE FOUND
- DHS..... DRILL HOLE SET
- IRON ROD FOUND
- OLD ELECTRIC LIVESTOCK FENCING
- CHAINLINK FENCE
- STOCKADE FENCE
- BRICK
- CONCRETE
- PATIO
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- GUY
- OVERHEAD WIRES
- UTILITY POLE WITH ARM & LIGHT
- SCRD..... STRAFFORD COUNTY REGISTRY OF DEEDS
- 101-03..... TAX SHEET / LOT NO.
- EOP..... EDGE OF PAVEMENT
- CATCH BASIN
- SEWER MANHOLE
- WATER SHUT OFF VALVE
- HYDRANT
- DECIDUOUS TREE
- CONIFEROUS TREE
- STONE WALL
- TEMPORARY BENCHMARK
- STUMP
- STRUB
- WETLAND HATCH
- VP..... VERNAL POOL



NOTES:

- OWNER OF RECORD: RIVERWOODS DURHAM
ADDRESS: 5 WHITE OAK DRIVE, EXETER, NH 03883
DEED REFERENCE: 4465/0988
TAX SHEET / LOT: 209/33
AREA: 980,257 S.F. ± 22.504 ACRES ±
- ZONED: OFFICE RESEARCH-RT 108 (OR)

MINIMUM LOT AREA: 40,000 S.F. (SINGLE FAMILY) 80,000 S.F. (MULTI UNIT, NON RES.)
MINIMUM LOT AREA PER DWELLING UNIT: 4,200 S.F.
FRONTAGE: 200' (ARTERIAL) 100' (COLLECTOR) 50' (MINOR)
FRONT SETBACK: 50' (MINOR) 50' (COLLECTOR) SEE BELOW* (ARTERIAL)
*RT 108 100' PLUS 2' PER EACH FOOT OF BUILDING HEIGHT IN EXCESS OF 25'
SIDE & REAR SETBACK: 25'
MAXIMUM BUILDING HEIGHT: 50'
MAXIMUM BUILDING HEIGHT BY SPECIAL EXCEPTION: 75'
MAXIMUM IMPERVIOUS AREA: 50%
NON-TIDAL WETLAND: 75'
VERNAL POOL: 100'
- THE INTENT OF THIS PLAN IS TO PROVIDE THE EXISTING CONDITIONS OF THE SUBJECT PARCEL FOR FUTURE SITE DESIGN.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. BASED ON REFERENCE PLAN #1.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, MAP NUMBER 3301700318E, EFFECTIVE DATE 9/30/2015 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WETLANDS WERE DELINEATED BY MICHAEL CUOMO, CWS #4 ON 05/15/2023 AND WERE FIELD LOCATED BY JVA.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.
- ITEMS SHOWN ON TAX MAP 209 LOTS 36, 37 & 38 WERE TAKEN REFERENCE PLAN #1, AND IS NOT THE RESULT OF AN UPDATED SURVEY.
- SUBJECT TO A RIGHT-OF-WAY (R.O.W.) TO "OLD DOVER ROAD" REFERENCED IN SCRD BK: 251 PG: 89. THE R.O.W. WAS RELOCATED AS SHOWN ON REF. PLAN #4 TO BE KNOWN AS STONE QUARRY DRIVE. SEE BK: 1879 PG: 130 & PG: 135.

**PRELIMINARY
SUBJECT TO CHANGE**

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR

DATE

SURVEYOR:



101 SHATTUCK WAY, SUITE 8,
NEWINGTON, N.H., 03801-7876
603-436-3557

JOB NO: 23-2036

ENGINEER:



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

ISSUED FOR:

ENGINEERING REVIEW

ISSUE DATE:

1/15/24

REVISIONS

NO.	DESCRIPTION	BY	DATE
1			

DRAWN BY:

RMF

APPROVED BY:

RMF

DRAWING FILE:

23-2036_EXCON

SCALE:

22" x 34" - 1" = 100'
11" x 17" - 1" = 200'

APPLICANT:

RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

OWNER:

RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

PROJECT:

