



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

THIRD REQUEST FOR MORE INFORMATION

December 16, 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 additional information you provided on November 20, 2025, in response to a Second Request for More Information (RFMI) dated September 23, 2025 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 permit application:

1. Plans:

Construction Details (13 of 16)

- Pocket Pond Cross Section
 - Show berm for Pond 23P and 415P.
 - Show berm as it relates to side slopes shown in Emergency Spillway Detail on Construction Details (Sheet 14 of 16).
 - Show cutoff wall for 23P and 415P spillways.
 - Show cutoff wall as it relates to concrete curb shown in Emergency Spillway Detail on Construction Details (Sheet 14 of 16).
- Typical Infiltration Pond Section
 - Show berm for Pond 22P.
 - Show berm as it relates to side slopes shown in Emergency Spillway Detail on Construction Details (Sheet 14 of 16).
 - Show cutoff wall for Pond 22P spillway.
 - Show cutoff wall as it relates to concrete curb shown in Emergency Spillway Detail on Construction Details (Sheet 14 of 16).

Construction Details (Sheet 14 of 16)

- Emergency Spillway
 - Include construction data for sediment forebay spillways.
 - Information should include spillway elevation and top of berm elevation.

2. Stormwater Management Report:

General

- Provide color-coded soil plans separate from bound report per Section 11 of application form.
- Provide drainage area plans separate from bound report per Section 11 of application form.

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- Provide full version of Section 18. HydroCAD Drainage Analysis as only odd numbered pages were provided.
 - Post-development HydroCAD diagram is only marginally legible.
- Revise order of drainage analyses in accordance with Attachment A of Alteration of Terrain Permit Application.
 - Node listing for 10-year storm should follow node listing for 2-year storm and not be included with full summary for 10-year storm.

BMP Worksheets

- Stormwater Pond Design Criteria
 - Provide Stage-Area-Storage tables for sediment forebays.
 - Tables show no volume. See following comments on Post-Development HydroCAD model for Pond 23P and 415P.

Post-Development HydroCAD Model

- Define a starting elevation of 471.00 feet for Pond 23P.
- Define a starting elevation of 441.50 feet for Pond 415P.
 - Defining the volume instead with zero percent voids does not account for detention volume above permanent pool in routing. It also results in a Stage-Area-Storage table with no pertinent design information.

Drainage Area Plans

- Plans need to be stamped, signed, and dated by a Professional Engineer (PE) registered in the State of New Hampshire in accordance with Env-Wq 1504.01(e).

Hydrologic Soil Group Plans

- Plans need to be stamped, signed, and dated by a Professional Engineer (PE) registered in the State of New Hampshire in accordance with Env-Wq 1504.01(e).

3. 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. Provide a response letter stating how each individual comment in this RFMI has been addressed. Do not simply state “revised” or “addressed” if the comment required a design decision or additional analysis. If any changes to the project documents were made other than those requested in this RFMI that may be pertinent to this permit review, please provide a narrative describing these additional changes that were made in your response letter.

4. Electronic Files:

Pursuant to Env-Wq 1503.15(e), provide, in electronic format, as computer-generated PDF files with text that is searchable through optical character recognition (OCR), a copy of all project documents that were modified in response to this request for more information (RFMI). As separate documents, 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 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 dark ink, appearing to read 'KDT', with a long horizontal flourish extending to the right.

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

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