

Application for Conditional Use
Conditional Uses and Buffer Reductions
Section 42.19 - Conservation Overlay District
City of Rochester, NH

Date: _____

Property information

Tax map #: _____; Lot #(s): _____; Zoning district: _____

Property address/location: _____

Name of project (if applicable): _____

Property owner

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax _____

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Email address: _____ Professional license #: _____

Proposed Project

Please describe the proposed project: _____

Please describe the existing conditions: _____

(continued Conditional Use application Tax Map: _____ Lot: _____)

Please fill in **one of the next two sections – for either Conditional Uses or Buffer Reductions**

Conditional Uses

For Conditional Uses only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (1) (A)). All four criteria must be satisfied.

(i) The proposed construction is essential to the productive use of land not in the COD.

(ii) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

(iii) There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.

(iv) Economic advantage is not the sole reason for the proposed location of work.

(Buffer Reductions on next page)

Buffer Reductions

For Buffer Reductions only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (2) (B)). All four criteria must be satisfied.

(i) The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, **or** the application of the CO district eliminates greater than 50% of the buildable area located on the parcel **or** in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.

(ii) The proposed structure and use must be consistent with the purpose and intent of Section 42.19 and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.

(iii) There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.

(iv) The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.

(v) Best management practices must be demonstrated to the satisfaction of the Planning Board.

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), *and/or* the agent.

I (we) hereby submit this Conditional Use application to the City of Rochester Conservation Commission and Planning Board pursuant to the City of Rochester Zoning Ordinance and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: _____

Date: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: _____

Authorization to enter subject property

I hereby authorize members of the Rochester Conservation Commission and Planning Board, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property. (It is not necessary to sign this provision if a Planning Board application has been submitted.)

Signature of property owner: _____

Date: _____

Conservation Commission Recommendation:

[office use only]

Name of project

Case #

Recommendation:

- ☐ Approval
- ☐ Approval with conditions
- ☐ Denial

Comments/recommended conditions:

Conservation Commission

date

Planning Department

date



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

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City of Rochester
Planning & Development
Attn: Mr. Ryan O'Connor, Senior Planner
33 Wakefield Street
Rochester, NH 03867

December 14, 202

Re: Subdivision Submission
Roadrunner Real Estate, LLC
Elizabeth Dunnells
797 Portland Street
Tax Map 108, Lot 50

Mr. O'Connor,

On behalf of the land owner and the applicant, Roadrunner Real Estate Development LLC, Berry Surveying & Engineering (BS&E) is submitting a Major Subdivision application for 797 Portland Street. This is commonly known as Tax Map 108, Lot 50 and contains usable frontage and land off Crowhill Road. It is important to note for the Planning Board members that the current plan submission is under consideration for Design Review, and the context of this narrative is based on a full subdivision submission that has taken place in the interim, while applying staff comments during the TRG Design Review period.

BS&E has conducted a complete boundary and existing conditions plan of the project site. Between the time the Design Review was filed and this application date, the boundaries were found to be different than the tax mapping assumed and is updated with this submission with a formal boundary survey. BS&E has hired Deidra Benjamin to conduct the wetlands delineation on site and is preparing a formal report to be submitted to the TRG as well as the wetlands bureau. In general, the natural state wetlands systems onsite are known as PF01/4E with some inclusions of PEM1E wetland areas. These larger complexes on and off site drain to a stream that eventually crosses under Crowhill Road and drains to the Salmon Falls River. There are areas of jurisdictional wetlands as noted on the existing conditions plan that are man made and ditched, which appears to have been done during the last logging activity onsite. This area is specifically found between 290 feet and 480 feet off Crowhill Road. Though these areas have now naturalized they are considered low quality and do not contain the same functions and values as the primary system. In addition, there is a man-

made conveyance channel that starts near the entrance on Crowhill and continues to the northwest, meandering on and off the subject parcel and abutting parcels. This channel is partially considered jurisdictional wetlands and the distinctions are made on the existing conditions plan. This channel connects and drains to the stream onsite and was a specific analysis point in the proposed conditions drainage analysis. John P. Hayes conducted a Site Specific Soils Map (SSSM) on site which is included in the project plan set. Much of the site is considered Group C soils with areas of A and B soils at the front of the site closest to Crowhill Road.

The project proposal is to construct a new roadway currently named Tibetan Drive to gain access to the buildable upland areas on site. After consultation with the TRG during the design review phase, the roadway and lot design has been modified to improve the layout as recommended by municipal staff. The project proposes a roadway that is 1,222.03 linear feet to the neck of the cul-de-sac to service 16 proposed lots. The cul-de-sac is proposed to be 24' wide and superelevated to the center. Each one of the lots is sized to allow for the construction of a duplex building, for a total of 32 units in the subdivision. The site design includes the anticipated foot prints for the duplex units which were specifically chosen based on lot size and development constraints. The project proposes municipal water throughout with each unit having dedicated curb stops with 1" water services. The site is serviced by onsite sewage disposal through the use of effluent disposal areas (EDA). Each unit is designed for 2 bedrooms with the EDA areas designed for 4-bedroom structures. The final design will likely include each unit having a dedicated tank.

The entrance to the road was intentionally offset from the abutting lot line to the north. There is an encroachment onto the subject parcel by the abutting land owner and to ensure proper buffering is provided the road is offset to account for grading, some additional proposed vegetation and natural vegetation to remain. White spruce trees are proposed as buffering along with the required street trees shown on the enclosed site plans. The mail cluster box is also provided in this general area being about 100 from the intersection.

The site currently sees a large amount of offsite flow which enters the wetlands at the southern boundary and flows through the front portion to the man-made channel that then traverses through the abutting lots. The proposed design accounts for this flow and removes much of the flow to this channel and re-directs it to a large subsurface gravel wetland. The developed site is designed with closed drainage that is directed to the gravel wetland for treatment and attenuation. Due to the design the channel that directly affects the abutting land owners sees a reduction in flow and volume, and due to the gravel wetland, the final analysis point is also reduced in flow and volume.

These reductions are seen at all modeled storm events up to the 100 year/ 24hr storm.



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The proposed gravel wetland and other smaller detention facilities are to be owned and operated by the owner until such time as units are sold.

An HOA will be submitted for review and approval so that at such time as the units are sold the HOA is in place to take control of the drainage systems outside of the road right of way. It is understood that the City of Rochester is not accepting drainage ponds due to increased maintenance concerns. Due to the proximity to the abutting boundary, and the obvious use by the abutting land owners, the gravel wetland berm is proposed to be shielded by 6' White Spruce trees. The outlet to the pond is designed with a large level spreader set above seasonal high-water table to promote infiltration into the better soil along the rear of the site.

The project proposes a wetland crossing as well as multiple conditional use buffer impacts. These are noted on the site plans and will be further detailed in a Conditional Use Application and a Standard Wetlands Minor Impact application to NHDES Wetlands bureau. BS&E has filed with the Natural Heritage Bureau (NHB22-2667) with no species of concern noted. No additional Fish and Game (F&G) interaction is required for either the wetlands permit or the required Alteration of Terrain Permit. The wetlands crossing, given its width as well as its function and value has been designed with two culverts. One is proposed to be a 24" reinforced concrete culvert (RCP) with a bury depth of 0.5 feet and the other is a 36" reinforced concrete culvert (RCP) with a bury depth of 0.5 feet. The culverts are spread out in the crossing area to reduce channelization. The bury depths are provided to simulate natural bottom wetland systems and the RCP pipes are typically required by (F&G). Headwalls are used to limit the disturbance in the wetland areas, and are used to improve inlet efficiency in other areas of the project site. Slopes within the wetland crossing are proposed as 1.5:1 and will be matted with a natural fiber matting with natural stakes. In all areas natural products are used for sediment & erosion controls with preference given to mulch berms and silt socks over conventional silt fencing. The remaining areas of conditional use impacts are largely in areas of man-made channels and ditches and do not directly impact natural wetland systems. Since the initial Conservation Meeting, based upon staff comment due to the sensitivity of the project with abutting landowners, that Subsurface Gravel Wetland #101 (stormwater treatment for the project) be further increase in volume to provide an additional factor of safety to the design. To comply with City staff requests on increase this stormwater pond volume requires approximately 3,000 Sq. Ft. more disturbance within the 25/50' wetland buffers than originally submitted to the Conservation Commission. This stormwater pond modification was discussed at the initial meeting with the commission, as the concerns of the abutting landowners were brought up at the meeting.

At the 25' buffer stones / boulders are proposed in sensitive areas adjacent to residential uses to provide a visual barrier to the protected resources. Additionally, the



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City of Rochester Wetland Buffer signs are proposed along the same 25' buffer to ensure people are aware of requirements.

As was recommended during the Design Review process, the site design now contemplates refuse and recyclable toter locations for certain driveways given the operational constraints. The construction details provide for raised planters, however placement onsite for their passive use needs to be considered.