RIVERWOODS DURHAM
TAX MAP 209
LOT 33
STONE QUARRY
DRIVE
& DOVER ROAD
(NH RT 108)
DURHAM, NH

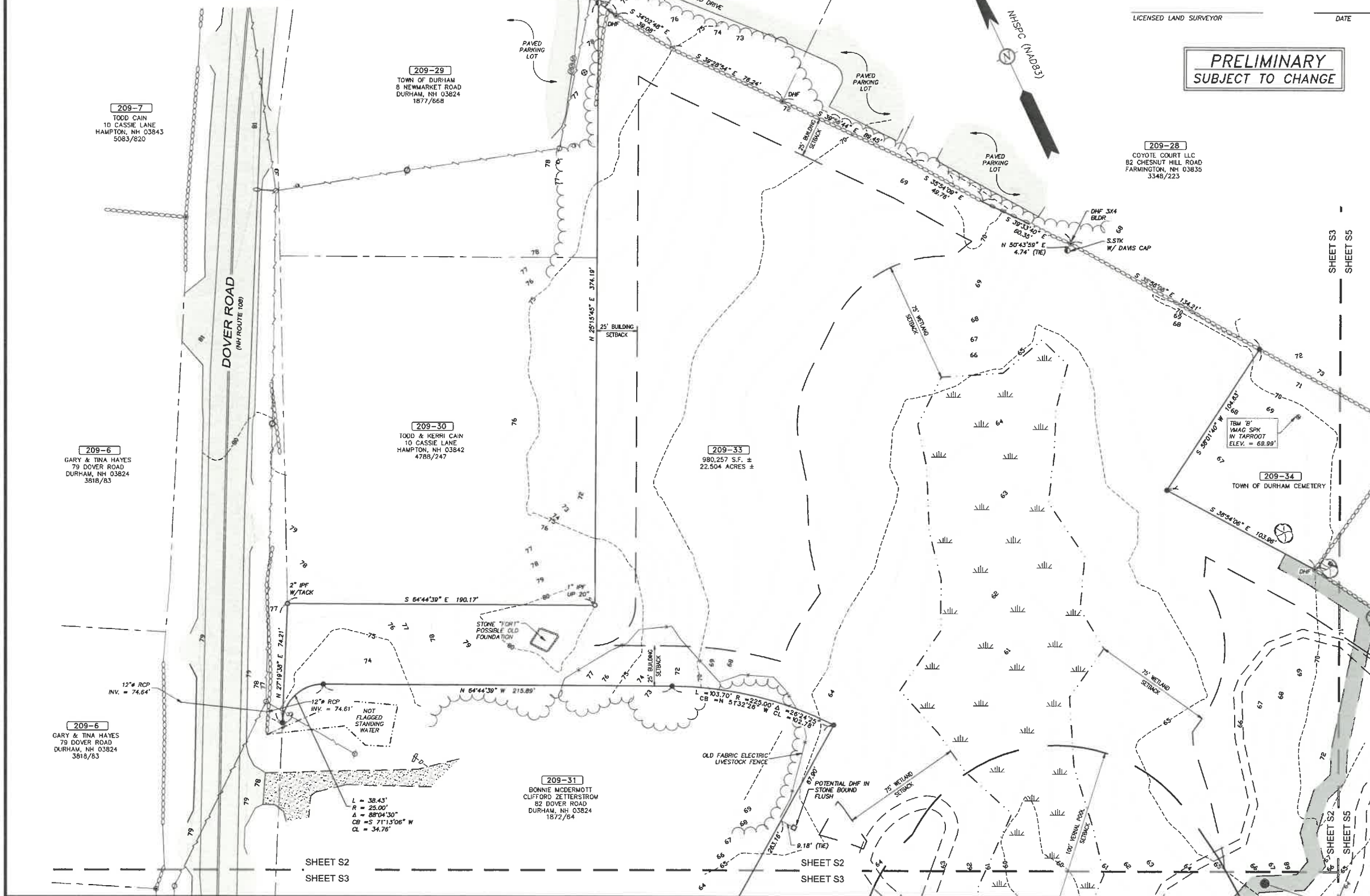
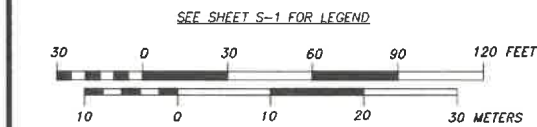
TITLE:

OVERALL PLAN

SHEET NUMBER:

S-1





SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000).

