

**PLANNING BOARD**  
**Site Walk - Riverwoods**  
**Wednesday, June 14, 2017 at 4:00 pm**  
**Town Council Chambers**  
**MINUTES**

Site walk for the proposed Riverwoods development located on Stone Quarry Drive including the proposed marketing center.

**Planning Board members present:**

Bob Brown  
Andrew Corrow  
Barbara Dill  
Jim Lawson  
Nathaniel Morneault  
Lorne Parnell  
Paul Rasmussen  
Carden Welsh

**Members of applicant team present:**

Jeff Clifford  
Robbi Woodburn  
Sharon Cuddy Somers  
Tommy Lombardozzi  
David Choate  
Mike Miller  
Gene Guskowski  
Jim Klett  
Russ McLaughlin  
Cathy Toomey

**Others present:**

Lee Skinner  
Sally Tobias, Conservation Commission  
Bruce Mast  
James Long  
Lynn Holmes  
Michael Behrendt, Town Planner

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Chair Rasmussen called the meeting to order at 4:00 pm. Jeff Clifford led the site Walk, shared maps for reference for attendees. The walk began at the barn and house. He indicated they would be asking for a conditional use permit, will be restriping the parking lot. He discussed changes to the barn and house. They will be removing and replacing 865 square feet of pavement. He discussed the septic system and sewer and said they will drill a well if needed. There will be a sign at the Stone Quarry Drive entrance identifying the Marketing Center. He discussed the potential land swap with the Town of Durham, a win-win allowing for trails and parking to be used by Riverwoods residents and available for Durham residents.

Cardin Welsh asked Sally Tobias of the Conservation Commission what the Commission had approved, answer was they approved and moved it to the Planning Board. Jeff Clifford mentioned the wetlands drains under Rte 4, and there was discussion of drainage and wetlands. Jeff Clifford explained the barn will be restored, an improvement over the existing condition and will include offices and meeting space to meet with potential residents. They will be cutting pavement near the barn to pull away soil. Carden Welsh asked how far the well is from septic and Jeff responded over 35 feet. Barbara Dill asked for the location of the well to be pointed out. They will build a wall if needed, the septic will be torn up.

Jeff Clifford asked the attendees to look up at the property and discussed current and future elevations. He commented that the woods were very good. Bob Brown asked about the "talk" that DOT was planning to cut down trees along the exit ramp off Route 4, Robbi Woodburn commented it is only talk, in fact some DOT employees had not heard of this plan. Planner Michael Behrendt recommended the applicant stay on top of this issue with DOT, and Jeff Clifford responded they would as they will have much interaction with DOT during this project.

The group walked through the scrub and woods starting behind the existing office, moving in a counterclockwise direction. The group passed the location of the existing leach field for the offices. The highest point of the existing site is 80 feet elevation. There will be cuts to bring the finished floor elevation to 62 feet. There will be retaining walls on several sides at the periphery.

There will be at least one month site preparation before the foundations are poured. A land swap with the Town is proposed. This is depicted on the drawings. This would allow for parking to be pulled further from the wetland. The applicant will need a conditional use for activity in the wetland buffers.

Jeff Clifford handed out a plan showing where each of the flags on site was placed. The group stopped at C-9, C-7, C-6, Park-B and C-2.

The southerly side of the site will need to be cleared pretty much to the existing fence and lot boundary with the Route 4 right of way. Some large trees will be removed. The retaining wall on this side will be around 10 feet from the lot line.

At C-7, the ground will be excavated down the equivalent of about 2 stories. The elevation at C-7 is about 80 now. There will be a cut of about 8 feet at C-6. The land drops off significantly at C-6.

There is a stream in the low ditch area to the west of Park-B and Park-A. The stream was running and is believed to be a perennial stream, though there has been a lot of rain this spring.

The site walk ended on Stone Quarry Drive near C-2.

