



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

May 24, 2017

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

Re: Site Plan Review Application
Marketing Center for RiverWoods Durham
Assessor's Map 11, 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 Site Plan Review of the subject project:

- Application fee check in amount of \$506.00
- Application form
- Site Plan Review Application Checklist
- Waiver Requests
- Letter of Intent
- Letter of Authorization from property owner
- Abutter list w/Tax Map
- Aerial View (Google Image)
- Plans (three full size sets and fifteen 11"x17" sets)

We request this project be placed on the June 14, 2017 Planning Board agenda for acceptance. Please call if you have any questions or need any additional information.

Sincerely,

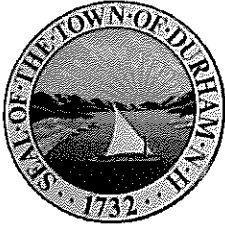
A handwritten signature in black ink, appearing to read "Jeff Clifford".

Jeffrey K. Clifford, PE
Vice President

JKC/jkc/4836.002.lot 8 appl.ltr.doc
Enclosures

e-copies w/ enclosures:

Justine Vogel, The RiverWoods Group
Pat Gleason and Heather George, Greystone
Alyssa Murphy, Manypenny Murphy Architecture
Robbi Woodburn, Woodburn and Associates



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
PHONE: 603/868-8064
www.ci.durham.nh.us

APPLICATION FOR SITE PLAN REVIEW

Note: This form and all required information must be filed at least 21 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 15 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 Address: jvogel@riverwoodsrc.org

2. Name and mailing address of owner of record if other than applicant

Rockingham Properties 1, LTD

PO Box 423

Belmont, MA 02478

Phone Number: (617) 489-7392

Email Address:

3. Location of Proposed Project 56 Dover Road

Tax Map 11 Lot Number 8-0 Zoning District OR / WCO

4. Name of Proposed Project Marketing Center for RiverWoods Durham

5. Number of units for which approval is sought N/A

6. Name, mailing address and telephone number of surveyor and/or agent

Altus Engineering, Inc., Jeffrey K.Clifford, P.E.

133 Court Street, Portsmouth, NH 03801

Phone Number: 603-433-2335

Email Address: jclifford@altus-eng.com

7. Abutters: Attach a separate sheet listing the Durham Tax Map number, 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.

Note: Names submitted on the Request for Preapplication Review may not be current. No application shall be heard unless all abutters as described herein have been notified.

8. Items on the attached Site Plan Review Application Submission Checklist

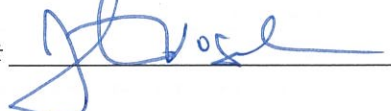
9. Payment of all applicable fees:

submittal fees	\$ 200 (change of use)
advertising/posting costs	225
abutter notification (each)	81
proposed road (per foot)	n/a
administrative and technical review costs	TBD
TOTAL	\$ 506

9. The applicant and/or owner or agent*, certifies that this application is correctly completed with all attachments and requirements, and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Durham, in the site plan review process of this property, shall be borne by the applicant and/or owner.
10. Within five (5) business days of submitting a formal application, the applicant shall meet with the Director of Planning and Community Development to discuss issues related to completeness and acceptance of the application. If this review discloses that all requirements specified on the Site Plan Application Checklist have not been met, the applicant will be notified in writing what specific items are still needed.
11. Prior to the next regularly scheduled meeting of the Planning Board, the applicant, at the discretion of the Director of Planning and Community Development, shall meet with the appropriate Department Heads of the Town of Durham to discuss the implications the application will have on the various Departments of the town.
12. If this application is determined by the Planning Staff to be complete, it will be placed on the Planning Board agenda on June 14, 2017 for acceptance.

***If the applicant is an agent of the owner, a separate signed letter from the owner of record is required which clearly states the authority of the agent or representative for this application. If the agent does not have the power of attorney of the owner, all documents shall be signed by the owner.**

"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing the proposed site 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 5/24/17 Applicant, Owner, or Agent 



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
PHONE: 603/868-8064
www.ci.durham.nh.us

SITE PLAN REVIEW APPLICATION CHECKLIST

Name of Project: Marketing Center for RiverWoods Durham

Name of Applicant: The RiverWoods Group, c/o Justine Vogel, CEO

Location of Property: 56 Dover Road

Tax Map and Lot Number: Tax Map 11 Lot 8-0

Date: May 24, 2017

Basic documentation:

- A letter of intent detailing the proposal
- A list of the names and addresses of all the abutters, as shown in town records not more than five (5) days before the day of filing; and a listing of all holders of conservation, preservation, or agricultural preservation restrictions on the subject property
- Copies of the current deed, purchase and sale agreement, and copies of all easements, deed restrictions, rights-of-ways, or other encumbrances currently affecting the property.
- Five copies, 24" x 36" and ten additional copies at 11" x 17" of the plat.

