

Proposed 2011 Amendments

to

The Village of Clark Brook



Prepared
By:

Bedford Design
ENGINEERS & SURVEYORS

Prepared
For:

ANAGNOST
REALTY & DEVELOPMENT

Introduction

Anagnost Companies recently purchased the Clark Brook property and has been instrumental in continuing construction at the Little Quarry subdivision on the east side of the project.

The owner is ready to engineer the rest of the PUD, but has found some issues based on the original PUD Master Plan. We have reviewed the 2004 approved PUD Master Plan, and keeping as much of the project intact as possible, have proposed some adjustments which will meet the current market needs of Rochester and the surrounding areas.

In this package, we have included the original and the proposed PUD illustrative plans, as well as an existing conditions plan and site evaluation plan for your review.

Bedford Design has spent an extensive amount of time evaluating the property for ledge, drainage, septic locations and solutions for road and utility design. The wetlands have been re-flagged and new information has come to light based on this information. The location of some of jurisdictional wetlands has also reduced the amount of developable land on site.

While we have amended the plan, we feel that this design will benefit the area, as a larger portion of open space is achieved as well as a decrease in proposed impervious surface. The amended PUD keeps the spirit of the original Master Plan alive by staying interconnected and pedestrian friendly.

Sincerely,
BEDFORD DESIGN CONSULTANTS, Inc.

Robert J. Baskerville, PE
President

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Anagnost Companies

1662 Elm Street, Manchester NH 03101 603.669.6194

DICK ANAGNOST, PRESIDENT

ANAGNOST INVESTMENTS, INC. dba/ANAGNOST REALTY & DEVELOPMENT

Over 32 Years of Experience in Land Development, Auctions, "Work out" (Problem/Properties), Property Investment Analysis, Site Acquisition/Location Assessment, Expert Testimony, Investigation/Analysis, Construction Management, Real Estate Brokerage, Commercial/Industrial/Residential Sales and Leasing, Property Maintenance, & Property Management.

Anagnost Investments, Inc. is the Parent Company to the Following Entities:

ANAGNOST INVESTMENT GROUP	<i>Property investments</i>
DASS DEVELOPMENT CORP.	<i>Land & Project Development</i>
ACROPOLIS PROPERTY MANAGEMENT and	<i>Full Service Construction Management</i>
CONSTRUCTION/MAINTENANCE, LLC	<i>24-Hour On-Call Property Maintenance</i>
DATN INVESTIGATIONS, INC.	<i>Private Investigation and Security</i>
METROPOLIS PROPERTY MANAGEMENT GROUP, INC.	<i>Full Service Property Management Company of Residential, Commercial, and Industrial Properties of over 800 Apartments and over 1,500,000 Square Feet of Office/Commercial/Industrial Properties (under the ownership of Anagnost)</i>
OMEGA FINANCIAL , INC.	<i>Finance Company</i>
MANCHESTER HARLEY DAVIDSON	<i>Franchisee Motorcycle Sales, Service, and Retail</i>
NASHUA HARLEY DAVIDSON	<i>Franchisee Motorcycle Sales, Service, and Retail</i>
A.W. ROSE CONSTRUCTION, LLC	<i>Construction General Contracting</i>
AC CUSTOMS, INC.	<i>Custom Motorcycle Fabrication</i>
DIRICO MOTORCYCLES	<i>Motorcycle Fabrication</i>
MANCHESTER BINGO	<i>Bingo Gaming Leasing for Charitable Purposes</i>
GRANITE STATE POKER ALLIANCE	<i>Charitable Gaming Management</i>
E.C.E.M.S, LLC	<i>Electronic Chemical and Materials Suppliers</i>
DECK ONE MANAGEMENT, LLC	<i>Franchisee Dunkin Donuts General Management, Brooklyn NY</i>
GOFFSTOWN FITNESS, LLC	<i>Franchisee Gold's Gym</i>
DOVER AMUSEMENT GROUP, LLC	<i>Bowling Alley/Arcade/Sports Bar Facility</i>

Anagnost Companies is proud to be a Manchester, New Hampshire based company employing over 1000 employees.



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Dick Anagnost, President

RECENT AWARDS AND ACCOLADES

2012 NH Business Magazine, Influence Indexer - Top Influencers in the State, January, 2012 Edition
2011 Building New Hampshire Awards, Commercial Building – Healthcare Facility
2011 Build New England Awards Program, Performance Award
2011 NH Business Review, Business Excellence Award – Real Estate
2011 Best of Business (BOB) Award, Best Commercial Real Estate Developer
2009 Greater Manchester Chamber of Commerce, Citizen of the Year
2009 Best of Business Award – Best Commercial Real Estate Developer, NH Business Review
2009 James “Red” Hayes Award, National Football Foundation and College Hall of Fame
2008 Named one of NH’s Most Power People by Business New Hampshire Magazine
2007 Small Business Person of the Year Award – Greater Manchester Chamber of Commerce
2007 Greater Manchester Outstanding Business CareGiver of the Year, The CareGivers Inc.
2007 Manchester Magnifique Award for Outstanding Commercial Property, Intown Manchester
2007, 150th Anniversary Year Community Builders Award, Free and Accepted Masons of NH Lodge 61 F&A.M.
2005 Executive of the Year, Manchester Wolves, Arena Football League

SUMMARY OF RECENT REAL ESTATE DEVELOPMENT ACTIVITIES

INDUSTRIAL DEVELOPMENT

- Evans Tech Park - 542,500 sq. ft. park - Londonderry, NH
- Shaker Brook Industrial Park - 74,550 sq. ft. park - Loudon, NH
- Ward Hill - 206,000 sq. ft. park - Haverhill, MA
- The Dexter Building - 62,500 sq. ft. R&D warehouse, manufacturing, corporate headquarters facility - Londonderry, NH
- Rehab – 8 Delta Drive - 39,000 sq. ft. - Industrial building – Londonderry, NH
- Rehab – 4 Delta Drive - 15,000 sq. ft. - Industrial building – Londonderry, NH
- Rehab – 4 Technology Park Drive – 18,000 sq. ft. – Industrial building – Londonderry, NH

COMMERCIAL DEVELOPMENT

- Merrimack, NH - 20,500 sq. ft. automobile dealership
- Pembroke, NH - 68,500 sq. ft. commercial center
- Merrimack, NH - 21,500 sq. ft. - Harley Davidson Dealership
- Manchester, NH - 20,800 sq. ft. – 500 Commercial Street
- Manchester, NH- 18,600 sq. ft. – 1662 Elm Street
- Manchester, NH- 3,600 sq. ft. - 95 Cilley Road
- Manchester, NH- 3,000 sq. ft. – 730 Pine Street
- Manchester, NH - 25,000 sq. ft. – 844 Elm Street
- Manchester, NH - 6,800 sq. ft. – 24 Penacook Street
- Manchester, NH- 43,000 sq. ft. - 1037 Elm Street



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- Manchester, NH - 25,000 sq. ft. - 1015 Elm Street
- Manchester, NH - 8,500 sq. ft. - 494 Elm Street
- Manchester, NH - 170,000 sq. ft. - 33 So. Commercial Street
- Manchester, NH - 22,500 sq. ft. - 967 Elm Street
- Manchester, NH - 20,440 sq. ft. - 590 Second Street
- Manchester, NH - 19,000 sq. ft. - 165 John Devine Drive
- Concord, NH - 20,500 sq. ft. - 107 Storrs Street
- Londonderry, NH - 89,000 sq. ft. - 40 Buttrick Road - medical office
- Campton, NH - 4,400 sq. ft. - 3 Tower Road - retail space
- Hooksett, NH - 64,000 sq. ft. - 1323 Hooksett Road - medical office building/retail
- Manchester, NH - 500,000 sq. ft. - Hancock St/Queen City Avenue - medical office building/retail
- Pembroke, NH - 5,600 sq. ft. - 16 Sheep Davis Road - retail
- Pembroke, NH - 2,400 sq. ft. - 60 Sheep Davis Road - Retail
- Hooksett, NH - 3,500 sq. ft. - Alice & Bell Avenue - Retail
- Manchester, NH - 2,400 sq. ft. - Candia Road - Retail
- Manchester, NH - 2,400 sq. ft. - Lakeside Drive - Retail
- Manchester, NH - 13,000 sq. ft. - Main Street - Retail
- Bedford, NH - 55,000 sq. ft. - Medical Office Building
- Bedford, NH - 22,000 sq. ft. Restaurant (Retail, Bank and Coffee Shop)
- Londonderry - 18,000 sq. ft. - 4 Technology Drive - Rehabilitation
- Londonderry - 60,000 sq. ft. - Buttrick Road - Office Building
- Manchester - 100,000 sq. ft. - 460 Elm St - Supermarket

