



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

REQUEST FOR MORE INFORMATION

May 13, 2025

Gary Fitzgerald
Peacock Hill Road, LLC
145 Old Town Road
Weare, NH 03281
(sent via email to: hotrodda57@hotmail.com)

RE: Alteration of Terrain Permit Application #250327-055
Jennesstown Manor
Tax Map 7, Lots 36 & 36-1 – Warner

Dear Mr. Fitzgerald:

The New Hampshire Department of Environmental Services (DES) is in receipt of an application and supporting plans and information for an Alteration of Terrain (AoT) Permit for the above referenced project. After review of the information submitted, the following items need to be addressed for DES to make a **final determination** on the application for a permit:

1. General Requirements:

Local Advisory Committee (LAC)

- Provide a copy of any comments received by the Warner River Local Advisory Committee and indicate how they have been addressed. Alternatively, provide correspondence from the LAC that they will not be commenting on this application.

Groundwater Monitoring Plan

- The plans indicate removal of ledge outcrops. Provide an estimate of the quantity of blast rock. If the quantity exceeds 5,000 cubic yards, you will be required to identify drinking water wells located within 2,000 feet of the proposed blasting activities and develop a groundwater quality sampling program to monitor for nitrate and nitrite either in the drinking water supply wells or in other wells that are representative of the drinking water supply wells in the area. The plan must be submitted to DES for approval prior to permitting and must include pre and post blast water quality monitoring. The groundwater sampling program must be implemented as approved by DES.

2. Application:

Section 7.

- Note the project is within ¼ mile of Warner River.

Section 10.F.

- The stated value of 25,352 square feet is consistent with additional impervious cover not total impervious cover per HydroCAD reports. Clarify and also note total impervious cover.

Section 10.J.

- List the name of the receiving water in accordance with Env-Wq 1503.07(n).

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Section 10.N.

- Plans depict the grading of surface ledge outcrops. Therefore, it is assumed that blasting will be required.

Section 11.

- Registration and Notification Form for Stormwater Infiltration to Groundwater is not required for surface infiltration practices.

3. Plans:

Grading, Drainage, & Utilities Plan (Sheet 4 of 11)

- Show driveway stationing and identity profile high point.
- Review design intent of drainage structures #42 and #44 as manholes versus catch basins.
- Define STR #19.
- Proposed grading at HW #210 and diversion ditch at northwest corner of the site suggest installation of a level spreader. Clarify design intent.
- Evaluate need for permanent erosion control measures at discharge from end of curb to swale to Pocket Pond #22P sediment forebay.
- Evaluate need for stone lining in roadside ditches at 15 percent grade.
- Size and define sediment forebay spillways. Earthen berms are not recommended. See following comments on Post-Development HydroCAD model.
- Revise rim elevation for OCS #22 to be 471.65 feet.
- Define emergency spillway for Pocket Pond #22P and extend riprap to bottom of Infiltration Basin #21P.
- Evaluate providing level spreader instead of riprap apron at OCS #21P outlet.

Erosion Control Plan (Sheet 5 of 11)

- When project activities are located within 50 feet of a water body or wetland, please show a double row of perimeter controls on the plans.
- Silt fence is only to be used in areas where erosion will occur only in the form of sheet erosion and there is no concentration of water in a channel or other drainage way above the fence. Discontinue or relocate silt fence as appropriate at proposed pipe and ditch outlets. Provide alternative means of erosion control such as temporary check dams and riprap outlet protection.
- Show stabilized construction entrance.
- Show temporary check dams in proposed ditches.
- Show inlet protection at existing catch basins on NH Route 103.

Construction Details (Sheet 8 of 11)

- Precast Reinforced Catch Basin
 - Revise relative to project specific conditions.

Construction Details (9 of 11)

- Typical Pocket Pond Section
 - Show sediment forebay.
 - Show outlet control structure.
 - Show permanent pool.
 - Evaluate feasibility of loam and seed within permanent pool.
 - Revise Elevation B for Pond 22P.
 - Evaluate providing emergency spillway for Pond 41P.

- Typical Infiltration Pond Section
 - Show outlet control structure.
 - Elevation D and stone berm associated with it are not consistent with project design.
 - Exclude loam and provide a surface treatment consistent with Env-Wq 1508.07(1)(4).
- Outlet Control Structures #22P and #41P Details
 - Provide detail for OCS #21P.
 - Show elevation view of orifice layout as size and elevations overlap.
 - Provide trash rack.
 - Provide detail for overflow grate.
 - Review orifice elevations.
- Emergency Spillway Detail
 - Revise length to be 4 feet consistent with HydroCAD.
 - Revise slope lengths based on depths of 0.25 and 0.35 feet defined in HydroCAD for Ponds 21P and 22P.
 - Provide a cutoff wall at the intended overflow elevation.
 - Alternatively, model the flow through the stone in HydroCAD.

Construction Details (Sheet 10 of 11)

- General
 - Provide a temporary check dam detail conforming to Env-Wq 1506.07.
 - Provide an outlet protection apron detail.
- Stabilized Construction Exit Detail
 - Berm is required when overall length is less than 75 feet per Env-Wq 1506.09(b).
 - Construction Specification #1 is not consistent with requirements.

Construction Details (Sheet 11 of 11)

- Test Pit Logs
 - Review depth of test pits noted.
 - Recommend using consistent units of inches.

4. Notes:

Please add the following notes to the plan set:

Wildlife Protection Notes (Env-Wq 1504.17)

- All observations of threatened or endangered species shall be reported immediately to the New Hampshire Fish and Game Department Nongame and Endangered Wildlife Environmental Review Program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov. Email subject line: **NHB24-0767, Jennesstown Manor, Wildlife Species Observation.**
- Photographs of the observed species and nearby elements of habitat or areas of land disturbance shall be provided to NHF&G in digital format for verification as feasible;
- In the event a threatened or endangered species is observed on the project site during the term of the permit, the species shall not be disturbed, handled, or harmed in any way prior to consultation with NHF&G and implementation of corrective actions recommended by NHF&G, if any, to assure the project does not appreciably jeopardize the continued existence of threatened and endangered species as defined in Fis 1002.04
- The NHF&G, including its employees and authorized agents, shall have access to the property during the term of the permit.

Blasting (Env-Wq 1510)

- For any blasting activities, the plans must, at a minimum, require the best management practices contained in Attachment A of the DES document Rock Blasting and Water Quality Measures That Can Be Taken To Protect Water Quality and Mitigate Impacts available at: <https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/2020-01/wd-19-05.pdf>

5. Stormwater Management Report:

General

- Provide only node listings and not full reports for 2-year and 50-year design storms consistent with Alteration of Terrain Permit Attachment A: Application Checklist.

BMP Worksheets

- Stormwater Pond Design Criteria
 - Provide Stage-Area-Storage tables for sediment forebays.
- Infiltration Practice Criteria
 - Revise Volume to be 2,942 cubic feet consistent with OCS #21 overflow elevation.

Pre-Development HydroCAD Model

- Review and revise outlet pipe definitions for Ponds 10P, 20P, 30P, and 40P relative to Existing Conditions Plan (Sheet 1 of 11) regarding pipe size and length. Route Pond 30P to Pond 20P.
 - Alternatively, if the intent is to model inflow to the catch basins versus outflow from the outlet pipes, then remove the outlet definitions.

Post-Development HydroCAD Model

- Refer to prior comments on Pre-Development HydroCAD Model regarding outlet pipe definitions for Ponds 10P, 20P, 30P, and 40P.
- Split Subcatchment 22S into area tributary to proposed curb line and proposed swale.
- Add pond node for proposed driveway culvert.
- Provide separate pond nodes for sediment forebays to include proposed outlet definitions.
- Route Device #6 to Device #1 for Pond 22P.

Riprap Apron Sizing Calculations

- Provide sizing for OCS #22 and HW #210.

6. Revisions:

Pursuant to Env-Wq 1503.15(b), changes to the revised plans are to be called out and a revision date must be added to each page that has been changed. Graphical revision callouts should be included on the plans. If any changes to the project documents were made other than those identified above, please indicate what additional changes were made in your response letter.

7. Electronic Files:

Pursuant to Env-Wq 1503.15(e), provide, in electronic format, a copy of all project documents that were modified in response to the request for more information. As a separate document, provide a copy of the complete application with all documents current to reflect any modifications from the original application.

Please be aware that pursuant to RSA 485-A:17, **all the information requested above must be provided in a single and complete response within the next 120 days, by September 10, 2025, or your application will be denied.** Please include the file number on your response to this request, as well as a narrative of the changes from the current application. If you have any questions, please call me at (603) 271-3249 or email at: Kevin.D.Thatcher@des.nh.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'KDT', with a long horizontal stroke extending to the right.

Kevin D. Thatcher, PE, CPESC
Alteration of Terrain Bureau

cc: Warner Planning Board (landuse@warner.nh.us)
Jason Lopez, Keach-Nordstrom Associates, Inc. (jlopez@keachnordstrom.com)
Warner River Local Advisory Committee (danieljmorrissey@gmail.com)