The project has been submitted to the Division of Historical Recourses (DHR) on August 9th, 2022. The response from DHR was that there were no concerns with the project.

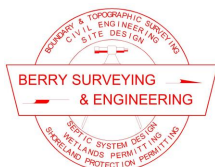
Coordination efforts have been started with Eversource as well as the City of Rochester water department for availability and letters to serve.

Thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING



Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING

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August 23, 2022

Wetland Delineation Report
Crow Hill Road and Portland Street, Rochester, NH
Tax Map 108, Lot 50

On May 14th, 21st and 25th I was on the above referenced property to complete a wetland delineation. The wetlands onsite were delineated using the following standards:

1. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, (Version 2.0) January 2012, U.S. Army Corps of Engineers.
2. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 8.2, 2018, United States Department of Agriculture
3. Regional Wetland Plant List, Version 3.5, 2020. U.S. Army Corps of Engineers.

All wetlands were demarcated in the field using pink flagging utilizing alphanumeric sequencing. Seven wetlands were identified and will be addressed in this report

Wetland 1

This wetland is located in the southeastern corner of the property. The majority of this wetland is classified as a palustrine, forested with wetland with broad-leaved deciduous and needle-leaved evergreen plant cover and that is seasonally flooded/saturated (PFO1/4E). The remaining portions of the wetland show evidence of past disturbance and are classified as PFO1/4Ed, where the "d" notation is for systems that have been partly drained or ditched.

The soils found in this wetland meets the criteria of hydric soil indicator F6, Redox Dark Surface. The dominant vegetation in this wetland consists largely of red maple (*Acer rubrum*) and eastern hemlock (*Tsuga canadensis*) in the tree strata. Other vegetation observed include high bush blueberry (*Vaccinium corymbosm*), witch hazel (*Hamamelis virginiana*), sensitive fern (*Onoclea senssibilis*) and a variety of *Carex* species. This wetland system was separate for the larger onsite wetland system and presented evidence of significant past disturbance.

Wetland 2 and Wetland 3

Wetland 2 and Wetland 3, as shown on the attached plan, are part of an overall large wetland system. This is a very large, forested wetland system that covers the majority of the western and central portions of the site and extends to adjoining properties. This wetland system is classified as a palustrine, forested with wetland with broad-leaved deciduous plant cover and that is seasonally flooded/saturated (PFO1E). There are inclusions of palustrine, emergent with persistent vegetation that is seasonally flooded/saturated (PEMIE). These areas of emergent vegetation were interspersed with the overall forested system and found mainly along the southern property boundaries.

Wetland 2 drains from south to north, eventually channelizing near the northern property boundary. This system is classified as riverine, lower perennial with an unconsolidated bottom that is permanently flooded (R2UBH). This portion of the system quickly drains off of the property and under Crow Hill Road where it travels another 1,500 feet before draining into the Salmon Falls River.



This is a view of the outlet of Wetland 2.



The photo to the left is representative of the soils found around the site, including in Wetland 2 and Wetland 3. The soil profile consisted of an A Horizon of 10YR 2/1 followed by a layer of 10YR 5/1 with high chroma redox. This met the criteria of hydric soil indicator A11, Depleted Below a Dark Surface. The vegetation in this system was dominated by red maple. Other species present in this wetland are eastern hemlock, fringed sedge (*Carex crinita*) and sensitive fern.

Where this wetland connected to the eastern property boundary there was significant evidence of offsite disturbance directly contributing to the amount of runoff entering the delineated property. This increased stormwater flow was evident in wetland 2 and in the surrounding upland areas.

Wetland 4 and Wetland 5

Wetland 4 and Wetland 5 are pocket wetland systems that are distinct from Wetland 2 and from each other. They are grouped together in this report because, though separated from each, they share the same characteristics. These wetlands are located near the southeastern boundary. Both wetlands are classified as a palustrine, forested with wetland with broad-leaved deciduous and needle-leaved evergreen plant cover and that is seasonally flooded/saturated (PFO1/4E).

Similar to Wetland 1, the soils in these wetlands consisted of dark A Horizons with redox features present at the surface. There was minimal understory vegetation in these systems. They were primarily dominated by red maple and eastern hemlock.



This photo shows the dominant hemlock vegetation found in Wetlands 4 and 5.

Wetland 6 and 6A

Wetland 6 and 6A is a ditched wetland that runs along the northeastern property boundary. This system drains from east to west, connecting with the outlet from Wetland 2 and eventually with Wetland 7. Wetland 6 is the upper portion of this wetland and it runs behind lots 35, 36 and 37 on tax map 108. Wetland 6 has been excavated in the past, likely in an effort to convey water to Wetland 2 and Wetland 7. Wetland 6A is connected to Wetland 6 and picks up behind lot 38, where it continues west, ultimately draining into the outlet of Wetland 2. Wetland 6A is differentiated from Wetland 6 because they system appears less manipulated in this section. Wetland 6 is classified as a palustrine system with an unconsolidated shore, cobble-gravel

bottom that is seasonally flooded that has been excavated (PUS1Cx). Wetland 6A is classified as the same, but without the excavation modifier, PUS1C.



The photo to the left shows Wetland 6A. This system has less than 30% vegetative cover throughout and consists mainly of an exposed cobble-gravel bottom.

Wetland 7

Wetland 7 is an intermittent stream that runs the northwestern property boundary. The stream drains out of Wetland 2 from the back western corner of the property and then travels north where it converges with the riverine system from Wetland 2 off the property. This system is classified as riverine, intermittent with a stream bed bottom that is seasonally flooded (R4SBC).

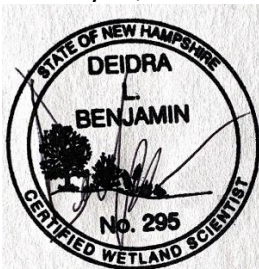
Conclusion

It should be noted that there are signs of significant past disturbance throughout this property, including old access road and lots of ruts from heavy equipment. As a result, the parcel was thoroughly reviewed on three separate field days. Many of the old access roads and ruts pond water after rain events, but do not have hydric soil or hydrophytic vegetation. The photos below show upland vegetation and upland soils in areas of past disturbance.



If there are any questions, please let me know.

Thank you,



Deidra Benjamin CWS

August 23, 2022

Vernal Pool Report

Crow Hill Road and Portland Street, Rochester, NH

Tax Map 108, Lot 50

On May 14th, 21st and 25th I was on the above referenced property to complete a wetland delineation. During those visits I also surveyed the onsite wetlands for any vernal pools.

All onsite wetlands were flagged and for the purposes of this report and the wetland delineation report, the systems were broken up and numbered. Overall, there were 7 wetland systems found onsite. None of the onsite wetlands were vernal pools or had vernal pool inclusions.

Wetland systems 1, 2, 3, 4 and 5 are all forested wetland systems. The soil throughout these wetlands were saturated, but none had standing water. Based on the time of year of the survey, standing water would need to be present in order for there to be an appropriate hydroperiod to support a vernal pool community. The photo to the right is a representative depiction of the forested systems found onsite.

Wetland 2 was the largest wetland onsite and it has a permanent flowing outlet that ultimately discharges to the Salmon Falls River. Wetland 6 and 6A is a palustrine system that seasonally floods. This system has a permanent outlet that drains into Wetland 2. The last wetland identified onsite is



an intermittent stream along the northwestern property boundary. This is a seasonally flowing system with a permanent outlet. The photo below shows the channelized portion of Wetland 2.