RESIDENTIAL

- 61 Lot Subdivision - Bedford, NH
- 84 Lot Subdivision - Bedford, NH (Preserve, Governor's Ridge, Governor's View -High End Housing)
- 21 Lot Subdivision - Candia, NH (Mid Range)
- 21 Lot Subdivision - Bedford, NH (High End Housing)
- 18 Lot Subdivision - Moultonborough, NH (Waterfront Properties on Lake Winnepesaukee - High End Housing)
- 18 Lot Subdivision - Rochester, NH (Entry Level Affordable Housing)
- 14 Lot Subdivision - Newbury, NH (Entry Level Affordable Housing)
- 15 Lot Subdivision - Manchester, NH (Entry Level Affordable Housing)
- 12 Lot Subdivision - Manchester, NH (Entry Level Affordable Housing)
- 10 Lot Subdivision - Crosbie Street, Manchester, NH (Mid Range)
- 8 Lot Subdivision - Goffs Falls Road, Manchester, NH (Entry Level Housing).
- 7 Lot Subdivision - Borough Road, Pembroke, NH (Affordable)
- 7 Lot Subdivision - Manchester, NH (Mid Range)
- 7 Lot Subdivision - Stratham, NH (High End Housing)
- 5 Lot Subdivision - Bedford, NH (High End Housing)
- 4 Lot Subdivision - Bedford, NH (High End Housing)
- 3 Lot Subdivision - Jenkins Road, Bedford, NH (Mid Range Housing)
- 3 Lot Duplex Subdivision - Manchester, NH (High End Housing)
- 2 Lot Subdivision - Sunapee, NH (High End Housing)
- 1 Lot Subdivision - Pembroke, NH (Entry Level Affordable Housing)



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MULTI-FAMILY PROJECTS

- Bonnie Claire Estates - 90 Unit Apartment Housing, Pembroke, NH
- Pearl Street School - 12 Unit Elderly Housing, Manchester, NH (Abandoned Public School)
- Pine Place - 24 Unit Apartment Housing, Manchester, NH
- 144 Lake Avenue - 21 Unit Apartment Housing, Manchester, NH
- 82 W. Brook Street - 20 Unit Apartment Housing, Manchester, NH (Rehab former Mill Housing)
- 536 Beech Street - 23 Unit Apartment Housing, Manchester, NH (Rehab)
- 227 Pine Street - 5 Unit Apartment Housing, Manchester, NH (Rehab)
- Mt St Mary's Apts - 73 Unit Apartment Housing, Hooksett, NH (Rehab)
- Eastern Ave Apts - 48 Unit Apartment Housing, Manchester, NH
- Hollis Commons Apts - 60 Unit Apartment Housing, Concord, NH
- Piscataquog River Apts - 150 Unit Work Force Housing, Manchester, NH
- Hoit Mill Apartments - 18 Unit Rehab, Weare, NH
- Old Wellington Road Apt - 90 Unit Work Force Housing, Manchester, NH
- Stella Arms Apartments - 66 Unit Work Force Housing, Manchester, NH
- Sidora's Terrace Apartments - 72 Unit Work Force Housing, Manchester, NH
- Rivers Edge Apartments - 24 Unit Apartment Housing, Manchester, NH

CONDOMINIUMS

- 32 Unit Project - Cobble Creek Condominiums, Goffstown, NH
- 43 Unit Project - Garden Gate Estates, Hillsboro, NH
- 73 Unit Project - Mount Saint Mary's, Hooksett, NH
- 48 Unit Project - Jefferson Place, Manchester, NH
- 66 Unit Project - Demetria's Crossing, Manchester, NH
- 42 Unit Project - Moulton Cove, Laconia, NH
- 160 Unit Project - Bedford Hills, Bedford, NH

AFFILIATIONS

- First V.P. St. George Greek Orthodox Church, Manchester, New Hampshire
- New Hampshire Association of Private Detectives
- NCISS - National Council of Investigation & Security Services
- National Association of Realtors
- Commercial Investment Division State of New Hampshire
- Director of Orpheon Incorporated, New York, New York
- Former Chairman of Board of Intown Manchester, Manchester, NH
- Chairman of Job Corp Task Force, Concord, NH
- Chairman of Workforce Opportunity Council, Concord, NH
- Vice Chair, Business Finance Authority, Concord, NH
- Vice Chair, Trustee Board for the Office of Youth Services, Manchester, NH
- Board Member, Friends of Valley Cemetery
- Board Member, Friends of Stark Park
- Board Member, For Manchester



Anagnost Companies

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- Vice Chair, Moore Center Services
- Member, Board of Directors, Families in Transition
- Board Member, Veteran's Count
- Co-Chair, World War II Monument Center
- Board Member, Millyard Design Review Committee
- Associate Member, Marine Corps League – Granite State Detachment

OTHER

- Justice of the Peace, State of New Hampshire
- Notary Public, State of New Hampshire
- Licensed Real Estate Broker, State of New Hampshire
- Licensed Private Investigator, State of New Hampshire
- Licensed Private Investigator, State of Massachusetts

COMPLETED PARTNERSHIP DEVELOPMENT PROJECTS Developed with the City of Manchester, New Hampshire

Chase Block 42,000 SF, Office and Retail
1037-1045 Elm Street Historical Building Rehab

Bond Building 25,000 SF, Office, Retail, & Residential Apartments
1015 Elm Street Historical Building Rehab

McQuades Building 24,000 SF, Office and Retail
844-860 Elm Street Historical Building Rehab

Dunlap Building 22,500 SF, Office and Retail
967 Elm Street Historical Building Rehab

Langdon Mill Apartments 20 Low Income Family Housing
82 W. Brook Street Residential Property
Historical Mill Housing Rehab

**Pearl Street School
Apartments** 12 Unit Low Income Elderly Housing Residential
Property
332 Pearl Street Historical Grammar School Building Rehab

**Piscataquog River
Apartments** 150 Units Elderly and Family Workforce Housing
New Construction

155-255 Agnes Street
**Old Wellington Road
Apartments** 90 Units Workforce Family Housing
New Construction
495 Old Wellington Road
69 & 90 Eastern Avenue



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Sidora's Terrace Apartments	72 Units Workforce Family Housing New Construction
82 – 84 Karatsaz Avenue	
Stella Arms Apartments	66 Units Workforce Family Housing New Construction
226 – 228 Karatzas Avenue	
Demetria's Crossing	66 Affordable Townhouse Condominiums Developed in Partnership with Neighborworks Greater Manchester
86 – 216 Karatzas Avenue	

CURRENT DEVELOPMENT PROJECTS

In Development with the City of Manchester, New Hampshire

460 Elm Street Demoulas/Market Basket Retail Store

Bedford Design

ENGINEERS & SURVEYORS

Company Overview

Since 1987, Bedford Design Consultants, Inc. (BDC) has provided Planning, Civil Engineering and Land Surveying services to over 1,250 clients in the New England area. Our outstanding staff includes Professional Engineers, Licensed Land Surveyors, Septic Designers and a Landscape Designer. We also have an excellent support staff of Engineer and Surveying technicians. We strive to maintain excellent working relationships with our clients and are frequently involved multi-disciplinary team efforts with builders, developers, architects, engineers, and scientists. Our core specialties are Civil Engineering, Land Surveying, Land Planning, Septic Design and Landscape Design.

