

Civil  
Site Planning  
Environmental  
Engineering

133 Court Street  
Portsmouth, NH  
03801-4413

April 19, 2017

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

Re: Design Review Application  
***Proposed CCRC – The RiverWoods Group***  
Assessor's Map 11, Lots 8-1 through 8-15,  
Valbeth Lane, and a portion of Lot 8-0  
Durham, NH

Dear Mr. Behrendt,

On behalf of the Applicant, The RiverWoods Group (TRWG), we are pleased to submit the following application materials for Design Review of the subject project:

- Application form
- Application fee check in amount of \$220.00
- Letter of Authorization from property owner
- Abutter list
- Letter of Intent
- Plans (three full size sets and twelve 11"x17" sets)

We request this project be placed on the May 10, 2017 Planning Board agenda. Please call if you have any questions or need any additional information.

Sincerely,

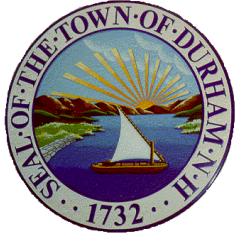
A handwritten signature in black ink, appearing to read "Jeff Clifford", written in a cursive style.

Jeffrey K. Clifford, PE  
Vice President

JKC/jkc/4836.001.design.review.ltr.doc  
Enclosures

e-copies w/ enclosures:

Justine Vogel, The RiverWoods Group  
Pat Gleason and Heather George, Greystone  
Gene Guskowski, Russell McLaughlin and Jim Klett, AG Architecture  
Robbi Woodburn, Woodburn and Associates



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

## REQUEST FOR PRE-APPLICATION REVIEW

Note: This form and all required information must be filed at least 21 calendar days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at the Planning Office, Durham Town Office Building or by mail to 8 Newmarket Road, Durham NH 03824.

1. Name and mailing address of applicant

The RiverWoods Group, c/o Justine Vogel, CEO  
7 Riverwoods Drive  
Exeter, NH 03833

Phone number: 603-658-3002

Email: jvogel@riverwoodsrc.org

2. Name, Mailing Address and Telephone Number of Owner of Record if other than Applicant:

Rockingham Properties 1, LTD  
PO Box 423  
Belmont, MA 02478

Phone number: (617) 489-7392

Email: \_\_\_\_\_

3. Location of Proposed Development:

Stone Quarry Drive

4. Tax Map 11 Lot Number 8-1 thru 8-15, Valbeth Lane, and a portion of 8-0

5. Type of Development Continuing Care Retirement Community (CCRC)

6. Is this a request for \_\_\_\_\_ Conceptual Consultation X Design Review

7. Abutters: Attach a separate sheet listing the Durham Tax Map and Lot number, name and mailing address of all abutters, including those across a street, brook or stream. The list of abutters must also include any holders of conservation, preservation or agricultural preservation restrictions in accordance with RSA 676:4(I)(d). Names should be those of current owners as recorded in the tax records

five (5) days prior to the submission of this application.

8. Items on the attached Pre-Application Review Checklist

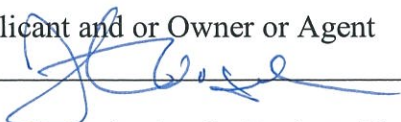
9. Costs: Advertising \$150.00

Abutters Notification \$70.00 (includes applicant and/or owner) (\$7 x 10) (incl. consultants)

Total: \$220.00

The applicant and/or owner or agent, certifies that this application is complete and includes all required attachments and requirements.

Date 4/19/17

Applicant and or Owner or Agent  


“I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing this subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Durham ordinances and regulations.”

Date \_\_\_\_\_

Owner/Agent 

|     |
|-----|
| N/A |
|-----|

LETTER OF AUTHORIZATION

I, David Garvey, duly authorized Partner of Rockingham Properties I Limited Partnership, as owner of property depicted on Tax Map 11, Lots 8 and 8-1 through 8-15, and David Garvey and Nicola Douglass, both duly authorized Members of Land Options, LLC, which holds an option to purchase Lot 8, do hereby authorize The RiverWoods Group, Altus Engineering and Donahue, Tucker and Ciandella, PLLC, to execute any land use application to the Town of Durham Planning Board or Zoning Board of Adjustment as it relates to the property, and to take any action necessary for the application and permitting process, including but not limited to, attendance and presentation at public hearings, of the said property.