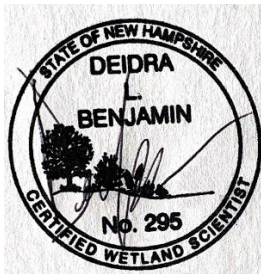


Conclusion

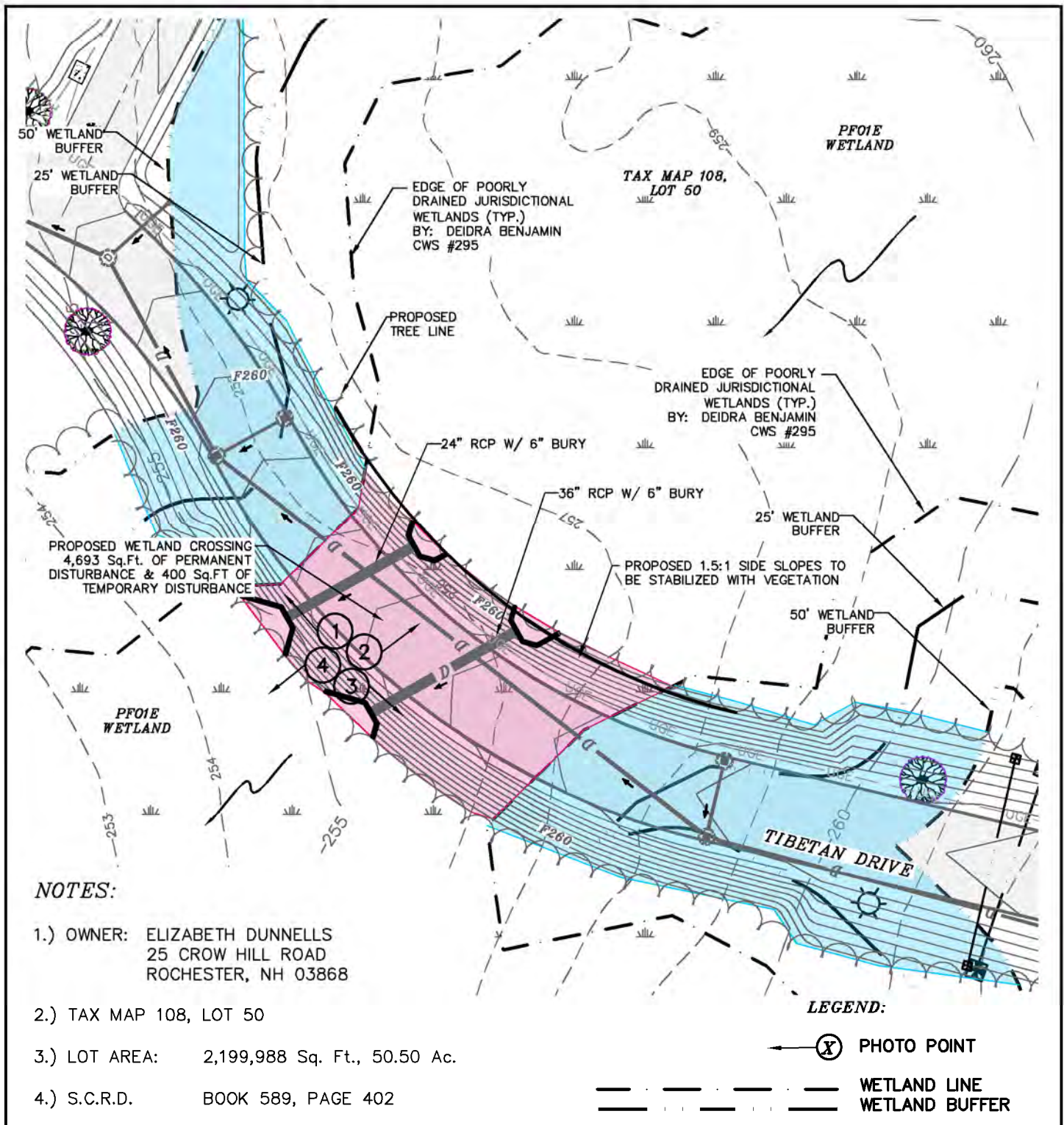
In conclusion, the wetland systems found on the above referenced parcel do not support vernal pool habitat. The forested systems do not have the appropriate hydroperiod for vernal pool species to breed and develop and the riverine systems are flowing systems with permanent outlets.

If there are any questions, please let me know.

Thank you,



Deidra Benjamin CWS



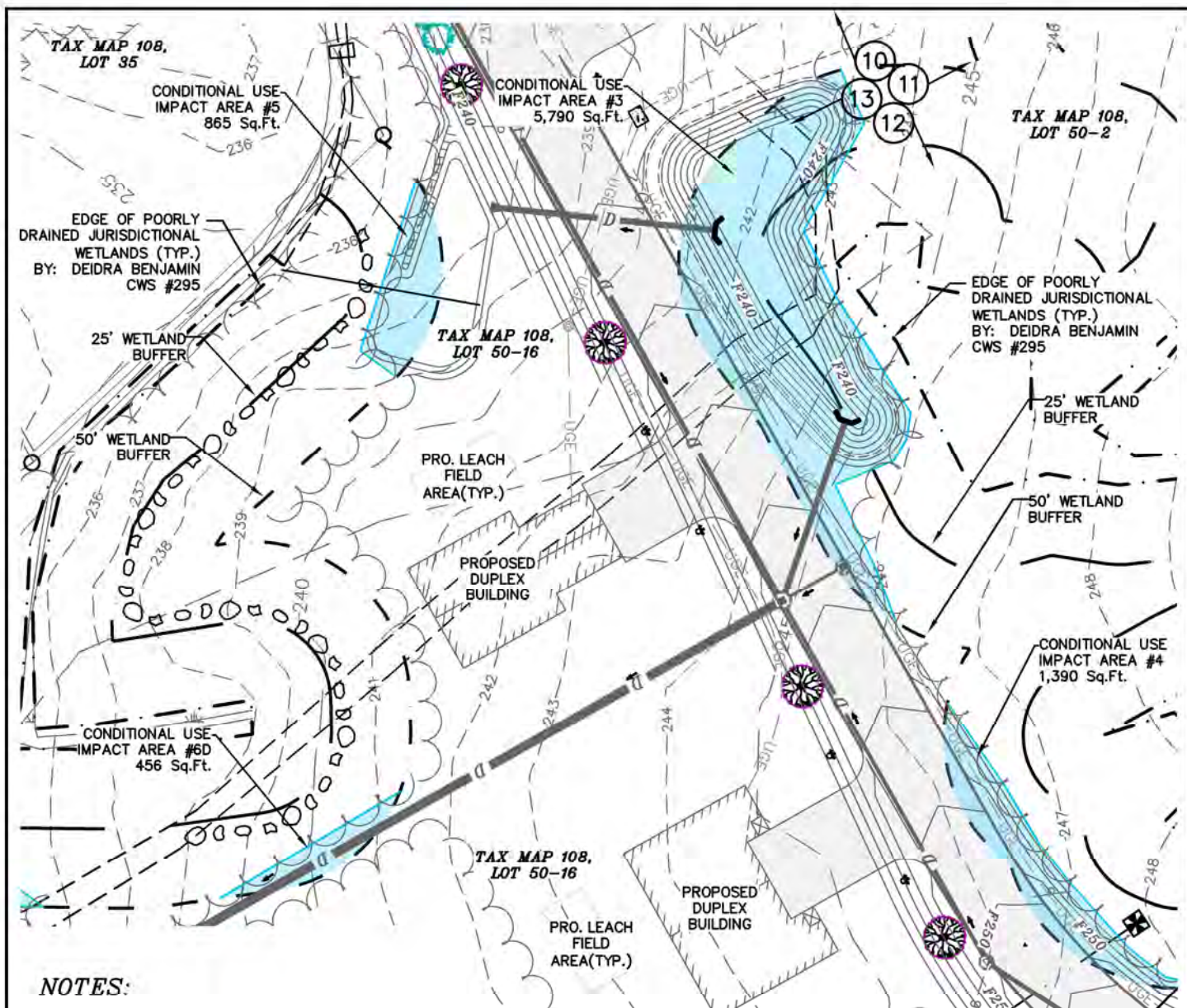
WETLAND DISTURBANCE
CONDITIONAL USE IMPACT AREAS
ROADRUNNER REAL ESTATE
DEVELOPMENT, LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 40 FT.

DATE : AUGUST 23, 2022


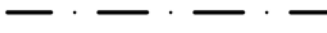

FILE NO. : DB 2022-023



NOTES:

- 1.) OWNER: ELIZABETH DUNNELLS
25 CROW HILL ROAD
ROCHESTER, NH 03868
- 2.) TAX MAP 108, LOT 50
- 3.) LOT AREA: 2,199,988 Sq. Ft., 50.50 Ac.
- 4.) S.C.R.D. BOOK 589, PAGE 402

LEGEND:

-  PHOTO POINT
 WETLAND LINE
 WETLAND BUFFER

CONDITIONAL USE IMPACT AREAS
 ROADRUNNER REAL ESTATE
 DEVELOPMENT, LLC
 797 PORTLAND STREET
 ROCHESTER, N.H.
 TAX MAP 108, LOT 50

