



**CIVIL  
CONSULTANTS**

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207-384-2550  
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## Transmittal

Town of Northwood

818 1<sup>st</sup> New Hampshire Turnpike

Northwood, NH 03261

Date: Feb 26, 2021

Job No: 2013200 - Olde Canterbury Road

Attention Linda Smith

We are sending you

☒ attached

☐ prints

☐ other

☐ shop drawings

☐ copy of letter

☐ specifications

☐ under separate

☐ plans

☐ work sheets

☐ change order

cover (via )

<i><u>copies</u></i>	<i><u>date</u></i>	<i><u>pages</u></i>	<i><u>description</u></i>
10	02/26/2021	-	Major Site Plan/Subdivision Application for Elderly Homes Development, Olde Canterbury Road, Northwood
3	02/26/2021	7	22x34 plans
7	02/26/2021	7	11x17 plans
1	12/2020	122	Drainage Design and Maintenance Plan

These are transmitted as checked below:

☒ for approval

☐ for your use

☐ as requested

☐ for review & comment

☐ submit copies for distribution

☐ for your information

☐ prints returned after loan to us

Remarks: Attached please find an application for a proposed Elderly Homes Development at Olde Canterbury Road in Northwood. The owner will be providing the payment of fees. I will email a .pdf version to you at your request. My email is Geoff@CivCon.Com. Please call with any questions.

Copies:

Signed:

*Geoff*

Geoffrey R. Aleva, PE



# Town of Northwood, New Hampshire

## OFFICE OF THE PLANNING BOARD

818 First New Hampshire Turnpike, Northwood NH 03261

(603) 942-95586 Extension 5 Facsimile: (603) 942-9107

### **MAJOR SITE PLAN REVIEW APPLICATION**

Date: 02/25/2021

Case # \_\_\_\_\_

**1. Name of Applicant:**

CHESTNUT AND CAPE, INC

**2. Location: Tax Map/ Lot Number:** 110 / 29 **Total Acreage of Lot:** 14.47

**Overlay District, if any:** \_\_\_\_\_

**Property Address:** OLDE CANTERBURY RD

**Description of Proposed Business:**

CREATION OF A 21 UNIT ELDERLY HOME DEVELOPEMENT ON THE EXISTING UNDEVELOPED LOT

**3. Proposed Use of Property (Check all that apply.)**

☒ **Change of Existing Use:** Existing Use: UNDEVELOPED Proposed Use: ELDERLY HOUSING

☐ **Expansion of Use:** Existing Sq. Ft.: \_\_\_\_\_ Proposed Sq. Ft.: \_\_\_\_\_

☒ **New Construction:** Proposed Building Sq. Ft.: 47,575 SF Building Height: 23.5 FT  
Proposed Business Floor Space: \_\_\_\_\_

☐ **Employees** Existing #: \_\_\_\_\_ Proposed #: \_\_\_\_\_

☐ **Parking** Existing # spaces: \_\_\_\_\_ Proposed # spaces: \_\_\_\_\_

☐ **Days and Hours of Operation:** \_\_\_\_\_

**4. Property Owner(s):**

Name: CHESTNUT & CAPE, INC.

Address: 30 N RIVER LAKE RD,

Tel.#: 603-509-2877

Name: \_\_\_\_\_

Address: NORTHWOOD, NH 03261

Tel.#: \_\_\_\_\_

**5. Applicant\* Name(s):**

Name: SEE AGENT

Address: \_\_\_\_\_

Tel.#: \_\_\_\_\_

Fax #: \_\_\_\_\_

Email: \_\_\_\_\_

**Agent or Authorized Representative:**

Name: GEOFF ALEVA, P.E.

Address: P.O. BOX 100, SOUTH BERWICK, ME 03908

Tel.#: 207-384-2550

Fax #: 207-384-2112

Email: GEOFF@CIVCON.COM

- \*Refer to Section IV of Site Plan Regulations for explanation of Major/Minor Criteria  
\*If owner and applicant differ, a letter of authorization must accompany this application.

This application must be accompanied by:

1. Letter of Intent
2. Impact Statement
3. Complete List of Abutters and Current mailing Address (Attached sheet provided)
4. Written Request for Waivers (if applicable)
5. Ten copies of Site Plan
6. Fire & Police Department Forms
7. BOCA Statement Form, signed
8. Completed Checklist

**Please refer to Current Fee Schedule for all costs required for submission.**  
**Checks are to be made payable to "Town of Northwood, NH"**

**Signatures:**

I, the applicant or property owner's duly authorized agent, do hereby submit this plan for review as required by the Site Plan Review Regulations of the Town of Northwood, New Hampshire. I agree to be fully responsible for the payment of all fees, costs, and expenses incurred with respect to this application. I understand that if I am not the owner(s) of the property named above, written authorization is required of the property owner for me to present this application to the Planning Board. I

hereby certify that all information presented as a part of this application is correct, to the best of my knowledge.

\_\_\_\_\_  
(Applicant's Signature)



\_\_\_\_\_  
(Agent's Signature)

\_\_\_\_\_  
(Print or Type)

GEOFFREY ALVA

\_\_\_\_\_  
(Print or Type)

\_\_\_\_\_  
(Date)

2-25-21

\_\_\_\_\_  
(Date)

ABUTTERS

The names of abutters shall be obtained from Town records not more than five calendar days before the day of filing.

Tax Map/Lot # MAP 110 LOT 29

SEE ATTACHED

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Town of Northwood Planning Board  
Application Procedure Information  
*November, 2011*

1. Refer to the Northwood Development Ordinance, Site Plan Review Regulations or Subdivision Regulations for your particular proposal. These regulations are available at the Town Hall for a fee of \$10.00 or at [www.northwoodnh.org](http://www.northwoodnh.org), at the Planning Board's link to "Documents and Forms."
2. Completed Site Plan Review and Subdivision Applications and all fees must be filed to the attention of the Planning Board Staff at the Town Hall during regular business hours. Deadline for complete applications is **10 am on the first of each month**. Whenever the first falls on a weekend or holiday, the next business day shall apply.
3. Applicants may consult with either the Town Planner or Board Administrator prior to submitting an application. Hours for the Planning Board staff are Mondays from 9:00-4:00. The Town Planner is available for appointments at other times during the week; please call to schedule. All questions on the application or the site plan process should be directed to either the town planner or board administrator.
4. All projects must comply with the Northwood Development Ordinance. Some projects may also require relief from the Zoning Board of Adjustment.
5. The application includes a checklist of required information for planning board review. Please check off the documentation that has been provided or those items for which a waiver is requested. All waiver requests must be provided in writing at the time the application is submitted. The checklists are summaries of the requirements; **the regulations must also be consulted for more detail and information required.**
6. Applications containing sufficient information for review will be placed on the agenda for the planning board's regular meeting on the **fourth Thursday of the month**. The planning board staff will send written notification by certified mail of the date, time and place of the meeting to abutters listed by the applicant. Public notice will be provided to the local newspaper and posted in at least two public places.
7. The application will be reviewed by the Town Planner, Board Administrator, Code Enforcement Officer, Fire Department and other appropriate town staff as part of the Technical Review Process. The results of their reviews will be provided to the planning board at its work session held on the **second Thursday of the month**. The applicant is encouraged to attend; however, input is limited to clarification of materials. Comments from this meeting will be provided to the applicant so any missing information may be provided or any issues addressed for the regular meeting.
8. At the regular meeting, the Planning Board will first make a determination on whether the application is complete. If complete, the Board accepts it and opens the public hearing. The board will then either approve or disapprove the application within sixty-five (65) days of acceptance of the application.
9. The applicant shall receive a Notice of Decision from the Planning Board which states the approval or disapproval of the application with any conditions specified.
10. Once approved, five 22" by 34" paper copies are filed with the town. Mylars must be provided for approved subdivisions to be recorded at the Rockingham County Registry of Deeds.
11. Be aware that there may be other requirements or approvals required from other entities (building permit, fire code, driveway permit, etc.) after the planning board process is completed.

**Town of Northwood  
International Building Code 2009 Statement**

**Planning Board Application**

Case #: \_\_\_\_\_

➤ Applicant to complete top section and sign statement below:

Location of proposed development: OLDE CANTERBURY ROAD

Tax Map/ Lot # of proposed development: MAP 110, LOT 29

Name(s) of Applicant: GEOFF ALEVA, P.E.

Name(s) of Owner: CHESTNUT & CAPE, INC.

**Description of proposal:**

THE PROJECT CONSISTS OF THE DEVELOPMENT OF A 21 UNIT ELDERLY HOME  
SUBDIVISION ON THE EXISTING UNDEVELOPED LOT 29.

**The applicant hereby agrees to adhere to any and all requirements of the 2009 International Building Code as applicable for this development.**

CHESTNUT & CAPE, INC.

**Printed Name of Applicant/Owner**

  
**Signature of Applicant/Owner**

**Signature of Applicant/Owner**

GEOFF ALEVA, P.E.

**Printed Name of Applicant/Owner**

2-25-21  
**Date**

**Date**

**Town of Northwood**  
**Fire Department Review Form**

**Planning Board Application**

Case #: \_\_\_\_\_

➤ Applicant to complete top section only and file with application:

Location of proposed development: OLDE CANTERBURY ROAD

Tax Map/ Lot # of proposed development: MAP 110, LOT 29

Name(s) of Applicant: GEOFF ALEVA, P.E.

Name(s) of Owner: CHESTNUT & CAPE, INC.

**Description of proposal:**

THE PROJECT CONSISTS OF THE DEVELOPMENT OF A 21 UNIT ELDERLY HOME  
SUBDIVISION ON THE EXISTING UNDEVELOPED LOT 29.

\_\_\_\_\_

\_\_\_\_\_

➤ Fire Department Representative to complete comment section:

**Fire Department Comments:**

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

**Town of Northwood**  
**Police Department Review Form**

**Planning Board Application**

Case #: \_\_\_\_\_

- Applicant to complete top section only and file with application:

Location of proposed development: OLDE CANTERBURY ROAD

Tax Map/ Lot # of proposed development: MAP 110, LOT 29

Name(s) of Applicant: GEOFF ALEVA, P.E.

Name(s) of Owner: CHESTNUT & CAPE, INC.

**Description of proposal:**

THE PROJECT CONSISTS OF THE DEVELOPMENT OF A 21 UNIT ELDERLY HOME  
SUBDIVISION ON THE EXISTING UNDEVELOPED LOT 29.