Respectfully submitted,  
Bob Brown, Planning Board Secretary, and  
Michael Behrendt, Durham Town Planner



**ZONING SUMMARY:**

PROPERTY REFERENCE: MAP 11, LOTS 8-1 THRU 8-15 AND VALBETH LANE AND PORTION OF LOT 8-0  
 TOTAL SITE AREA: 492,246 S.F. OR 11.30 AC.  
 ZONING: OFFICE AND RESEARCH DISTRICT-ROUTE 108 (OR) WETLANDS CONSERVATION OVERLAY DISTRICT (WCO)  
 OWNER: ROCKINGHAM PROPERTIES 1, LTD  
 PO BOX 423  
 BELMONT, MA 02178

SETBACKS

	REQ'D	PROVIDED
FRONT YARD	50' MIN.	50'
SIDE YARD	25' MIN.	25'
REAR YARD	25' MIN.	9'
WETLANDS BUFFER	75' MIN.	12' *
MAX. IMPERVIOUS	50% MAX.	43%
BUILDING HEIGHT:	50'/75' MAX.	55'
OVERALL BUILDING FOOTPRINT:	95,141 S.F.	

FLOOR AREA:

FLOOR	S.F.	UNITS
GROUND FLOOR	68,556	
FIRST FLOOR	87,076	65 UNITS
SECOND FLOOR	84,828	87 UNITS
THIRD FLOOR	67,059	55 UNITS
FOURTH FLOOR	44,301	35 UNITS
TOTAL	351,815	222 UNITS

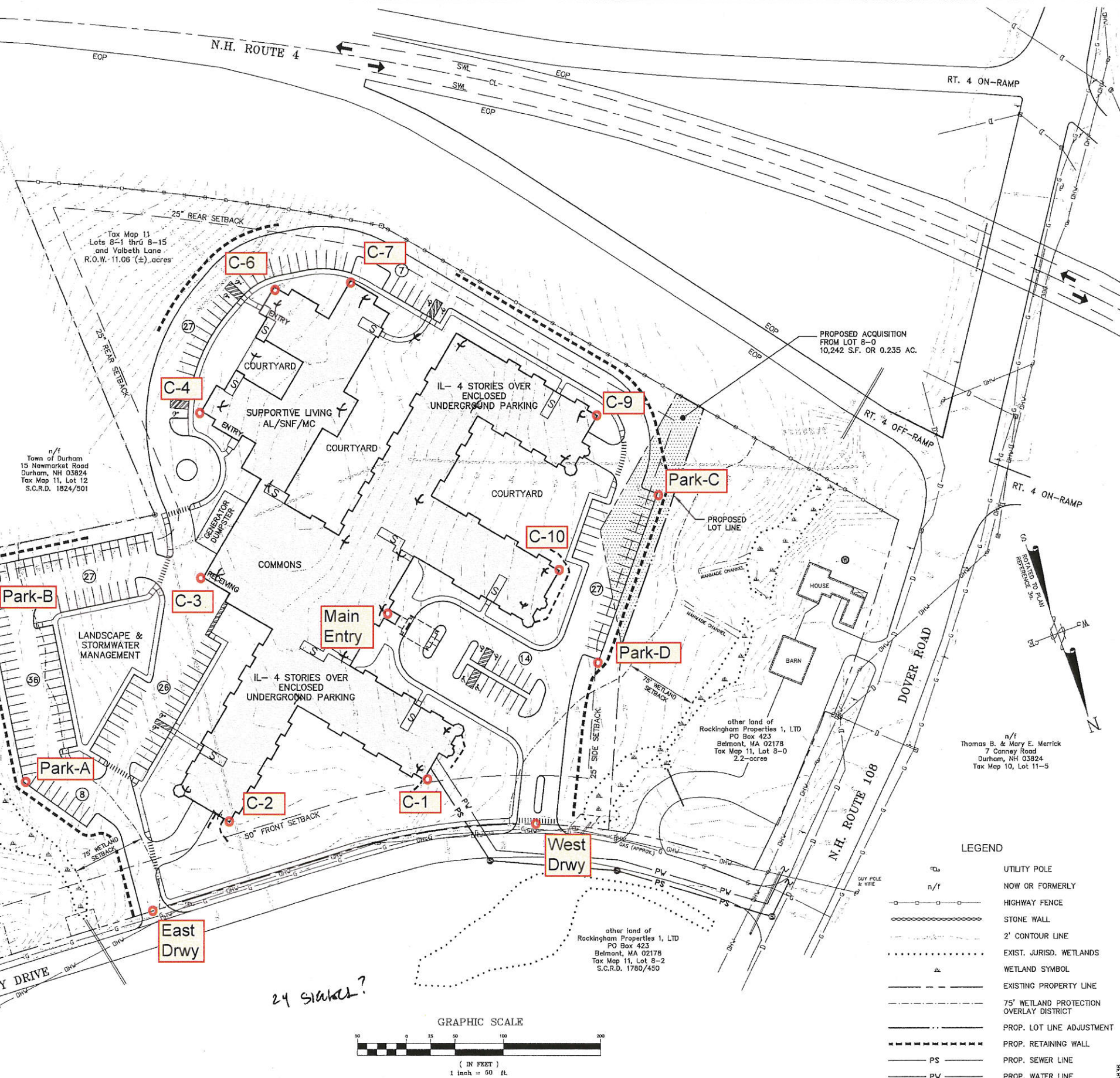
PARKING:

TYPE	SPACES
ENCLOSED	107 SPACES
OUTSIDE	172 SPACES (INCL. 14 ADA SPACES)
TOTAL	279 SPACES

\* CONDITIONAL USE PERMIT REQUIRED

**REFERENCE PLANS:**

- "EXISTING CONDITIONS PLAN, PREPARED FOR THE RIVERWOODS GROUP", PREPARED BY ATLANTIC SURVEY COMPANY, DATED APRIL 2017.
- "PLAN STONE QUARRY OFFICE PARK, DURHAM NH", PREPARED BY AMERICAN ENGINEERING CONSULTANTS, CORP., DATED SEPT. 04, 2002.
- "SUBDIVISION OF LAND, PREPARED FOR ROCKINGHAM PROPERTIES 1, LTD", PREPARED BY ATLANTIC SURVEY COMPANY, DATED DECEMBER 2001.



other land of Rockingham Properties 1, LTD  
 PO Box 423  
 Belmont, MA 02178  
 Tax Map 11, Lot 8-2  
 S.C.R.D. 1780/450

n/f  
 Town of Durham  
 15 Newmarket Road  
 Durham, NH 03824  
 Tax Map 11, Lot 12  
 S.C.R.D. 1824/901

other land of Rockingham Properties 1, LTD  
 PO Box 423  
 Belmont, MA 02178  
 Tax Map 11, Lot 8-2  
 S.C.R.D. 1780/450

n/f  
 Thomas B. & Mary E. Merrick  
 7 Conroy Road  
 Durham, NH 03824  
 Tax Map 10, Lot 11-5

**ALTUS ENGINEERING, INC.**  
 133 COURT STREET PORTSMOUTH, NH 03801  
 VOICE: (603) 433-2335  
 FAX: (603) 433-4194

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR: DESIGN REVIEW

ISSUE DATE: APRIL 19, 2017

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	JKC	4/19/17

DRAWN BY: RMB  
 APPROVED BY: JKC  
 DRAWING FILE: 4836.WORKING.DWG

SCALE: 1" = 50'

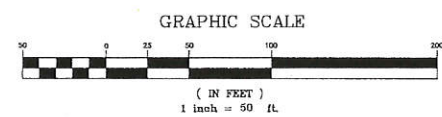
OWNER: ROCKINGHAM PROPERTIES 1, LTD  
 P.O. BOX 423  
 BELMONT, MA 02178

APPLICANT: THE RIVERWOODS GROUP  
 7 RIVERWOODS DRIVE  
 EXETER, NH 03833

PROJECT: RIVERWOODS DURHAM  
 STONE QUARRY DRIVE  
 DURHAM, NH

TITLE: CONCEPTUAL SITE PLAN

SHEET NUMBER: C-1



LEGEND

○	UTILITY POLE
n/f	NOW OR FORMERLY
—	HIGHWAY FENCE
—	STONE WALL
—	2' CONTOUR LINE
...	EXIST. JURISD. WETLANDS
...	WETLAND SYMBOL
---	EXISTING PROPERTY LINE
---	75' WETLAND PROTECTION OVERLAY DISTRICT
---	PROP. LOT LINE ADJUSTMENT
---	PROP. RETAINING WALL
---	PROP. SEWER LINE
---	PROP. WATER LINE