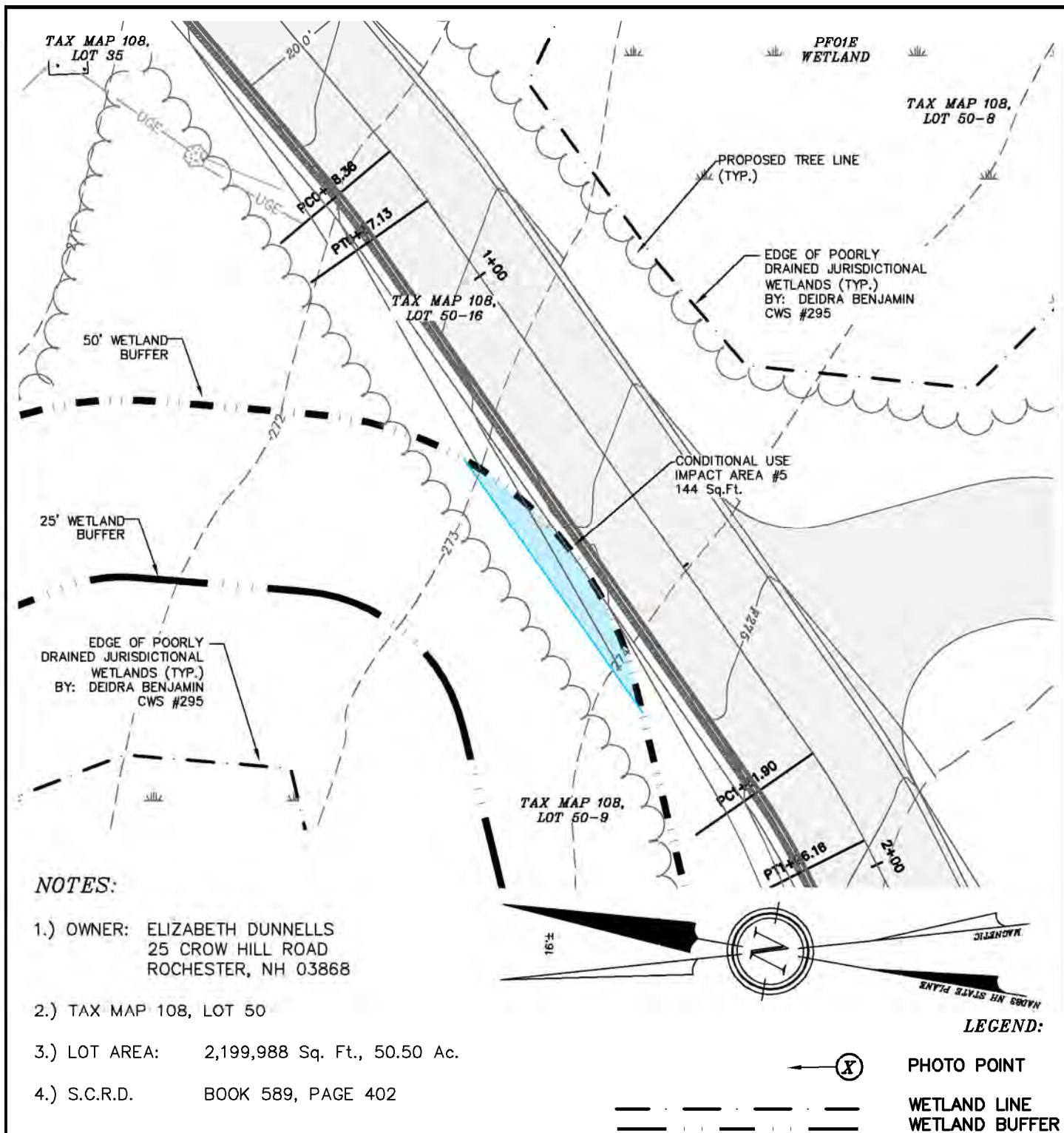
REV. DATE: OCTOBER 20, 2022

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 50 FT.

DATE : AUGUST 23, 2022

FILE NO. : DB 2022-023



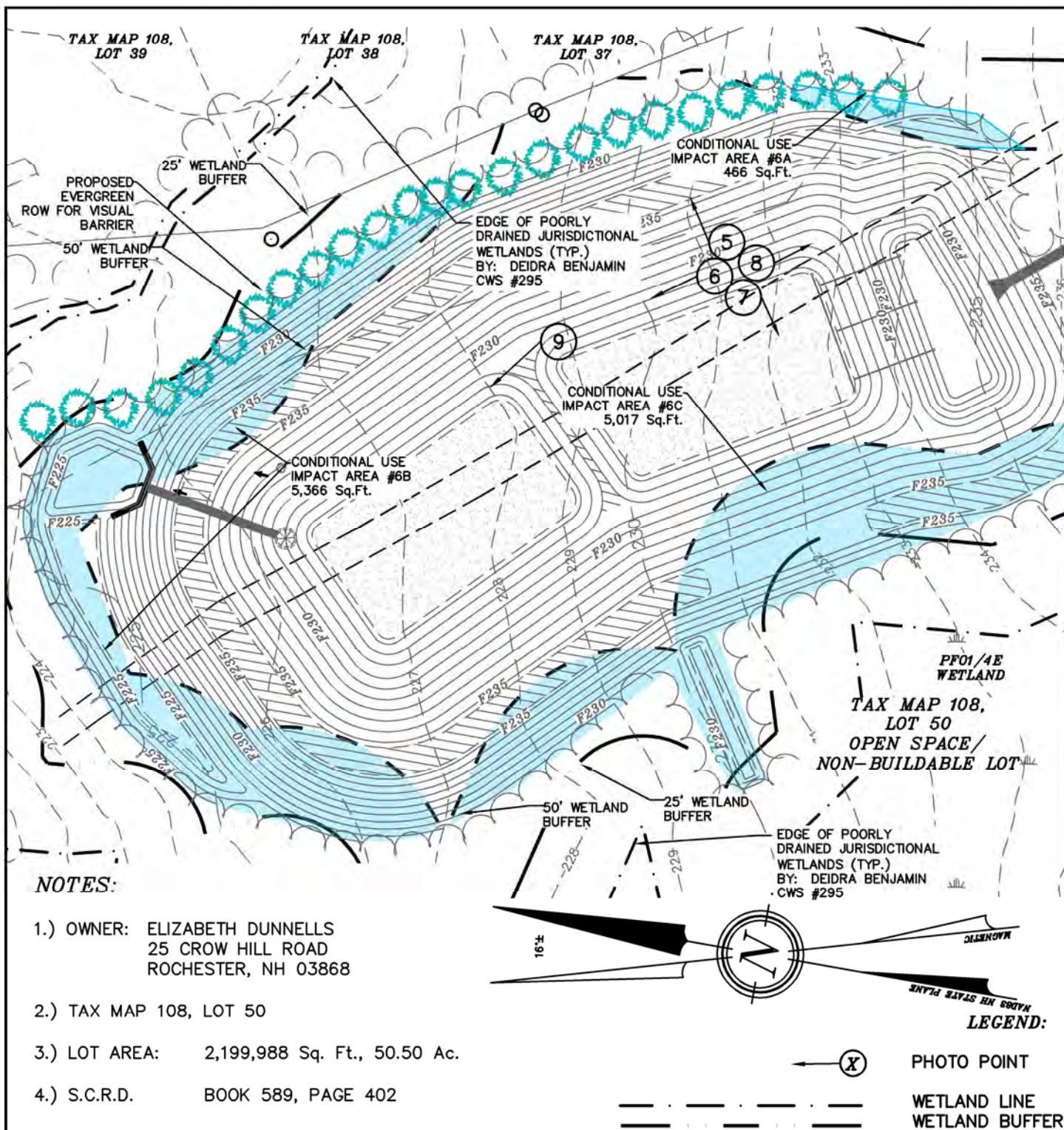
CONDITIONAL USE IMPACT AREAS
ROADRUNNER REAL ESTATE
DEVELOPMENT, LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : AUGUST 23, 2022

FILE NO. : DB 2022-023



CONDITIONAL USE IMPACT AREAS
ROADRUNNER REAL ESTATE
DEVELOPMENT, LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

REV. DATE: OCTOBER 20, 2022

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 40 FT.

DATE : AUGUST 23, 2022

FILE NO. : DB 2022-023

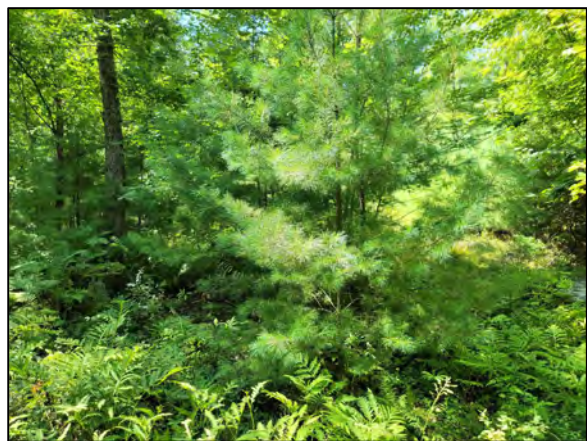
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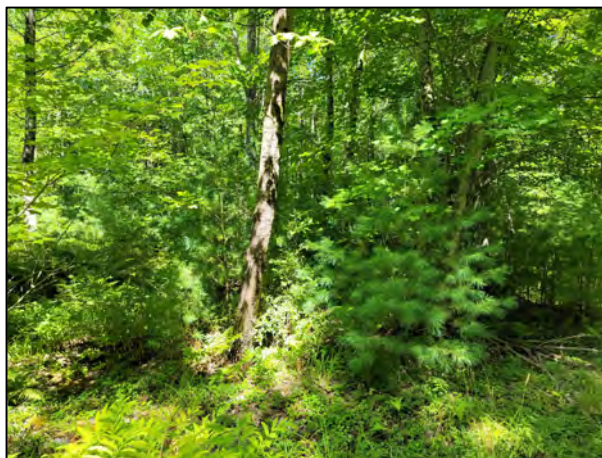
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#3