LICENSED LAND SURVEYOR _____ DATE _____

PRELIMINARY
SUBJECT TO CHANGE

SURVEYOR:

JVA
JAMES VERRA & ASSOCIATES, INC.

101 SHATTUCK WAY, SUITE 8,
NEWINGTON, N.H., 03801-7876
603-436-3557

JOB NO. 23-2036

ENGINEER:

ALTUS
ENGINEERING

133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

ISSUED FOR:

ENGINEERING REVIEW

ISSUE DATE:

1/15/24

REVISIONS

NO.	DESCRIPTION	BY	DATE
1			

DRAWN BY: RMF

APPROVED BY: RMF

DRAWING FILE: 23-2036_EXCON

SCALE:

22" x 34" - 1" = 30'

11" x 17" - 1" = 60'

APPLICANT:

RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

OWNER:

RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

PROJECT:

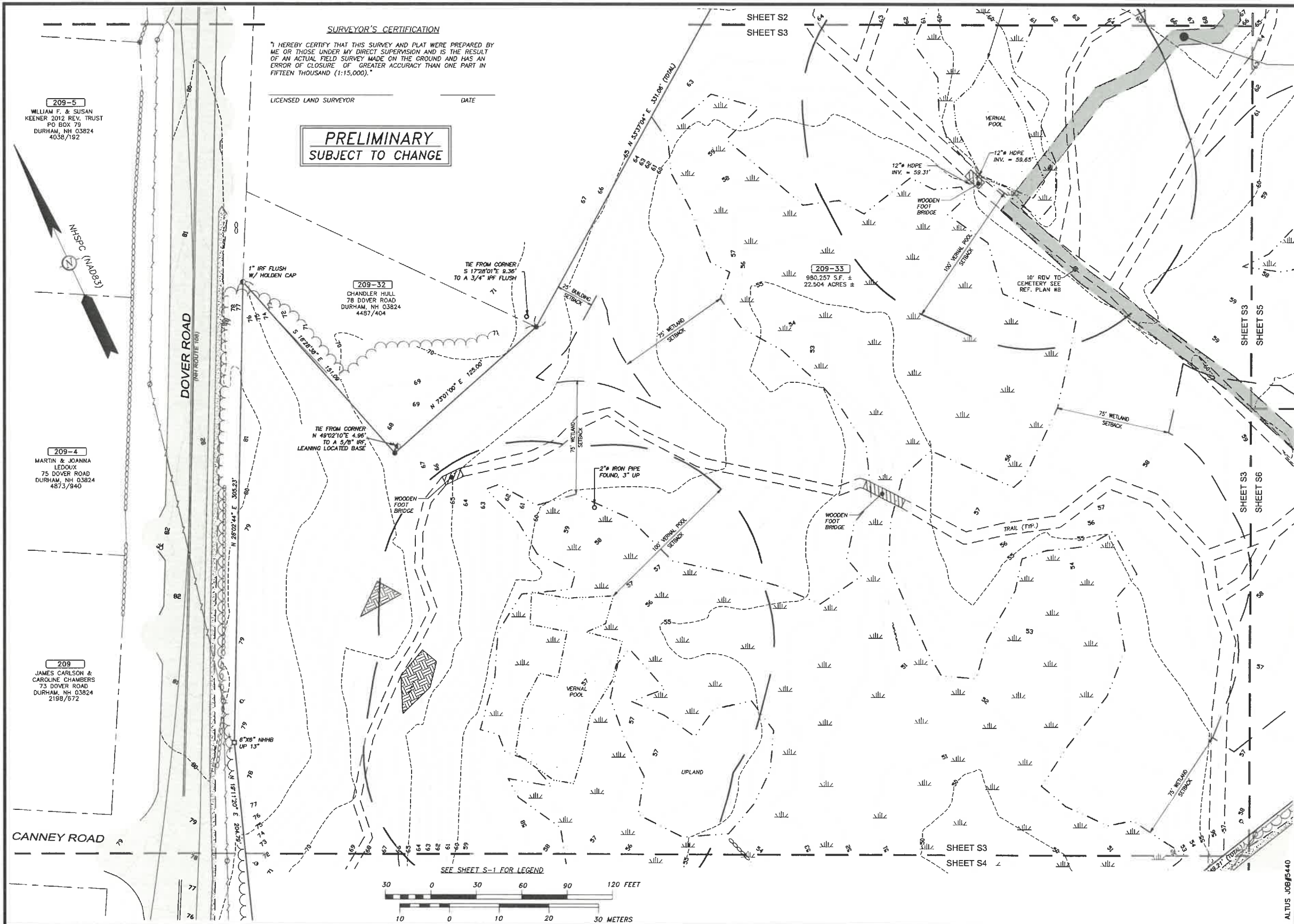
RIVERWOODS DURHAM
TAX MAP 209
LOT 33
STONE QUARRY
DRIVE
& DOVER ROAD
(NH RT 108)
DURHAM, NH

