



The State of New Hampshire  
**Department of Environmental Services**

**Robert R. Scott, Commissioner**



January 27, 2026

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

Re: Jennesstown Manor  
NH Route 103 – Warner  
Tax Map 7, Lots 36 & 36-1

**Permit: AoT-2988**

Dear Mr. Fitzgerald:

Based upon the plans and application, approved on January 27, 2026, we are hereby issuing RSA 485-A:17 Alteration of Terrain Permit AoT-2988 pursuant to application 250327-055.

The permit is subject to the following conditions:

**PROJECT SPECIFIC CONDITIONS:**

1. The plans titled *Residential Site Plan – Jennesstown Manor*, by Keach-Nordstorm Associates, Inc., dated March 24, 2024, last revision date December 16, 2025, and supporting documentation in the permit file are a part of this approval. The project must be constructed as shown on the approved plans.
2. **This permit expires on January 27, 2031.** No earth moving activities shall occur on the project after this expiration date unless the permit has been extended by the Department. If requesting an extension, the request must be received by the department before the permit expires. The Amendment Request form is available at: <https://www.des.nh.gov/land/land-development>.
3. Pursuant to Env-Wq 1504.17, the Permittee shall comply with wildlife protection notes related to NHB24-0767 that are incorporated into the project plans.
4. Blasting activity is limited to generating less than 5,000 cubic yards of blast rock. The permittee must follow Env-Wq 1510, Best Management Practices for Blasting. If more than 5,000 cubic yards of blasting is necessary, the permit must be amended prior to any blasting activity.
5. Pursuant to Env-Wq 1503.12(d), any future phases of development associated with this project occurring within 10 years after the permitted terrain alteration activity for this proposed project ends will require a new Alteration of Terrain permit even if the disturbance is less than 100,000 square feet.
6. If the Applicant or its successors or assigns relinquishes responsibility for the inspection, maintenance, and repair of the stormwater BMPs through legal instruments and a homeowners' association has not been created to take on the responsibilities, the individual homeowners shall have joint and several liability for all inspection, maintenance, and repair responsibilities for the stormwater BMPs. The Applicant or its successors or assigns shall make prospective owners aware of this condition prior to transferring any lot, and this condition shall be reflected in a deed restriction for each transferee.

[www.des.nh.gov](http://www.des.nh.gov)

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**GENERAL CONDITIONS:**

1. Activities shall not cause or contribute to any violations of the surface water quality standards established in Administrative Rule Env-Wq 1700.
2. You must submit revised plans for permit amendment prior to any changes in construction details or sequences. You must notify the Department in writing within ten days of a change in ownership by submittal of a permit amendment form available at: <https://www.des.nh.gov/land/land-development>.
3. You must notify the Department in writing prior to the start of construction and upon completion of construction. Forms can be submitted electronically or by paper. Both formats are available at: <https://www.des.nh.gov/land/land-development>.
4. All stormwater practices shall be inspected and maintained in accordance with Env-Wq 1507.07 and the project Inspection and Maintenance (I&M) Manual. All record keeping required by the I&M Manual shall be maintained by the identified responsible party and be made available to the department upon request. Photographs of the site and BMPs must accompany the I&M submittals.
5. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required (e.g., from US EPA, US Army Corps of Engineers, etc.). Projects disturbing over 1 acre may require a federal stormwater permit from EPA. Information regarding this permitting process can be found at: <https://www.epa.gov/npdes/2022-construction-general-permit-cgp>.
6. In accordance with Env-Wq 1503.23(b)(1), a written notice signed by the permit holder and a qualified engineer shall be submitted to DES stating that the project was completed in accordance with the approved plans and specifications. If deviations were made, the permit holder shall review and comply with the requirements for Deviations from the Approved Plans stated in Env-Wq 1503.22.
7. No activity shall occur in wetland areas until a Wetlands Permit is obtained from the Department. Issuance of this permit does not obligate the Department to approve a Wetlands Permit for this project.
8. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have not been surveyed in detail, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.

Sincerely,



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)