\_\_\_\_\_

\_\_\_\_\_

- Police Department Representative to complete comment section:

**Police Department Comments:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

<b>Town of Northwood</b>					
<b>Major Site Plan Application</b>				<b>Case #</b> _____	
<b>Checklist for Completeness</b>					
<b>Review Date:</b> _____					
			<b>Provided?</b>	<b>Waiver</b>	<b>Staff</b>
		<b>YES</b>	<b>NO</b>	<b>Request</b>	<b>Comments</b>
<b>Section V-B</b>	<b>Application Submittal and Review</b>				
V-B.1	To be made on forms available at the town hall	X			
V-B.2	Include a fee in an amount to be determined in accordance with the fee schedule	X			
V-B.3	Include ten (10) copies of a site plan	X			
V-B.4	Be submitted to the planning board or its designated agent, by the first business day of the month prior to a regularly scheduled meeting of the planning board.	X			
V-B.4	Addresses of all abutters, as indicated in town records. The names of all abutters shall be obtained from town records not more than five (5) calendar days before the day of filing	X			
V-B.5	Include ground/aerial photos of the site and immediate area, when requested	X			
V-B.6	Be accompanied by written assurance from public utility companies that proposed utilities will be installed in accordance with plans submitted as part of the application		X		
V-B.7	Be accompanied by the following completed forms:	X			
	(a) Fire Department Review form	X			
	(b) Police Department Review Form	X			
	(c) BOCA Statement	X			
V-B.8	Be accompanied by a copy of all required local, state and federal permits or a completed copy of the local, state and federal applications (with copies of permits to follow)		X		
V-B.9	Be accompanied by an impact statement, in narrative form, addressing the proposed project's purpose, scope of operation, and the impact on the immediate area of influence and the town in general (See Specifics in Regulations)	X			
V-B.12	Major Site Plans shall be accompanied by a traffic study completed by a professional engineer registered in the State of New Hampshire.	X			
V-B.13 (a)	A completed application form, endorsed by the property owners and his/her agent which shall include:	X			
V-B.13(a)	A statement describing the development including the use or uses to be conducted on the lot, any change of an existing use, or augmentation of an existing use	X			
V-B.13(a)	Information sufficient to determine whether the development complies with the Northwood Ordinances	X			
V-B.13(a)	If the development is to be staged or phased, a description of the project in terms of such stages or phases.		X		
V-B.13(b)	Drafts of deeds of land to be conveyed to the town;		X		
V-B.13(b)	Drafts of deeds of easements and rights-of-way		X		
V-B.13(b)	Drafts of the condominium declaration, as it has prepared for submitted to the state of New Hampshire Attorney General or applicable regulatory agency: and		X		
V-B.13(b)	Drafts of agreements between the applicant and the town regarding public improvements or other matters.		X		
V-B.13(c)	Certification of the following:				

NOTE: TO BE PROVIDED - TBP

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<b>Town of Northwood</b>					
<b>Major Site Plan Application</b>				<b>Case #</b>	
<b>Checklist for Completeness</b>					
Review Date: _____					
		<b>Provided?</b>	<b>Waiver</b>	<b>Staff</b>	
		<b>YES</b>	<b>NO</b>	<b>Request</b>	<b>Comments</b>
	All actions of the Zoning Board of Adjustment relative to the application;		X		
	All action of the Board of Selectmen on any petitions or other matters relative to the application; and		X		
	The actions of any regulatory board of the State of New Hampshire or US Government having jurisdiction over any element of the development, including, but not limited to Water Supply and Pollution Control Division, Water Resources Board, Wetlands Board, Department of Transportation, Air Resources Agency, Department of Resources and Economic Development, and Waste Management Division.		X		
<b>Section VII</b>	<b>SITE PLAN REQUIREMENTS</b>				
	Site Plan Review applications shall be made on forms available from the planning board Secretary.	X			
	The plan shall be drawn at a scale of not less than one (1) inch equals fifty (50) feet.	X			
	The size of the plan (margin to margin) shall be on a size acceptable to the Rockingham County Registry of Deeds.	X			
VII-A(1)(a)	Existing Conditions Plan prepared by a land surveyor licensed in the State of New Hampshire, showing existing features and topography, boundary information and abutters	X			
VII-A(1)(b)	Proposed Site Plan, prepared by a professional engineer licensed in the State of New Hampshire, showing all proposed features	X			
VII-A(1)(c)	Auto and Pedestrian Circulation Plan	X			
VII-A(1)(d)	Lighting Plan		X		
VII-A(1)(e)	Landscape Plan		X		
VII-A(1)(f)	Erosion Control Plan	X			
VII-A(1)(g)	Site Details	X			
	A title block shall be shown on each sheet, including:				
VII-A(2)(a)	Title of plan	X			
VII-A(2)(b)	Owner's name, address and name of agent, if any	X			
VII-A(2)(c)	Date of plan preparation and date of subsequent revisions	X			
VII-A(2)(d)	Scale of plan	X			
VII-A(2)(e)	Name, address and professional stamp of the person that prepared the plan.	X			
VII-A(3)	North arrow and bar scale.	X			
VII-A(4)	Location plan at a minimum scale of 1 inch equals 1,000-feet showing the following within a 2,000-ft radius	X			
VII-A(4)(a)	Property lines of the parcel being developed in relation to the surrounding area	X			
VII-A(4)(b)	Names and locations of existing town streets, including the nearest intersection of said streets	X			
VII-A(4)(c)	Names and locations of streets within the proposed development	X			
VII-A(4)(d)	Names and locations of watercourses and water bodies on and adjacent to the site	X			
VII-A(4)(e)	Nearby community facilities such as schools, churches, parks, etc.	X			

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<b>Town of Northwood</b>					
<b>Major Site Plan Application</b>				<b>Case #</b>	
<b>Checklist for Completeness</b>					
<b>Review Date:</b>					
		<b>Provided?</b>	<b>Waiver</b>	<b>Staff</b>	
		<b>YES</b>	<b>NO</b>	<b>Request</b>	<b>Comments</b>
VII-A(5)	The plan shall show at a minimum the following:				
VII-A(5)(a)	Surveyed property lines of the parcel showing their bearings, distances and monument locations	X			
VII-A(5)(b)	Names, addresses and tax map numbers of all abutting property owners	X			
VII-A(5)(c)	Location and layout of existing and proposed structures and buildings	X			
VII-A(5)(d)	Existing and proposed contours at two (2) foot intervals for the entire site	X			
VII-A(5)(e)	Area of entire parcel in acres and square feet	X			
VII-A(5)(f)	Zoning and special district boundaries	X			
VII-A(5)(g)	Deed reference and tax map number	X			
VII-A(5)(h)	Location, width, curbing, paving and details of access ways, egress ways and streets within the site;	X			
VII-A(5)(i)	Location and layout of all on-site parking and loading facilities	X			
VII-A(5)(j)	Location and size of all existing and proposed municipal and non-municipal utilities and appurtenances including but not limited to water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground, and the location of wells and septic systems and applicable radii;	X			
VII-A(5)(k)	Type, location, and screening of solid waste disposal facilities (e.g. dumpsters, waste compactors, etc.);	X			
VII-A(5)(l)	Location and elevation of catch basins, drain lines and all other drainage features;	X			
VII-A(5)(m)	Location of all physical/natural features including but not limited to: water bodies, water courses, wetlands, vegetation/foliage lines, soil types, railroads, rock outcroppings and stone walls;	X			
VII-A(5)(n)	Dimensions and area of all property to be dedicated for public use or common ownership;	X			
VII-A(5)(o)	Location of flood hazard boundaries	X			
VII-A(5)(q)	Date and permit numbers of all required state and federal permits	X			
VII-A(5)(r)	Location and type of existing and proposed traffic control devices	X			
VII-A(5)(s)	Dimensions, area and minimum setback requirements on all existing and proposed lots	X			
VII-A(5)(t)	Proposed landscaping plan including size and type of plant material		X		TBP
VII-A(5)(u)	Pedestrian walks providing circulation through the site		X		
VII-A(5)(v)	Location and size of proposed and existing signs, walls and fences	X			
VII-A(5)(w)	Location and type of outdoor lighting		X		TBP
VII-A(5)(x)	Location, width and purpose of any existing or proposed easements or rights-of-way	X			
VII-A(5)(y)	Auto and pedestrian circulation plan for the interior of the lot	X			
VII-A(5)(z)	Erosion and sediment control features	X			
VII-A(5)(aa)	Fire alarms, cisterns and/or fire ponds		X		TBP
VII-A(5)(bb)	Details and specifications for construction including, but not limited to erosion and sediment control features, drainage features, pavement and gravel thickness, landscaping elements, traffic signs, fences, curbing, lighting, utility trenches and sidewalks.		X		TBP

<b>Town of Northwood</b>					
<b>Major Site Plan Application</b>				<b>Case #</b>	
<b>Checklist for Completeness</b>					
Review Date: _____					
		<b>Provided?</b>	<b>Waiver</b>	<b>Staff</b>	
		<b>YES</b>	<b>NO</b>	<b>Request</b>	<b>Comments</b>
<b>Section IX</b>	<b><u>DESIGN STANDARDS AND REQUIRED IMPROVEMENTS</u></b>				
<b>IX-B</b>	<b><u>Appearance Review</u></b>				
IX-B(1)	The town finds it desirable to protect, enhance, and perpetuate areas of historical, cultural, architectural, artistic or geographic significance located within the Town of Northwood; to protect and enhance the town's economic base by attracting tourist, visitors and residents; to stabilize and improve property values; to foster civic pride by protecting the town's unique cultural heritage by prohibiting the unnecessary destruction and defacement of its cultural assets; to preserve historic architectural design and integrity; and to ensure the harmonious, orderly and efficient growth and development of the town.	X			
IX-B(2)	As part of its site review process the planning board shall review each proposal for conformance with the intent of this standard. The Board shall take into account the location within the community, surrounding properties and proposed use of any proposed development in making its decision.	X			
IX-B(2)(a)(i)	For new development, the Board shall allow not more than one driveway per lot. In some cases, appropriate cross easements for access to adjacent lots may be considered. Such driveways and related site improvements shall be designed to minimize disruption to traffic flow on the arterial road.	X			
IX-B(2)(a)(ii)	For expansion or modification of existing sites, the Board shall require that the existing access to the site be modified to reduce disruption to traffic flow on the arterial road, and may impose such conditions on an approval as are necessary to accomplish this purpose	X			
<b>IX-C</b>	<b><u>Streets and Access</u></b>				
IX-C(1)	All developments shall make adequate provision for safe and suitable access to an existing public street or shall make provisions for the construction and dedication of a public street in order to obtain safe and suitable access to the development site.	X			
IX-C(3)(d)	Driveway entrances/access points onto town roads with speed limits of 30 mph or less, shall have an all season safe sight distance of 250-ft in each direction.		X		
IX-C(3)(e)	Driveway entrances/access points onto town roads with speed limits greater than 30 mph, shall have an all season safe sight distance of 300-ft in each direction.		X		
IX-C(3)(f)	Driveways or access points shall be located at least 100-ft from street intersections and major driveway entrances.	X			
IX-C(3)(g)	The units of multi-family and elderly housing developments shall not be further than 1,000-ft from a single point of access	X			
<b>IX-D</b>	<b><u>Storm Water Drainage</u></b>				