Civil Engineering

Bedford Design Consultants, Inc. prides itself on providing its clients with a complete solution to their engineering needs. A combination of senior and junior engineers provide BDC's signature blend of traditional practices and fresh innovative ideas. The Project Managers oversee each project from concept to completion creating partnerships with clients to ensure quality services with respect to their needs. Most importantly, our engineering staff has the manpower to review, inspect, or represent our findings in a prompt timeframe.

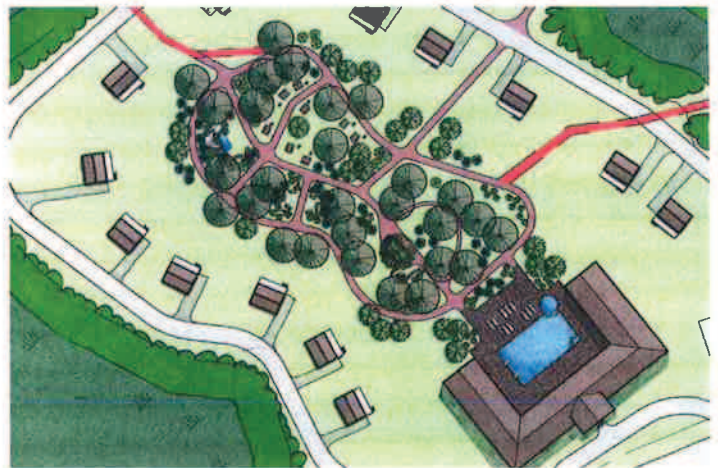
Land Surveying

All of our Survey Project Managers are Licensed Land Surveyors giving them the experience, respect of and professional relationships with state and local agencies that allow projects to move through the permitting process quickly and efficiently. Our working knowledge of local conditions gives us the flexibility to respond to client demands, which allows us to provide exceptional turn around and quality. Our survey support staff uses the latest leading industry standard tools to provide rapid responses on all survey requests and tasks.

Permitting and Land Planning

BDC offers the following land planning services:

- Zoning Analysis
- Subdivision Feasibility
- Site Assessments
- Scheduling
- Cost Estimating And Control
- Evaluations Of Alternatives
- Preliminary Site Walks
- Cost Evaluations



Landscape Design

Bedford Design Consultants, Inc. offers a comprehensive Landscape Design department that consistently provides solutions that integrate functional needs with aesthetic concerns. They work as a key member on design teams to solve difficult problems and create opportunities to enhance the unique characteristics of each site. Our projects have involved the design and permitting of new facilities as well as retrofitting existing sites to accommodate improved patterns of access, parking, circulation, lighting, utilities, service, and planting.

Background and Qualifications



Robert J. Baskerville, P.E. - President

Mr. Baskerville brings to Bedford Design Consultants, Inc. a strong hands-on approach to Civil Engineering and a reputation of providing practical solutions to tough engineering problems. He has been involved with private and public engineering projects ranging from small commercial and residential projects, to large land development projects with extensive environmental concerns. Mr. Baskerville puts a strong emphasis on relationship building to assure clear communication as well as high quality work to meet the needs of our clients.

Professional Registration:

- New Hampshire #5952, Civil and Structural
- New Hampshire Designer of Subsurface Disposal Systems, #1213
- Massachusetts #34805, Civil
- Massachusetts #34806, Structural
- Maine #5595, Civil and Structural
- Vermont #6652, Civil

Professional Memberships:

- National Society of Professional Engineers (NSPE)
- New Hampshire Chapter Offices Held: President, 1993-1994, Vice-President, Secretary, Mathcounts Co-Chair
- Granite State Designers and Installers
- American Society of Civil Engineers (ASCE)
- Home Builders Association



Marc A. Vanson – Senior Project Manager

Mr. Vanson has served as Senior Project manager and Civil Engineer for several New Hampshire based Civil Engineering companies. He has been responsible for numerous residential and commercial site designs and has thirty two years of continuous experience in residential and commercial subdivisions and site development projects.

Education:

Undergraduate Studies – 1975, State University of New York at Brockport
Courses and seminars in Stormwater Design and Management, Wetland Identification, Land Surveying, Sewerage design, Community Planning, Soil Properties and Field logging of Soil Borings.

Professional Registration:

Licensed Septic Designer #611



Katherine A. Weiss A.S.L.A. - Project Manager & Landscape Designer

Katie has worked at Bedford Design since she graduated and has had the opportunity to prepare numerous landscape and planting designs. She has become versed in the details of civil engineering, drainage design and permitting and has been managing projects for over three years. She specializes in the new NHDES Alteration of Terrain regulations and bio-retention design. She also focuses on Conceptual Designs based on local regulations. She plans on becoming licensed as a Landscape Architect here in NH in the near future.

Professional Associations:

- A.S.L.A. & B.S.L.A Member since 2005.
- G.S.L.A Member since 2008

Education:

Bachelors of Science in Landscape Architecture – 2005, University of Massachusetts, Amherst, MA



Craig A. Francisco, L.L.S. - Director of Surveying & Mapping

Mr. Francisco's extensive and well-rounded survey background brings expertise to the Bedford Design Consultants survey department. Over twenty five years of surveying experience has seen him progress through the positions of Rodman, Draftsman, Engineering Technician, Field Crew Chief, Project Manager, and Survey Department Manager. He has extensive construction surveying experience in New Hampshire, Pennsylvania and Colorado. He has managed six-man surveying departments in New Hampshire and Pennsylvania. He was the field crew chief for layout of bridge abutments and piers, pre-stressed concrete slabs and 35-foot retaining walls on a 2.5-mile stretch of Interstate 70 in Glenwood Canyon, Colorado.

Mr. Francisco has performed very small boundary surveys and several 300 + acre boundary surveys, aerial control surveys, on ground topography, Title and Accident surveys, etc., throughout New Hampshire, Connecticut and Pennsylvania.

Professional Registration:

- New Hampshire Licensed Land Surveyor #836
- Pennsylvania Registered Professional Land Surveyor #34198
- Designer Subsurface Disposal Systems #1320



Marc D. Martel, L.L.S. – Project Manager

Mr. Martel has built up several years of survey experience while at Bedford Design Consultants. He has grown from a member of the field crew to a Field Crew Chief to Field Services Coordinator and now a Project Manager. His extensive experience includes research, topographic and boundary surveys, construction layout and GPS control.

Professional Registration:

- New Hampshire Licensed Land Surveyor #948

Professional Memberships:

- New Hampshire Land Surveyors Association, Active Associate Member

Representative Projects List

Site Plans

Estabrook Residence & Anderson Square

Nashua, New Hampshire

Client: Palm View Crossings, LLC

This project consists of a 140 elderly housing units in a refurbished mill building with 15,000 s.f. of commercial space and an indoor atrium.

Ravinia Cold Storage

Hooksett, New Hampshire

Client: Ravinia Cold Storage

This 340,000 s.f. freezer warehouse is a two-phased project that utilizes bio-retention basins for storm water management the utilization of bio-retention was used a full year before the State of New Hampshire required it.

Villages at Loudon

Loudon, New Hampshire

Client: Heffron Materials

This project includes boundary determination, topographic survey and engineering design to complete a Site Plan Application for a 100-unit elderly condominium development. Restoration plans and EPA storm water permits were required for an expansion of an existing gravel removal operation onsite. The project includes drainage, community well, private roads and septic design for the development.

Londonderry Freezer Warehouse

Londonderry, New Hampshire

Client: Londonderry Freezer

This project involves a full topographic and boundary survey, site analysis, wetland delineation, traffic studies and site plans for the original facility and a later expansion that resulted in a total of 95,000 square feet of freezer warehouse space.

Celestica Corporation

Newington, New Hampshire

Client: Celestica Corporation

This project includes a topographic and boundary survey, site analysis, water & sewer extensions, drainage calculations, conceptual and finish site plans for a 200,000 square foot office and manufacturing facility and parking lot. This project also involved construction layout.