TITLE:

EXISTING
CONDITIONS
PLAN

SHEET NUMBER:

S-2



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000).
LICENSED LAND SURVEYOR _____ DATE _____

**PRELIMINARY
SUBJECT TO CHANGE**

209-5
WILLIAM F. & SUSAN
KEENER 2012 REV. TRUST
PO BOX 79
DURHAM, NH 03824
4038/192

209-4
MARTIN & JOANNA
LEDOUX
75 DOVER ROAD
DURHAM, NH 03824
4873/940

209
JAMES CARLSON &
CAROLINE CHAMBERS
73 DOVER ROAD
DURHAM, NH 03824
2198/672

209-32
CHANDLER HULL
78 DOVER ROAD
DURHAM, NH 03824
4487/404

209-33
980,257 S.F. ±
22,504 ACRES ±

SURVEYOR:
JVA
JAMES VERRA & ASSOCIATES, INC.
101 SHATTUCK WAY, SUITE 8,
NEWINGTON, N.H., 03801-7876
603-436-3557
JOB NO. 23-2036

ENGINEER:
ALTUS
ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-3335 www.altus-eng.com

ISSUED FOR:
ENGINEERING REVIEW

ISSUE DATE:
1/15/24

REVISIONS	NO.	DESCRIPTION	BY	DATE
1				

DRAWN BY: RMF
APPROVED BY: RMF
DRAWING FILE: 23-2036_EXCON

SCALE:
22" x 34" - 1" = 30'
11" x 17" - 1" = 60'