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<b>Town of Northwood</b>					
<b>Major Site Plan Application</b>				<b>Case #</b> _____	
<b>Checklist for Completeness</b>					
<b>Review Date:</b> _____					
		<b>Provided?</b>		<b>Waiver</b>	<b>Staff</b>
		<b>YES</b>	<b>NO</b>	<b>Request</b>	<b>Comments</b>
IX-D(1)(a)	All developments shall make adequate provisions for storm water disposal facilities which shall be designed and stamped by a registered engineer licensed in the state of New Hampshire.	X			
IX-D(1)(c)	A drainage analysis prepared by a registered engineer licensed in the state of New Hampshire including a comparison between pre-development and expected post development conditions shall be submitted for any site development that involves cumulatively disturbing 20,000 square feet or more, construction of a street or road and/or disturbing environmentally critically areas.	X			
IX-E	<b>Water Supply</b>				
IX-E(1)	All developments shall make adequate provision for a water supply of potable water for domestic consumption and for water supply for fire protection purposes. All water supply systems and facilities shall be designed and stamped by a registered engineer licensed in the state of New Hampshire.	X			
IX-E(d)	A hydrogeologic study shall be required for any well or development with a withdrawal of over 10,000 gallons of water per day		X		
IX-E(3)	Fire alarms, fire hydrants, cisterns and fire ponds shall be provided as required local, state or federal regulations. These items shall be shown on the site plan.		X		
IX-F	<b>Sewerage</b>				
IX-F(1)	All developments shall make adequate provision for sanitary sewage disposal facilities. The facilities shall be designed and stamped by a registered engineer licensed in the State of New Hampshire. Sanitary sewage disposal shall be accomplished through the provision of individual waste disposal systems or a private central sewerage system.		X		
IX-F©	A hydrogeologic study shall be required for any sewerage system, or combination of systems, existing or planned, on one parcel that is/are designed to accommodate 2,500 gallons per day or more.		X		
IX-G	<b>Non-Municipal Utilities</b>				
IX-G(1)	The applicant is responsible for all coordination with utility companies to assure that non-municipal utilities are installed in accordance with plans approved by the Board pursuant to these regulations.	X			
IX-H	<b>Off-Street Parking and Loading</b>				
IX-H(1)	All developments shall make adequate provisions for off-street parking and loading facilities. Such facilities shall be designed to ensure the safety and convenience of pedestrian and vehicular movement on the site.	X			
IX-H(2)	Every development shall provide an area for parking and loading on the site which is paved and drained in accordance with the standards in Section IX-C.	X			

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<b>Town of Northwood</b>					
<b>Major Site Plan Application</b>				<b>Case #</b>	
<b>Checklist for Completeness</b>					
<b>Review Date:</b>					
		<b>Provided?</b>	<b>Waiver</b>	<b>Staff</b>	
		<b>YES</b>	<b>NO</b>	<b>Request</b>	<b>Comments</b>
IX-H(2)	The number of parking and loading spaces shall conform to the requirements in the town ordinances.	✗			
IX-H(3)	Design Considerations - The design and layout of parking and loading spaces shall conform to the requirements of these regulations:	✗			
IX-H(3)(a)	Each and every parking space shall have a safe and independent access	✗			
IX-H(3)(b)	All parking and loading shall be situated on the same street or parcel of land as the primary use building or structure	✗			
IX-H(3)(c)	No paving, parking, loading area or storage shall be permitted within twenty (20) feet of any property line	✗			
IX-H(3)(d)	Provision shall be made on site for the storage of snow which is removed from the parking and loading areas during the winter months	✗			
IX-H(3)(e)	Parking spaces shall be arranged so that cars will not back into a public street	✗			
IX-I	<b>Signs</b>				
IX-I(1)	Signs are intended for the identification of the use on the sign on which they are located. Signs shall not be a hazard or nuisance by virtue of their location or illumination.	✗			
IX-I(2)	Sign size, type, location, height, and illumination shall conform to the requirements of the town ordinances.	✗			
IX-J	<b>Preservation of Natural and Historic Features</b>				
IX-J(1)(a)	Grading and clearing should be minimized so as to avoid creating undue erosion or interruption of natural drainage ways. Particular attention should be given to natural features suitable as buffer strips between residential subdivisions abutting commercial or industrial areas.	✗			
IX-J(1)(c)	Applicants shall use construction methods which cause the least disturbance to the environment possible.	✗			
IX-K.1	<b>Landscaping</b>				
IX-K.1.(2)	In all developments, a minimum of 25 percent of the land area being developed shall remain in its natural state or shall be maintained as a landscape area. Wherever possible, landscaping should include the saving, protecting, and enhancing the appearance of existing trees, shrubs, and groundcovers which are considered not to be invasive species.	✗			
IX-K.1.(2)(a)	Existing trees shall be preserved wherever feasible. (See regulations.)	✗			
IX-K.1.(2)(b)	All proposed new plant material including trees, shrubs, groundcovers shall be suited to the growing conditions of the specific site as well as the general area.	✗			
IX-K.1.(3)(a)	A landscaped area serving as a buffer zone shall be required wherever a commercial or industrial development abuts an adjacent residential property.		N/A		

<b>Town of Northwood</b>					
<b>Major Site Plan Application</b>				<b>Case #</b> _____	
<b>Checklist for Completeness</b>					
<b>Review Date:</b> _____					
		<b>Provided?</b>		<b>Waiver</b>	<b>Staff</b>
		<b>YES</b>	<b>NO</b>	<b>Request</b>	<b>Comments</b>
IX-K.1.(3)(b)	Every development shall include landscaping to enhance the appearance of structures, to screen parking, loading, storage areas and waste disposal facilities to improve the visual character of the immediate area.	×			
IX-K.1.(3)(c)	Every site developed along Routes 4, 43, 202, 202A, 9, and 107 shall plant street trees along the frontage of roads, at intervals not to exceed 40 feet. (See regulations for more details.)		N/A		
IX-K.1.(3)(d)	Landscaping around buildings shall be provided to buffer parking areas, to define entrances, to provide foundation planting and to soften large expanses of walls or long roof lines.	×			
IX-K.1.(4)(a)	A buffer zone shall consist of a strip of land at least twenty (20) feet wide, densely planted (or having equivalent, natural growth) with shrubs or trees at least four (4) feet high at the time of planting of a type that will form a year round dense screen at least six (6) feet high within three years; or a wall, barrier, or fence of uniform appearance six (6) feet high and extending to within six (6) inches of ground level.	×			
IX-K.1.(4)(b)	For all landscaping areas, shade trees shall be planted at intervals of no more than 40 feet apart and shrubs, perennials and groundcovers shall be planted <i>en masse</i> among the trees. Combinations of evergreen and deciduous plantings are encouraged. A wall, barrier, or fence of uniform appearance 6 feet high and extending to within 6 inches of ground level may be used in conjunction with plant materials. All buffer areas are to be maintained as an integral part of the landscape.		×		
IX-K.1.(4)(c)	Provisions shall be made to screen unsightly features...by blocking or minimizing the view of such features. Berms and fences may be acceptable in conjunction with landscaping elements.	×			
IX-K.1.(5)(a)	Statement Re: Landscaping for Parking Areas: See regulations.		N/A		
IX-K.1.(5)(b)	For parking lots of 20 or more spaces, all landscape beds must have granite curbing to act as a wheel stop. If landscape bed also stormwater treatment area, spacing between curb stone to allow for the entry or exiting of water may be permitted.		N/A		
IX-K.1.(5)(c)	Snow storage shall not be permitted on any landscaped areas.	×			
IX-K.1.(5)(d)	For parking lots with less than 20 spaces, wheel stops with periodic spacing shall be provided at landscape areas.		N/A		
IX-K.1.(5)(e)	Continuous buffer zone perimeter landscaping is required along perimeter of parking lots with 20 or more spaces.		N/A		
IX-K.1.(5)(f)[2]	Interior landscaping required for all parking lots with multiple adjacent parallel parking rows. Required interior landscaping area shall be a minimum of 10 percent of the total area of driveways and parking areas.		N/A		
IX-K.1.(5)(f)[3]	Where interior landscaping is provided, beds shall be a minimum of 12 feet wide and must meet requirements of (3)(a).		N/A		
IX-K.1.(5)(f)[4]	The maximum number of continuous parking spaces permitted shall be 20.		N/A		
IX-K.1.(6)(a)	Plant materials shall be suitable for site conditions including soil composition, location, and exposure to environmental factors.	×			

TBP

<b>Town of Northwood</b>					
<b>Major Site Plan Application</b>				<b>Case #</b>	
<b>Checklist for Completeness</b>					
<b>Review Date:</b>					
		<b>Provided?</b>	<b>Waiver</b>	<b>Staff</b>	
		<b>YES</b>	<b>NO</b>	<b>Request</b>	<b>Comments</b>
IX-K.1.(6)(b)	Existing topography shall be maintained whenever feasible.	X			
IX-K.1.(6)(c)	Invasive species identified by the NH Dept of Agriculture are prohibited from further planting within Northwood. (See RSA 430:55)	X			
IX-K.1.(6)(d)	All plant materials shall be installed according to the American Nurseryman Standards.	X			
IX-K.1.(6)(e)	Trees shall be 3-inch caliper (diameter 6" above root ball) or larger. (See regulations for more details.)	X			
IX-K.1.(6)(f)	Shrubs shall be a minimum of 2 & 1/2 feet height at planting and also receive mulch with a depth not to exceed 3 inches.	X			
IX-K.1.(6)(g)	The introduction of ground cover and perennial plants <i>en masse</i> planting settings and utilizing mulch as the soil covering is acceptable. Bare soil is not acceptable.	X			
IX-K.1.(7)	A maintenance plan shall be provided with the site plan application. All landscaped areas shall receive regular maintenance and upkeep. (See regulations.)		X		
IX-K.1.(8)(a)	An inspection of all plantings to ensure compliance with the submitted landscape plan shall be conducted prior to the issuance of a certificate of occupancy.	X			
IX-K.1.(8)(b)	The applicant may be required to provide financial security in the form of cash, bond, or letter of credit to cover the cost of landscape improvements. The specific dollar amount shall be negotiated with the Board of Selectmen.		X		
IX-K.1.(9)	The planning board may seek an advisory opinion regarding the submitted landscaping plan at the expense of the applicant.		X		
IX-K.1.(10)	The planning board will seek an advisory opinion of the conservation commission regarding the submitted landscaping plan, if deemed necessary.		X		
IX-L	<b>Special Flood Hazard Areas</b>				
IX-L	All site plan proposals governed by these regulations having lands identified as Special Flood Hazard Areas in the "Flood Insurance Study for the Town of Northwood, N.H." together with the associated Flood Insurance Rate Maps and Flood boundary and Floodway maps of the Town of Northwood dated September, 1979 shall meet the following requirements:	X			
IX-L(1)	Site Plan proposals, including their utilities and drainage, shall be located and designed to be consistent with the need to minimize flood damage.	X			
IX-L(2)	All public utilities and facilities, such as sewer, electrical and water systems shall be located and constructed to minimize or eliminate flood damage.	X			
IX-L(3)	Adequate drainage shall be provided to reduce exposure to flood hazards	X			
IX-L(4)	Within the altered or relocated portion of any watercourse, the applicant shall submit to the planning board certification provided by a registered professional engineer assuring that the flood carrying capacity of the watercourse be maintained.		N/A		
IX-L(5)	All site plan proposals shall include 100 year flood elevation data	X			

TBP

<b>Town of Northwood</b>					
<b>Major Site Plan Application</b>				<b>Case #</b>	
<b>Checklist for Completeness</b>					
<b>Review Date:</b>					
			<b>Provided?</b>	<b>Waiver</b>	<b>Staff</b>
			<b>YES</b>	<b>NO</b>	<b>Request</b>
					<b>Comments</b>
IX-M	<b>Outdoor Lighting</b>				
IX-M	Lighting of all sites shall be designed to prevent off-site disturbance, nuisance, or hazard, and shall not detract from the qualities of the community which attract many visitors, such as the heritage of the community and its natural beauty. In addition to the town's ordinances, the following shall apply:		X		
IX-M(1)	All outdoor light sources shall be designed, directed and/or shielded such that the nighttime lighting is primarily contained on the site, shielding abutting properties and roads to the extent necessary		X		
IX-M(2)	No light source shall be permitted if that light causes glare or other safety problems on an adjacent street or property, and;		X		
IX-M(3)	Commercial outdoor lighting, except for a minimal amount of security lighting, shall be turned off when the establishment is not open for business.		X		
IX-N	<b>Hours of Operation</b>				
	The applicant shall present limits on the hours of operation of non-residential operations.			N/A	
IX-O	<b>Lot Coverage</b>				
	Lot coverage by low permeability surfaces shall not exceed the following percentages:				
	Mixed Use (Combination of Residential and Non-Residential Use) 40%			N/A	
	Non-Residential 50%.			N/A	
IX-P	<b>Noise</b>				
	The applicant and future owners of site developments shall conform with the Northwood Development Ordinance for the purpose of regulating noise levels within the town.		X		
IX-Q	<b>Sidewalks</b>				
	Sidewalks, where applicable, shall be provided for pedestrian traffic to provide connection between the main entrance of businesses, industries, residential developments, and parking areas.			N/A	
	Sidewalks shall be provided from side lot line to side lot line, along road frontage			N/A	
	Provisions shall be made for the installation of sidewalks running from the street line to the principal building.			N/A	
	Sidewalks shall be at least five (5) feet wide, six (6) inches above grade, and shall be protected by curbing.			N/A	
	Sidewalk designs shall include means for handicapped access.			N/A	