EXECUTED this 17th day of April, 2017.

ROCKINGHAM PROPERTIES I, LTD

By: 

|                     |  |
|---------------------|--|
| <i>David Garvey</i> | dotloop verified<br>04/19/17 7:44AM EDT<br>UT6K-RRKU-Z1FL-SOUQ |
|---------------------|--|

  
David Garvey, Partner

LAND OPTIONS, LLC

By: 

|                     |  |
|---------------------|--|
| <i>David Garvey</i> | dotloop verified<br>04/19/17 7:44AM EDT<br>A7FZ-OUCN-SHDZ-F80P |
|---------------------|--|

  
David Garvey, Member

By: 

|                       |   |
|-----------------------|---|
| <i>Nikki Douglass</i> | dotloop verified<br>04/17/17 9:15PM EDT<br>0XM-ZHML-BYXD-BX6Z |
|-----------------------|---|

  
Nichola Douglass, Member

Nicola

**Abutter List**  
**for**  
***RiverWoods Durham***

**Map 11, Lots 8-0 and 8-1 through 8-15**

**Stone Quarry Drive**

**Durham, New Hampshire**

**Abutters:**

Map 10 Lot 11-5  
Thomas Merrick Rev. Trust  
7 Canney Road  
Durham, NH 03824

Map 10 Lot 16-2  
Mary & Roger Jaques  
47 Dover Road  
Durham, NH 03824

Map 11 Lots 9-2 & 12-0  
Town of Durham  
8 Newmarket Street  
Durham, NH 03824

Map 11 Lots 8-0 & 8-16  
Rockingham Properties 1, LTD  
PO Box 423  
Belmont, MA 02478

**Owner**

Rockingham Properties I, LTD  
PO Box 423  
Belmont, MA 02478

**Applicant**

The RiverWoods Group  
7 Riverwoods Drive  
Exeter, NH 03833

**Architect**

AG Architects  
1414 Underwood Avenue, Suite 301  
Wauwatosa, WI 53213

**Civil Engineer**

Altus Engineering, Inc.  
133 Court Street  
Portsmouth, NH 03801

**Land Surveyor**

Atlantic Survey Company  
25 Nute Road  
Dover, NH 03820

**Soil/Wetland Scientist**

James Long  
GZA Environmental  
5 Commerce Park N #201  
Bedford, NH 03310

Abutters List compiled from Durham Online Assessment Database – April 17, 2017

# **Design Review Application - Letter of Intent**

**for**

## ***RiverWoods Durham***

**Stone Quarry Drive  
Durham, New Hampshire**

**April 19, 2017**

### **Introduction**

The Design Review application presents conceptual site plans for *RiverWoods Durham*, a continuing care retirement community (CCRC), proposed by The RiverWoods Group (TRWG) on 11.30-acres of land located off Stone Quarry Drive in Durham, New Hampshire. TRWG is a 501(c)(3) not-for-profit corporation that owns and operates three vibrant, self-contained, not-for-profit CCRCs in the Town of Exeter. Conceived by a grassroots group of Durham and seacoast area residents, RiverWoods opened 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. The original campus, now known as *The Woods*, has been occupied for over 20 years. A second community, known as *The Ridge*, was opened in 2004 followed by the opening of *The Boulders* in 2010. Approximately one third of the residents are local, one third are from the region, and the other third, who may have lived anywhere in the country, have ties to the Seacoast area – either from past education experience or they have younger relatives in the area.

The successful reputation of the RiverWoods communities 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, the Board of Directors of TRWG proposes to build a facility on Stone Quarry Drive that will include 150 independent living units, 24 assisted living units, 24 memory care units and 24 skilled care nursing home beds as well as central commons areas that will service the entire community.