Information on the plan:

- Title Block with title, owner's name and address, date, scale and name, address and seal of the preparer of the plan
- Names of owners of abutting properties
- North Arrow and bar scale
- Locus plan sat a minimum scale of one (1) inch equals one thousand (1,000) feet showing required information
- Surveyed property lines of the parcel showing their bearings;

- Location and layout of existing and proposed structures and buildings;
- Existing and proposed contours at two (2) foot intervals for the entire site. Where a change in grade is proposed, existing contours shall be dotted lines and finished elevations solid;
- Area of entire parcel in acres and square feet;
- Zoning and special district boundaries;
- Deed reference and tax map number;
- Location width, curbing and paving of access ways, egress ways and streets within the site;
- Location and layout of all on-site parking and loading facilities;
- Location and size of all municipal and non-municipal utilities and appurtenances including: water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground, and the location of wells and septic systems;
- Type and location of solid waste disposal facilities;
- Location, elevation and layout of catch basin and other surface drainage features;
- Location of all physical/natural features including: water bodies, watercourses, wetlands, vegetation/foilage lines, soil types, railroads, rock outcroppings and stone walls;
- Dimensions and area of all property to be dedicated for public use of common ownership;
- N/A Location of 100 year flood hazard boundaries;
- Date and permit numbers of all required state and federal permits.
- Location of all buildings, wells and leach fields within one hundred and fifty (150) feet of the parcel;
- Dimensions, area and minimum setback requirements on all existing and proposed lots;
- N/A Proposed landscaping plan including size and type of plant material;
- N/A Pedestrian walks providing circulation through the site;
- Location and size of proposed and existing signs, walls and fences;
- N/A Location and type of lighting for outdoor activities; and
- N/A Location, widths and purposes of any easements or rights-of-way.
- Total on-site square footage of impervious surfaces.

Other Requirements:

- ~~N/A~~ Streets and Access meet Section 9.02 of the Site Plan Review Regulations for the Town of Durham.
- ~~N/A~~ Storm Water Drainage meets Section 9.03 of the Site Plan Review Regulations for the Town of Durham.
- Water Supply meets Section 9.04 of the Site Plan Review Regulations for the Town of Durham.
- Sewerage meets Section 9.05 of the Site plan Review Regulations for the Town of Durham.
- Non-Municipal Utilities meets Section 9.06 of the Site Plan Review Regulations for the Town of Durham.
- ~~N/A~~ Signs meet Section 9.07 of the Site Plan Review Regulations for the Town of Durham.
- ~~N/A~~ Special Flood Hazard Areas meet Section 9.09 of the Site Plan Review Regulations for the Town of Durham.
- ~~N/A~~ Independent Studies and Investigations meet Section 10 of the Site Plan Review Regulations for the Town of Durham.
- ~~N/A~~ Energy Considerations Checklist (required to be filled out; encouraged but not required to comply with items)
- ~~N/A~~ Architectural design (See subsection 7.02 G.)
- ~~N/A~~ Submission of Utility Connection Application to the Department of Public Works

Other Plans and Studies, if needed as determined by the Planning Board:

- Traffic Study
- Parking Study
- Fiscal Impact Study

Waivers from these requirements may be requested if justified per the requirements of Section 12.02 of the Site Plan Review Regulations. Please use the Waiver Request form.