APPLICANT:
RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

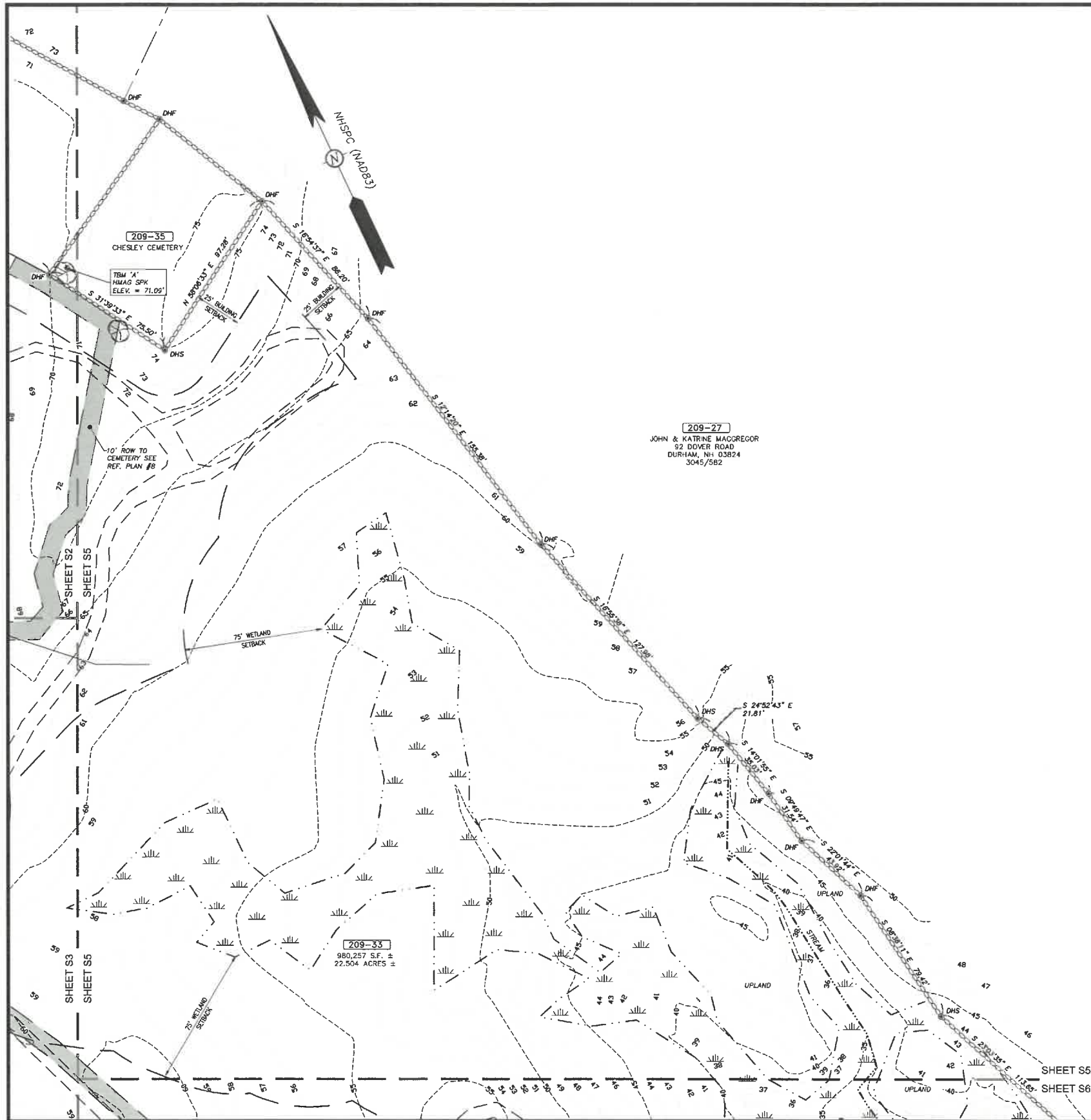
OWNER:
RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

PROJECT:
**RIVERWOODS DURHAM
TAX MAP 209
LOT 33
STONE QUARRY
DRIVE
& DOVER ROAD
(NH RT 108)
DURHAM, NH**

TITLE:
**EXISTING
CONDITIONS
PLAN**

SHEET NUMBER:
S-3

ALTUS JOB#5440



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR _____ DATE _____

PRELIMINARY
SUBJECT TO CHANGE

SURVEYOR:
JVA
JAMES VERRA & ASSOCIATES, INC.
101 SHATTUCK WAY, SUITE 8,
NEWINGTON, N.H., 03801-7876
603-436-3557
JOB NO. 23-2036

ENGINEER:
ALTUS
ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

ISSUED FOR:
ENGINEERING REVIEW
ISSUE DATE:
1/15/24

REVISIONS	NO.	DESCRIPTION	BY	DATE
1				

DRAWN BY: RMF
APPROVED BY: RMF
DRAWING FILE: 23-2036_EXCON

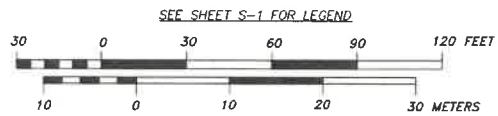
SCALE:
22" x 34" - 1" = 30'
11" x 17" - 1" = 60'

APPLICANT:
RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824
OWNER:
RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