#4



PROJECT PICTURES
ROADRUNNER REAL ESTATE
DEVELOPMENT, LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

BERRY SURVEYING 
& ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON , N.H. 332-2863

SCALE : NONE

DATE : AUGUST 23, 2022

FILE NO. : DB 2022-023

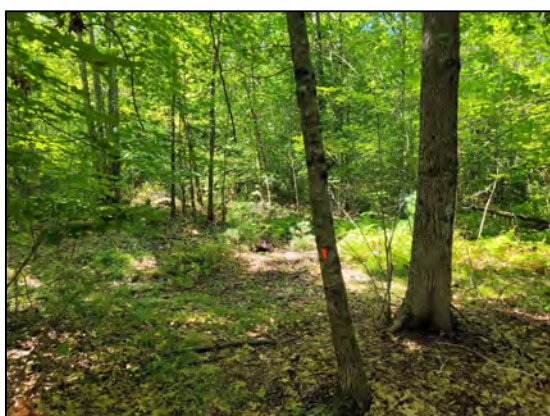
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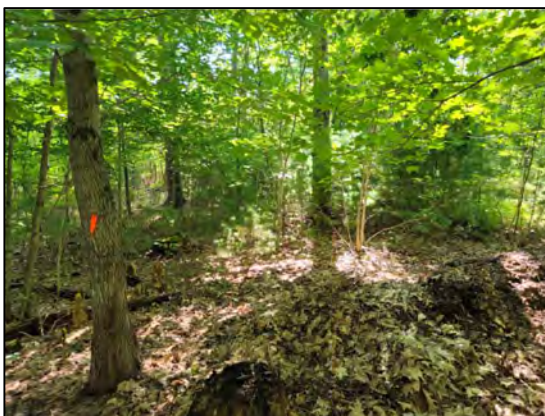
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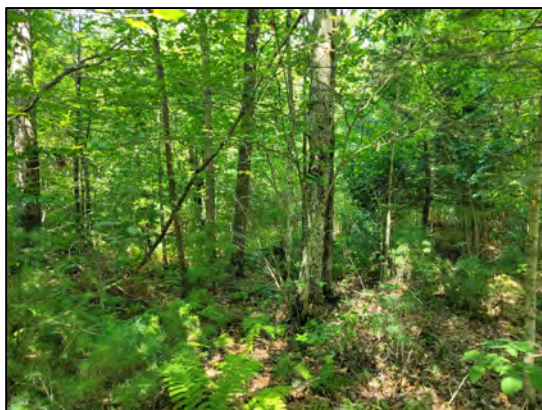
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#8



#9



PROJECT PICTURES
ROADRUNNER REAL ESTATE
DEVELOPMENT, LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : NONE

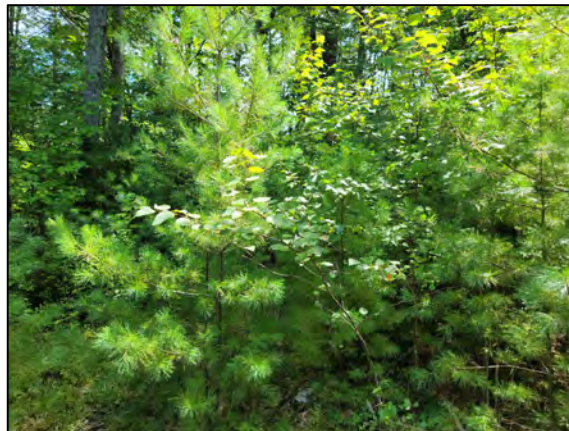
DATE : AUGUST 23, 2022

FILE NO. : DB 2022-023

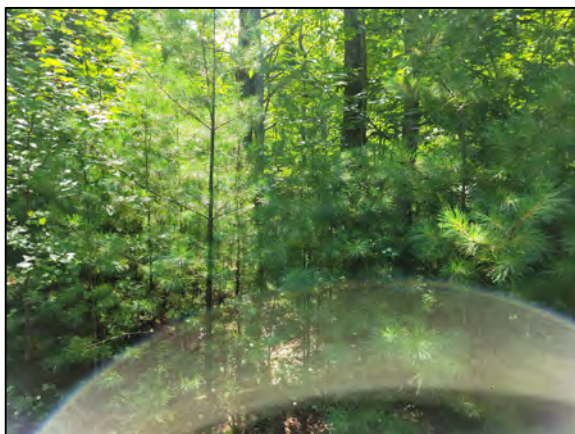
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#11



#12



#13



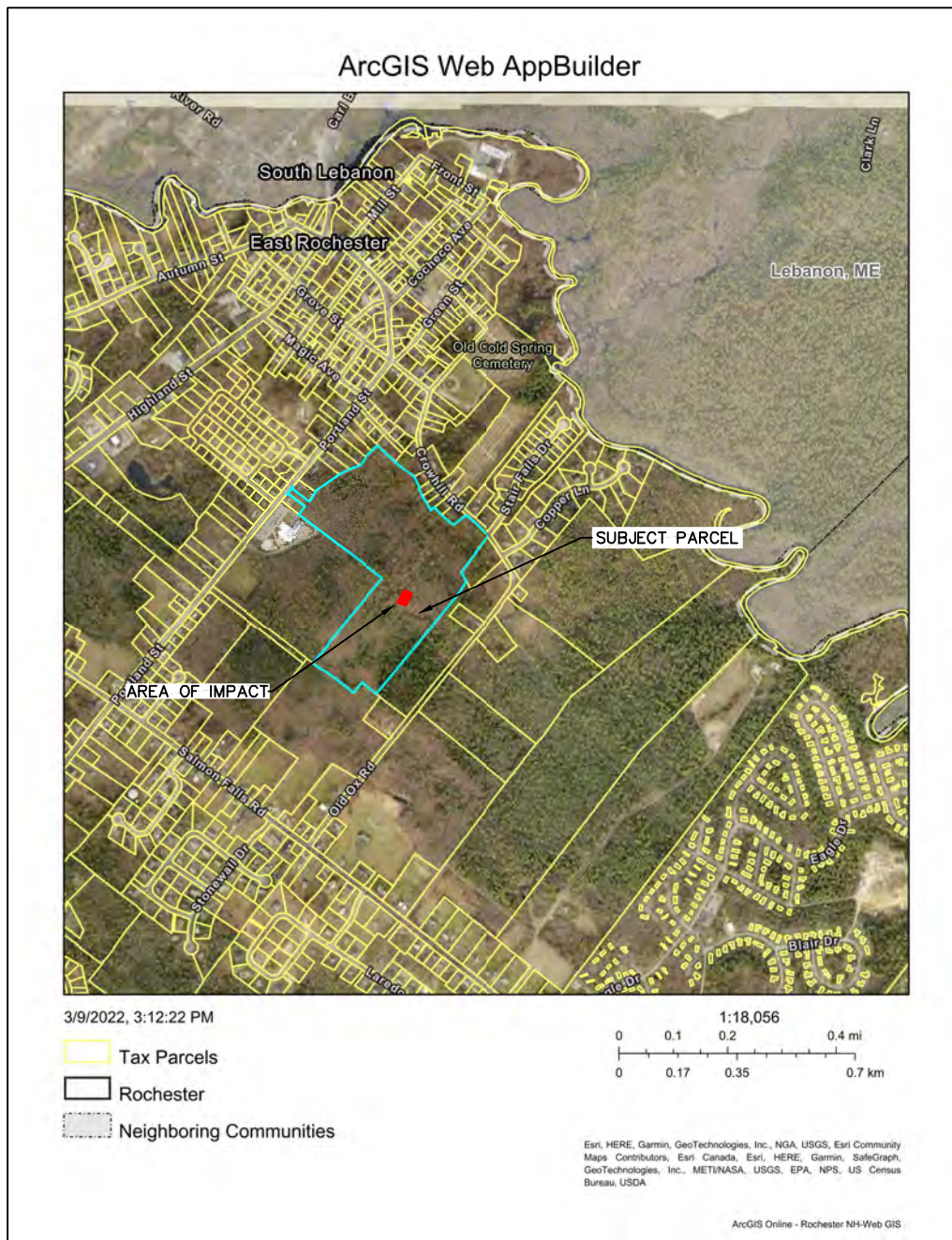
PICTURES
ROADRUNNER REAL ESTATE
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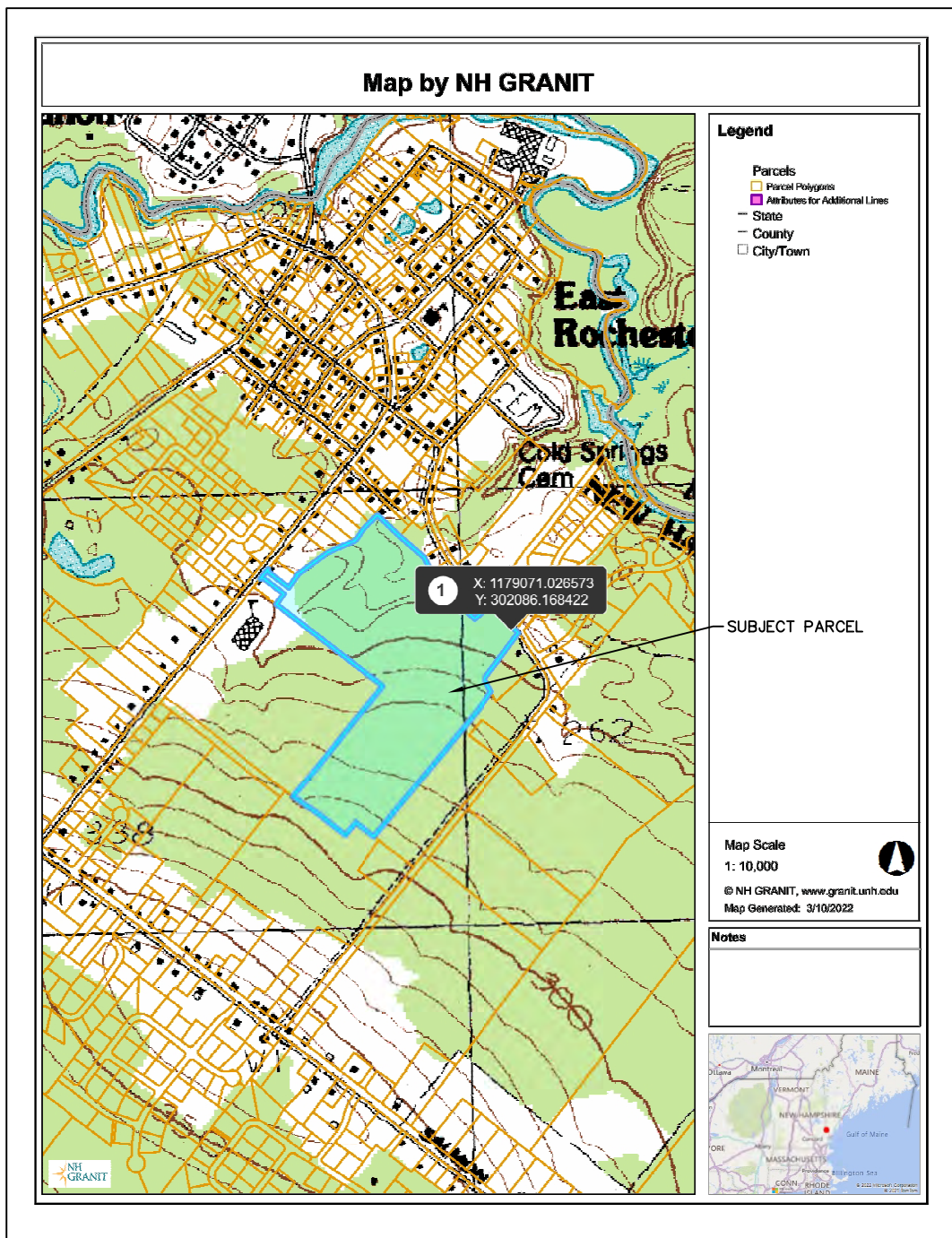
TAX MAP
ROADRUNNER REAL ESTATE
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797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