## TOWN OF NORTHWOOD, NEW HAMPSHIRE

### OFFICE OF THE PLANNING BOARD

818 First New Hampshire Turnpike, Northwood NH 03261  
(603)942-5586 Extension 205 Facsimile: (603)942-9107

### **Major Subdivision Application Form**

**Date:** 02/25/2021

**Case #** \_\_\_\_\_

**Type of Application:** Please circle one:

**Location:** Tax Map #: 110 Lot #: 29

Street Address: OLDE CANTERBURY RD

Total Acreage of Lot: 14.47 # of Existing Lots: 1 # of Proposed Lots: 21

Overlay District(s) present on Lot: NONE

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**Project Description:**

CREATION OF A 21 UNIT ELDERLY HOME DEVELOPEMENT ON THE EXISTING  
UNDEVELOPED LOT.

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**Property Owner(s):** CHESTNUT AND CAPE, INC

**Applicant(s):** CIVIL CONSULTANTS

Applicant Daytime Phone #: 207-384-2550

E-mail address: GEOFF@CIVCON.COM

**Authorized Representative:**Firm: CIVIL CONSULTANTS Name: GEOFF ALEVADaytime Phone #: 207-384-2550 E-mail address: GEOFF@CIVCON.COM**Certification/Authorization:**

I (We) hereby authorize the above listed representative to serve as my(our) agent and to appear and present said application before the Northwood Planning Board.

I hereby certify that all information presented as a part of this application is correct, to the best of my knowledge.

Signature of Applicant:  Date: 2-28-21

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

When Owner and Applicant are different:

I (We) hereby give permission for GEOFF ALEVA, P.E., Applicant(s), to undertake this application before the Northwood Planning Board.

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

# **SUBDIVISION APPLICATION FORM**

**ABUTTERS LIST:**

On this sheet, list the tax map, lot, name and mailing address of the property owner, authorized representative (if other than owner), and all abutters as indicated in the Town of Northwood's records not more than five days prior to submittal, per RSA 676:4,I9b). In addition, please attach two (2) adhesive mailing labels for each entry.

[illegible]

Person/firm who prepared the abutters list: GEOFF ALEVA, P.E.

Please attach additional copies of this form if necessary. I hereby certify that all information presented on this form is correct, to the best of my knowledge.

Signature of preparer: [Signature] Date of preparation: 2-25-21

Town of Northwood Planning Board  
Application Procedure Information  
*November, 2011*

1. Refer to the Northwood Development Ordinance, Site Plan Review Regulations or Subdivision Regulations for your particular proposal. These regulations are available at the Town Hall for a fee of \$10.00 or at [www.northwoodnh.org](http://www.northwoodnh.org), at the Planning Board's link to "Documents and Forms."
2. Completed Site Plan Review and Subdivision Applications and all fees must be filed to the attention of the Planning Board Staff at the Town Hall during regular business hours. Deadline for complete applications is **10 am on the first of each month**. Whenever the first falls on a weekend or holiday, the next business day shall apply.
3. Applicants may consult with either the Town Planner or Board Administrator prior to submitting an application. Hours for the Planning Board staff are Mondays from 9:00-4:00. The Town Planner is available for appointments at other times during the week; please call to schedule. All questions on the application or the site plan process should be directed to either the town planner or board administrator.
4. All projects must comply with the Northwood Development Ordinance. Some projects may also require relief from the Zoning Board of Adjustment.
5. The application includes a checklist of required information for planning board review. Please check off the documentation that has been provided or those items for which a waiver is requested. All waiver requests must be provided in writing at the time the application is submitted. The checklists are summaries of the requirements; **the regulations must also be consulted for more detail and information required.**
6. Applications containing sufficient information for review will be placed on the agenda for the planning board's regular meeting on the **fourth Thursday of the month**. The planning board staff will send written notification by certified mail of the date, time and place of the meeting to abutters listed by the applicant. Public notice will be provided to the local newspaper and posted in at least two public places.
7. The application will be reviewed by the Town Planner, Board Administrator, Code Enforcement Officer, Fire Department and other appropriate town staff as part of the Technical Review Process. The results of their reviews will be provided to the planning board at its work session held on the **second Thursday of the month**. The applicant is encouraged to attend; however, input is limited to clarification of materials. Comments from this meeting will be provided to the applicant so any missing information may be provided or any issues addressed for the regular meeting.
8. At the regular meeting, the Planning Board will first make a determination on whether the application is complete. If complete, the Board accepts it and opens the public hearing. The board will then either approve or disapprove the application within sixty-five (65) days of acceptance of the application.
9. The applicant shall receive a Notice of Decision from the Planning Board which states the approval or disapproval of the application with any conditions specified.
10. Once approved, five 22" by 34" paper copies are filed with the town. Mylars must be provided for approved subdivisions to be recorded at the Rockingham County Registry of Deeds.
11. Be aware that there may be other requirements or approvals required from other entities (building permit, fire code, driveway permit, etc.) after the planning board process is completed.

**Town of Northwood  
International Building Code 2009 Statement**

**Planning Board Application**

Case #: \_\_\_\_\_

➤ Applicant to complete top section and sign statement below:

Location of proposed development: SEE SITE PLAN APPLICATION

Tax Map/ Lot # of proposed development: \_\_\_\_\_

Name(s) of Applicant: \_\_\_\_\_

Name(s) of Owner: \_\_\_\_\_

Description of proposal:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The applicant hereby agrees to adhere to any and all requirements of the 2009 International Building Code as applicable for this development.

Geoffrey Alva  
Printed Name of Applicant/Owner

[Signature]  
Signature of Applicant/Owner

\_\_\_\_\_  
Signature of Applicant/Owner

\_\_\_\_\_  
Printed Name of Applicant/Owner

2-25-21  
Date

\_\_\_\_\_  
Date

**Town of Northwood**  
**Fire Department Review Form**

**Planning Board Application**

Case #: \_\_\_\_\_

- Applicant to complete top section only and file with application:

Location of proposed development: \_\_\_\_\_ SEE SITE PLAN APPLICATION

Tax Map/ Lot # of proposed development: \_\_\_\_\_

Name(s) of Applicant: \_\_\_\_\_

Name(s) of Owner: \_\_\_\_\_

Description of proposal:

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- Fire Department Representative to complete comment section:

**Fire Department Comments:**

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**Town of Northwood**  
**Police Department Review Form**

**Planning Board Application**

Case #: \_\_\_\_\_

- Applicant to complete top section only and file with application:

Location of proposed development: \_\_\_\_\_ SEE SITE PLAN APPLICATION

Tax Map/ Lot # of proposed development: \_\_\_\_\_

Name(s) of Applicant: \_\_\_\_\_

Name(s) of Owner: \_\_\_\_\_

Description of proposal:

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- Police Department Representative to complete comment section:

**Police Department Comments:**

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Town of Northwood Major Subdivision Checklist for Completeness		Case #:			
Review Date: _____					
		Provided?		Waiver	Staff
		YES	NO	Request	Comments
<b>2.05</b>	<b><u>Application</u></b>				
	To follow process specified in sections 2.06 through 2.20 of Northwood Subdivision Regulations.				
	Applicant shall submit the following:				
2.05(A)(1)	Correctly completed application form signed by the owner	X			
2.05(A)(2) and 2.10(B)	Abutters list which includes: correct abutters, applicant and authorized representative dated within 5 days of submittal, signed by preparer; additional list on adhesive mailing labels.	X			
2.05(A)(2)	Additional Abutters List on adhesive mailing labels.	X			
2.05(A)(3)	Payment of fees for administration and public notice per current Fee Schedule	X			
2.05(A)(4)	<u>Copies of Plans as follows:</u>				
2.05(A)(4)(a)	One mylar planm at a scale of 1:16,000, showing the original lot's boundaries and proposed road layout, and depicting the surrounding area and roads enough to locate on the Town Base Map.		X		
2.05(A)(4)(b)	Ten (10) paper copies of plans indicating existing property boundaries per sections 4.10 (A),(B),C and (E).	X			
2.05(A)(4).c	Three paper copies of sketched plans that show conceptual plans for the proposed conditions on the property, per secion 4.10(F).	X			
2.05(5)	Documentation that the following applications and correspondence have been submitted:	X			
2.05(5)(a)	Letters to appropriate town officials regarding town emergency services review, and connection to the municipal water supply system if applicable.	X			
<b>2.04(5)(b)</b>	Copies of applications for State permits including but not limited to subdivision, wetlands, septic, driveway, site specific, and underground storage tank.		X		
<b>2.04(5).c</b>	Copies of applications for Federal permits, including but not limited to "NPDES General Permit for Stormwater Discharges from Construction Activities."		X		
2.11	For applications with Regional Impact, additional notice required		N/A		
<b>3.00</b>	<b><u>Design Standards</u></b>				
3.01	Lots shall be shaped in a manner that promotes clarity of ownership	X			
3.01	Oddly shaped lots not permitted	X			
3.01.C	Lots shall contain contiguous areas of developable land such that the driveway, building water supply and sewage disposal, and other improvements can be constructed without filling of wetlands or other such adverse impacts which could be eliminated by different subdivision design.	X			
3.01(D)	Site lot lines shall be generally at right angles or radial to street lines.	X			
3.01(E)	No portion of a lot shall be less than 100-ft in width.	X			