Subdivisions and Surveys

Nadeau Farm Subdivision

Client: Salisbury Farm Corporation

This unconventional 30 lot subdivision was located on a 144 acre farm. A conventional subdivision was shown on a yield plan and those numbers were used to create clusters of homes located in the woods to preserve views of the existing farm fields.

Roberts Farm

Goffstown, New Hampshire

Client: Robert Stiles LLC

This project is in progress and involves a residential/golf course community on 450 acres of land. The work completed to date includes boundary and topographic survey with location of delineated wetlands.

Pulpit Estates

Bedford, New Hampshire

Client: Pulpit Estates, L.L.C.

This project involves a 40 lot subdivision with 2346 LF of road located on an existing 91 acre parcel. A boundary and topographic survey was complete along with location of delineated wetlands. A fire cistern was required by the town. State and local subdivision approval was required along with NHDES Site Specific Permit.

Waldorf Estates – Phase III

New Boston, New Hampshire

Client: Seff Enterprises and Holdings, L.L.C.

This project involves a 19 lot subdivision with 3248 LF of road located on an existing 78 acres of land. NHDES Site Specific and Dredge and Fill Permits were required for the project.

Castle Reach (Phases I and II)

Windham, New Hampshire

Client: Windham NH Development Co. LLC

This project involves a two phase development of which Phase I consists of a 41 lot subdivision. Phase II consists of a 47 lot subdivision. The project needed NHDES State Subdivision and local subdivision approval along with NHDES Site Specific and NHDES Dredge and Fill Permit.

Exeter Hospital

Exeter, New Hampshire

Client: Hutter Construction

This project included construction layout and survey control for the new hospital addition.



SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C.

QUALIFICATIONS

Schauer Environmental Consultants, L.L.C. (SEC) is a small environmental consulting company specializing in soil and wetland mapping, wetland mitigation, stream bank stabilization support, construction monitoring for sediment and erosion control, septic designs (residential and commercial), wildlife studies and environmental planning and permitting (local, state and federal).

SEC was started in April 1997 by Peter S. Schauer to provide quality environmental consulting services to state and local agencies, engineering and land survey firms and land developers. Although we are small in size, with three full-time employees, SEC employees have worked on the environmental permitting of some of the larger projects constructed in New Hampshire.

President of SEC, Peter S. Schauer, obtained a BS in Forestry in 1973 from the University of New Hampshire and an MS in Soil Science (Genesis, Classification and Morphology) in 1976 from the University of Idaho. He is certified as a Soil Scientist, Septic Designer and Wetland Scientist. Peter was published in the Journal of Environmental Quality in both 1980 and 1982.

Joshua M. Brien studied at the University of New Hampshire from 2000-2006 in their Environmental Science Program. He is certified as a Wetland Scientist and Septic Designer. Josh has worked at Schauer Environmental since 1999.

Thomas E. Sokoloski obtained a BS in Resource Development in 1984 and an MS in Resource Chemistry in 1989, both from the University of Rhode Island. He was published in the March 1989 issue of U.S. Fish and Wildlife Service Biological Report.

Examples of projects involving SEC personnel prior to and following the formation of SEC are:

Wal-Mart Regional Distribution Center in Raymond, NH (1,100,000 S.F.)

Mr. Schauer was the project manager for the environmental assessment and permitting for a one million square foot regional distribution center located off Route 107 in Raymond, NH. This project involved alternative analyses, wetland mapping assessments and mitigation planning, historical and archaeological inventories and mitigation, and coordination with many local, state and federal agencies. The design of over 5.5 acres of wetland creation/restoration, conservation easements and setback buffers from the Lamprey River were negotiated through the permitting process.

The Villages at Head's Pond, Route 3, Hooksett, NH

SEC successfully permitted a 428-unit residential subdivision project with a 5.5 mile road network for Manchester Sand, Gravel & Cement Co., Inc. on 1,250 acres of land in North Hooksett, New Hampshire. Thomas Sokoloski was involved in the wetland resource

Environmental Planning & Permitting

Soil & Wetland Investigations

Septic Designs

138 Cross Brook Road, Loudon, NH 03307 Phone 798-4355 Fax 798-4357

Email: Soilsurfer@comcast.net

5/25/11



SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C.

identification and delineation, preparation and submittal of wetland permit applications, coordination of project reviews and negotiation of required mitigation with federal, state, and local regulatory agencies, and will monitor construction activities related to wetland resources upon project startup.

The project was complicated by the presence of an endangered wildlife species in the vicinity, several other species of wildlife and plants ranked as threatened or special interest, several vernal pools, wetlands of special concern, significant project modifications that were made during the permit review period, and the competing and often conflicting interests of the various regulatory agencies.

Town of Peterborough/Monadnock Community Hosp. Access Road, Peterborough, NH

SEC successfully permitted a new access road connecting Route 202 and Old Street Road for the Monadnock Community Hospital in Peterborough, NH. The project included 2800-feet of new roadway, a round-about intersection and included 23,675 sq. ft. (0.54 acres) of wetland impact. Various roadway designs and alternatives were prepared by the project engineer, while SEC conducted wetland identification and delineation of the route, prepared and submitted wetland permit applications, prepared wetland restoration plans which create or restore 2.59 acres of wetland.

Additional projects involving work in and knowledge of areas related to the Department of Environmental Services wetlands jurisdiction under RSA 482-A, including an understanding of relevant New Hampshire rules, policies and guidelines, are as follows:

Ralph & Gail Tucci – Upper City Road, Pittsfield, NH

This project involved an after-the-fact wetland application (Major) where the landowner cleared and stumped approximately 131,000 S.F. of area within the jurisdiction of the Wetlands Bureau. During a significant rainfall event sediment from the disturbed areas was transported into wetland areas and an intermittent stream. SEC delineated the wetlands, prepared restoration plans, a wetland application and performed construction monitoring of the restoration. A permit was issued (File 2005-02540) to retain 4,069 S. F. of wetland impact and restore the remaining area. Monitoring reports have been filed with DES.

James & Joan Landry – Nippo Pond Subdivision – Rtes 9 & 202, Barrington, NH

The wetland permit (File 2008-02093) was issued for the dredge and fill of 2,675 S.F. of wetlands and the construction of an 8 foot x 4 foot x 56 foot arch culvert for the construction of a road crossing for a 50-lot subdivision on 163 acres of land overlooking Nippo Pond. This project involved the classification of vernal pools, rare and endangered plant species and prime wetlands.



Economic Development
Community Development
Planning & Zoning
Conservation Commission

PLANNING AND DEVELOPMENT DEPARTMENT

City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 • Fax (603) 335-7585
E-Mail: kenn.ortmann@rochesternh.net
Web Page: <http://www.rochesternh.net/>

NOTICE OF DECISION

December 4, 2003

Peter Whitman
R Commons, LLC
PO Box 156N
New Castle, NH 03854

RE: Planned Unit Development, Old Dover Road/Whitehouse Road. Case #256-66-A-02 and 264-23-A-02.

Dear Peter:

I am pleased to inform you that your Planned Unit Development proposal is **APPROVED** by the Rochester Planning Board at its December 1, 2003 meeting with the following conditions:

Documents

The following documents shall constitute/guide review of the Clark Brook Planned Unit Development Master Plan for the purposes of zoning and development regulatory requirements:

- 1) All of the documentation submitted by the applicant which is contained in files located in the Planning and Development Department office, with the more recent documentation superseding conflicting earlier documentation unless otherwise noted.
- 2) The most recent Clark Brook Revised Master Plan map.
- 3) The City of Rochester Planned Unit Development Ordinance
- 4) The City of Rochester Site Plan Regulations and Subdivision Regulations pursuant to guidelines established in the PUD Ordinance
- 5) Additions, modifications, and clarifications described (particularly in the case of discrepancies or lack of clarity with the submitted master plan) herein which shall supersede any described in 1) and 2), above.
- 6) Any other appropriate laws, statutes, ordinances, regulations, policies, procedures, standards, or principles as reasonably determined by the City of Rochester Planning Board consistent with the legitimate intent of this approval.