Stormwater Management Checklist

<input checked="" type="checkbox"/>	SITE PLAN REVIEW APPLICATION		Project Name		<u>MARKETING CENTER</u>
<input checked="" type="checkbox"/>	Date of Submittal <u>5/24/17</u>		Applicant's Name		<u>THE RIVERWOODS GROUP</u>
<input checked="" type="checkbox"/>	Engineer	<u>ALTUS ENGINEERING</u>	Architect	<u>MANYPENNY / MURPHY ARCHITECTURE</u>	
<input type="checkbox"/>	New Development		<input checked="" type="checkbox"/>	Re-Development	
<input type="checkbox"/>	Total Area of Disturbance _____ Square Feet (SF)				
<input checked="" type="checkbox"/>	< 10,000 SF and No Water Quality Threat {No Stormwater Management Plan Required}				
<input type="checkbox"/>	< 10,000 SF and Possible Water Quality Threat {Stormwater Management Plan Required}				
<input type="checkbox"/>	> 10,000 SF {Stormwater Management Plan Required except as provided for in 9.03 (A) with an approved AOT permit}				
STORMWATER MANAGEMENT PLAN – PART I					
<input type="checkbox"/>	EXISTING CONDITIONS PLAN				
	<input type="checkbox"/>	Title Block, Appropriate Scale, Legend, Datum, Locus Plan, Professional Stamp(s)			
	<input type="checkbox"/>	Topographic Contours and benchmarks			
	<input type="checkbox"/>	Buildings, Structures, Wells, Septic Systems, Utilities			
	<input type="checkbox"/>	Water Bodies, Wetlands, Hydrologic Features, Soil Codes, Buffer Zone			
	<input type="checkbox"/>	Area of Impervious Surface _____ SF			
	<input type="checkbox"/>	Total Area of Pavement _____ SF	Area of Pervious Pavement _____ SF		
<input type="checkbox"/>	PROPOSED CONDITIONS PLAN (include above existing and below proposed features)				
	<input type="checkbox"/>	Title Block, Appropriate Scale, Legend, Datums, Locus Plan, Professional Stamp(s)			
	<input type="checkbox"/>	Topographic Contours and benchmarks			
	<input type="checkbox"/>	Buildings, Structures, Wells, Septic Systems, Utilities			
	<input type="checkbox"/>	Water Bodies, Wetlands, Hydrologic Features, Soil Codes, Buffer Zone			
	<input type="checkbox"/>	Impervious Surface Area _____ SF	Impervious Surface Increase _____ SF		
	<input type="checkbox"/>	Total Area of Pavement _____ SF	Area of Pervious Pavement _____ SF		
	<input type="checkbox"/>	Effective Impervious Area (EIA) _____ SF			
	<input type="checkbox"/>	Stormwater Management & Treatment System (Describe System Elements Below)			
	<input type="checkbox"/>	Name of Receiving Waterbody _____			
	<input type="checkbox"/>	Closed Drain & Catch Basin Network	<input type="checkbox"/>	Connected to Town Closed System	
	<input type="checkbox"/>	Detention Structure Types _____			

N/A



N/A

<input type="checkbox"/>	Structural BMP Types
<input type="checkbox"/>	LID Strategies
<input type="checkbox"/>	Estimated Value of Parts to be Town Owned and/or Maintained \$ _____

STORMWATER MANAGEMENT PLAN – PART II

DRAINAGE ANALYSIS

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

EROSION & SEDIMENT CONTROL PLAN

OTHER PERMITS OR PLANS REQUIRED BY USEPA or NHDES (Where applicable)

- USEPA Pre- and Post-Construction Stormwater Pollution Prevention Plan
- NHDES Alteration of Terrain Permit
- Other (Please list)

OPERATION & MAINTENANCE PLAN

Need for 3rd Party Review? YES _____ NO _____

Site Plan Review - Waiver Request

Marketing Center for RiverWoods Durham

56 Dover Road

Durham, New Hampshire

May 24, 2017

Section 10.4.3(c): Width of Drive Aisle

The parking lot will have a pavement overlay installed and the lot will be restriped with 18 angled spaces sized in accordance with Town standards. The existing pavement width is being used to avoid expansion of pavement within the wetland buffer and front yard setback. The aisle width will be at least 13.7 feet wide which appropriately accommodates 45 degree angled parking spaces but does not comply with the Town standard of 16 feet, therefore a waiver is being requested.

Justification:

The existing parking lot is 52.2 feet wide and striped with angled spaces striped at approximately 60 degrees. As identified in the Sec. 10.4.3(c) table, the smaller the angle, the narrower the aisle can be constructed. Modifying the angle to 45 degrees, as proposed, improves access to the spaces and is more conforming than 60 degrees for the existing overall width of pavement. The attached excerpt from *Time-Saver Standards for Landscape Architecture*, Second Edition, documents that an 11'-0" aisle accommodates 45 degree parking. Based on these criteria, the minimum overall width for double loaded parking is 49.2 feet. The proposed configuration the site exceeds that overall width by 3.0 feet.