NOTE: TO BE PROVIDED - TBP

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Town of Northwood Major Subdivision Checklist for Completeness		Case #: _____			
Review Date: _____					
		Provided?		Waiver	Staff
		YES	NO	Request	Comments
3.01(F)	To the maximum extent possible, all new lots shall be rectangular in nature.	X			
3.02	<u>Roads</u>				
3.02(B)(1)	Design speed of local roads 30 mph.	X			
3.02(B)(2)	Grade of road not less than 1% nor greater than 8%	X			
3.02(B)(2)	Minimum road crown 1/4" per 1'	X			
3.02(B)(3)	Minimum width of pavement for each paved travel lane shall be 11'; minimum two-way road width of 22'.	X			
3.02(B)(3)	Minimum 4' wide gravel shoulders on each side of road.	X			
3.02(B)(4)	Centerline of a cul-de-sac aligned with the centerline of the street		N/A		
3.02(B)(4)	Temporary cul-de-sacs provided, with easements for construction and use as appropriate, in locations where future connections are planned for but cannot be provided at the time of development.		N/A		
3.02(B)(5)	New road(s) directly across from existing intersections (if applicable) and/or are at least 100-ft from street intersections and major driveway entrances.	X			
3.02(B)(6)	No point along a road shall be more than 1,000' from a single point of access.	X			
3.02(B)(7)	Maximum grade of a road approaching an intersection shall be 3% within 50' of the intersection	X			
3.02(B)(8)	Roads shall intersect at 90 degrees, plus or minus 15 degrees.	X			
3.02.C(1)	Minimum width of any road right-of-way shall be 50'.	X			
3.02.C(3)	Easements for cut & fill slopes, drainage, water lines, sewer lines and other such improvements provided as appropriate.		N/A		
3.02.C(4)	Application specifies ownership and responsibility for maintenance of the right-of-way and all improvements therein.	X			
3.02(E)(1)	<u>Traffic impact analysis required when:</u>	X			
3.02(E)(1)(a)	...the subdivision involves creation of 12 or more residential lots or residential units; or	X			
3.02(E)(1)(b)	...the subdivision is intended to facilitate non-residential land uses which require 50 or more parking spaces; or		N/A		
3.02(E)(1).c	Other as may be deemed necessary by the board	X			
3.02(E)(2)	When required, traffic impact analysis to be done by a NH licensed Professional Engineer.	X			
	<u>Other</u>				
3.02(F)(2)	Proposed road names shall not duplicate any existing road names in Northwood, and shall be approved in advance by the board of selectmen.	X			
3.02(F)(3)	All roads shall have such traffic control signs as are necessary to provide for safety and efficiency.	X			
3.03	<u>Driveways and Access Points</u>				

Town of Northwood		Case #:			
Major Subdivision					
Checklist for Completeness					
Review Date: _____					
		Provided?		Waiver	Staff
		YES	NO	Request	Comments
3.03(A)(1)	A permit is required from the NH DOT for any private driveway entering the right-of-way of a Class I, II, or III highway.		N/A		
3.03(A)(2)	A permit is required from the road agent or selectmen's designee for any private driveway entering the right-of-way of a town road.		✗		
3.03(A)(3)	Driveways shall be located at least 100-ft. from street intersections and major driveway entrances.	✗			
3.03(A)(4)	Unless required otherwise, driveways shall be located no closer than 20-ft to side lot lines.	✗			
3.03(A)(5)	For subdivisions fronting on arterial roads, the number of driveway accesses onto the arterial road shall be minimized.	✗			
3.03(B)(1)	No more than two principal residences may share common drive; shared portion to follow the shared lot line to maximum extent possible.	✗			
3.03(B)(2)	Liability release form for shared driveway be provided and language placed on recorded mylar.		N/A		
3.03(B)(3)	For shared driveways, language to be provided with assigned responsibility for maintenance on recorded mylar.		N/A		
3.03(B)(4)	For shared driveways, driveway easement showing distances, bearings, width and rights of access shown on recorded mylar.		N/A		
3.03.C(1)	Driveway entrances onto town roads with speed limits of 30 mph or less shall have an all season safe sight distance of 250-ft in each direction.	✗			
3.03.C(2)	Driveway entrances onto town roads with speed limits greater than 30 mph shall have an all season safe sight distance of 300-ft in each direction.		N/A		
3.03.C(3)	The applicant shall show a proposed location for a driveway for each lot and provide the sight distance in each direction for each lot.		✗		
3.04	<u>Drainage</u>				
3.06	Proper and complete survey monumentation shall be installed on the properties involved prior to final approval of the application.	✗			
3.07	All developments shall make adequate provision for a water supply of potable water for domestic consumption.	✗			
3.07(A)	Connection to the municipal precinct water supply system shall be required at the precinct's direction.		N/A		
3.07(B)	In areas outside of the municipal water supply service area, provisions shall be made for on-site water supply or connection to a community water supply system.		N/A		
3.07(B)	The well location and its protective radius, if required by the State, shall be indicated on the plat. The entire well radius shall be located within the property boundaries of the lot which the well serves, unless an easement is provided.		N/A		

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Town of Northwood Major Subdivision Checklist for Completeness		Case #: _____			
Review Date: _____					
		Provided?		Waiver	Staff
		YES	NO	Request	Comments
3.08	All subdivisions shall demonstrate and provide adequate area for sanitary on-site sewage disposal. The sewage disposal location and its protective radius, if required by the State, shall be indicated on the plat.	X			
3.09	Utilities shall generally be located within the road right-of-way, and underground throughout the development.		X		
3.10	Landscaping requirements for subdivision approval are limited to establishment or re-establishment of suitable vegetative ground cover to ensure site stability, and to provide street trees where needed.		X		
3.11	There shall be adequate provisions for emergency service access to all lots.	X			
3.11(B)	At a minimum, there shall be a source of water for firefighting within 1 mile, along a Class V or better road, of each lot or building site proposed.	X			
4.00	<b>Plat Standards</b>				
4.01	Plat sheet shall measure and meet the standard criteria required by the Rockingham County Registry of Deeds such as 11" by 17", 22" by 34", 24" by 36".	X			
4.02	Applicant shall provide three or more paper copies of each plat sheet. Copies of plat sheets to be recorded shall be printed on mylar, or other material as specified by the Rockingham County Registry of Deeds.	X			
4.03	<b>Basic Information:</b>				
4.03(A)	Title Block to include:	X			
4.03(A)(1)	Title of the sheet	X			
4.03(A)(2)	Owner's Name	X			
4.03(A)(3)	Applicant's name, if other than owner	X			
4.03(A)(4)	Tax map and parcel number	X			
4.03(A)(5)	Name and address of the person or company which prepared the sheet	X			
4.03(B)	Scale of the plan in text and graphic form	X			
4.03(C)	North Arrow	X			
4.03(D)	Each sheet shall indicate the date of original preparation, and the date and nature of each revision.	X			
4.04	NH Licensed Land Surveyor stamp & signature		N/A		
4.05	Plat sheet which requires any required engineering information shall be stamped and signed by a NH Licensed Professional Engineer.	X			
4.06	Approval Sheet to include:	X			

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Town of Northwood Major Subdivision Checklist for Completeness		Case #: _____			
Review Date: _____					
		Provided?		Waiver	Staff
		YES	NO	Request	Comments
4.06(A)	Signature Block for Planning Board with a signature line and date space	X			
4.06(A)	Signature Block located near the lower right side of the plat whenever possible.	X			
4.06(B)	Supplemental plat sheets to include title and most recent date of revision.	X			
4.06.C	A locus map showing the location of the property within the municipality	X			
4.06(D)(1)	Indication of existing or proposed easements, covenants and deed restrictions.		N/A		
4.06(D)(2)	Indication of the zoning district, including applicable overlay districts, if such districts exist.	X			
4.06(D)(3)	Area of each lot	X			
4.06(D)(4)	Length of road frontage for each lot.	X			
4.06(D)(5)	List of waivers and substitutions granted by the board.		N/A		
4.07	Match lines for multiple sheets		N/A		
4.08	Plat scale not less than 1" equals 100' or at greater detail	X			
4.09	Area of Coverage:				
4.09	The entire area and boundary of each lot shall be depicted except:	X			
4.09(A)	Each lot of 5 acres or less in area shall be shown in its entirety;	X			
4.09	Plans shall depict the entire area and boundary of each lot.	X			
4.10	<u>Site Information</u>				
4.10	The set of plans submitted shall provide the following information about the site:	X			
4.10(A)	Boundary survey of the existing boundaries, including:	X			
4.10(A)(1)	Distances, deflection angles, radii, arc lengths, control angles, monument locations, and other necessary survey data	X			
4.10(A)(2)	Names of all abutters, including map and parcel numbers	X			
4.10(A)(3)	Roads, rights of way, intersections and driveways within 50' of the lot	X			
4.10(A)(4)	Location and nature of easements, deed restrictions and covenants		N/A		
4.10(A)(5)	Reference to deeds, earlier surveys, and other pertinent information as determined by the Licensed Land Surveyor.	X			
4.10(B)	Existing Conditions on the property, showing:	X			
4.10(B)(1)(b)	Contours at 2' intervals shall be required, except that lots which will remain 10 acres or more shall have 5' contour intervals, unless otherwise required by the planning board.	X			
4.10(B)(2)	Soil types and boundaries per the Rockingham County Soil Survey shall be indicated. Poorly and very poorly drained soils shall be clearly labeled as such.	X			
4.10(B)(3)	Existing Buildings, wells, septic systems, water lines, sewer lines, drainage facilities, utilities and other such improvements, in plan view, with description of uses and sizes, if applicable.	X			

## Case #:

[illegible]

TBP

**Pursuant to RSA 674:39-a**

- A. Agree that those portions of this parcel or tract cannot be sold separately without lawful subdivision from the Town of Northwood Planning Board.
- B. Agree that this tract or parcel will be treated as a single parcel of land for tax and other purposes.
- C. This covenant shall run with and be binding upon the foregoing tract of land and every part thereof and shall be recorded in the Rockingham County Registry of Deeds as evidence thereof. In each and every deed to this parcel or tract the owner shall undertake to insert a clause referring to this covenant and binding the grantee to it.

The undersigned hereby request merger of the above noted parcels in accordance with RSA 674:39-a

Planning Board Members: \_\_\_\_\_

**geoff@civcon.com**

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**From:** curt@chestnutandcape.com  
**Sent:** Wednesday, October 28, 2020 4:38 PM  
**To:** geoff@civcon.com  
**Subject:** RE: NORTHWOOD APPLICATION (2013200)

To whom it may concern,  
As president and 100% owner of Chestnut & Cape Inc. I authorize Geoffrey Aleva and Civil Consultants to act as my agent for site approvals and permitting as needed for both state and town applications.

Thank you,

Curtis Naleid  
Chestnut & Cape Inc.  
603.509.2877  
[curt@chestnutandcape.com](mailto:curt@chestnutandcape.com)  
[www.chestnutandcape.com](http://www.chestnutandcape.com)



Chestnut&Cape

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## CIVIL CONSULTANTS MEMORANDUM

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**TO: TOWN OF NORTHWOOD PLANNING BOARD**

**FROM: Geoffrey R. Aleva, PE – Sr. Project Engineer**

**SUBJECT: PROPOSED ELDERLY HOMES DEVELOPMENT**

**DATE: FEBRUARY 25, 2021**

**PROJECT: CHESTNUT & CAPE, INC –  
OLDE CANTERBURY ROAD**

This application has been submitted for site plan review. The project is intending to create an elderly home development at the undeveloped lot on Olde Canterbury Road in Northwood, NH. The property was previously part of Map 110 Lot 29, which contained 28.0 acres of undeveloped land. The lot was subdivided into four parcels with frontage along Olde Canterbury Road totalling 14.5 acres and one parcel with frontage along Route 4 containing 13.5 acres. The lots fronting along Olde Canterbury Road were purchased by Chestnut & Cape, Inc. This project is intending to dissolve the existing 4 lots in order to create the elderly homes development meeting the definition of alternative design subdivision in the Town of Northwood Site Plan Regulations.

An existing conditions and boundary plan was prepared by N.H. Land Consulting, dated October 1, 2019. This plan is referred to as reference plan 1. Reference plan 1 provided the basis for the proposed conditions plan included in this site plan review application.

The existing lot is entirely undeveloped grasslands. The lot generally slopes from Olde Canterbury Road down to the southern lot line. Proposed houses have been arranged to take advantage of the agricultural field along Olde Canterbury Road. The image below shows the state of the existing lot.