restrictive
covenants
B 3368 P239-246

General Guidelines

- 1) The Planning Board may impose any reasonable requirements in the course of site plan and subdivision review to ensure implementation of the Village master plan. This may involve requiring elements to be completed in an economically reasonable manner prior to issuance of building permits or certificates of occupancy, or subsequent phase approvals, or stipulating appropriate bonds. Such elements may include, for example, landscaping, trails, sidewalk, recreational features, valuable nonresidential uses, those residential uses which provide diversity to the plan. Completion of these facilities and features shall generally follow the phasing plan unless it is reasonably determined that another schedule or approach is in order.
- 2) It is the intention of the Master Plan entitled, "The Village of Clark Brook, Sketch Plan, dated September 4, 2003, R. Commons, LLC – Applicant, Terrence J. DeWan & Associates, Landscape Architects/Planners, scale of 1"=100'", and related documentation to be a development plan with a moderate degree of specificity. Given the preliminary nature of the engineering adjustments may be made in dimensions and layouts of roads, utilities, drainage systems, buildings, structures, etc. in the course of site plan and subdivision review provided the intent of the PUD is clearly met as reasonably determined by the Planning Board
- 3) Consistency with PUD. The Planning Board shall use reasonable judgment in the course of reviewing site and subdivision plans in determining which types of adjustments in the approved master plan are consistent with the approved PUD and may simply be reviewed in accordance with the PUD and which would constitute significant changes such that an amended PUD application would be required.
- 4) While all of the items included in documentation submitted by the applicant are part of this approved PUD, statements which clearly do not impact the quality or effectiveness of the PUD or in which the Planning Board does not take any interest are not considered to be requirements by the City, as reasonably determined by the staff or Planning Board, as appropriate.
- 5) It is the intent of this master plan to be developed consistent with the principles of Traditional Neighborhood Development. For reference, this design approach is discussed in the City of Rochester Land Use Plan.
- 6) Quarryville and Old Dover Commercial. Development of Quarryville is not dependent upon the establishment of the other phases so its development may proceed somewhat independent of the other phases. Also, Old Dover Commercial may proceed independent of other phases provided that it is not developed prior to at least one internal phase (I, II, or III) of the project being at least largely completed.

Process

- 1) Specific detailed plans will need to be submitted and reviewed under the customary site plan and subdivision process for conformance with this approved PUD and other applicable law. The Planning Board may, of course, impose reasonable requirements and limitations consistent with this PUD and applicable law during that process.

- 2) Prior to approval of any subsequent phases the board may stipulate review of proposed condominium or association documents by the city attorney at the applicant's expense. Such approval shall not be unreasonably withheld.
- 3) Prior to approval of any phases the developer must submit proof that he owns/controls the entire PUD tract.
- 4) Updated drawing. For clarity, prior to Planning Board approval of any site or subdivision plan the developer shall submit a revised/updated final PUD Master Plan incorporating all appropriate elements described herein. The developer should coordinate with the Planning staff in determining which elements are best included in the updated plan.

Density

- 1) Maximum units. The maximum number of residential dwelling units is 262 and the maximum number of total bedrooms is 571 as shown in "Residential Unit Breakdown, dated November 12, 2003". Under no circumstances could the total exceed this amount (except for a PUD amendment). Developing this number is not guaranteed and is subject to addressing various appropriate standard site constraints. The form of ownership may be a variety of fee simple, condominium, long-term lease or other forms.

Uses

- 1) Full range of uses. The applicant will work diligently to create nonresidential uses and full range of residential uses as specified and will market the spaces aggressively. It is understood that certain uses may not be marketable as quickly as other uses but nonetheless these uses are considered integral components of this PUD.
- 2) Residential adjustments. In the course of subdivision and site plan reviews the developer and Planning Board may mutually agree to minor modifications/clarifications in exact type of dwelling units whether small lot single family detached, medium/large lot single family detached, townhouses, duplex/triplex/quadrplex, or flats/condominiums for the purpose of enhancing development quality provided: a) the intent of the Master Plan is clearly met; b) a reasonable balance of housing types is maintained; c) the number of dwelling units does not exceed 262; and d) the number of bedrooms does not exceed 571.
- 3) Age restricted units. The phase referred to as Quarryville on the Master Plan will be age restricted (55 years of age or older subject to applicable law).
- 4) Commercial square footage. The maximum size of commercial space at Old Dover Road is 12,500 square feet. This commercial is intended for an ice cream shop, small office, kindercare, and miniature golf. The Planning Board may approve other nonresidential uses at this site that are moderate impact and clearly harmonious with the surroundings.

- 5) Live work. Live-work units are intended to be used for limited commercial purposes or for residences, as the market determines. Live-work use is designated for the first floor only of buildings A and B in Phase I and buildings A-H in Phase II. The commercial use may not exceed 2,500 square feet for any one business/operation within any one space, except that there is no limitation for a grocery store. Live-work commercial use is limited to those uses that are low impact and compatible with a close in residential environment such as office, antique shops, cafes, restaurants, institutional use. No fast food, drive-through business, automobile oriented business, nor industrial/manufacturing operation would be allowed as live-work.
- 6) Home occupations. Home occupations, specifically as conventionally defined in the Zoning Ordinance are permitted in the single family properties in the Village Edge and Village Neighborhoods. Clarification to submitted documentation entitled, "Commercial and Office Uses, The Village of Clark Brook, Rochester, New Hampshire, R. Commons, LLC" : office are only allowed in the Village Edge, Neighborhood, and Center as outlined in this approval.
- 7) Nonresidential uses, generally. If in the future, any building for a particular nonresidential use shown on the Master Plan is established and then subsequently that land use is found not to be supportable in the market, such that the building or unit would be vacant, the Planning Board may authorize another land use category for that building or unit provided that: a) the proposed new use is no more intensive than the original specified use in all pertinent regards; and b) the proposed new use is consistent with the intent of this Master Plan. If these conditions are not met, submission of an amended Master Plan may be required. It is intended that if market conditions change, there be flexibility in this process in order that a nonresidential building not be left vacant indefinitely and space be filled with a use compatible with the PUD.
- 8) Multifamily units. Note on the plans in Phase I, buildings B, C, E, and F are to be townhouses/rowhouses and buildings A and D are to be flats. In Phase II, buildings A-D and J-L are to be townhouses/rowhouses, and buildings E-H are to be flats. In Phase III, buildings A-C are to be townhouses/rowhouses. The purpose of defining these as townhouses/rowhouses and flats, respectively is to ensure diversity of building type. Building N is designated for institution use, such as a church, school, or day care center.
- 9) Multifamily types. Townhouses/rowhouses may be arranged as fee simple units on individual lots or as condominiums on one lot. The flats may be established as a condominium.

General Design

- 1) The approved Master Plan is as shown. Therefore, there are no specific minimum lot sizes or frontages, but rather platting must be consistent with the clear intent of the Master Plan.
- 2) During the site plan process the Planning Board shall determine exactly where sidewalks, curbing, and closed drainage is necessary.
- 3) There are no specific setbacks required as part of this PUD. However, under each phase as part of site and subdivision review appropriate setbacks shall be proposed and established,

Parking

- 1) Parking for nonresidential uses shall be reviewed by the Planning Board to ensure that the location, amount, and design is sufficient and consistent with the intent of this Master Plan.
- 2) At each phase the applicant may propose any number of parking spaces independent of the zoning requirements, consistent with the intent of the PUD Master Plan. The Planning Board may use its reasonable discretion in determining the appropriate number of spaces. For example, the Zoning Ordinance stipulates 2 parking spaces per dwelling unit. However, if the applicant reasonably demonstrates that 1-1/2 spaces should be sufficient for the flats, the board may approve that number. The Parking section contained in the Site Plan Regulations provide good guidance for reviewing parking.
- 3) It is the intent of this master plan that parking needs be met through on street parking, private driveways, rear alleys, and rear parking lots. Parking lots should not be located in the front of buildings fronting on the public street, particularly in the multifamily/commercial areas in the three main neighborhoods. Parking lots may be located at the side of buildings (and in the front, where no other reasonable approach is workable) if approved by the Planning Board in its reasonable discretion.