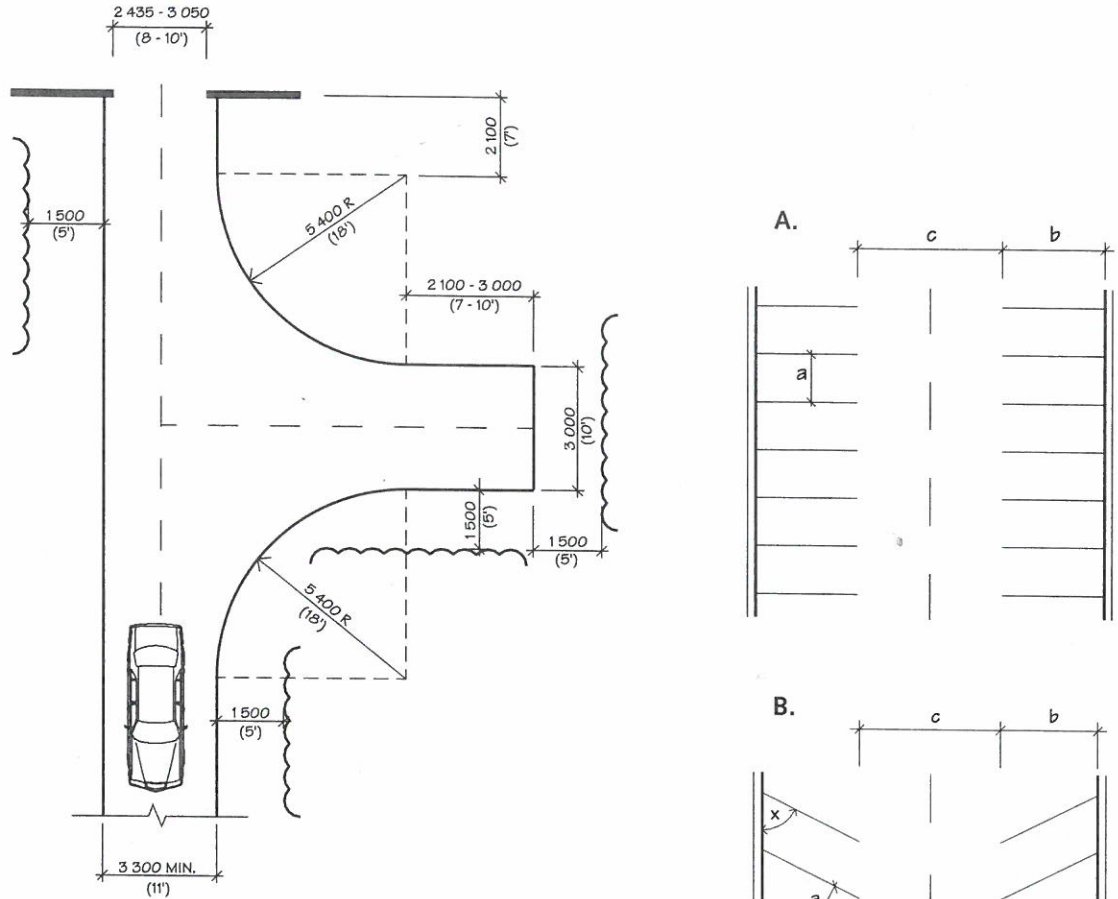


Figure 210-23. Straight-in garage entrance with large radius back-out apron to serve as guest parking space.

x°	Stall Width a	Stall Depth b	Aisle Width c	Skew Width d
90°	2 440 (8'-0")	5 485 (18'-0")	8 530 - 9 750 (28' to 32')	
	2 590 (8'-6")	5 485 (18'-0")	7 620 - 8 840 (25' to 29')	
	2 740 (9'-0")	5 485 (18'-0")	7 010 - 8 230 (23'to 27')	
60°	2 440 (8'-0")	5 970 (19'-7")	5 790 (19'-0")	2 820 (9'-3")
	2 590 (8'-6")	5 485 (18'-0")	5 485 (18'-0")	2 995 (9'-10")
	2 740 (9'-0")	5 180 (17'-0")	5 180 (17'-0")	3 175 (10'-5")
45°	2 440 (8'-0")	5 610 (18'-5")	3 660 (12'-0")	3 450 (11'-4")
	2 590 (8'-6")	5 690 (18'-8")	3 350 (11'-0")	3 660 (12'-0")
	2 740 (9'-0")	5 815 (19'-1")	3 350 (11'-0")	3 885 (12'-9")
30°	2 440 (8'-0")	4 850 (15'-11")	3 350 (11'-0")	4 875 (16'-0")
	2 590 (8'-6")	5 000 (16'-5")	3 040 (10'-0")	5 180 (17'-0")
	2 740 (9'-0")	5 130 (16'-10")	2 740 (9'-0")	5 485 (18'-0")
0°	2 440 (8'-0")	6 700 (22'-0")	3 350 (11'-0")	
	2 590 (8'-6")	6 700 (22'-0")	3 505 (11'-6")	
	2 740 (9'-0")	7 010 (23'-0")	3 660 (12'-0")	