Existing undeveloped site

Per the Town of Northwood zoning ordinance and the existing site constraints, the maximum number of allowable units is 24. The calculation of this value has been included on the provided sketch plan L1 as note 8. The proposed elderly homes development will contain 11 buildings total. Each duplex will be a 4,325 sf single story structure approximately 23.5 ft in height. Each building will contain 2 units each, with the exception of the building located closest to Olde Canterbury Road. Half of this building will contain a 2,163 SF common space area, while the other half will contain a single unit. The total number of proposed units within the development is 21, less than the maximum allowed per the Town ordinance.





Proposed 2-bedroom single unit floorplan (Duplexes to contain two mirrored units)

The subdivision has been designed to provide two entrances from Olde Canterbury Road, which is an existing 15 ft wide gravel street. A traffic generation report has been prepared as part of the application process that predicts a maximum of 78 daily trips from the proposed development. Although this amount of trips does not require a full traffic study, it is our opinion that Olde Canterbury Road should be paved between the proposed driveways and widened to match the existing roadway extending to Route 107 west. Improvements to Olde Canterbury Road will be made based on discussions with the Northwood Highway Department.

The subdivision road has been designed as a loop with a through street to provide access to the center units. Each unit has a minimum 20 ft x 24 ft driveway for access to their garage. Seven additional parking spaces have been provided at the common space area for guest parking.

A majority of the lot is located within flood Zone X per FEMA Flood Insurance Rate Map (FIRM) for the Town of Northwood, NH, panel number 33015C0080E. Zone X is defined as areas of minimal flood hazard. The proposed development will be located entirely within Zone X. The rest of the lot is located in flood Zone A, which is defined as a special flood hazard area without base flood elevation (BFE). Reference plan 1 located the flood zone boundary. The FIRM map has also been included as part of this submission.

Per section IX.E.(1).(b) of the Northwood development ordinance, 33% of the gross lot area for elderly housing developments shall be provided for open space. For the 14.47 acre lot, 4.82 acres must be preserved for open space. Additionally, the ordinance allows up to 50% of the open space to be non-buildable land, which includes wetlands and areas within the 100 year floodplain. This means 2.41 acres of open space may be wetlands or part of flood Zone A, while the other 2.41 acres must be upland area. The proposed plan shows the area intended to be utilized as open space. The space is intended to be kept in its natural state for aesthetics and the preservation of natural habitats.

The site will provide water and sewer through the use of a community well and multiple on site septic systems. Electricity will be extended from an existing utility pole located across Olde Canterbury Road. The developer will coordinate with the electric utility to gain access to the power lines and ensure no adverse effects to municipal services.



The project will disturb over 100,000 SF and is therefore subject to the New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AOT) regulations. The site plan application has been submitted for an AOT permit. Part of the AOT requirements involve capturing stormwater runoff to reduce the post-development stormwater flow rate. The requirements for stormwater management in the AOT regulations match those in the Northwood Site Plan Regulations. A set of calculations will be included, along with the stormwater maintenance plan, to illustrate that the development will meet all required stormwater regulations. Erosion control measures and best management practices will be employed during the work and shown on subsequent plans.

A lighting and landscaping plan will be provided prior to approval to demonstrate how the development will meet the requirements of the site plan regulations. All lighting added to the property will be down lit and shielded. All disturbed areas not landscaped will be vegetated back to pre-development field conditions.

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## CIVIL CONSULTANTS MEMORANDUM

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**TO: Town of Northwood Planning Board**

**FROM: Geoffrey R. Aleva, PE**

**SUBJECT: Impact Statement**

**DATE: FEBRUARY 25, 2021**

**PROJECT: 2013200 - ELDERLY HOMES DEVELOPMENT**

The following memo addresses the predicted impacts to the Town of Northwood from the proposed elderly homes development located at Olde Canterbury Road. All items noted in Section V.B.(9) are addressed.

ITEM	RESPONSE
Attendance at public schools.	<i>The project will have minimal effect on public school attendance. Project is age restricted.</i>
Increase in vehicular traffic.	<i>The project is expected to increase traffic due to the 21 proposed elderly home dwelling units. An assessment of traffic generation has been included with this submission. The maximum number of daily trips is 78. Since the subdivision is accessed from Olde Canterbury Road with an existing width of 15ft, it is our opinion that the road will have to be widened to accommodate the increase in vehicular traffic.</i>
Changes in local population.	<i>Given 21 proposed units with 2 inhabitants per unit, there will be a maximum of 42 new Northwood residents. This figure does not take into account the number of residences who will not remain in Northwood year round.</i>
Increase in municipal costs.	<i>The project will utilize on site water and septic. No increase in municipal costs is expected.</i>
Load on public utilities or future demand for them.	<i>The project will have no effect on public utilities; the subdivision will be serviced by on-site wells and subsurface effluent disposal areas.</i>
Public safety.	<i>The project is located on private property. If Olde Canterbury Road is widened, this would increase the safety of vehicles travelling on the road.</i>



## CIVIL CONSULTANTS MEMORANDUM

Changes in tax revenue.	<i>The residents will increase the volume of sales at surrounding businesses, creating an increase in tax revenue for the Town.</i>
Changes in surface drainage.	<i>The project will include infiltration basins, bioretention systems, and grassed buffers that will reduce the flow rates and volumes to the receiving waterways. Based on the size of the development, the project requires an NHDES Alteration of Terrain permit.</i>
Increased consumption of groundwater.	<i>The project will include infiltration practices that provide groundwater recharge. The age restricted population typically has a lower water consumption compared to a single family residence.</i>
Increased refuse disposal.	<i>There is no centralized waste collection proposed.</i>
Pollution of water or air.	<i>There is not expected to be an increase in water or air pollution. Water pollution will be avoided through the use of stormwater BMP's and proper design of effluent disposal areas.</i>
Land erosion or loss of tree cover.	<i>Proper erosion control practices will be implemented during construction. There will be no loss of tree cover given the site is entirely grass field.</i>
Disturbance to other aspects of the natural ecology.	<i>The design as submitted is intended to impact the natural ecology to the least extent possible. The NH DES will be reviewing the project in accordance with the Alteration of Terrain permit standards, and it is assumed that approval will indicate that the natural ecology has been adequately protected.</i>
Blocking of views.	<i>The parcel is located in an area that has no effect on views from surrounding lots.</i>
Harmony with the character of surrounding development.	<i>The design of the proposed buildings is intended to match the colonial style houses of the area.</i>
Location of utilities.	<i>Electricity will be connected to the existing power lines. Coordinate with Town.</i>

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## Assessment of Traffic Generation

Chestnut & Cape, Inc. is proposing to construct a 21 unit elderly homes subdivision at Olde Canterbury Road in Northwood, NH. The site is a 14.5 acre lot containing entirely undeveloped grassland. Eleven 4,325 SF buildings are proposed that contain two units each, with the exception of the first building which will only contain one unit. The development will include two paved roads with two accesses to Olde Canterbury Road.

Part of the Town review process requires an estimate of the average daily traffic projected to be generated by the proposed use. This traffic assessment approximates the traffic impact due to the proposed development. The following information is provided as that estimate (based in the Institute of Traffic Engineer – ITE Trip Generation Manual, 10<sup>th</sup> Edition):

### ***Proposed Development:***

The proposed use contains 21 elderly home dwelling units. Each unit is attached to another unit, so the development falls under ITE Land Use category Senior Adult Housing – Attached (252). Two separate analyses are contained within this land use category: dwelling units and occupied dwelling units. For the purposes of this traffic study, the worst case scenario of dwelling units or occupied dwelling units has been used.

Following this above scenario would result in the following:

### **ITE Land Use Code 252 – Senior Adult Housing - Attached (21 Dwelling Units)**

			<u>Total</u>
Daily Trip Ends Weekday/Dwelling Unit	3.70 ave	(range 2.59-4.79)	<b>78 Trips</b>
Peak Hour AM Trip Ends Weekday/ Dwelling Unit	0.39 ave	(range 0.30-0.64)	9 Trips
Peak Hour PM Trip Ends Weekday/ Dwelling Unit	0.31 ave	(range 0.25-0.46)	7 Trips
Daily Trip Ends Saturday/ Dwelling Unit	3.23 ave	(range 1.84-4.07)	68 Trips
Peak Hour Generator Trip Ends Saturday/ Dwelling Unit	0.33 ave	(range 0.23-0.43)	7 Trips
Daily Trip Ends Sunday/ Dwelling Unit	3.14 ave	(range 2.20-4.25)	66 Trips
Peak Hour Generator Trip Ends Sunday/ Dwelling Unit	0.41 ave	(range 0.27-0.55)	9 Trips

Based upon the above, the highest average day figure would be the Daily Trip Ends Weekday rate of 3.70 trip ends – or – (21 Dwelling Units) x 3.70 = 77.7 say **78 trip ends for the day**

Based upon the above, the highest peak hour figure would be the Peak Hour AM Trip Ends rate of 0.41 trip ends in the peak hour – or – (21 Dwelling Units) x 0.41 = 8.61 say **9 trip ends in the peak hour**

### ***Conclusion***

Olde Canterbury Road is a 15 ft wide mostly gravel street that does not receive heavy vehicular traffic. Four other residential homes are located on Olde Canterbury road near the proposed development. The new subdivision will result in a maximum of 78 trip ends for the day and 9 trip ends during the peak hour. This is assuming that all 21 homes are resided in year round.

It is our opinion that the proposed project will not adversely impact traffic on Olde Canterbury Road, and that a full traffic study is not required for the proposed development. However, because the existing road is only 15 ft in width, the intent is to improve the gravel section between proposed entrances to match the paved road section to Route 107.

**LIST OF ABUTTERS**  
**Chestnut & Cape, Inc.**  
**ELDERLY HOMES SUBDIVISION**  
**Project # 20-132-00**  
**Project Location 110 / 29**  
**As of February 25, 2021**

<b>MAP</b>	<b>LOT</b>	<b>NAME &amp; MAILING ADDRESS</b>
110	29 locus	CHESTNUT & CAPE, INC. 30 N RIVER LAKE RD E NORTHWOOD, NH 03261
110	29-1	1334 FIRST NH TPKE, LLC PO BOX 255 NORTHWOOD, NH 03261
110	30	CLEMENT, LINDA E 1286 FIRST NH TURNPIKE NORTHWOOD, NH 03261
110	31	STANLEY, ESAU 189 ROCKINGHAM RD DERRY, NH 03038
110	32	COOLEY, JEFFREY & COOLEY, TRACI L. 19 MAIN ST NORTHWOOD, NH 03261
110	32-1	RANKIN, GORDON M & BESSE-RANKIN, PAIGE L PO BOX 59 NORTHWOOD, NH 03261
215	46	MATTERN-COURSIN HOMESTEAD TR DAVID COURSIN & GRACE MATTERN 32 WEST ST NORTHWOOD, NH 03261
215	48	NORTHWOOD, TOWN OF 818 FIRST NH TPK NORTHWOOD, NH 03261
216	16	BROWN, EVERETT W & BROWN, SHAROLYN L 80 OLD PITTSFIELD RD NORTHWOOD, NH 03261
216	17	MAGOON REVOCABLE TRUST MICHAEL A MAGOON, TRUSTEE 43 MAIN ST NORTHWOOD, NH 03261
216	18	NORTHWOOD, TOWN OF 818 FIRST NH TPK NORTHWOOD, NH 03261
216	21	FELDHOUSE, SUSAN W. & FELDHOUSE, JEFFREY A. 63 MAIN ST NORTHWOOD, NH 03261