### **Existing Conditions**

The project site is an undeveloped commercial subdivision consisting of a paper street known as Valbeth Lane and 15 parcels identified on Durham Tax Map 11 as lots 8-1 through 8-15. The subdivision plat is recorded at the S.C.R.D. as Plan No. 53-49. The subdivision lots and right-of-way will be merged and together with the addition of 0.235 acres from a proposed lot line

adjustment with Lot 8-0, the overall site will contain 11.30 acres. The land abuts Route 4 to the south, Stone Quarry Road and vacant land to the north, Durham’s Department of Public Works facility to the east, and commercial property abutting Route 108 to the west. The land cover is a mix of mature woodland, meadow and emerging woodland. The topography rises from the Route 108 side to a ridge then drops approximately 40 feet to a wetland and water course to the east. Natural gas, electrical and communication utilities are available along Stone Quarry Drive. Municipal water and sewer mains are located south along Route 108 and will need to be extended to Stone Quarry Drive and into the site.

**Proposed Facility**

*RiverWoods Durham* will be constructed as a single building comprised of independent living wings connected by the commons area to the multi-level supportive living area. A series of three courtyards will be located in the open space between wings of the structure. The site will be accessed via two driveways off Stone Quarry Drive. The driveways circle the building providing excellent access for emergency vehicles. Covered parking for 107 cars is provided under portions of the independent living areas. Exterior parking lots will provide an additional 172 spaces. RiverWoods’ development consultant recommends a ratio of 1.25 parking spaces per unit based on similar facilities throughout the county. The total supply of 279 parking spaces meets this anticipated parking demand for the 222 total units. The supply also meets Durham’s off-street parking requirements (225 parking spaces for 150 independent living units, supportive living with 72 beds, and 60 employees at peak shift).

A continuing care retirement care community (defined by Durham as an elder care facility), is an allowed use in the underlying Office and Research District-Route 108 (OC) zone. A small portion of the parcel is within the Wetlands Conservation Overlay District (WCO). The lot area required for the facility is summarized as follows:

| <i>Units/beds, minimum lot area per unit, and unit factors for elderly facilities:</i> | <i>Lot Area Required:</i> |
|--|---------------------------|
| 102 IL one BR x 4,200 sf x 0.33 =  | 141,372 sf                |
| 48 IL two BR x 4,200 sf x 0.5 =  | 100,800 sf                |
| 72 beds x 4,200 sf x 0.25 =  | <u>75,600 sf</u>          |
| Total required upland area:  | 317,772 sf (7.30 acres)   |
| Upland at site: 482,002 sf (- 20,505 sf wetlands)                                      | 461,497 sf (10.59 acres)  |

Municipal sewer will be extended 2,050 feet north along Route 108 to the intersection of Stone Quarry Drive. Municipal water will also be extended 1,500 feet north along Route 108. Both utilities will extend east along Stone Quarry Drive to serve the project. The existing wastewater disposal bed at Lot 8-0 will be decommissioned when municipal sewer is extended along Route 108.

A 'scoping meeting' was held in Concord with NHDOT staff in advance of preparing a traffic study and report for the project. NHDOT requested traffic counts and an analysis of the Stone Quarry Drive and Route 108 intersection.

The project will incorporate low impact development practices to manage stormwater in accordance with local, state and federal regulatory requirements. An Alteration of Terrain permit will be required from NHDES since construction activities will disturb over 100,000 sf. The project is also subject to USEPA'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 SWPPP inspection reports. The stormwater management system for the project will be extensive. Porous pavement will be used at many parking spaces to collect and treat runoff. Other filtration and infiltration practices will be utilized where appropriate. Peak flows from the site will be attenuated by storing and slowly releasing runoff from subsurface storage chambers located below landscaped and paved areas.

The proposed building tucks into the surrounding woodland on two sides. Planting areas are proposed to marry the building to the land, buffer the building as seen from Route 108 and Stone Quarry Drive and create an extended native buffer along the upland edge of the existing wetland on the adjacent parcel. Street tree plantings will be of various species providing shade and relief from solar glare. Ornamental foundation plantings will be installed at selected areas around the building. Where possible, the proposed plantings will be specified as native plants and selectively augmented with non-natives as needed to create varied and sustainable plant communities.