Figure 210-24. Parking lot dimensions for various stall widths and angles. (Adaptation courtesy of Vollmer Associates).

Design Review Application - Letter of Intent
for
Marketing Center for RiverWoods Durham

56 Dover Road
Durham, New Hampshire

May 24, 2017

Introduction

The Site Plan Review application presents site plans for the *Marketing Center for RiverWoods Durham* proposed at 56 Dover Road (Rt 108) by The RiverWoods Group (TRWG). TRWG is a 501(c)(3) not-for-profit corporation that owns and operates three vibrant, self-contained, not-for-profit continuing care retirement communities (CCRCs) in the Town of Exeter.

Professional Office (which includes realty services) is an allowed use in the underlying Office and Research District-Route 108 (OC) zone. A portion of the parcel is within the Wetlands Conservation Overlay District (WCO). This application addresses the change of use at the barn (currently used for storage) to professional office / realty service. TRWG will lease the existing barn as well as 1,200 sf in the existing office building (house) to accommodate up to four (4) employees providing marketing services for elderly housing units at the proposed *RiverWoods Durham* CCRC planned for the 11.30 acre parcel abutting to the east.

Existing Conditions

The 2.25 acre project site is identified on Durham Tax Map 11 as lot 8-0. The current lot configuration is documented on the subdivision plat recorded at the S.C.R.D. (Plan No. 53-49). The land abuts Route 4 to the south, Route 108 to the west, Stone Quarry Road to the north, and the above mentioned 11.30 acre to the east. The land cover is a mix of mature meadow, emerging woodland, and lawn. A narrow wetland drains north to south through the center of the property. A law office currently leases office space at the house. The existing parking area has 19 striped spaces with curb cuts at Rt. 108 and Stone Quarry Drive. A row of trees west of the parking area provides an attractive buffer along the frontage of Route 108. The house's plumbing is served by a subsurface disposal system and a private well. NHDES approved the subsurface system in 1997 for 24 employees (the system is actually sized and constructed for up to 35 employees), Electrical and communication utilities extend to the site from poles in the Route 108 right-of-way.

Proposed Facility Improvements

TRWG will renovate the barn to provide office space and bathroom facilities on the first floor. A new water line will connect plumbing in the house to the barn. A sewer pipe will be constructed from the barn to plumbing in the basement of the house. An elevated walkway with stairs and an ADA ramp is being constructed to connect the barn to an existing porch and door on the north side of the house. Pavement under the walkway will be replaced with crushed stone. Adjacent pavement being removed will be replaced with turf. A non-functioning culvert at the driveway connecting to Stone Quarry Drive will be replaced with a deeper culvert. The parking lot will have a pavement overlay installed and the lot will be restriped with 18 angled spaces sized in accordance with Town standards. The existing pavement width is being used to avoid expansion of pavement within the wetland buffer and front yard setback. The aisle width will be at least 13.7 feet wide which appropriately accommodates 45 degree angled parking spaces but does not comply with the Town standard of 16 feet, therefore a waiver is being requested.

Site impervious coverage is being reduced by the removal of a portion of the pavement between the barn and house. Silt barriers will provide temporary erosion and sediment control downgradient of any disturbance.

While not part of this application, within approximately two (2) years the applicant will be extending municipal sewer and water lines north along the Rt 108 right-of-way to the intersection of Stone Quarry Drive to serve the proposed *RiverWood Durham CCRC*. When the pipes are constructed, the house and barn at 56 Dover Road will be connected to the municipal services allowing the existing well and subsurface system to be discontinued.