Sidewalks/paths

- 1) There shall be an asphalt sidewalk measuring at least 5 feet wide along the main collector type road with a lawn strip at least 5 feet wide. It may meander alongside the road with an undulating lawn strip.
- 2) All sidewalks shall include a planting strip at least 5 feet wide, except by multifamily and commercial where it may be reduced or eliminated depending upon the density of on street parking to shield pedestrians.
- 3) Trails. Trail/footpath plans will be finalized as part of the site and subdivision plan approvals to determine exact locations, widths, design, materials, and amount of clearance. Appropriate treatment is needed to ensure trails next to single family lots do not get privatized, such as construction of a section of asphalt path next to the road. The Best Management Practices as followed by the Appalachian Mountain Club shall serve as a guide.
- 4) The path connecting Quarryville to the main road and/or main development is intended to be more substantial in materials (such as an asphalt path) to better serve the senior residents and form a stronger connection with the main development.
- 5) These trails will be developed for the quiet enjoyment of the residents.

Utilities

- 1) The PUD will be serviced by City water and private/community septic. City water will be extended to serve the project and will be operational prior to the first certificate of occupancy

being issued. Extension of the Rochester water main from its present location (near Lilac City Estates) will provide connectivity with the recently extended Somersworth water main. A fire hydrant will be extended to Blackwater Road at the time of roadway connection between Blackwater Road and the Village of Clark Brook.

- 2) All utility lines shall be underground.
- 3) Use of attractive wet ponds rather than dry detention basins is encouraged to the extent practical.
- 4) Accessory utilities to serve the PUD shall be installed as reasonably stipulated by the Planning Board in consultation with Public Works.

Environmental Aspects

- 1) Best management practices will be employed throughout, particularly with regard to stormwater management.
- 2) Existing stone walls will be preserved to the extent practical.
- 3) The recently adopted Conservation Overlay District (wetland ordinance) shall apply.

Open Space

- 1) Areas shown as open space on the master plan map remain in perpetuity as open space. It may not be developed nor further subdivided. There can be reasonable, incremental adjustments of developed areas around/within these open space areas as long as the size, integrity, (and clear intent of the master plan is met) of each open space area is maintained.
- 2) All open space, greens, and squares will be owned and maintained privately.
- 3) In designated open space areas there may be no asphalt (other than paths and trails as approved). There can be open air gazebos and pavilions not to exceed 1000 square feet in area each. No motorized vehicles including ATV's are allowed on paths or sidewalks, or in open space areas.
- 4) Maintenance plans will be submitted as part of subdivision/site plans to ensure that all squares and greens are appropriately maintained.

Architectural Design

- 1) Architectural regulations. The City of Rochester Architectural Regulations shall apply in the customary manner (i.e. to all buildings except single family detached). While some schematic architectural designs have been submitted, the applicant may work out any reasonable arrangement to provide for efficient and effective review of designs in accordance with those regulations and the intent of the PUD ordinance.

*language
incorporated
in restrictive
covenants*
↓

- 2) Architectural code. The developer shall work with the Planning Department and Planning Board to develop an appropriate architectural code, consistent with the clear intent of this master plan, to be incorporated as part of the association documents.
- 3) Garages. Where there is no alley, there shall be no double size garage doors (i.e. double width individual doors) facing the road. Devices shall be employed to mitigate their impact such as using pitched roofs, dormers, special architectural treatment, turning the garages 90 degrees from the road, incorporating transom windows, painted garage doors, beveled or curved corners of the doors, etc.
- 4) The applicant shall work with the City to develop in depth architectural designs and an architectural program consistent with the PUD ordinance, the Architectural Regulations and the preliminary drawings submitted in the master plan. For example, shutters shall not be used on double windows or on any windows for which they are not properly sized. The designs shall utilize the traditional vocabulary of architectural tools in order to create attractive, gracious designs, such as pitched roofs, columns, dormers, transom windows, sidelights, porticos, entablatures, various volumes, etc.
- 5) Architectural styles. It is the intent that the inspiration for single family and townhouse units generally be the Italianate, Greek Revival, Neoclassical, Victorian, Craftsman, and Folk architectural styles. Use of low slung ranch style structures is not appropriate. Most if not all houses should be at least 1-1/2 stories in height.
- 6) The developer shall work out a palette of designs in order to avoid monotonous repetition of design. The objective within each phase, is to achieve "variety within unity" to the extent practical.
- 7) Siding. Use of natural siding materials such as wood clapboard, wood shingles, brick, stucco, or stone or cementitious clapboard such as hardyplank is strongly encouraged but not required.
- 8) Entry way. The entry way of all buildings, shall be made prominent in some manner, such as through use of porches, stoops, sidelights/transom windows, and/or a door surround. All primary entry ways should be placed on the front facade of the building. Use of full front porches is strongly encouraged.
- 9) First floor. The first floor for all buildings except for dwelling units for seniors must be raised 30" +/- above the grade of the street or sidewalk elevation, whichever is less, to provide privacy for the dwelling unit.

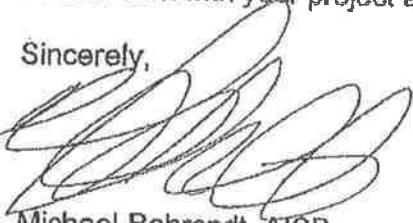
Miscellaneous

- 1) Expansion of PUD. It is understood that the developer has the right to apply to amend the PUD by adding adjoining land through the PUD amendment process outlined in the PUD ordinance. The Planning Board would evaluate any such proposal in accordance with the ordinance.

- 2) Blasting. Any necessary blasting will be carried out in compliance with Fire Department requirements, including a pre-blast survey if requested by the Fire Department.
- 3) Bonding for the development shall be permitted in the usual and customary manner. Security for infrastructure improvements shall consider the phasing of the project and the withholding of a certificate of occupancy as a condition of approval.
- 4) With a traditional neighborhood development it is intended that it may evolve over time. As such, future applications for amendments to the original approved master plan may be in order and shall be reviewed with this in mind.

Best of luck with your project and if you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Behrendt', written over a horizontal line.