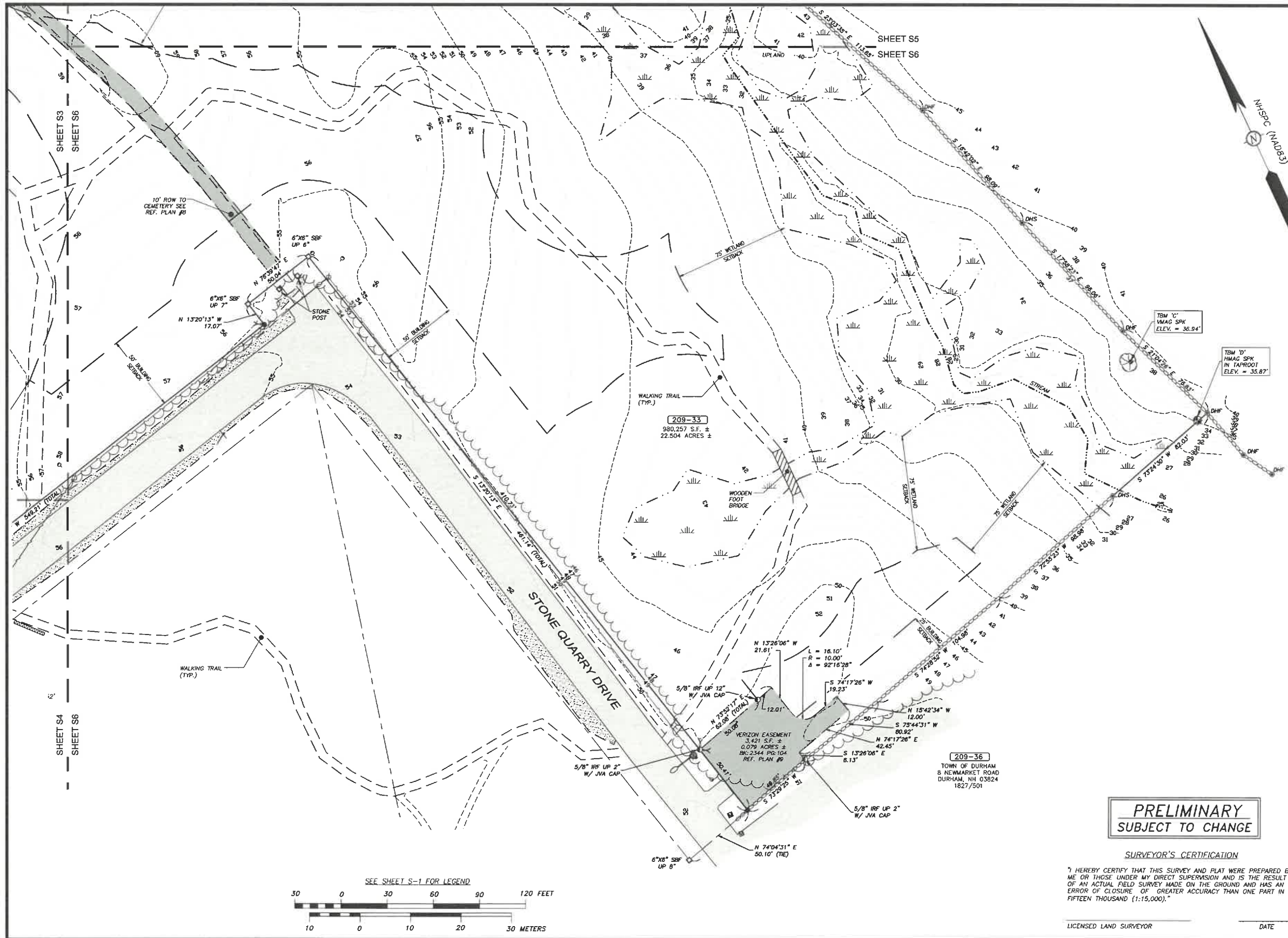
PROJECT:
RIVERWOODS DURHAM
TAX MAP 209
LOT 33
STONE QUARRY
DRIVE
& DOVER ROAD
(NH RT 108)
DURHAM, NH

TITLE:
EXISTING
CONDITIONS
PLAN

SHEET NUMBER:
S-5



ALTUS JOB#5440



SURVEYOR:

JVA
JAMES VERRA & ASSOCIATES, INC.
101 SHATTUCK WAY, SUITE 8,
NEWINGTON, N.H., 03801-7878
603-436-3557
JOB NO: 23-2036

ENGINEER:

ALTUS
ENGINEERING
133 Court Street
Portsmouth, NH 03801
(603) 433-2335
www.altus-eng.com

ISSUED FOR:

ENGINEERING REVIEW

ISSUE DATE:

1/15/24

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1			

DRAWN BY: RMF

APPROVED BY: RMF

DRAWING FILE: 23-2036-EXCON

SCALE:

22" x 34" - 1" = 30'

11" x 17" - 1" = 60'

APPLICANT:

RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

OWNER:

RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

PROJECT:

RIVERWOODS DURHAM
TAX MAP 209
LOT 33
STONE QUARRY
DRIVE
& DOVER ROAD
(NH RT 108)
DURHAM, NH

TITLE:

EXISTING
CONDITIONS
PLAN

SHEET NUMBER:

S-6

PRELIMINARY
SUBJECT TO CHANGE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000).

LICENSED LAND SURVEYOR _____ DATE _____

ALTUS JOB#5440



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: ZBA

ISSUE DATE: JUNE 17, 2025

REVISIONS
NO. DESCRIPTION BY DATE
0 ISSUED FOR ZBA EBS 08/17/25

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5440-SITE.dwg

SCALE:
24" x 36" - 1" = 80'
11" x 17" - 1" = NTS

OWNER:
RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

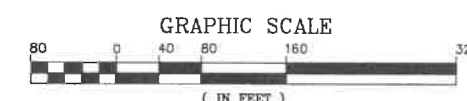
APPLICANT:
RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

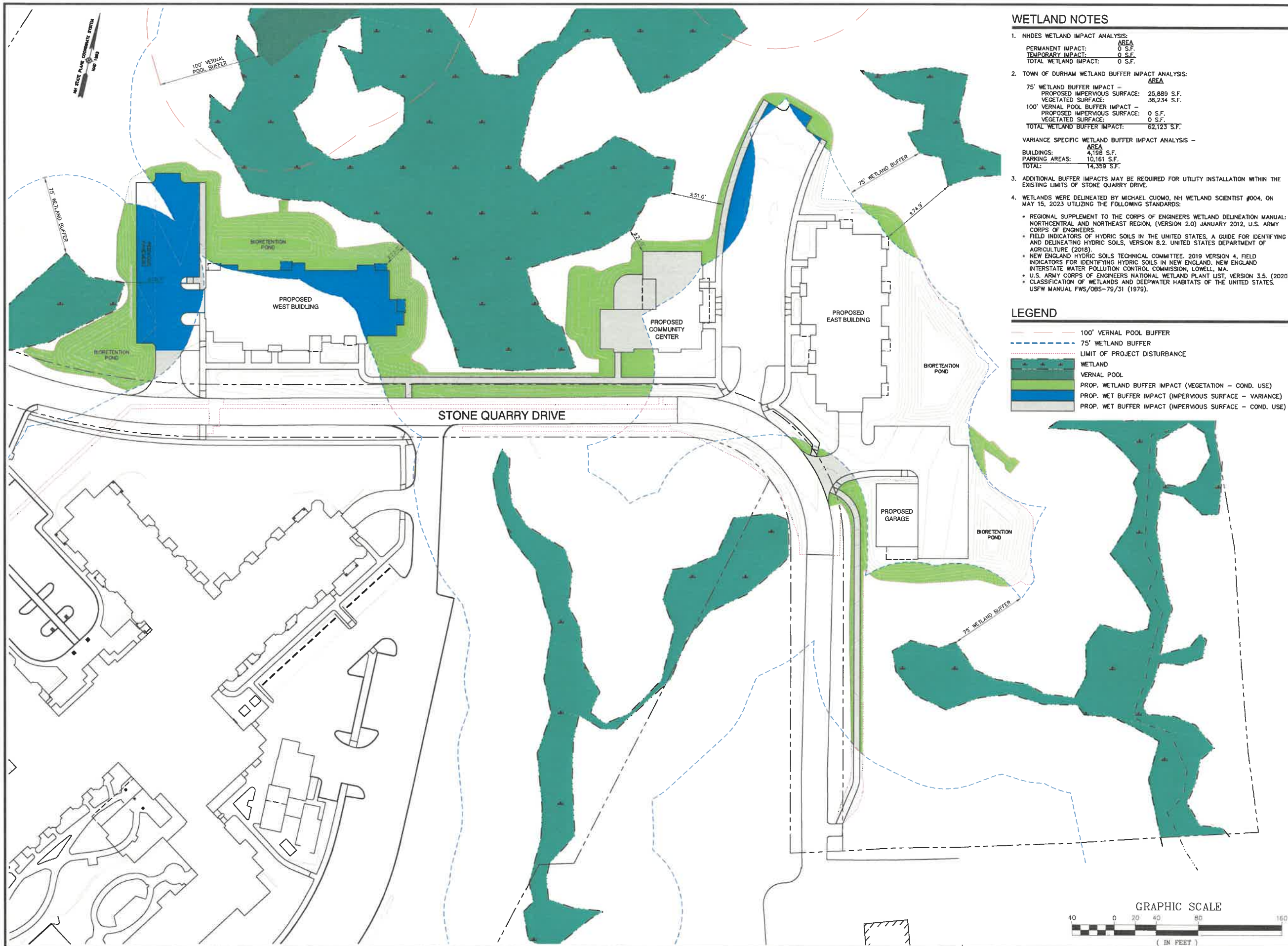
PROJECT:
RIVERWOODS
DURHAM PHASE II
TAX MAP 209 LOT 33
STONE QUARRY DRIVE
& DOVER ROAD (NH 108)
DURHAM, NH

TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:
C-2





133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: ZBA

ISSUE DATE: JUNE 17, 2025

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	ISSUED FOR ZBA	EBS	06/17/25

DRAWN BY: EBS

APPROVED BY: EBS

DRAWING FILE: 5440-SITE.dwg

SCALE: 24" x 36" - 1" = 40'
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
TAX MAP 209 LOT 33
STONE QUARRY DRIVE & DOVER ROAD (NH 108)
DURHAM, NH

TITLE: WETLAND BUFFER EXHIBIT

SHEET NUMBER: EXH-1



LEFT

4
A500

BACK

3
A500



RIGHT

2
A500

FRONT

1
A500

EXTERIOR ELEVATION KEY NOTES:

- MR STANDING SEAM GALVALUME METAL ROOF
- A THREE DIMENSIONAL ASPHALT SHINGLES
- S STONE VENEER
- MS MANUFACTURED STONE
- F5 FIBER CEMENT SIDING WITH 5" LAP - COLOR B
- F52 FIBER CEMENT SIDING WITH 5" LAP - COLOR C
- FP FIBER CEMENT PANEL - COLOR A
- FP2 FIBER CEMENT PANEL - COLOR B
- FV FIBER CEMENT VERTICAL BATTEN SIDING - COLOR A
(1X3 FIBER CEMENT BATTENS @ 16" O.C.)
- FV2 FIBER CEMENT VERTICAL BATTEN SIDING - COLOR A
(1X3 FIBER CEMENT BATTENS @ 8" O.C.)
- FV3 FIBER CEMENT VERTICAL BATTEN SIDING - COLOR D
(1X3 FIBER CEMENT BATTENS @ 16" O.C.)



EXTERIOR ELEVATION KEY NOTES:

MR	STANDING SEAM GALVALUME METAL ROOF
A	THREE DIMENSIONAL ASPHALT SHINGLES
S	STONE VENEER
MS	MANUFACTURED STONE
F5	FIBER CEMENT SIDING WITH 5" LAP - COLOR B
F52	FIBER CEMENT SIDING WITH 5" LAP - COLOR C
FP	FIBER CEMENT PANEL - COLOR A
FP2	FIBER CEMENT PANEL - COLOR B
FV	FIBER CEMENT VERTICAL BATTEN SIDING - COLOR A (1X3 FIBER CEMENT BATTENS @ 16" O.C.)
FV2	FIBER CEMENT VERTICAL BATTEN SIDING - COLOR A (1X3 FIBER CEMENT BATTENS @ 8" O.C.)
FV3	FIBER CEMENT VERTICAL BATTEN SIDING - COLOR D (1X3 FIBER CEMENT BATTENS @ 16" O.C.)



