



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

SECOND REQUEST FOR MORE INFORMATION

September 23, 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 September 10, 2025, in response to a Request for More Information (RFMI) dated May 13, 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. Application:

Section 10.F.

- Note both additional impervious cover and total impervious cover.

2. Plans:

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

- Construct level spreaders from Infiltration Pond #21 parallel to proposed contours.

Construction Details (13 of 16)

- Pocket Pond Cross Section
 - Show berm for Pond 23P and 415P.
 - Show cutoff wall for 23P and 415P spillways.
 - Show extent of riprap from 23P and 415P spillways consistent with project plans.
 - Evaluate providing emergency spillway similar to Pond 21P as only 4 inches of freeboard is provided in 50-year storm.
- Typical Infiltration Pond Section
 - Show berm for Pond 22P.
 - Show cutoff wall for Pond 22P spillway.
 - Show extent of riprap from 22P spillway consistent with project plans.
- Outlet Control Structures #21P
 - Post-development HydroCAD model indicates an overflow elevation of 469.65 feet. Review and revise project documents as necessary.
- Outlet Control Structures #41P
 - Post-development HydroCAD model indicates an overflow elevation of 441.60 feet. Review and revise project documents as necessary.

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Construction Details (Sheet 14 of 16)

- Emergency Spillway
 - Include construction data for sediment forebay spillways.

Construction Details (Sheet 15 of 16)

- Stabilized Construction Exit Detail
 - Note that per Env-Wq 1506.09(b) “the minimum length of the pad shall be 75 feet, except that the minimum length may be reduced to 50 feet if a 3-inch to 6-inch high berm is installed at the entrance of the project site.”

3. Stormwater Management Report:

General

- Revise order of drainage analyses in accordance with Attachment A of Alteration of Terrain Permit Application.
 - Full summary of the 10-year storm should follow node listing for 50-year storm.

BMP Worksheets

- Stormwater Pond Design Criteria
 - Provide Stage-Area-Storage tables for sediment forebays.
- Infiltration Practice Criteria
 - The stated volume of 2,942 cubic feet is consistent with OCS #21 overflow elevation noted on Construction Details (Sheet 13) as 469.50 feet. However, post-development HydroCAD model indicates an overflow elevation of 469.65 feet. Review and revise project documents as necessary.

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.
- Define Device #4 for Pond 21P as a secondary outlet.
- Define Device #6 for Pond 22P as a secondary outlet.

Hydrologic Soil Group Plans

- Show proposed grading and layout features in post-development plan.

4. 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.

5. 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. All documents shall be clearly visible and keyword searchable.

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 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)