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

David Garvey, Partner

LAND OPTIONS, LLC

By:

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

By:

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

Nicola

Abutter List
for
RiverWoods Durham

Map 11, Lot 8-0
56 Dover Road

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 Lot 9-2

Town of Durham
8 Newmarket Street
Durham, NH 03824

Owner:

Map 11 Lots 8-0 through 8-16

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

Applicant

The RiverWoods Group
7 Riverwoods Drive
Exeter, NH 03833

Architect

Manypenny - Murphy Architecture
96 Penhallow Street,
Portsmouth, NH

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 – May 22, 2017

JOHNSON CREEK

W. ARTHUR GRANT CIRCLE

OYSTER

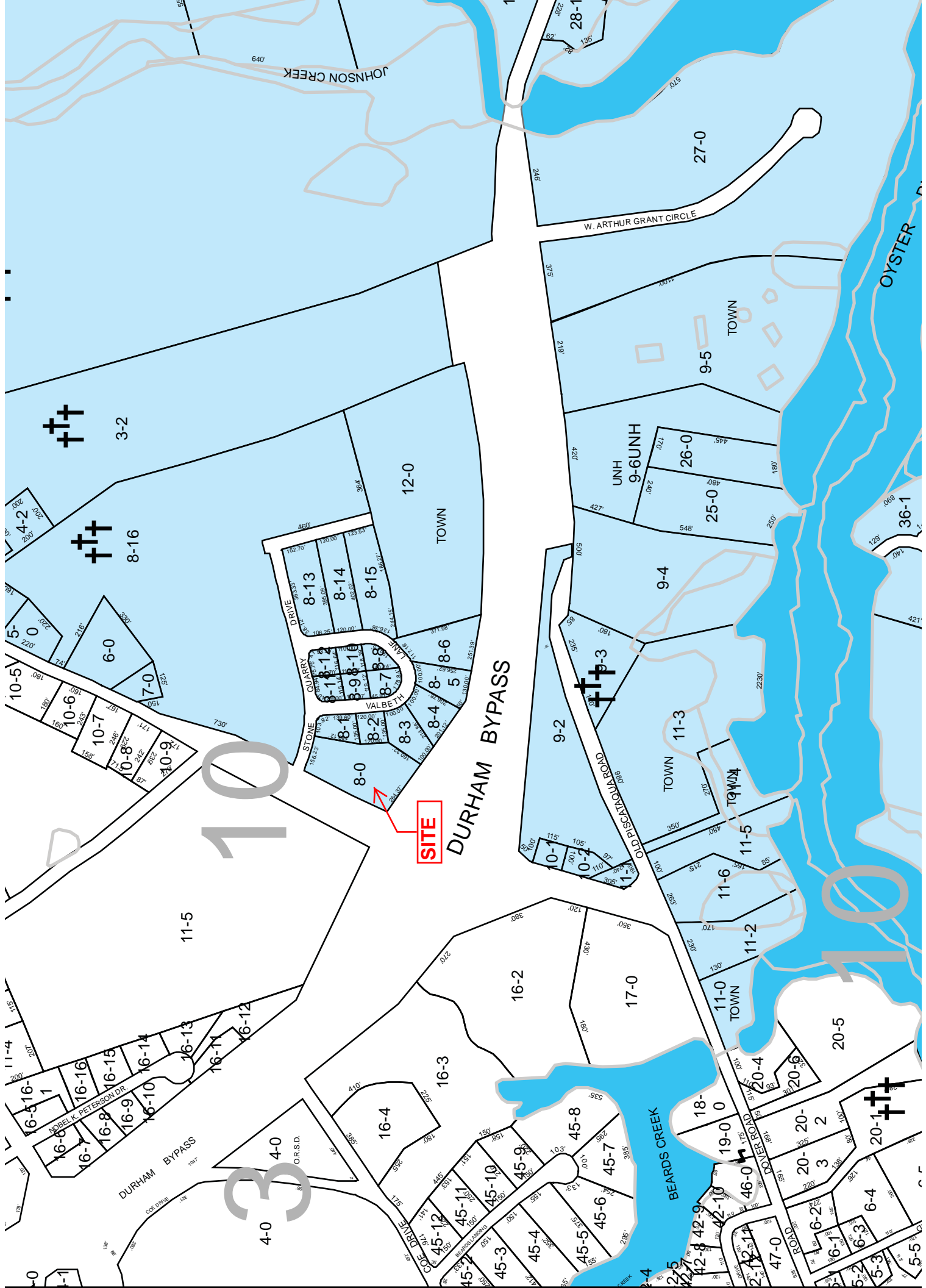
DURHAM BYPASS

OLD ESCATAWAM ROAD

BEARDS CREEK

DURHAM BYPASS

SITE



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3