Michael Behrendt, AICP
Chief of Planning

CC: Attorney Malcolm McNeil
File



The Village of Clark Brook

Sketch Plan

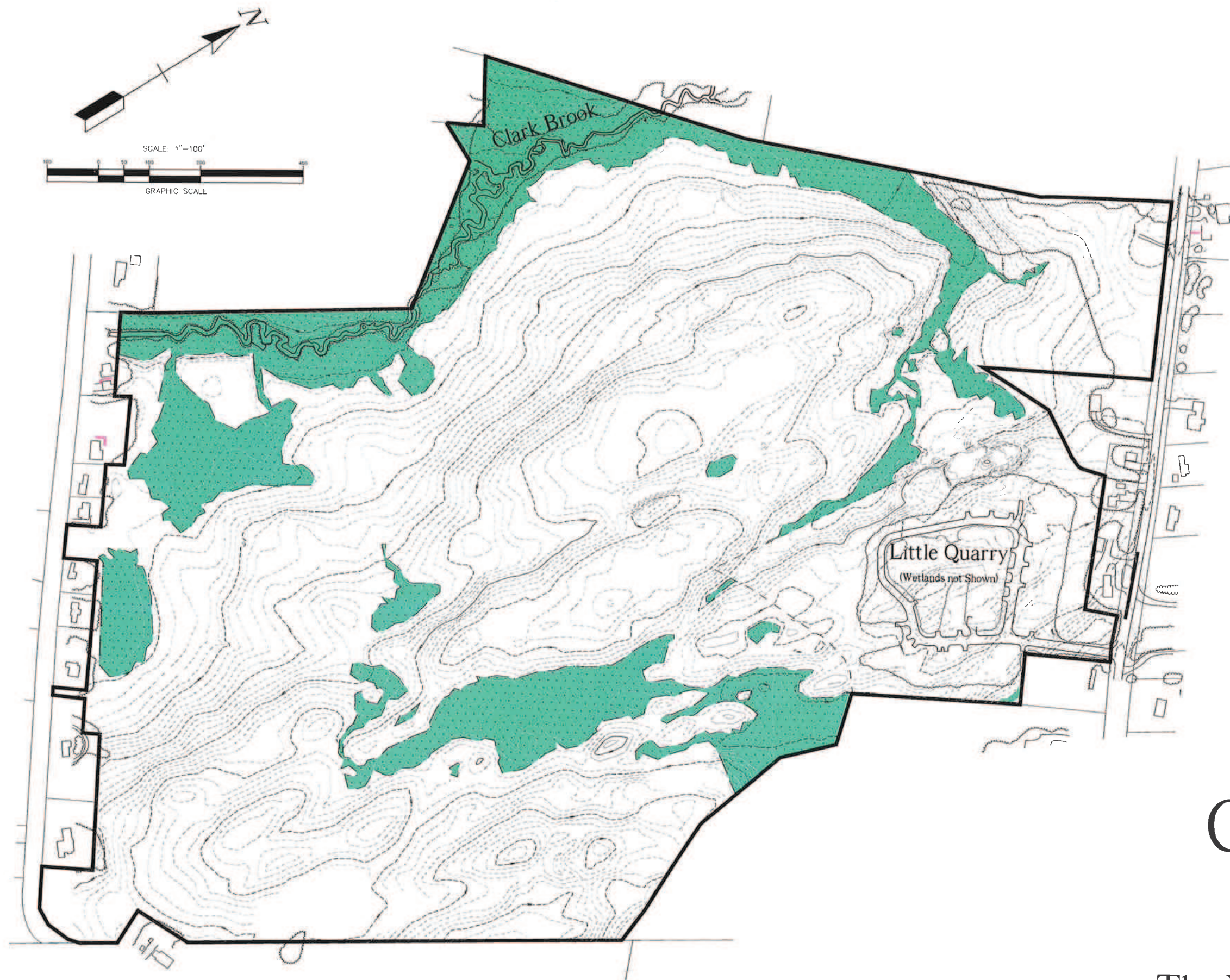
September 4, 2003

R.Commons, LLC - Applicant
Terrence J. DeWan & Associates, Landscape Architects / Planners
121 West Main Street, Yarmouth Maine 04096
tel: 207.846.0757 fax: 207.846.0675

Scale: 1" = 100'



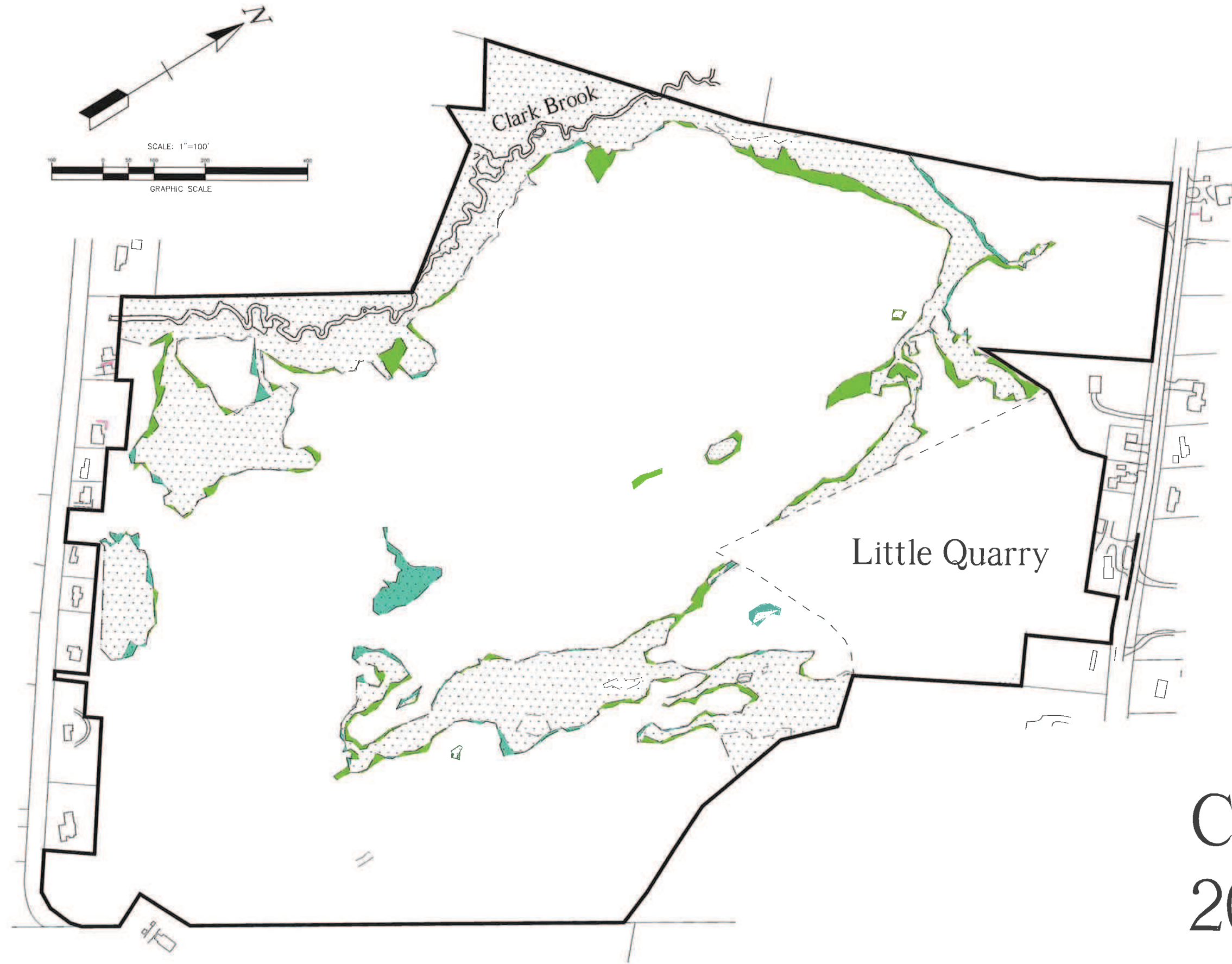
REVISIONS:
OCTOBER 22, 2003



Wetlands

Existing Conditions Plan

The Village of Clark Brook



decrease
increase

This plan shows the
difference in wetland
delineation between 2004 and
2011.

Wetland Comparison 2004 & 2011

The Village of Clark Brook



GOVE ENVIRONMENTAL SERVICES, INC.

August 25, 2011

Robert Baskerville
Bedford Design Consultants, Inc.
177 Industrial Park Drive
Manchester, NH 03109

Re: Clark Farm, Rochester
Subject: Vernal Pool Report

Dear Mr. Baskerville,

This letter is to verify that Gove Environmental Services, Inc., performed a site inspection to identify vernal pools on the Clark Farm parcel, located between Blackwater Road and Old Dover Road, in Rochester. Enclosed you will find a sketch, data forms, site notes and photos documenting the vernal pools on this property.