BERRY & SURVEYING ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : NONE

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USGS MAP
ROADRUNNER REAL ESTATE
DEVELOPMENT, LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : NONE

DATE : AUGUST 23, 2022

FILE NO. : DB 2022-023

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

RECEIVED AUG 1 1 2022

DHR Use Only

R&C #

14159

Log In Date

8/11/22

Response Date

8/19/22

Sent Date

8/25/22

Request for Project Review by the New Hampshire Division of Historical Resources

- ☒ This is a new submittal
☐ This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title Crow Hill Housing Development

Project Location 797 Portland St

City/Town Rochester

Tax Map 108

Lot # 50

NH State Plane - Feet Geographic Coordinates: Easting 1178463 Northing 301791
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact (if applicable) US EPA NOI
(Agency providing funds, licenses, or permits)

Permit Type and Permit or Job Reference #

State Agency and Contact (if applicable) NH DES

Permit Type and Permit or Job Reference # Wetland Permit

APPLICANT INFORMATION

Applicant Name Elizabeth Dunnells

Mailing Address 25 Crow Hill Rd

Phone Number

City Rochester

State NH

Zip 03868

Email

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Berry Surveying & Engineering

Mailing Address 335 Second Crown Point Rd

Phone Number 6033322863

City Barrington

State NH

Zip 03825

Email K.Berry@BerrySurveying.com

This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review. Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. Please include a self-addressed stamped envelope. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at marika.s.labash@dnrc.nh.gov or 603.271.3558.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- ☒ Attach the Project Mapping *using EMMIT or relevant portion of a 7.5' USGS Map.* (See RPR Instructions and R&C FAQs for guidance.)
- ☒ Attach a detailed narrative description of the proposed project.
- ☒ Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- ☐ Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) (Informative photo captions are requested.)
- ☒ A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in Table 1. (Blank table forms are available on the DHR website.) Please note, using EMMIT Guest View for an RPR records search does not provide the necessary information needed for DHR review.
- EMMIT or in-house records search conducted on 08/08/2022 NOTHING FOUND.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? ☐ Yes ☒ No

If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- ☐ Photographs of *each* resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- ☐ If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? ☒ Yes ☐ No

If yes, submit all of the following information:

- ☐ Description of current and previous land use and disturbances.
- ☐ Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

- ☐ Insufficient information to initiate review. ☐ Additional information is needed in order to complete review.
- ☐ No Potential to cause Effects ☒ No Historic Properties Affected ☐ No Adverse Effect ☐ Adverse Effect

Comments:

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature:

Neeraj Mehta, DSHPO

Date:

8/19/22

New Hampshire Natural Heritage Bureau

NHB DataCheck Results Letter

To: Kenneth Berry
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

From: NH Natural Heritage Bureau

Date: 8/9/2022 (This letter is valid through 8/9/2023)

Re: Review by NH Natural Heritage Bureau of request dated 8/9/2022

Permit Types: Alteration of Terrain Permit
Wetland Standard Dredge & Fill - Minor
General Permit

NHB ID: NHB22-2667

Applicant: Kenneth Berry

Location: Rochester
Tax Map: 108, Tax Lot: 50
Address: 797 Portland Street

Proj. Description: 1200 Linear Feet of Road to gain access to a 16 Lot Subdivision