**CIVIL  
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

20-132-00 Elderly Home Development, Northwood

216	22	KOUROUBACALIS, JAMES C PO BOX 176 NORTHWOOD, NH 03261
216	23	BLACKKEY III, RALPH & KELLER, KIMBERLY 85 OLDE CANTERBURY RD NORTHWOOD, NH 03261
216	24	WOODS, DANIEL A 131 OLDE CANTERBURY RD NORTHWOOD, NH 03261
216	25	MDR REHAB AND DEVELOPMENT PO BOX 653 GOFFSTOWN, NH 03045
216	26	ALEXANDER, MEGAN 139 OLDE CANTERBURY RD NORTHWOOD, NH 03261
216	27	JOHNSON, JASON S & JOHNSON, HEATHER E 154 OLDE CANTERBURY ROAD NORTHWOOD, NH 03261
216	28	JOHNSON, JASON S & JOHNSON, HEATHER E 154 OLDE CANTERBURY ROAD NORTHWOOD, NH 03261
216	29	WYCKOFF, DOUGLAS K & WYCKOFF, PATRICIA E 152 OLDE CANTERBURY RD NORTHWOOD, NH 03261
216	37	KOESTNER, MATTHEW H & CANFIELD, MARTINE H 102 SCHOOL ST NORTHWOOD, NH 03261
216	39	NORTHWOOD, TOWN OF 818 FIRST NH TURNPIKE NORTHWOOD, NH 03261
216	40	ASELTINE REVOCABLE TRUST DAVID & SALLY ASELTINE, TRUSTE 138 OLDE CANTERBURY RD NORTHWOOD, NH 03261
216	41	NORTHWOOD, TOWN OF 818 FIRST NH TURNPIKE NORTHWOOD, NH 03261
216	42	KOESTNER, MATTHEW H CANFIELD, MARTINE H 102 SCHOOL ST NORTHWOOD, NH 03261

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**CIVIL  
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

20-132-00 Elderly Home Development, Northwood



**CIVIL  
CONSULTANTS**

*Engineers*

*Planners*

*Surveyors*

*P.O. Box 100*

*293 Main Street*

*South Berwick*

*Maine*

*03908*

*207-384-2550*

February 25, 2021

Via Email

Mark Tetreault, Fire Chief  
Northwood Fire Department  
499 1st New Hampshire Turnpike,  
Northwood, NH 03261

**RE: Northwood Elderly Housing Development  
Olde Canterbury Road, Northwood, New Hampshire  
Tax Map 110 Lot 29**

Dear Chief Tetreault:

Chestnut & Cape Inc. is proposing a 21 unit elderly housing subdivision at the 14.5 acre lot on the south side of Olde Canterbury Road. The lot is currently undeveloped grasslands. The new development will create eleven 2-bedroom duplexes, each 4,325 SF in area (2,163 SF per unit). There will be two new paved entrances from Olde Canterbury Road to access the development. The subdivision will utilize a private well and private septic system to service the new community. The development has been adjusted to not have dead end units per our previous discussion.

In accordance with Northwood Site Plan Regulations, we are requesting your review and comments. We have provided a site plan and architectural renderings of the site.

Please feel free to contact us with any questions.

Respectfully yours,  
CIVIL CONSULTANTS

Geoffrey Aleva, P.E.  
Vice President

Enclosures: Sheet L1, Arch. Renderings



**CIVIL  
CONSULTANTS**

*Engineers*

*Planners*

*Surveyors*

*P.O. Box 100*

*293 Main Street*

*South Berwick*

*Maine*

*03908*

*207-384-2550*

February 25, 2021

Via Email

Glendon Drolet, Police Chief  
Northwood Police Department  
1020 1st New Hampshire Turnpike,  
Northwood, NH 03261

**RE: Northwood Elderly Housing Development  
Olde Canterbury Road, Northwood, New Hampshire  
Tax Map 110 Lot 29**

Dear Chief Drolet:

Chestnut & Cape Inc. is proposing a 21 unit elderly housing subdivision at the 14.5 acre lot on the south side of Olde Canterbury Road. The lot is currently undeveloped grasslands. The new development will create eleven 2-bedroom duplexes, each 4,325 SF in area (2,163 SF per unit). There will be two new paved entrances from Olde Canterbury Road to access the development. The subdivision will utilize a private well and private septic system to service the new community.

In accordance with Northwood Site Plan Regulations, we are requesting your review and comments. We have provided a site plan and architectural renderings of the site.

Please feel free to contact us with any questions.

Respectfully yours,  
CIVIL CONSULTANTS

Geoffrey Aleva, P.E.  
Vice President

Enclosures: Sheet L1, Arch. Renderings



**CIVIL  
CONSULTANTS**

*Engineers*

*Planners*

*Surveyors*

*P.O. Box 100*

*293 Main Street*

*South Berwick*

*Maine*

*03908*

*207-384-2550*

February 25, 2021

Via Email

Chris Brown  
Highway Department  
Town Works Way  
Northwood, NH 03261

**RE: Northwood Elderly Housing Development  
Olde Canterbury Road, Northwood, New Hampshire  
Tax Map 110 Lot 29**

Dear Mr. Brown:

Chestnut & Cape Inc. is proposing a 21 unit elderly housing subdivision at the 14.5 acre lot on the south side of Olde Canterbury Road. The lot is currently undeveloped grasslands. The new development will create eleven 2-bedroom duplexes, each 4,325 SF in area (2,163 SF per unit). There will be two new paved entrances from Olde Canterbury Road to access the development. The subdivision will utilize a private well and multiple septic systems to service the new community.

In accordance with Northwood Site Plan Regulations, we are requesting your review and comments. We have provided a site plan, architectural renderings of the site, and a traffic impact memorandum. The traffic generation is not expected to exceed the requirement for a full traffic study.

Please feel free to contact us with any questions. I am available at your convenience to discuss improvements to Olde Canterbury Road.

Respectfully yours,  
CIVIL CONSULTANTS

Geoffrey Aleva, P.E.  
Vice President

Enclosures: Sheet L1, Arch. Renderings, Traffic Impact Memo



LCHIP	ROA482842	25.00
TRANSFER TAX	RO094912	6,750.00
RECORDING		14.00
SURCHARGE		2.00

\$16750.00 Warranty Deed

1334 First New Hampshire Turnpike, LLC, a New Hampshire Limited Liability Company with a mailing address of PO Box 255, Northwood, New Hampshire 03261 for consideration paid, grant to **Chestnut & Cape, Inc.** a New Hampshire Corporation with a mailing address of 30 North River Lake Road, Northwood, New Hampshire 03261, with **WARRANTY COVENANTS,**

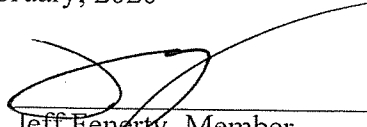
Four (4) certain tracts or parcels of land with improvements thereon, if any, situate on the southerly side of Olde Canterbury Road aka Cemetery Street (40' R.O.W), in the Town of Northwood, County of Rockingham and State of New Hampshire, being shown as Lots #29-2, #29-3, #29-4 and #29-5 on a plan of land entitled "Property Subdivision Plan - 1 Tax Map 110, Lot 29 1334 First NH Turnpike, LLC, 1334 First NH Turnpike, Northwood, NH 03261" prepared by N.H. Land Consultants, approved by the Northwood Planning Board on February 16, 2020, duly recorded in the Rockingham County Registry of Deeds as Plan No. D-42008 to which reference may be made for a more particular description.

Subject to matters as set forth on the above entitled survey.

Together with and subject to the benefits and burdens of a certain boundary line agreement between Peter S. Johnson and Thomas E. Johnson, and Arlene W. Johnson, Samuel W. Johnson, Sally A. Aseltine and Rebecca J. Irvine, Successor Trustees under the Samuel Johnson Jr. Revocable Trust of 1996, said agreement dated February 4, 2015 and recorded at the Rockingham County Registry of Deed in Book 5594, Page 1360.

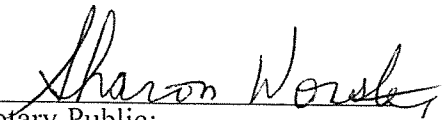
Meaning and intending to convey a portion of the premises conveyed to 1334 First New Hampshire Turnpike, LLC, by deed from Peter S. Johnson and Thomas E. Johnson dated May 6, 2017 and recorded with the Rockingham Registry of Deeds on May 11, 2017 at Book 5817, Page 2939.

Witness my/our hand(s) this 20th day of February, 2020

  
Jeff Fenerty, Member

State of New Hampshire  
County of Rockingham

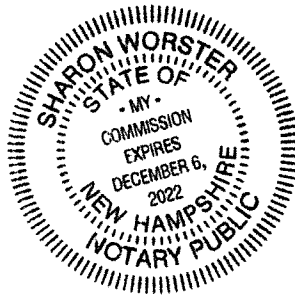
On the 20th day of February, 2020, before me, personally appeared, Jeff Fenerty, Member of 1334 First New Hampshire Turnpike, LLC, to me known or proven to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/them executed, to be his/her/their free act and deed.

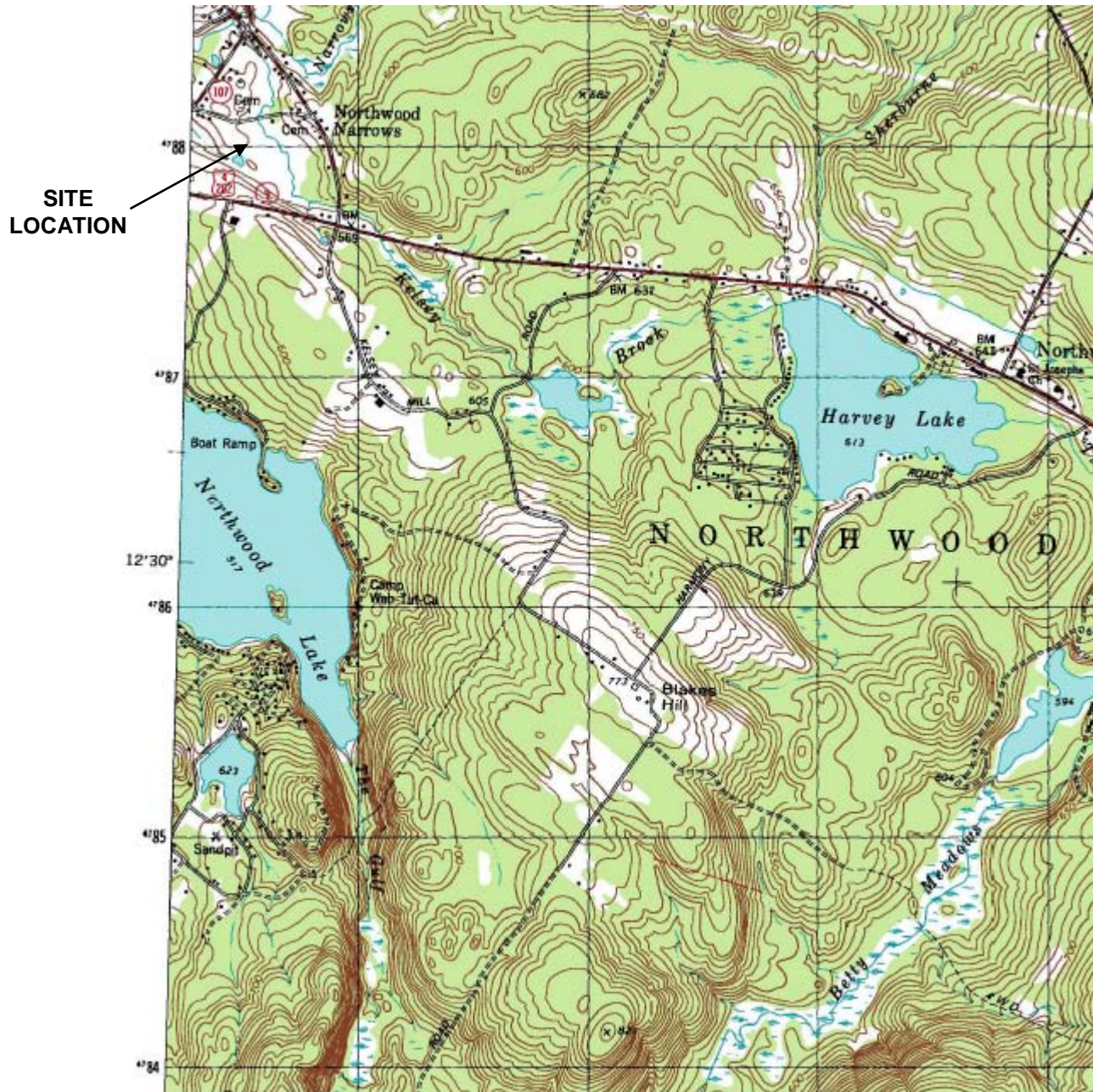
  
Notary Public:

My Commission Expires:

\_\_\_\_\_  
Printed/Typed Name

SEAL





PORTION OF USGS MAP Northwood, New Hampshire		PREPARED FOR: Chestnut and Cape, Inc. 30 N River Lake Rd E. Northwood, NH 03261	
JOB NO: 2013200	NTS	DATE: February 2021	

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**CIVIL  
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

**USGS Map**



Google Aerial Image Northwood, New Hampshire		PREPARED FOR:	Chestnut and Cape, Inc. 30 N River Lake Rd E. Northwood, NH 03261
JOB NO: 2013200	NTS	DATE: February 2021	

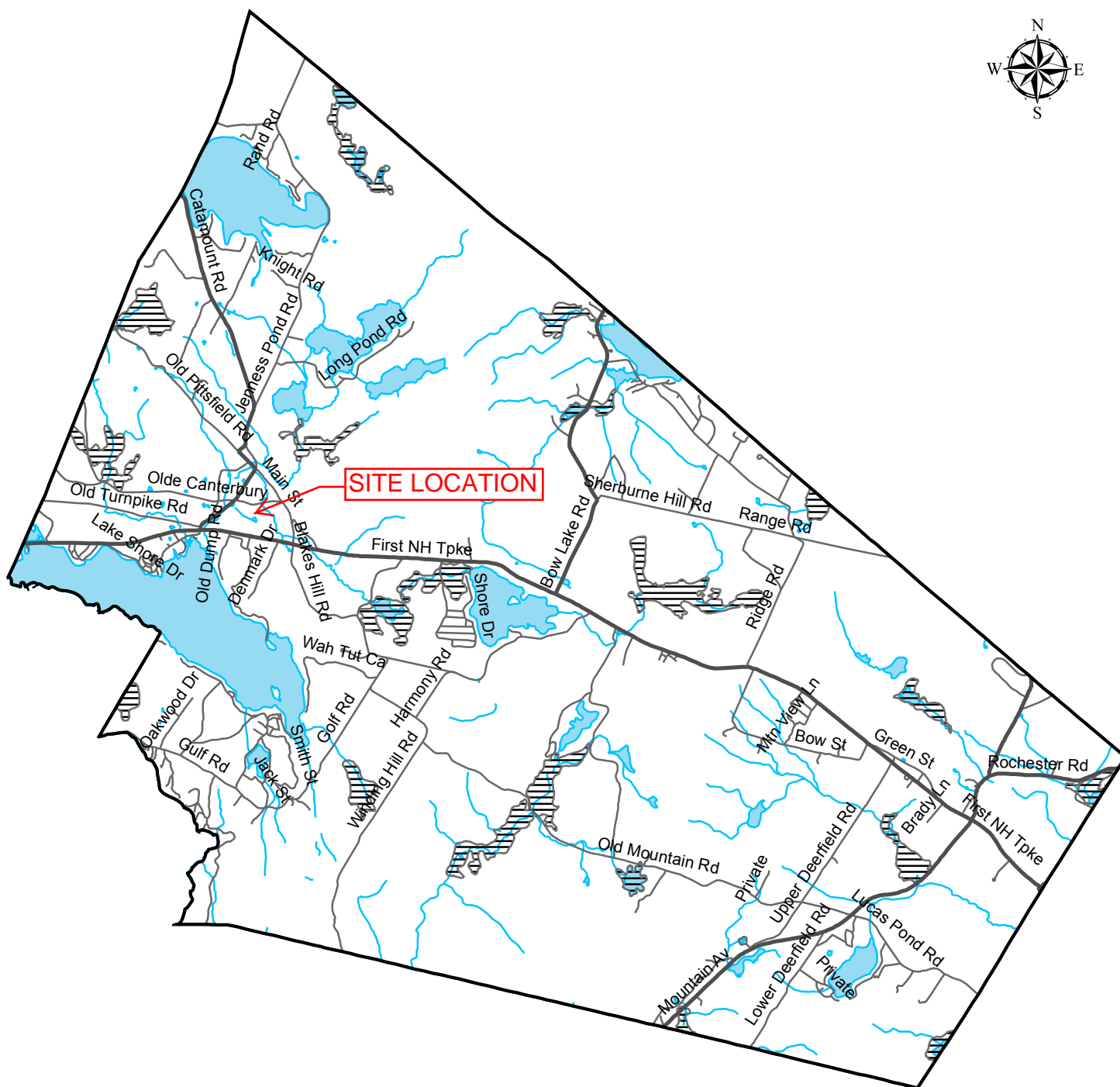
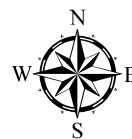
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**CIVIL  
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

Google Aerial Image



#### Legend

##### Roads

- Town
- State

##### Hydrography

- Surface Water

##### Prime Wetland 100 Foot Buffer

- NO
- YES
- 100 Foot Buffer

## Prime Wetlands in Northwood, NH

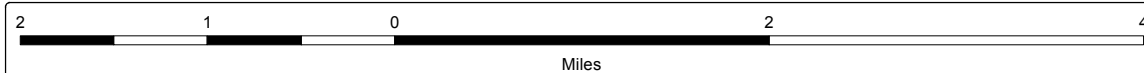
New Hampshire State Plane Coordinate System  
North American Datum 1983 (feet)

The coverages presented are under constant revision as new sites or facilities are added, and may not contain all potential or existing sites or facilities. These maps were prepared using data supplied by the municipality and the information was digitized to the best of our ability. For prime wetland and prime wetland buffer locations for a specific site, please contact the municipal office where the project is proposed. NHDES is not responsible for the use or interpretation of this information by third parties.



New Hampshire Department  
of Environmental Services  
Wetlands Bureau  
29 Hazen Drive  
P.O. Box 95  
Concord, NH 03302-0095

DATE PRODUCED  
October, 2012



# National Flood Hazard Layer FIRMMette



71°15'6"W 43°13'46"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

USGS The National Map: Orthoimagery. Data refreshed April 2020

71°14'28"W 43°13'20"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/25/2020 at 11:31 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



## Kelsey Brook - Age Restricted Development - Northwood, NH



Chestnut & Cape

30 N. River Lake Rd Northwood, NH 03261

Feb 5, 2021



## Kelsey Brook - Age Restricted Development - Northwood, NH



Chestnut&Cape

30 N. River Lake Rd  
Northwood, NH 03261  
603.509.2877

Feb 12, 2021





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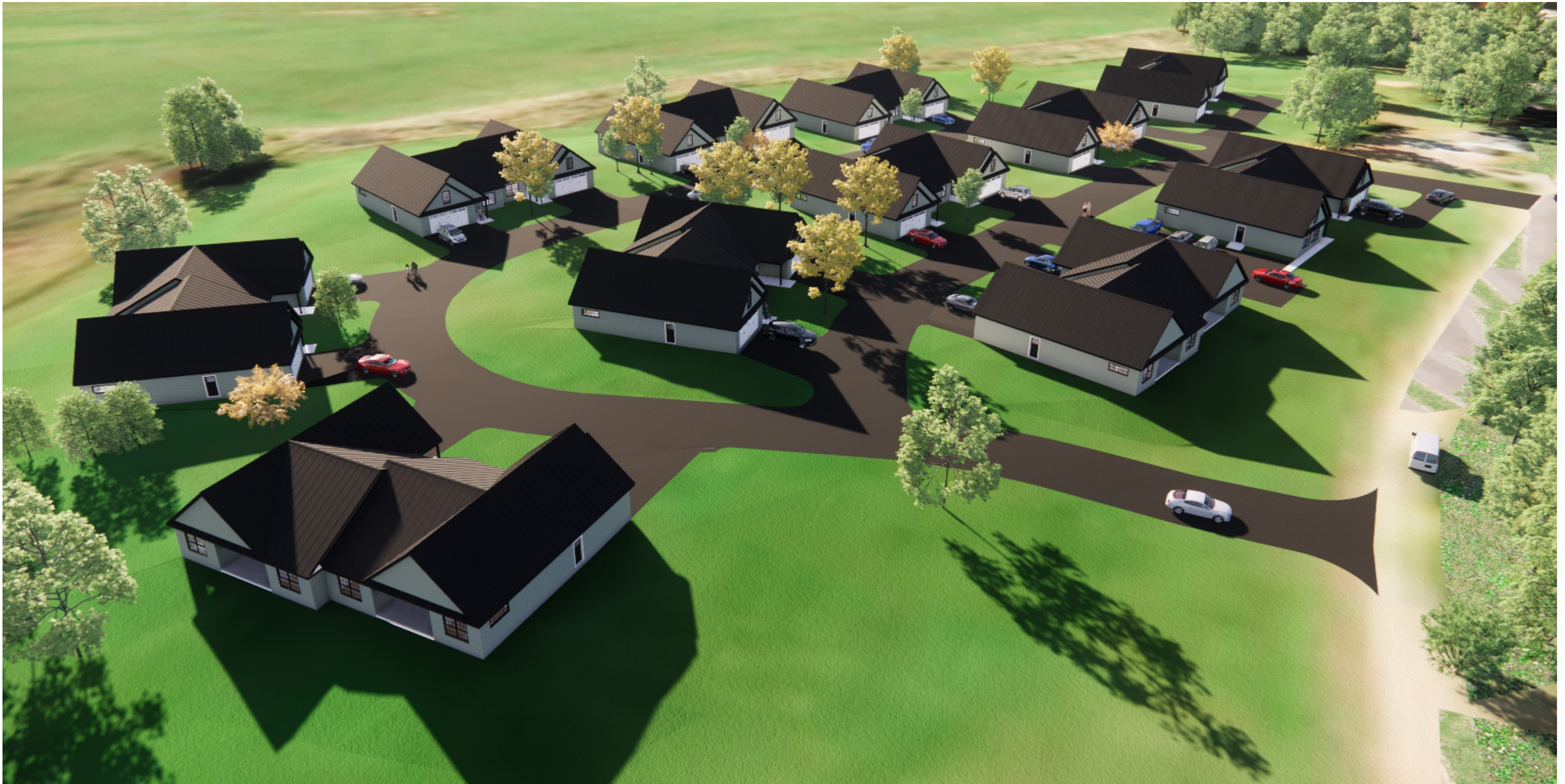




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