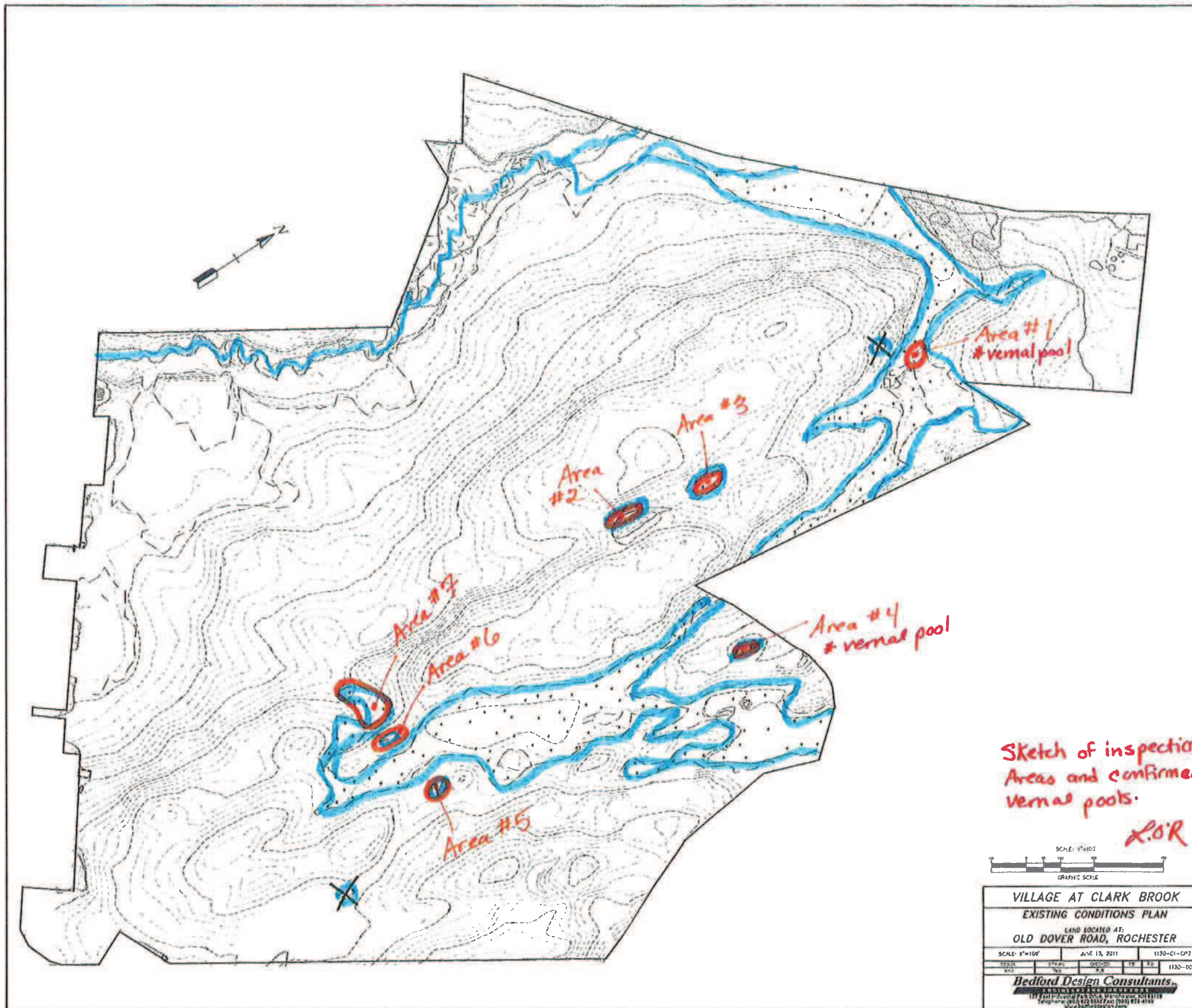
The areas identified as #1 and 4 have been confirmed to be vernal pools. Areas #1 and 4 showed a high level of activity, with numerous egg masses and tadpoles of vernal pool species observed. Based on the number of egg masses observed, the pools may be categorized as follows as moderate-value vernal pools.

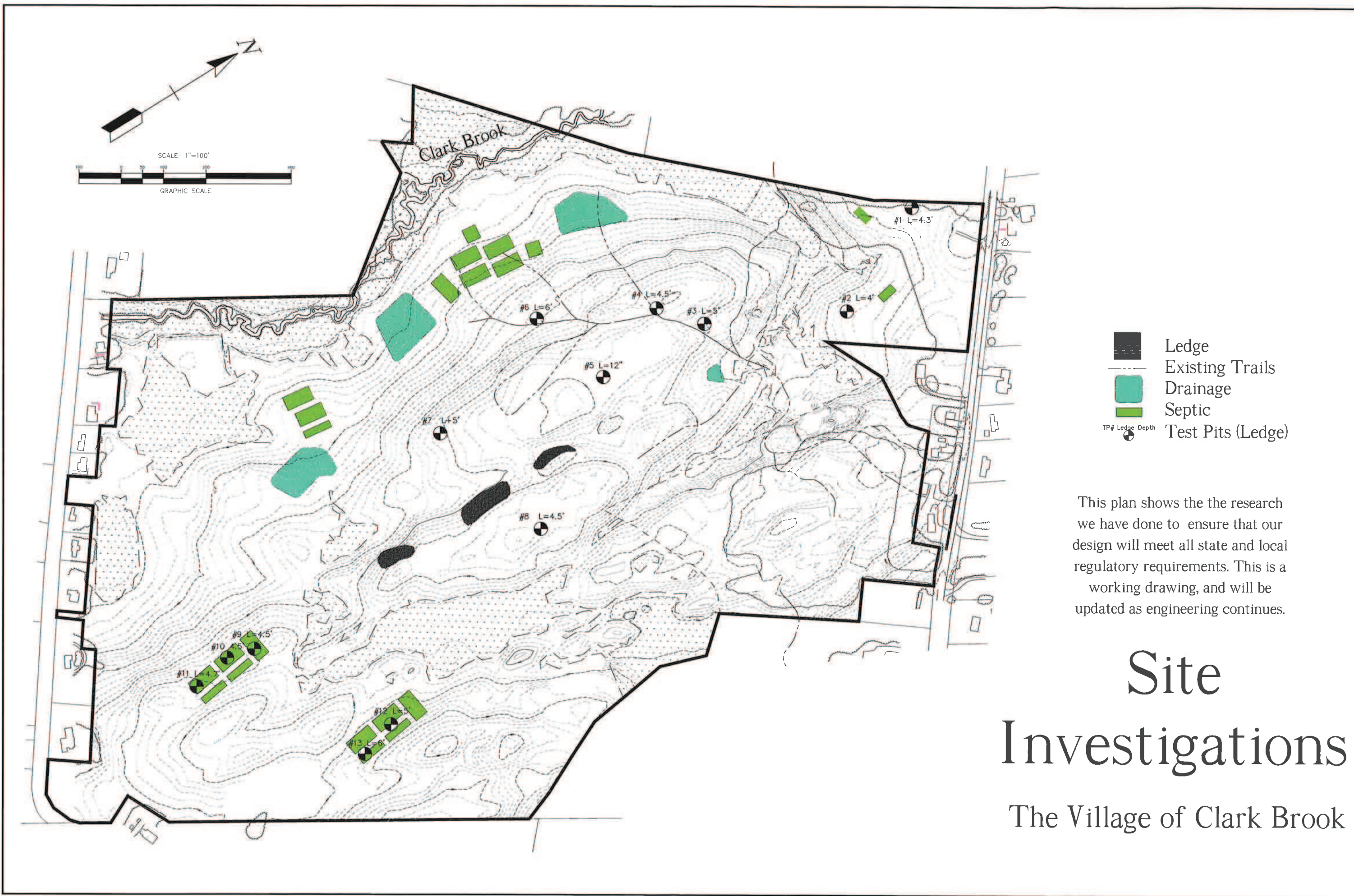
Please review the enclosed materials. If I can be of further assistance, please feel free to contact me at 778-0644 x16 or Randall at 778-0644 x17.

Sincerely,

Lindsay O'Reilly
Soil and Wetland Scientist
Gove Environmental Services, Inc.

8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526
Ph (603) 778 0644 / Fax (603) 778 0654
info@gesinc.biz





This plan shows the the research we have done to ensure that our design will meet all state and local regulatory requirements. This is a working drawing, and will be updated as engineering continues.

Site Investigations

The Village of Clark Brook

PUD Amendments and Comparison Summary

- Development no longer connects to Blackwater Road, thereby removing traffic cut-through concerns
- The amount of buildings are greatly reduced
- Row houses/Townhouses have been removed and replaced by duplexes and live/work units
- Larger and more common areas for the Village's inhabitants with parking access to trails
- Fulfills the city's need for apartment buildings
- Increases the amount of open space
- Still integrally connected to existing trail system on the property
- BMPs will include bio-retention and wet ponds
- The project will be phased
- The Master Plan is laid out to incorporate different types of uses before the single family portion is built
- The impervious surface is decreased by 50%

The Village of Clark Brook