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

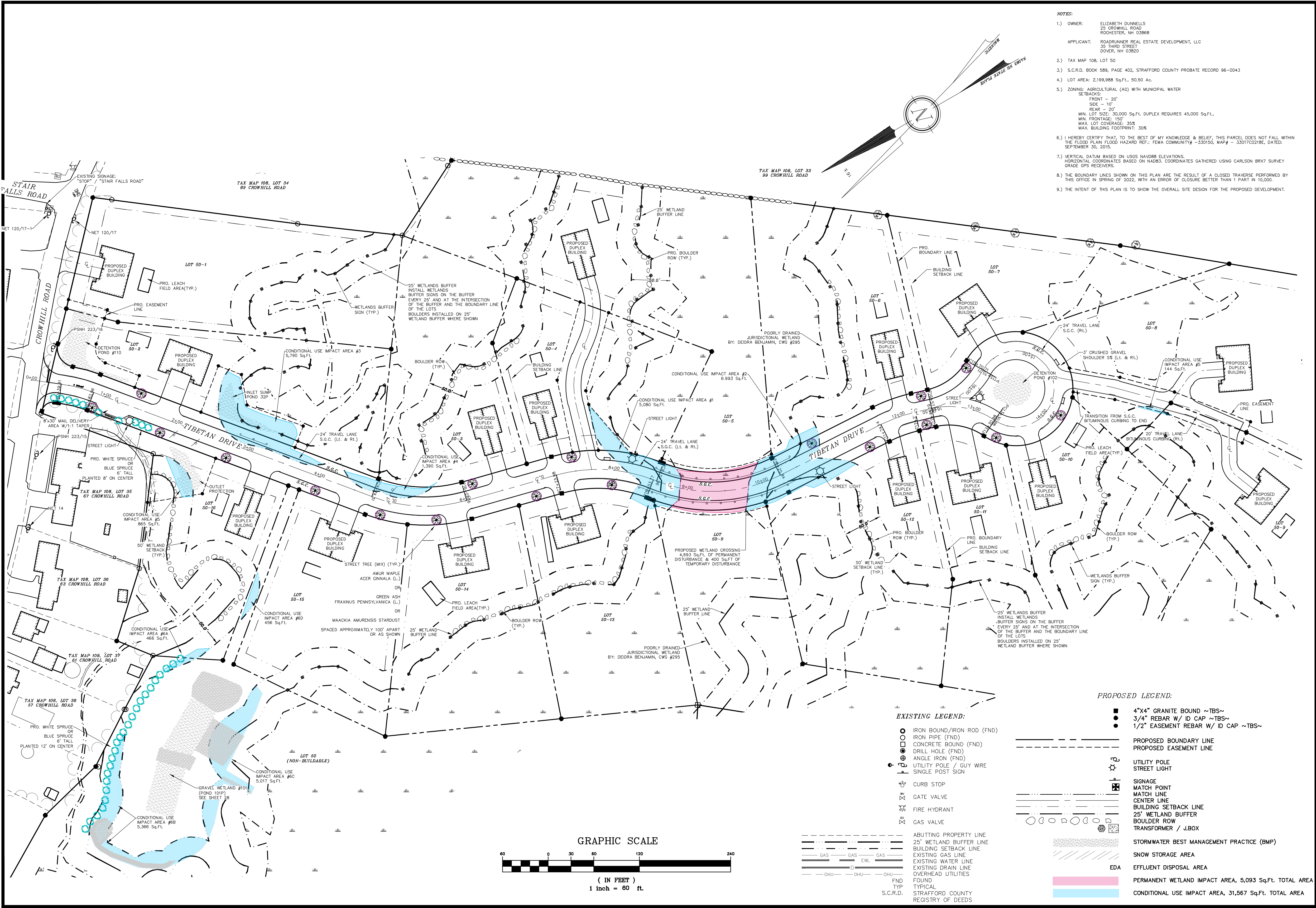
A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB22-2667





- NOTES:
- 1.) OWNER: ELIZABETH DUNNELLS
25 CROWHILL ROAD
ROCHESTER, NH 03868
 - 2.) TAX MAP 108, LOT 50
 - 3.) S.C.R.D. BOOK 589, PAGE 402, STRAFFORD COUNTY PROBATE RECORD 96-0043
 - 4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
 - 5.) ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft.,
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%
 - 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C021B6, DATED: SEPTEMBER 30, 2015.
 - 7.) VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
 - 9.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SITE DESIGN FOR THE PROPOSED DEVELOPMENT.

REVISION	DATE	DESCRIPTION
#2	10-20-22	REVISE CUP AREAS/GRAVEL WETLAND
#1	8-23-22	PROJECT SUBMISSION

OVERVIEW SITE PLAN
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 23, 2022
FILE NO. : DB 2022 - 023

KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER - CIVIL
STATE OF NEW HAMPSHIRE



- 3.) OWNER: ELIZABETH DUNNELLS
25 CROW HILL ROAD
ROCHESTER, NH 03868
- 2.) APPLICANT: ROADRUNNER REAL ESTATE DEVELOPMENT LLC,
35 THIRD STREET
DOVER, NH 03820
- 3.) THE PROJECT PARCEL IS TAX MAP 108, LOT 50
- 4.) LOT AREA: 2,199,988 Sq.Ft., 50.50 Ac.
- 5.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- 6.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 7.) ALL DRAINAGE PIPE IS TO BE HOPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS, GREEN PIPE.
- 8.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- 9.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PERFORMED ON ALL DRAINAGE PRACTICES.
- 10.) EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF ROCHESTER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE PROJECT IS COMPLETED.
- 11.) PER EPA CGP 2.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT, THE E&SC PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR. (CGP – CONSTRUCTION GENERAL PERMIT)
- 12.) CITY OF ROCHESTER: IN ACCORDANCE WITH SITE PLAN REVIEW REGULATIONS THE FOLLOWING STORMWATER MEASURES ARE REQUIRED.

- 13.) CONTRACTOR IS REQUIRED TO HAVE A CONSTRUCTION ENTRANCE. 3" STONE IS REQUIRED.
- 14.) CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE ROADWAY, SIDEWALKS AND ANYTHING DISTURBED, TO ENSURE THAT NO SEDIMENT IS BEING TRACKED ONTO CROWHILL ROAD.
- 15.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.
- 16.) FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.
- 17.) CONTRACTOR IS TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.
- 18.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.
- 19.) WINTER STABILIZATION NOTES ARE INCLUDED ON SHEET E-102 TO INCLUDE THE LIMIT OF ONE ACRE OF UNSTABILIZED SOIL AFTER OCTOBER 15TH.

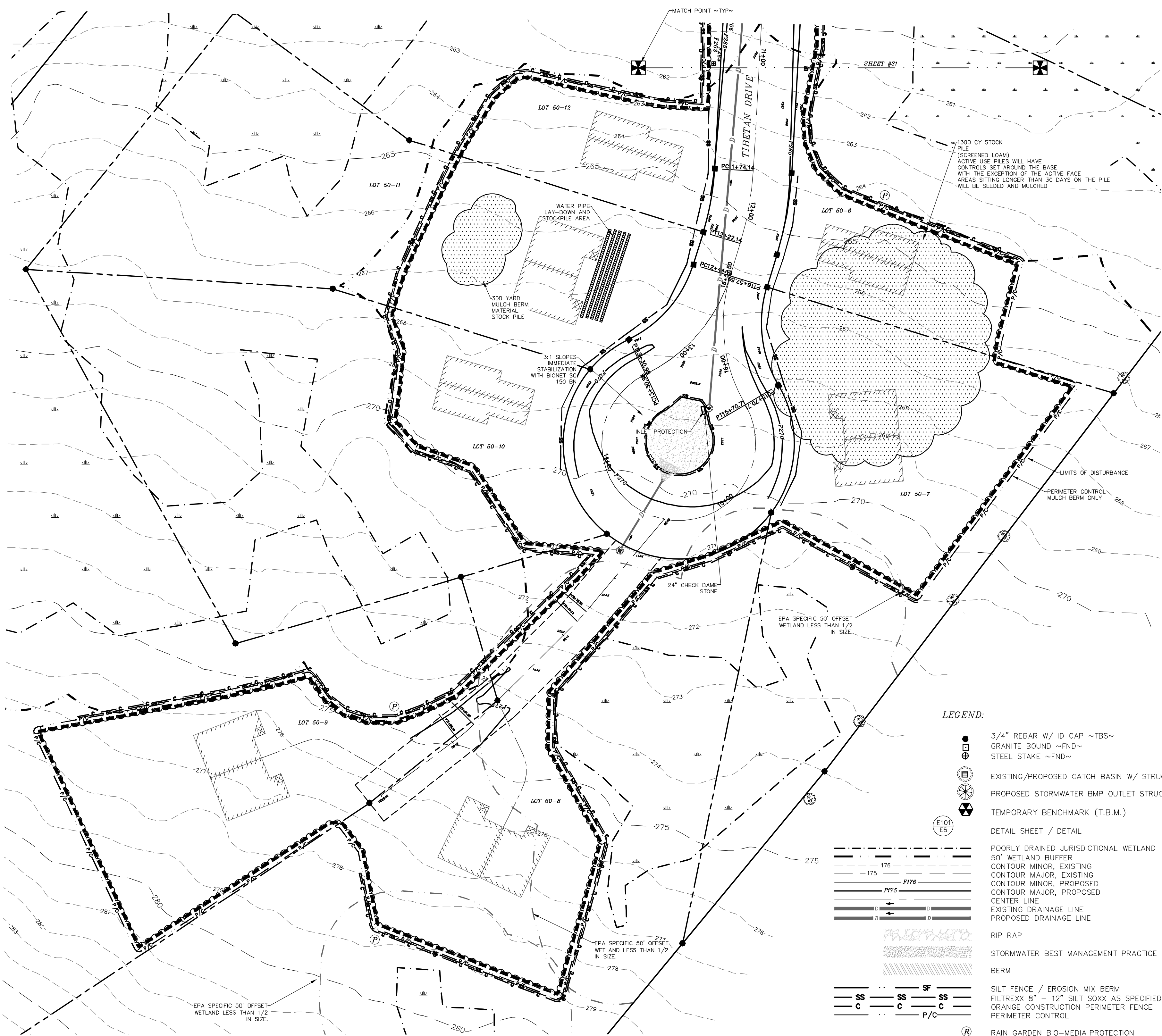
SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. &
ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIEST OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.

