
RE: AoT 250327-055 Responses

From Thatcher, Kevin <Kevin.D.Thatcher@des.nh.gov>

Date Fri 6/27/2025 12:00 PM

To Ashleigh E. Woods <awoods@keachnordstrom.com>

Cc Jason Lopez <jlopez@keachnordstrom.com>; Landuse Secretary <landuse@warnernh.gov>;
danieljmorrissey@gmail.com <danieljmorrissey@gmail.com>

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Ashleigh,

I am returning this resubmission as it does not adequately address the requirements stated in the RFMI regarding revisions in section 6 and electronic files in section 7. Refer to Env-Wq 1503.15 Response to Notice of Missing Information or Request for Additional Information. There are also some issues with the technical responses based on an initial cursory review.

Regarding revisions, the plans do not have graphical callouts highlighting the changes made in response to the AoT RFMI issued on May 13, 2025. The KNA response notes the addition of 3 sheets per planning board comments. However, 5 sheets were added to the plan set which also included an Easement Plan and an additional Construction Details sheet. The AoT RFMI listed plan comments by sheet title and sheet number. The KNA response does not identify the change in sheet number which makes referencing prior plans more difficult. Also, the KNA response references the drainage report for requested calculations and evaluations. A more specific response would be more helpful as to where to find it and your interpretation of the findings. As for other unnamed changes, the driveway profile has changed but was not noted. If there are other design changes, please provide a brief narrative summary

Regarding electronic files, provide computer generated PDF documents not scans of hard copy documents. The scans create issues with legibility for portions of what was submitted.

Lastly, regarding technical responses allow me to offer some more guidance.

- Sediment forebays – a separate HydroCAD node is requested not only to demonstrate the volume requirement of the practice but the size and function of the outlet. Especially in a case such as this project where the forebay spillway elevation is above the downstream starting storage elevation.
- Driveway high point noted on Grading, Drainage, & Utilities Plan does not match Driveway Profile Plan or Post-Development Drain Areas Plan. Based on final design location, evaluate need for erosion control measures at end of curb to ditch to Pocket Pond #41P sediment forebay.

Please contact me if you have any questions.

Thanks,
Kevin

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NHDES would greatly appreciate your feedback and wants to hear from you. Please take a moment to fill out our short (5-question) [NHDES Customer Service Satisfaction Survey](#).

From: Ashleigh E. Woods <awoods@keachnordstrom.com>
Sent: Tuesday, June 10, 2025 4:36 PM
To: Thatcher, Kevin <Kevin.D.Thatcher@des.nh.gov>
Cc: Jason Lopez <jlopez@keachnordstrom.com>; landuse@warner.nh.us; danieljmorrissey@gmail.com
Subject: AoT 250327-055 Responses

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Hello Kevin,

We have received the AoT comments from your office as well as comments from the Warner Planning Board and the Warner River Local Advisory Committee (WRLAC) regarding the proposed Jennesstown Manor site plans (AoT 250327-055). I have attached the respective responses to the comments from each entity to give context to the proposed changes made in the application, plans, and drainage report. The WRLAC will receive paper copies sent by certified mail to be sent tomorrow. If you have any questions, please reach out and I will be happy to assist.

Best,

Ashleigh Woods, EIT
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