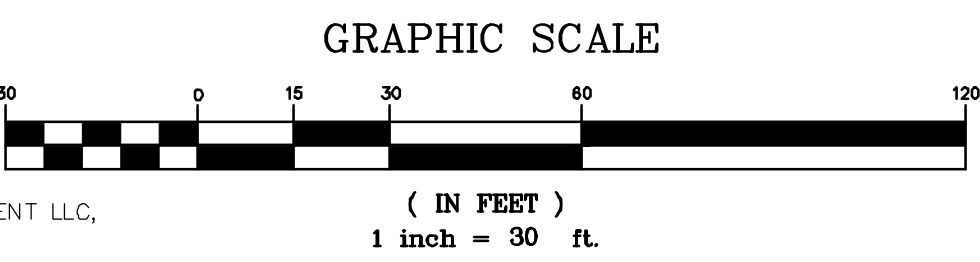
LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 50

A circular professional engineer seal for the State of New Hampshire. The outer ring contains the text "STATE OF NEW HAMPSHIRE" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by small dashes. The inner circle contains the name "KENNETH A. BERRY" and the license number "No. 14243". Below the license number, the word "LICENSED" is written in a smaller font.



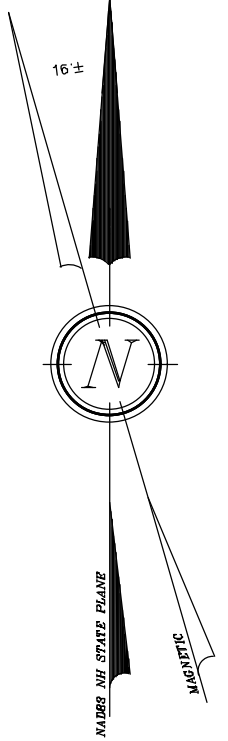
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LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~FND~
- STEEL STAKE ~FND~
- EXISTING/PROPOSED CATCH BASIN W/ STRUCTURE
- PROPOSED STORMWATER BMP OUTLET STRUCTURE
- TEMPORARY BENCHMARK (T.B.M.)
- DETAIL SHEET / DETAIL
- POORLY DRAINED JURISDICTIONAL WETLAND
- 50' WETLAND BUFFER
- CONTOUR MINOR, EXISTING
- CONTOUR MAJOR, EXISTING
- CONTOUR MINOR, PROPOSED
- CONTOUR MAJOR, PROPOSED
- CENTER LINE
- EXISTING DRAINAGE LINE
- PROPOSED DRAINAGE LINE
- RIP RAP
- STORMWATER BEST MANAGEMENT PRACTICE (BMP)
- BERM
- SILT FENCE / EROSION MIX BERM
- FILTREX 8" - 12" SILT SOXX AS SPECIFIED
- ORANGE CONSTRUCTION PERIMETER FENCE
- PERIMETER CONTROL
- RAIN GARDEN BIO-MEDIA PROTECTION
- PERIMETER CONTROL
- RESIDENTIAL/ROADWAY CONSTRUCTION



SOILS & DEWATERING:

A=	B	ACTON (VERY STONY)	SILT LOAM	K= 0.43
D=	A	DEERFIELD	SILT LOAM	K= 0.17
R=	B	RIDGEBURY	SILT LOAM	K= 0.24
W=	A	WINDSOR	SILT LOAM	K= 0.17

SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. & ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

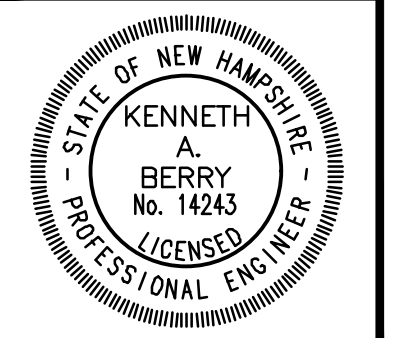
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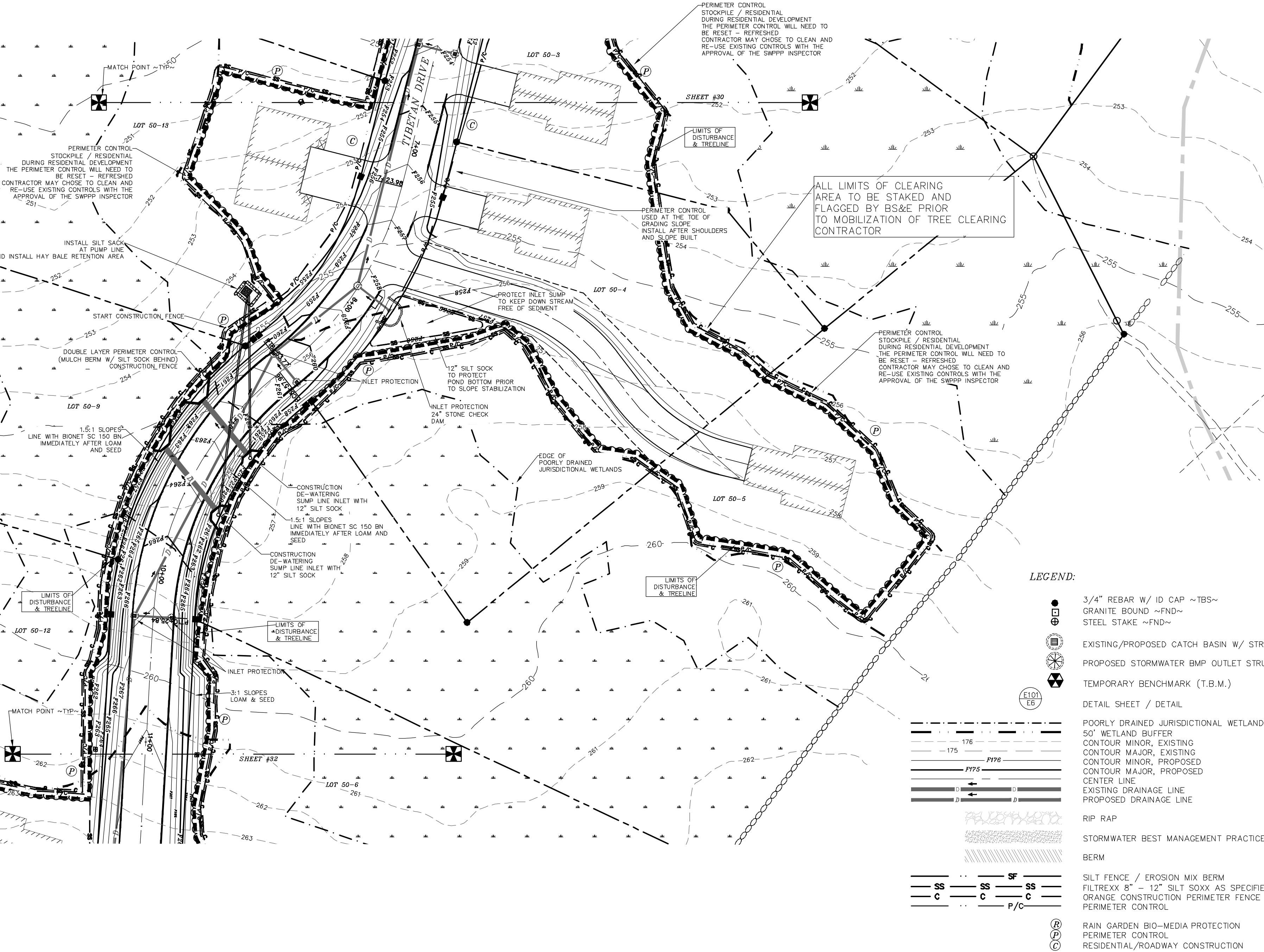
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EROSION AND SEDIMENT CONTROL PLAN

LAND OF
ELIZABETH DUNNELLS
FOR
ROADRUNNER REAL ESTATE DEVELOPMENT LLC
797 PORTLAND STREET
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TAX MAP 108, LOT 50

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
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SCALE : 1 IN. EQUALS 30 FT.
DATE : AUGUST 23, 2022
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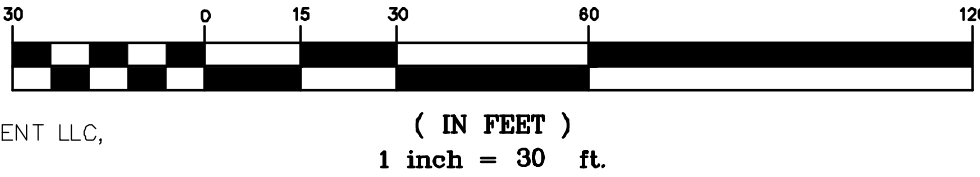




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GRAPHIC SCALE



EROSION AND SEDIMENT CONTROL PLAN

REVISION	DATE	DESCRIPTION
#2	10-20-22	REVISE CUP AREAS/GRAVEL WETLAND
#1	8-23-22	PROJECT SUBMISSION

LAND OF
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER