



Town of Boscawen, NH
116 North Main Street, Boscawen, NH 03303
Telephone: 603-753-9188

Planning Board Public Notice

Notice is hereby given in accordance with **NH RSA 674:21 & 676:4**, the **Town of Boscawen Land Development Regulations and Zoning Ordinance** that the **Planning Board** will meet on **Tuesday, December 2, 2025**, after **6:30 PM** at the Boscawen Municipal Facility, 116 North Main St, Boscawen. During a **regular meeting** of the Board, they will hear an application for a **CUP and Major Site Plan**, submitted and owned by the **York Properties LLC**, of **13 Lamprey Road, Canterbury NH, 03224**, with a property location of **120 Elm Street, Boscawen, NH 03303, Map 83 Lot 63, Sublot 2**, located in an **AR zone**. Upon a finding by the Board that the application meets the submission requirements of the Zoning Ordinance and the Land Development Regulations, the Board may vote to accept the application as complete and a Public Hearing on the merits of the proposal may follow.

Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

Per order of the Planning Board,

Kellee Jo Easler, Director
Planning & Community
Development

Tanya Decato

From: dspaulding@cmonitor.com
Sent: Tuesday, November 18, 2025 12:09 PM
To: Tanya Decato
Subject: Classified Ad Confirmation
Attachments: cmlogo.jpg; dspaulding_4450466_1763485691883.png; 4450466.pdf

Hi Tanya, This is set to run on the 20th Happy Thanksgiving to you and your family thank you Deb

COI



**TOWN OF BOSCAWEN
116 NORTH MAIN ST BOARD OF SEL
BOSCAWEN, NH 03303-112**

**Cust#:98684
Ad#:4450466
Phone#:603-753-9188
Date:11/18/2025**

Salesperson: Deb Spaulding

Classification: Legals

Ad Size: 2.0x 3.60

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Concord Monitor	11/20/2025	11/20/2025	1	216.86	216.86

Payment Information:

Date:	Order#	Type
11/18/2025	4450466	BILLED ACCOUNT

Total Amount: 216.86

Tax: 0.00

Amount Due: 216.86

- Thank you for your business!

Ad Copy

TOWN OF BOSCAWEN

Planning Board Public Notice

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Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

Per order of the Planning Board,

Kellee Jo Easler, Director
Planning & Community
Development

November 20, 2025

TOWN OF BOSCAWEN

Planning Board Public Notice

Notice is hereby given in accordance with **NH RSA 674:21 & 676:4**, the **Town of Boscawen Land Development Regulations and Zoning Ordinance** that the Planning Board will meet on **Tuesday, December 2, 2025, after 6:30 PM** at the Boscawen Municipal Facility, 116 North Main St, Boscawen. During a **regular meeting** of the Board, they will hear an application for a **CUP and Major Site Plan**, submitted and owned by the **York Properties LLC, of 13 Lamprey Road, Canterbury NH 03224**, with a property location of **120 Elm Street, Boscawen, NH 03303, Map 83 Lot 63, Sublot 2**, located in an **AR zone**. Upon a finding by the Board that the application meets the submission requirements of the Zoning Ordinance and the Land Development Regulations, the Board may vote to accept the application as complete and a Public Hearing on the merits of the proposal may follow.

Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

Per order of the Planning Board,

Kelley Jo Easler, Director
Planning & Community
Development

November 20, 2025



TOWN OF BOSCAWEN, NEW HAMPSHIRE
116 North Main Street, Boscawen, NH 03303 | 603-753-9188

Certification of Zoning Compliance

Date: 11/10/25

Owners Name: York Properties LLC 13 Lamprey Rd. Canterbury NH 03224

Applicant: James York

Location of land: 120 Elm St.

Map: 83 **Lot:** 63 **Sublot:** 02 **Zone:** AR

Describe Proposed Use: The applicant proposes to develop 3 duplexes on this 4.702 -acre parcel which is an allowed use with a conditional use permit in the AR Zone.

Research / Reference documents: Current Boscawen Zoning Ordinance and Development Regulations; Town Assessing records; Land Use Files, relevant NH codes and statutes along with information submitted by the applicant.

Review of Record: There is an extensive record of past planning and project consideration but there is no record of violations or regulatory problems associated with this property.

Code Enforcement Officer Observations: The proposed use seems appropriate on this property in this area.

Determination: The applicant must prepare and submit a site plan and a request for a conditional use permit for Planning Board consideration. If Planning Board approval is secured each duplex unit must secure a building permit and be constructed in compliance with all local and state land use regulations and codes.

Don Jutton

Don Jutton

Code Enforcement Officer

603-387-9729

Should any party be aggrieved by a decision of the Code Enforcement Officer, the aggrieved party may file an appeal with the Zoning Board of Adjustment if it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of any zoning ordinance adopted pursuant to NH RSA 674:33 – Powers of the Zoning Board of Adjustment. This appeal must be filed within 30 days of the date of the decision that is complained of.



Town of Boscawen, NH
116 North Main Street, Boscawen, NH 03303
Telephone: 603-753-9188
Conditional Use Permit Application

Application is hereby made for Planning Board review of a proposed project. I/We have reviewed the Town of Boscawen's Zoning Ordinance, Land Development Regulations and provide the information required below.

1. Applicant's Name(s): York Properties, LLC
Address: 13 Lamprey Road, Canterbury NH 03224
Phone: 603-496-1105
2. Name and Address of Owner(s) if different than Applicant:
Name: _____
Address: _____
Phone: _____ Email: _____
3. Interest of Applicant if not Owner: _____
4. Location of proposed site 120 Elm Street
Map 83 Lot 63 Sublot 2 (Address of Property)
5. Present use of the property Vacant, wooded
6. Proposed use of the site Residential - Duplexes
7. Has a Variance or Special Exception been granted for this site?
(If yes, please attach decision) 2023 Variance - moot (Allowed use as of 2024) ☒ Yes ☐ No
Amended Z.D.
8. Area of entire tract 5.02
9. Do you require an extension of water or sewer lines? ☒ Yes ☐ No
10. Zone tract is in: ☒ AR ☐ R-1 ☐ R-2 ☐ C ☐ I ☐ MRD ☐ Village Check all that apply.
11. Names and addresses of abutting owners (attach a separate sheet with this information).

***If applicant is not owner, a notarized letter of authorization from owner must be on file.**



Town of Boscawen, NH
116 North Main Street, Boscawen, NH 03303
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Conditional Use Permit Application

Application Procedure: The applicant shall consult with the Planning & Community Development Director and request a Determination Letter from the Code Enforcement Officer for the proposed use. The Determination Letter will make reference to the Zoning Ordinance, Article IV, Use Regulations, for uses that are allowed by conditional use permit. If the Determination Letter indicates that the proposed use requires subdivision of land, the applicant will be directed to refer to the Land Development Regulations and make application for subdivision following the requirement of those regulations. Finally, if the Determination Letter indicates that a Site Plan Review is necessary, the applicant will be directed to refer to the Land Development Regulations and make application for Site Plan Review following the requirements of those regulations.

Receive letters from the Police Department, Fire Department, and Public Works Department.

Plan Format: The plan shall be drawn in black ink on sheets 22" x 34" and at a scale of 1" – 100' or larger. Where necessary, sections of the plan may be presented in several sheets at the required scale. North should be "up" on the plan. Please consult with the Planning & Community Development Department for the required number of copies of the application and plans for your particular application.

Other Items: As detailed below, the Board may require additional reports or studies deemed necessary to make an informed decision, including but not limited to: traffic, school, fiscal, environmental impact analyses, wildlife, historic, impact fee analysis, sprinkler system review and other studies. The Board reserves the right to request such information after an application has been accepted as administratively complete. If required, these special studies shall be conducted at the expense of the applicant.

Administrative Fees: Please consult with the Planning & Community Development Department for the required fee schedule. Remit payment with your application, supporting documents with the required payment to the Planning & Community Development Department.

Application Review and Procedure: An application for a Conditional Use Permit shall be initiated by filing an application for conditional use with the Planning Board. The following procedures shall apply to the processing of such an application:

1. When Subdivision or Site Plan approval is required, the application and review procedure for a Conditional Use Permit shall be made concurrently and in accordance with the procedures specified in the Land Development Regulations as applicable to the particular development.
2. When Subdivision or Site Plan Approval is not required, the application and procedural requirements of the Land Development Regulations shall be applied to the application and processing of Conditional Use Permits with respect to content of applications, requirements for public notice, hearings and timing of decisions by the Planning Board only.

Burden of Persuasion

The applicant bears the burden of persuasion, through the introduction of sufficient evidence through testimony or otherwise, that the development, if completed as proposed, will comply with this Article and will satisfy the specific requirements for the use contained in the Zoning Ordinance in Article IV, Use Regulations.



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Conditional Use Permit Application

Standards of Review

In reviewing an application for a Conditional Use Permit, the Planning Board shall consider the following information in its deliberation, as applicable to the case. Please answer the following questions in the space provided, or if necessary, in an attached document:

1. Is there specific authorization for your proposed conditional use as established by the Zoning Ordinance in Article IV, Use Regulations?
Yes, the Table of Uses allows three to twelve dwelling units subject to the Conditional Use Permit. A Variance was also previously granted for this use on this property, _____
2. Will your proposed conditional use comply with the specific standards for such use as contained in the Zoning Ordinance and Land Development Regulations?
Yes, the project will be served by municipal sewer and water and will require Site Plan approval in compliance with the Zoning Ordinance and Land Development Regulations. _____
3. If the Planning Board has required any special investigative or scientific studies prepared in association with the proposed development, what is your response to those studies?
Special studies have not yet been required by the Planning Board, but we would expect to address any concerns that the Board may have. _____
4. What is your response to any special reports or analyses of the project or its impacts prepared by the Town's departments, its consultants, boards or commissions?
We would make every effort to address concerns raised by the Town's departments, its consultants, boards or commissions. _____

Please be prepared to respond to testimony and evidence introduced at the public hearing on the application.



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Conditional Use Permit Application

Waiver Request(s)

Where the Planning Board is authorized to administer the provisions of an Innovative Land Use Control under RSA 674:21, it may waive any standard within the section after making the following determinations:

1. Granting of a waiver shall not be detrimental to the public safety, health, or welfare or cause injury or damage to other property, or fail to promote the public interest;
2. The waiver is consistent with the purpose of the provisions of the Zoning Ordinance and Master Plan;
3. The waiver will result in a better design for the Town of Boscawen;
4. A particular hardship or circumstance exists that warrants granting a waiver. Such circumstances may include topography, soil constraints, wetlands, geographic location of the property, size and scale of the project.

Please state the requirement that you seek a waiver from and your reasons and/or justifications for requesting the waiver(s).

Hearing and Decision

Following a public hearing on the proposed use, the Planning Board shall issue a Conditional Use Permit if it finds, based on information and testimony submitted with respect to the application that:

1. The use is specifically authorized by this Ordinance as a conditional use;
2. If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this Ordinance for the particular use;
3. The use will not materially endanger the public health or safety;
4. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area where it is to be located;
5. The use will not have a substantial adverse impact on highway or pedestrian safety; and
6. The use will not have a substantial adverse impact on the natural resources of the town.



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Conditional Use Permit Application

Conditions of Approval

In granting a Conditional Use Permit, the Planning Board may attach reasonable conditions to its approval, including, but not limited to, performance guarantees and the phasing of a development, where such conditions are shown to be necessary to further the objectives of this Article. Representations made at a public hearing or in material submitted to the Planning Board by an applicant to obtain a Conditional Use Permit shall be deemed conditions of the issuance of the permit. All other conditions of approval shall be stated in writing in the permit. The Planning Board may require that such conditions be annotated on a site plan or subdivision plan, or otherwise recorded at the Merrimack County Registry of Deeds.

Appeals

Any persons aggrieved by a Planning Board decision on a Conditional Use Permit may appeal that decision to the Superior Court as provided in the manner prescribed in RSA 677:15. A Planning Board decision on the issuance of a Conditional Use Permit cannot be appealed to the Zoning Board of Adjustment (see RSA 676:5, III).

Statement of Assurance and Agreement:

I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Boscawen ordinances and regulations.

The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.


Applicant/Agent Signature

11/17/25
Date


Applicant/Agent Signature

11/17/25
Date


Owner Signature

11/17/25
Date


Owner Signature

11/17/25
Date

By my signature below, I hereby certify that I have reviewed the application package and I believe it to be administratively complete, the fees have been paid and the application is ready for Planning Board review.


Planning & Community Development Director

11.13.25
Date



Town of Boscawen, NH
116 North Main Street, Boscawen, NH 03303
Telephone: 603-753-9188
Major Site Plan Application

Application is hereby made for Planning Board review for a Major Site Plan Review. I/We have read the Town of Boscawen Land Development Regulations and provide the information required below.

An incomplete application will be returned to the Applicant with no action taken by the Board

1. Applicant's Name(s): York Properties, LLC
Address: 13 Lamprey Rd, Canterbury NH 03224
Phone: 603-496-1105
2. Name and Address of Owner(s) if different than Applicant:
Name: _____
Address: _____
Phone: _____
3. Interest of Applicant if not Owner: _____
4. Location of proposed site 120 Elm Street
(Address of Property)
Map 83 Lot 63 Sublot 2
5. Present Use of the Property Vacant, Wooded
6. Proposed Use of the Site Residential Multi-family
7. Has a Variance, Special Exception or Conditional Use Permit been granted for this site? (If yes, please attach decision) ☒ Yes ☐ No
8. Area of entire tract 5.02 Acres
9. Do you require an extension of water or sewer lines? ☒ Yes ☐ No
10. Zone tract is in: ☒ AR ☐ R-1 ☐ R-2 ☐ C ☐ I ☐ MRD ☐ Village Check all that apply.
11. This application also includes a request for consideration of a Conditional Use Permit under the authority and provisions of the Village District requirements as specified in Article XVIII: ☐ Yes ☒ No
12. No. of employees: NA Gross square feet: NA Square footage to be used by public: NA
13. Days and Hours of Operation: NA

***If applicant is not owner, a notarized letter of authorization from owner must be on file.**

RECEIVED

NOV 11 2025

1



Town of Boscawen, NH
116 North Main Street, Boscawen, NH 03303
Telephone: 603-753-9188
Major Site Plan Application

General Information: The applicant shall refer to the Boscawen Zoning Ordinance and Land Development Regulations and shall submit any requested information outlined as part of this application. Staff will assist with fee requirements.

Plan Format: The plan shall be drawn in ink (blue or black) on sheets 22" x 34" and at a scale of 1" — 100' or larger. Where necessary, sections of the plan may be presented in several sheets at the required scale. North should be "up" on the plan.

Other Items: In addition to the items below, the Board may require additional reports or studies deemed necessary to make an informed decision, including but not limited to traffic, school, fiscal, environmental impact analyses, wildlife, historic, impact fee analysis, sprinkler system review and other studies. The Board reserves the right to request such information after an application has been accepted as administratively complete.

Contacts to set up meetings, submit plans and receive letters:

- ✓ Planning & Community Development Director Kellee Jo Easler – keasler@boscawennh.gov
- ✓ Planning & Community Development Assistant Ruth Ashby – rashby@boscawennh.gov
- ✓ Code Enforcement Officer Don Jutton – djutton@boscawennh.gov
- Public Works Director Dean Hollins – dhollins@boscawennh.gov
- Fire Chief Tim Kenney – tkenney@boscawennh.gov
- Police Chief Jason Killary – jkillary@boscawennh.gov

*Emails sent
See attached*



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Major Site Plan Application

The Planning & Community Development Staff will review and verify that the applicant submitted all the items in the sections listed below as described in the Land Development Regulations.

General Requirements:

1. Meet with Planning & Community Development Director prior to submitting application; **(Section 2.1)**
2. Receive a Determination Letter from Code Enforcement Officer; **(Section 2.5.8.A)**
3. Receive a letter from Boscawen Public Works Department, Boscawen Fire Department and Boscawen Police Department; **(Section 2.5.8.B, C, D.)**

Section 4.1 - Submittal Requirements for All Applications

Section 5.3 - Required Plan Information for Major Site Plan

Section 5.4 - Supporting Documentation for Major Site Plan

Section 5.5 - Legal Documents for All Site Plans (if required)

Waiver Requests

Please attach a separate sheet for any waiver requests, include the section number listed next to each requirement for each waiver, and a description of why you are requesting each waiver.

If section number is not stated clearly, the application will not be accepted

I/We have submitted for review:

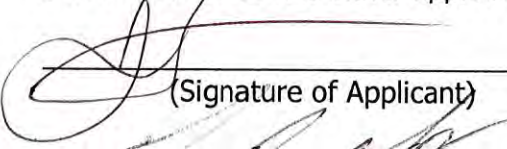
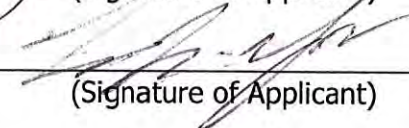
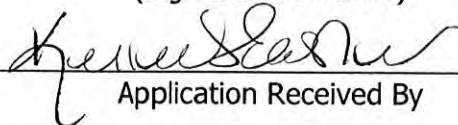
- a. (1) Completed application
 - b. (1) 24"x36" of plan to scale
 - c. (12) reduced 11"x17" copies of the plan
 - d. Application and/or Escrow Fees
 - e. Abutters List - *pending*
 - f. Notarized Authorization Form if applicable *NA*
 - g. Reviews by Fire Chief, Police Chief, and Public Works Director
 - h. (1) Property Card, Deed, and Tax Map
 - i. Electronic Files
- Sent email 1/3*



Town of Boscawen, NH
116 North Main Street, Boscawen, NH 03303
Telephone: 603-753-9188
Major Site Plan Application

By signing this application, the owner authorizes the Town of Boscawen or its agent(s) to enter upon the property, as they deem reasonable and necessary during the application process.

Upon finding that an application meets the submission requirements, the Planning Board will vote to accept the application as complete and a public hearing on the merits of the proposal will follow immediately. Should a decision not be reached at the public hearing, the application may remain on the Planning Board agenda until such time as it is either approved or denied.

 _____ (Signature of Applicant)	<u>Jim York</u> _____ (Printed Name)	<u>11/10/25</u> _____ (Date)
 _____ (Signature of Applicant)	<u>MARY YORK</u> _____ (Printed Name)	<u>11/10/25</u> _____ (Date)
_____ (Signature of Owner)	_____ (Printed Name)	_____ (Date)
_____ (Signature of Owner)	_____ (Printed Name)	_____ (Date)
 _____ Application Received By	<u>YES</u> _____ Is Escrow Account Needed?	<u>11.10.25</u> _____ (Date)

The Planning Board reserves the right to adjourn the public hearing at 10:00 pm. All remaining applications that have not been reviewed will be scheduled for review at the Planning Board's next scheduled public hearing.

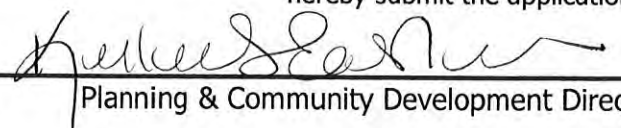
FOR TOWN USE ONLY

Distribution List (*Distribution to All Unless Boxes are Checked*)

- | | | |
|---|---|--|
| <input type="checkbox"/> Agricultural Commission
<input checked="" type="checkbox"/> Building Inspector
<input checked="" type="checkbox"/> Conservation Commission
<input checked="" type="checkbox"/> Emergency Management
<input checked="" type="checkbox"/> Fire Chief | <input checked="" type="checkbox"/> Life Safety Officer
<input checked="" type="checkbox"/> Police Chief
<input checked="" type="checkbox"/> Public Works Director
<input checked="" type="checkbox"/> School District
<input checked="" type="checkbox"/> Water Precinct | <input type="checkbox"/> Zoning Board of Adjustment
<input checked="" type="checkbox"/> Central NH Regional Planning Commission

<input type="checkbox"/> Other _____
<input type="checkbox"/> Other _____ |
|---|---|--|
- BY DIRECTION OF PLANNING BOARD**
☐ Planning Board Engineer

I have reviewed the application, checklist, and submittals attached and find that the major site plan application is administratively complete according to the requirements of the current Boscawen Land Development Regulations. I hereby submit the application for Planning Board compliance review.

 _____ Planning & Community Development Director	<u>11.10.25</u> _____ Date
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TOWN OF BOSCAWREN, NEW HAMPSHIRE

Major Site Plan

116 North Main Street, Boscawren, NH 03303 | 603 753-9188x2309 | keasler@boscawrennh.gov

Major Site Plan contents to be submitted	Submitted or Met Requirements	N/A	Pending	Not Submitted	Waiver Requested
Section 2.1 Meet with the PCD Director.	✓				
Section 2.5.8.A Determination Letter from Code Enforcement Officer.	✓				
Section 2.5.8.B, C, D. Letters from Public Works Department , Fire Department and Police Department .			✓ Sent email		
Section 4.1.1 A completed application.	✓				
Section 4.1.2 Name of project or identifying title; tax map & lot(s) numbers	✓				
Section 4.1.3 Names and addresses of all professionals involved in the preparation of plan and application, including registrations and seals where required.	✓				
Section 4.1.4 Names and addresses of all holders of conservation, preservation, or agricultural preservation restrictions on the subject properties.		✓			
Section 4.1.5 Fees: 15	✓				
Section 4.1.6 Abutters List: 4	✓				
Section 4.1.8 Current zoning classifications and boundaries on and adjacent to the tract.	✓				
Section 4.1.9 Building, wetland or Shoreland setbacks.	✓				
Section 4.1.10 Base flood elevations and flood hazard areas.	✓				
Section 4.1.11 The required number of paper copies of plans and documents as well as electronic submittals.	✓				



TOWN OF BOSCAWEN, NEW HAMPSHIRE

Major Site Plan

116 North Main Street, Boscawren, NH 03303 | 603 753-9188x2309 | keasler@boscawennh.gov

Major Site Plan contents to be submitted	Submitted or Met Requirements	N/A	Pending	Not Submitted	Waiver Requested
Section 4.1.12 All drawings shall be legibly prepared and drawn to scale. Each drawing shall have a north arrow, a scale, preparation date and all revision dates.	✓				
Section 4.1.13 A vicinity sketch.	✓				
Section 4.1.14 Colored photos of all buildings and the site.	✓				
Section 4.1.15 Copies of permit applications to state and federal agencies, where applicable. Code Review to be completed by design professional to be submitted, i.e. NH licensed architect, fire engineer, etc. if applicable or to be determined by the Fire Chief.			✓		
Section 4.1.16 Waiver Requests	✓				
Section 4.1.17.A Lot area in square feet and acres.	✓				
Section 4.1.17.B Ground floor area of all buildings.	✓				
Section 4.1.17.C Total floor area, floor area for each building, and floor area for each use by floor.	✓				
Section 4.1.17.D Existing and required parking spaces.	✓				
Section 4.1.18 The location of all easements on the property, their purpose, and Book and Page Number(s) in the MCRD.		✓			
Section 4.1.19 The location of any common area, or limited common area, or land units within a condominium.		✓			
Section 5.2.2 Property Boundary lines, their source, bearings, and dimensions;	✓				



TOWN OF BOSCAWEN, NEW HAMPSHIRE

Major Site Plan

116 North Main Street, Boscawren, NH 03303 | 603 753-9188x2309 | keasler@boscawennh.gov

Major Site Plan contents to be submitted	Submitted or Met Requirements	N/A	Pending	Not Submitted	Waiver Requested
Section 5.2.3 The shape, size, height, dimensions, location, and use of existing and proposed structures located on the site;	✓				
Section 5.2.4 Existing and proposed topographic contours;	✓				
Section 5.2.5 Existing natural and man-made features;	✓				
Section 5.2.6 Soil and wetland delineation, slopes in excess of 15% and 25%;	✓				
Section 5.2.7 Location, name, and widths of any existing and proposed roads on the property;	✓				
Section 5.2.8 Location of any existing or proposed easements, deed restrictions, or covenants;		✓			
Section 5.2.9 Identification of existing and proposed access to the site with dimensions shown, sight distance at the access point(s), curb cuts and proposed changes (if any) to existing streets;	✓				
Section 5.2.10 Location and dimensions of existing and proposed parking bays and aisles, loading spaces and handicapped spaces, with tabulations;	✓				
Section 5.2.11 Plan of all buildings with their type, size, location, building setback boundaries, and elevation of first floor indicated;	✓				
Section 5.2.12 The size and location of all public service connections—gas, power, telephone, fire alarm, overhead or underground;	✓				



TOWN OF BOSCAWEN, NEW HAMPSHIRE

Major Site Plan

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Major Site Plan contents to be submitted	Submitted or Met Requirements	N/A	Pending	Not Submitted	Waiver Requested
Section 5.2.13 The location of all storm water management facilities including catch basins, drainage pipes, swales, culverts, retention/detention facilities, or other drainage facilities existing or to be provided on site;	✓				
Section 5.2.14 A landscape plan, describing the number, location, types, and size of all existing and proposed landscaping and screening;	✓				
Section 5.2.15 A plan for exterior lighting and for the location of signs;	✓				
Section 5.2.16 The proposed mounting height of all exterior lighting fixtures, as well as analyses and luminance-level diagrams, to include foot-candle measurements, showing that the proposed installation conforms to the lighting-level standards in these Regulations;	✓				
Section 5.2.17 Drawings of all relevant building elevations, showing the fixtures, the portions of the walls to be illuminated, the illumination levels of the walls, and the aiming points for any remote light fixtures;	✓				
Section 5.2.18 Location of existing and proposed well(s), with 75-foot well radius, and septic systems on the site; <i>sewer + water</i>		✓			



TOWN OF BOSCAAWEN, NEW HAMPSHIRE
Major Site Plan

116 North Main Street, Boscaawen, NH 03303 | 603 753-9188x2309 | keasler@boscaawennh.gov

Major Site Plan contents to be submitted	Submitted or Met Requirements	N/A	Pending	Not Submitted	Waiver Requested
Section 5.2.19 The size and location of all existing and proposed water mains, sewers, culverts, proposed connections, or alternative means of providing water supply and disposal of sewage and surface drainage;	✓				
Section 5.2.20 Fire protection measures identified including the provision of sprinkler systems, the location and distance to any fire hydrants, fire ponds or cisterns;	✓				
Section 5.2.21 Plan for Storm Water Management and Erosion Control;	✓				
Section 5.2.22 Solid Waste disposal and recycling facility measures and locations;	✓				
Section 5.2.23 Description and location of any solar, wind or other types of on-site power generation, fuel, or propane storage tanks, or other mechanical or service equipment;		✓			
Section 5.2.24 Existing and proposed fences, walls, and vegetative buffers;	✓				
Section 5.2.25 Snow Management Plan;	✓				
Section 5.2.27 Drawings/samples of proposed signage and fencing;		✓			
Section 5.2.29 Outside storage and sales areas including surface preparations, fencing, screening, and buffers;		✓			



TOWN OF BOSCAAWEN, NEW HAMPSHIRE

Major Site Plan

116 North Main Street, Boscaawen, NH 03303 | 603 753-9188x2309 | keasler@boscaawennh.gov

Major Site Plan contents to be submitted	Submitted or Met Requirements	N/A	Pending	Not Submitted	Waiver Requested
Section 5.2.30 The location of fire lanes, fire access, emergency access as maybe required by the Boscaawen Fire Department, including descriptions of any existing or proposed sprinkler or other fire suppression systems, or smoke alarm or other warning systems;	✓				
Section 5.2.31 A letter stating agreement by the public utilities to serve the site.	✓ PUD				
Section 5.3.2 Surveyed property lines showing their deflection angles, or bearings, distances, radii, lengths of arcs, control angles, along property lines and monument;	✓				
Section 5.3.3 Topographical plan;	✓				
Section 5.3.4 Construction plans for all or modified parking and loading areas, pedestrian access, driveways and roadway improvement, storm water drainage, water and sewer improvements, private utilities, landscaping, lighting, along with construction and typical details and specifications;	✓				
Section 5.3.5 Certification, signature, and stamp of the professionals who prepared each plan or report including where applicable including Licensed Land Surveyor, NH Licensed Civil Engineer, Wetland Scientist, Soil Scientist, Landscape Architect, Architect, or other licensed design professional;	✓				



TOWN OF BOSCAWEN, NEW HAMPSHIRE

Major Site Plan

116 North Main Street, Boscawren, NH 03303 | 603 753-9188x2309 | keasler@boscawennh.gov

Major Site Plan contents to be submitted	Submitted or Met Requirements	N/A	Pending	Not Submitted	Waiver Requested
Section 5.3.6 Any other exhibits or data that the Planning Board may require in order to adequately evaluate the proposed development for Site Plan Review.		✓			
Section 5.4.1 Development Impact Summary Report containing the following:	✓				
Section 5.4.1.A Building size both existing and proposed (total and by building);	✓				
Section 5.4.1.B Total impervious surface and ground floor area of all buildings in square feet;	✓				
Section 5.4.1.C Floor area in square feet of existing and proposed uses;	✓				
Section 5.4.1.D Number of existing and proposed residential dwelling units, by type and number of bedrooms, and total number of dwelling units in the development and in each building;	✓				
Section 5.4.1.E Drainage Information including summary for major projects and for minor projects drainage calculations with measures to be used to control both the quantity and quality off-site drainage;	✓				
Section 5.4.1.F Traffic Generation for existing and proposed uses for AM, PM peak hours and Saturday Peak Hours for retail only, and total Average Daily Trips (ADT);	✓ Left Blvd				
Section 5.4.1.G Community Facility Impacts:	See attached ✓				
Section 5.4.1.G.1 For residential uses estimated number of school age children;	(CWAHRC) ✓				

Limited to School, Police
Based on similar studies (Raymond Rd)
Fire



TOWN OF BOSCAAWEN, NEW HAMPSHIRE

Major Site Plan

116 North Main Street, Boscaawen, NH 03303 | 603 753-9188x2309 | keasler@boscaawennh.gov

Major Site Plan contents to be submitted	Submitted or Met Requirements	N/A	Pending	Not Submitted	Waiver Requested
Section 5.4.1.G.2 Amount and disposal method for solid waste and recycled materials.		✓			
Section 5.4.2 Public Safety Report			✓ Review by PD - no comment by PD		
Section 5.4.3 Drainage Study for major projects over 20,000 sq.ft.	✓				
Section 5.4.4 Traffic Study for projects which generate over 20 Peak Hour Trips or 200 Average Daily Trips (ADT);	✓	Below ✓			
Section 5.4.5 Environmental Report for projects over 20,000 sq. ft. of impervious surface area, or projects within protected shoreline areas, or which have wetland or wetland buffer impacts;	CC letter ✓ + City of Concord		Review by CC + Concord map		
Section 5.4.6 Fiscal Impact Study for projects with 10 or more dwelling units;		Below ✓			
Section 5.4.7 Report from the Conservation Commission – for projects over 20,000 sq. ft. of impervious surface area, or projects within protected shoreline areas, or which have wetland or wetland buffer impacts;	✓		Part of CC Review ✓		
Section 5.4.8 Any additional reports or studies deemed necessary by the Board to make an informed decision;		✓			
Section 5.5 Legal Documents for All Site Plans (if required)					
Section 5.5.1 Condominium Docs and Bylaws;		✓			
Section 5.5.2 Conservation or Open Space Easements;		✓			
Section 5.5.3 Deeds or Easements for land to be used for public purposes;		✓			

See attached



TOWN OF BOSCAWEN, NEW HAMPSHIRE

Major Site Plan

116 North Main Street, Boscawren, NH 03303 | 603 753-9188x2309 | keasler@boscawennh.gov

Major Site Plan contents to be submitted	Submitted or Met Requirements	N/A	Pending	Not Submitted	Waiver Requested
Section 5.5.4 Easements and rights-of-way necessary to serve off-site properties for access, parking utilities and drainage purposes;		✓			
Section 5.5.5 Off-site easements and rights-of-way necessary to serve the proposed development;		✓			
Section 5.5.6 Deed restrictions as voluntarily agreed to by the applicant;		✓			
Section 5.5.7 Any additional deeds, easements or joint agreements deemed necessary by the Board Condition of Site Plan approval;		✓			

Kellee Easler

From: jburd91@comcast.net
Sent: Tuesday, November 11, 2025 1:47 PM
To: Kellee Easler; Ruth Ashby; Don Linton; Dean Hollins; Timothy Kenney; Jason Killary
Subject: York Properties, 120 Elm St
Attachments: 11-03-25 York-FINAL.pdf

Hello,

Please find attached the major Site Plan set for York Properties at 120 Elm Street. These plans were submitted to the Planning Department yesterday with the Site Plan application. Please let me know if you have any comments or concerns. I am happy to meet to discuss the project if necessary.

Thank you,

Jeff

R. Jeffrey Burd, PE
RJB Engineering, LLC
2 Glendale Road
Concord, NH 03301
Mobile: (603)369-7575

11/21/25
Reminded Dept
Heads -

No jurisdiction
on Single + Duplexes
Only making
This is a
driveway
E911 reg. making
at same.

Development Impact Summary Report & Community Facility Impacts

120 Elm St.
Concord, NH
York Properties, LLC

11/25/25

Development Impact Summary

Section 5.4.1.A - Building size, both existing and proposed

There are currently no structures on the site.

Existing: 0 sq.ft.

Proposed: 24'x38' each unit (2 units per building), plus 1, 25'x24' garage

Total per duplex is approx. 73'x38'

Section 5.4.1.B - Total impervious surface and ground floor area of all buildings in sq.ft.

Existing: 0 sq./ft.

Proposed: 4248 sq.ft. per building, with three buildings, maximum, 12,744 sq.ft.

Proposed paved surface area total: 13,750 sq.ft.

Proposed total impervious surface and ground floor area: 25,494 sq.ft.

Section 5.4.1.C - Floor area in square feet of existing and proposed uses

Existing: 0 sq.ft.

Proposed: 4248 sq.ft. per building, with three buildings, maximum, 12,744 sq.ft.

Section 5.4.1.D - Number of existing and proposed residential dwelling units, by type and number of bedrooms, and total number of dwelling units in the development and each building

Existing: 0

Proposed: 3, 2-unit duplexes.

Each duplex unit to contain 3 bedrooms.

Total buildings: 3; Total units: 6; Total bedrooms in development: 18

Section 5.4.1.E - Drainage

Prepared by RJB Engineering, LLC and dated 11/3/25, included in the Major Site Plan package.

Section 5.4.1.F – Traffic Generation

[Prepared by Jeff Burd, Professional Engineer, #9058 of RJB Engineering, LLC] The estimated quantity of vehicle trips that will be generated by the proposed development of three duplexes, utilizing the standard trip generation rates published by the Institute of Transportation Engineers, Land Use Code 215 (Single-family Attached Housing) is the most applicable category.

Six single-family attached dwelling units:

Weekday AM peak hour: 3 trips

Weekday PM peak hour: 3 trips

Weekday Average Daily: 40 trips

Section 5.4.1.G – Community Facility Impacts

Section 5.4.1.G.1 - Estimated number of school age children

According to the NH Employment Security website, “NH Community Profiles” Boscawen had a population of 4153 people in 2024 and had a total of 1389 housing units, resulting in a per household average of 2.98 individuals. An estimate of up to 6 school-aged children can be drawn from these figures.

Section 5.4.1.G.2 - Amount and disposal method for solid waste and recycled materials

York Properties, LLC will provide a dumpster onsite and arrange for a private company to remove waste.

Section 5.4.2 – Public Safety Report

The proposed construction is located at 120 Elm St. Boscawen, New Hampshire and includes three, three-bedroom duplexes, representing a total of 6 units.

The site’s driveway will be 22’ wide enabling access for emergency vehicles.

The site is accessible through town-maintained roads.

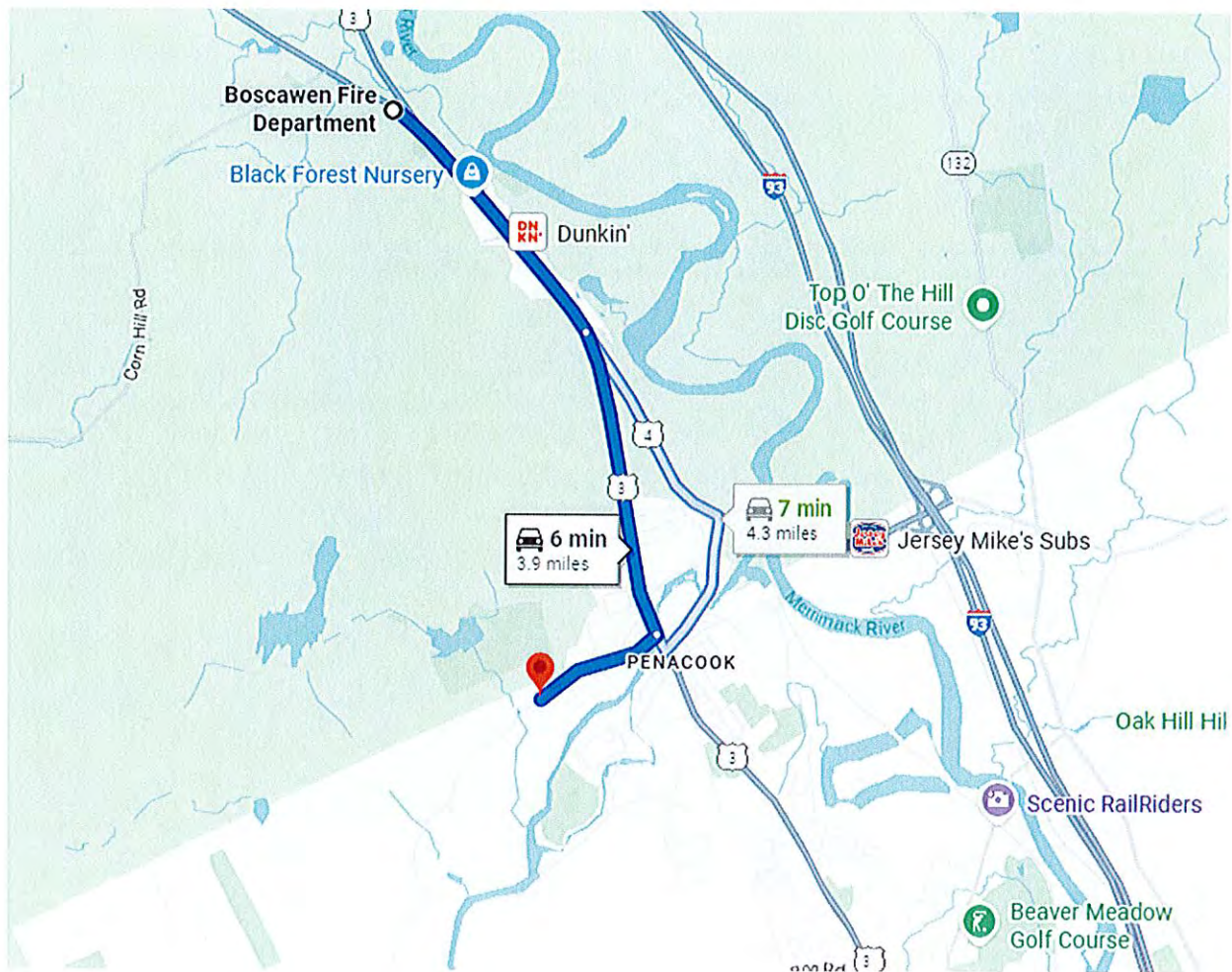
Access to Police:

120 Elm St. is 3-minutes from the Boscawen Police station, accessed via town-maintained roads (From the Police Station, take Rte. 3 to Elm St.).



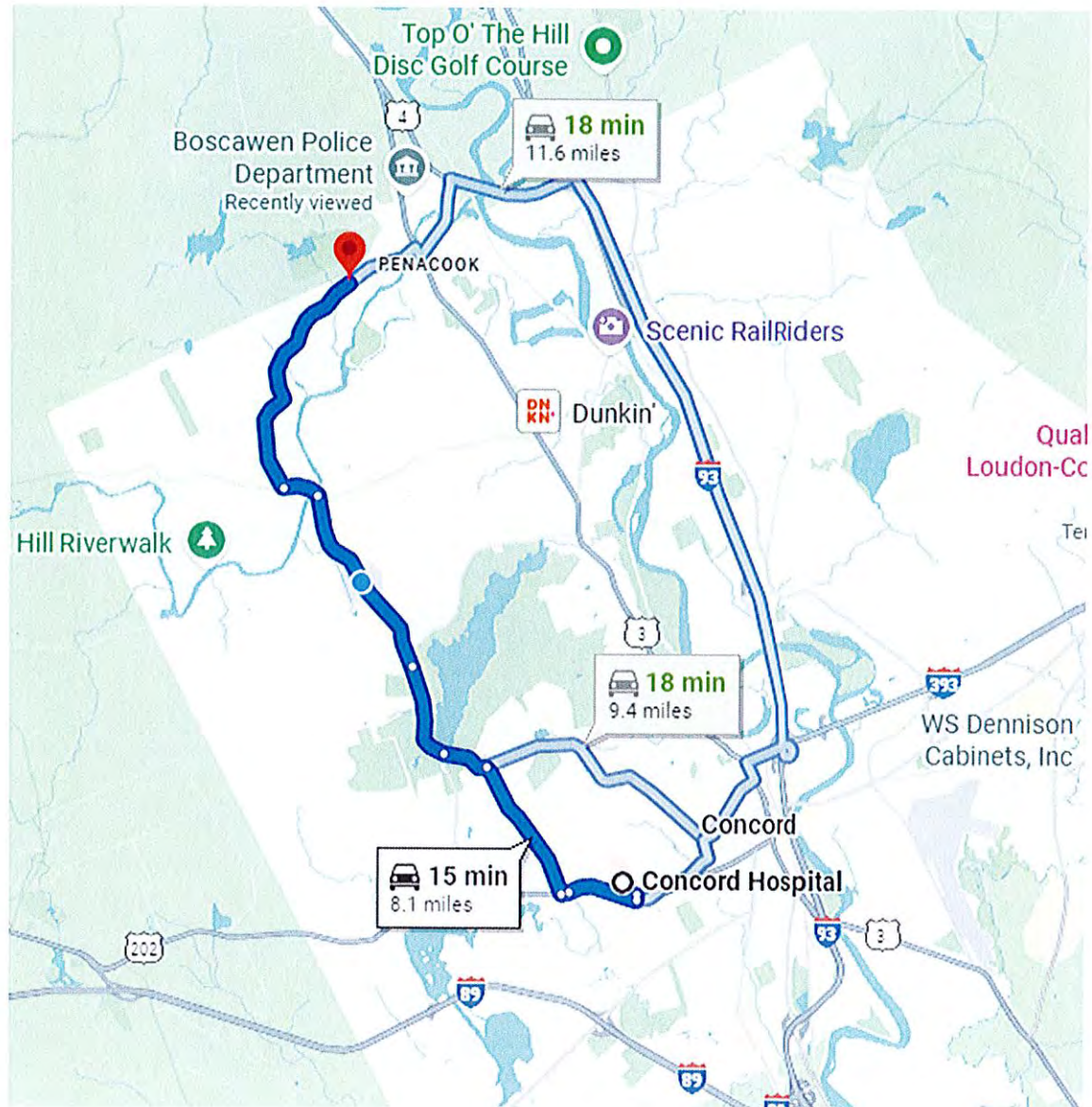
Access for Fire/Rescue:

120 Elm St. is 6 minutes from the Boscawen Fire Department, accessed via Route 3 and on town-maintained roads (From the Fire Department take Rte 4 to Rte 3, to Elm. St.).



Access to Concord Hospital:

120 Elm Street is 15 minutes from **Concord Hospital** and is accessed via town-maintained roads (From Elm St. take Elm to Horse Hill Rd. to Carter Hill Rd. to Little Pond Rd. to Fisk Rd. to Pleasant St.).



Impact on Public Safety:

According to the NH Employment Security website, “NH Community Profiles” Boscawen had a population of 4153 people in 2024 and had a total of 1389 housing units, resulting in a per household average of 2.98 individuals. If all units of the proposed construction were occupied, this would account for a population increase of .004%. Utilizing the NH Employment Security data, this new construction project would lead to a possible increase of 6 students to the Boscawen school system or a .02% increase. These negligible increases in population should mean very little impact to town services.

Hazard Assessment:

There are no hazards associated with this project.

Integration with existing infrastructure

This project will utilize a common driveway off Elm Street, an established road. The driveway visibility meets Boscawen’s zoning standards.

It will access the Penacook-Boscawen Water Precinct and the Concord sewer system.

The traffic generation estimate provided by Jeffrey Burd of RJB Engineering is approx. 40 trips per day on average, not resulting in a significant increase to current traffic flows in the area.

Fire suppression per Boscawen’s building code will include sprinkler systems.

The proposed construction should integrate seamlessly within the existing infrastructure.

Section 5.4.3 - Drainage Study

This study was completed by Jeff Burd and is included in the Major Site Plan package submitted to the Town of Boscawen.

5.4.4 - Traffic Study

As there are fewer than 200 average daily trips, this was not required.

5.4.5 – Environmental Report

Expected 12/1/25 from Beaver Brook Planning & Design, Michael Seraikas & Andrew Seraikas

5.4.6 – Fiscal Impact Study

As this project does not have 10 or more dwelling units this is not applicable.

5.4.7 – Report from the Conservation Commission

A letter was sent from Aurel Mihai to Loren Martin on 11/24/25. (Included in the Major Site Plan materials provided to the Town of Boscawen).

5.4.8 – Additional Reports or Studies

No additional reports or studies were requested.

Section 5.5 Legal Documents for All Site Plans (If required)

Items 5.5.1-5.5.7 are not applicable to this project.

Section 5.2.25 Snow Management Plan:

York Properties, LLC will be hiring a landscaping service to take care of snow plowing. Snow will be deposited as indicated on the site plan dated 11/3/25 and created by Jeff Burd of RJB Engineering, LLC, page 3 of 14.

Penacook Boscawen Water Precinct

9 Woodbury Lane
Boscawen, N.H. 03303
boscawenwater.com

8/10/2023

To whom it may concern,

The purpose of this letter is to confirm that the Penacook Boscawen Water Precinct, can and has agreed to provide water for the project proposed by York Properties LLC at 120 Elm St. in Boscawen, N.H.

PBWP Commissioner, William Murphy

A handwritten signature in black ink, appearing to read "W. Murphy", is written over the printed name of the Commissioner.



AnneMarie Skinner, AICP
City Planner

CITY OF CONCORD

New Hampshire's Main Street™

Planning Board

May 21, 2025

Maria Dolder
Hebert & Dolder, PLLC
514 South Street, Suite 2b
Bow, NH, 03304
mdolder@hebertanddolder.com

Re: Notice of Decision – 120 Elm Street, Conditional Use Permits (2025-037)

Dear Ms. Dolder:

Please be advised that the City of Concord Planning Board, at its regular meeting on May 21, 2025, **determined your conditional use permit application to be complete** for impacts to wetland buffer for the construction of a common residential driveway and utilities at Tax Map Lot 15P 35/1, addressed as 120 Elm St, Penacook, in the Neighborhood Residential (RN) District. As part of the motion, the Board determined that the project is a development of regional impact, per New Hampshire RSA 36:55, and opened the public hearing.

The Board adopted the findings of fact, which include the information provided in the staff reports; the applicant's submission materials; testimony provided during the public hearing; and/or, other documents or materials provided in the public hearing.

Based on the adopted findings of fact, the Board voted to **grant conditional use permit approval** for disturbances to the wetland buffer for the construction of a common residential driveway and utilities, in accordance with Section 28-4-3(d) *Conditional Use Permits Required for Certain Disturbance of Wetland Buffers*, at Tax Map Lot 15P 35/1, addressed as 120 Elm St, Penacook, because the criteria from Section 28-4-3(d)(1) through (5) and Section 28-9-4(b)(4)(a) through (g) have been met, and subject to the following precedent and subsequent conditions:

(a) **Precedent Conditions** – to be fulfilled within one year and prior to signature of the final plans by the Planning Board Chair and Clerk, unless otherwise specified:

1. For compliance with the Site Plan Regulations, revise the plans as follows:
 - a. Per Section 12.03(2), the two site plans submitted with the application (The 1-sheet site plan titled "Driveway Crossing Plan" dated March 5, 2025, prepared by Beaver Brook Planning and Design, LLC and the 2-sheet site plan titled "120 Elm St Boscawen & Concord New Hampshire" dated March 3, 2025, prepared by RJB Engineering, LLC) shall be combined into a single plan set, a matching title shall be provided for all three sheets, and the silt fence detail shall be removed from either the "Driveway Crossing Plan" or the "Driveway Details" plan sheet.

Planning
City Hall • 41 Green Street • Concord, NH 03301 • (603) 225-8515
planning@concordnh.gov

- b. Per Section 12.06 (1) *Certificate of Ownership*, a note shall be added on the plan which clearly references the owner of parcels Tax Map Lot 15P 35/1 and the Boscawen parcel Map 83 Lot 63-2 and the book and page on file with the Merrimack County Registry of Deeds.
- c. Per Section 14.02(5)(d), the plans shall provide a preliminary proposal for how Concord and Boscawen municipal sanitary sewer and water will service the site through the impacted wetland buffer. If no connections to the Concord and Boscawen municipal systems are planned, a note shall be added to the plan stating that the development is to be serviced by private septic and well.
- d. Per Section 14.02(5)(e), the plans shall show the approximate layout of non-municipal utilities proposed through the impacted wetland buffer. If no connections to the non-municipal utilities are proposed through the wetland buffer a note shall be added to the site plan stating as much. Any non-municipal utilities proposed through the Concord parcel shall be required to be placed along the driveway as to not increase impacts to wetland buffers and shall be placed underground in accordance with Section 25.02(1) *Underground Utilities* of the Site Plan Regulations.
- e. Add the Planning Board approval block on the 1-sheet site plan titled "Driveway Crossing Plan" dated March 5, 2025, prepared by Beaver Brook Planning and Design, LLC, or cover sheet if one is added. Staff can provide a template as a .pdf, .dwg, or .jpg if requested.



2. For compliance with the Site Plan Regulations, revise the plan as follows:
 - a. Per Section 22.16 *Wetland Crossings*, flow calculations used to determine the sizing of the driveway culvert shall be provided.
 - b. Per Section 19.01 *Compliance with Zoning Regulations*, and at least within the limits of the City of Concord, Driveway Detail D-9 *Rural Residential Drive* on the site plan shall be removed and replaced with City detail D-11 *Private Common Drive Three to Eight Dwelling Units*, or a detail provided which meets or exceeds all the requirements of City Detail D-11.
 3. The plans submitted for final approval shall contain the signature and seal of the appropriate licensed professional responsible for preparing the plans as outlined in Section 12.03(1) through (6), as applicable.
 4. Upon notification from the Planning Division that the final plan set complies with Planning Board conditions, Zoning Ordinance requirements, and the Site Plan Regulations, the applicant shall deliver to the Planning Division two full-size plan sets for endorsement by the Planning Board Chair and Clerk of the Planning Board.
- (b) **Subsequent Conditions** – to be fulfilled as specified:
1. This approval notwithstanding, the applicant is responsible for full knowledge of, and compliance with, the municipal code, Site Plan Regulations, and Concord Construction Standards and Details for the project, unless a variance, waiver, or conditional use permit is granted.
 2. Erosion control measures shall be installed and maintained in accordance with Section 27.09 of the Site Plan Regulations.
 3. Per Section 36.19 of the Site Plan Regulations, it shall be the duty of the Clerk to enforce the regulations and to bring any violations or lack of compliance herewith, to the attention of the City Solicitor and Code Administrator.
 4. In accordance with Section 36.28 of the Site Plan Regulations, wetland buffers shall be clearly and permanently marked before, during, and after construction. Permanent markers used shall

either be the marker discs available for purchase from the Planning Department, or match the marker discs available from the Planning Department and be subject to the Clerk's approval prior to placement.

5. In accordance with Article 28-9-4(b)(7) *Expiration of a Conditional Use Permit*, if the use or construction so authorized by granting a conditional use permit has not commenced within a two-year period from the date of the decision of the Planning Board, then the conditional use permit shall be deemed to have expired and the Planning Board's decision shall be considered null and void.
6. Driveways shall adhere to Section 9: Site Work 01. Requirements A. Driveways of the Concord Construction Standards and Details.
7. The applicant shall comply with Section 5-1-8 *Permit for Driveways* of the Zoning Ordinance: "All applications for a permit to repair, widen, reconstruct, or construct a driveway on residential or commercial property, to ensure conformance with the City of Concord's zoning laws pertaining to driveway locations, shall include the fee listed in Schedule I of Chapter 1 per permit application."

Please be advised that any party to the action or proceedings, or any party directly affected thereby, may appeal the Board's decision within 30 days after the date upon which the Board voted to approve or disapprove the application in accordance with RSA 677:15.

Please also be advised of the timeline for commencement of work. Per Section 28-9-4(7) *Expiration of a Conditional Use Permit* of the Zoning Ordinance, if the use or construction so authorized by granting a conditional use permit has not commenced within a two-year period from the date of the decision of the Planning Board (said date being May 21, 2025), then the conditional use permit shall be deemed to have expired and the Planning Board's decision shall be considered null and void. **This affords you until May 21, 2027, to commence the approved use or construction.**

Please contact me at abass@concordnh.gov or (603) 225-8515 if you have any questions.

Sincerely,

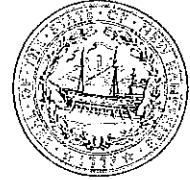


Alec Bass
Assistant City Planner – Community Planning

cc: Jeffrey Burd (jburd91@comcast.net)



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

May 07, 2025

YORK PROPERTIES LLC
13 LAMPREY RD
CANTERBURY NH 03224

Re: Approved Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2025-00646
Subject Property: Elm St, Concord, Tax Map/Block/Lot(s): 15P/no block/35-1; 83/no block/63-2

Dear Applicant:

On May 07, 2025, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau approved the above-referenced Standard Dredge and Fill Wetlands Permit Application. Enclosed please find Wetlands Permit # 2025-00646 to dredge and fill 1,005 square feet (SF) of palustrine forested wetlands for installation of a 15"x 32' HDPE culvert for access to a residential development. Permanent impacts include 1,005 SF for grading, erosion controls, and culvert and headwall installation. The permittee shall notify the department in writing at least one week prior to commencing any work under this permit and shall file a notice of completion of work and certificate of compliance with the department within 10 working days of completion of the work authorized by this permit.

This permit is not valid unless signed by the permittee and the principal contractor, if any, who will build or install the project. Prior to start of construction, a copy of this permit shall be posted in a secure manner in a prominent place at the site of the approved project. It shall remain posted until the project is completed. Transfer of this permit to a new owner shall require notification to, and approval of, the NHDES. **This permit does not convey any property right, nor does it preclude the need to meet any other applicable state, federal, or municipal legal requirements.**

In accordance with RSA 482-A:10, RSA 21-O:14, and Rules Ec-Wet 100-200, **any person aggrieved by this decision may file a Notice of Appeal directly with the NH Wetlands Council (Council) within 30 days of the decision date, May 07, 2025.** Every ground claiming the decision is unlawful or unreasonable must be fully set forth in the Notice of Appeal. Only the grounds set forth in the Notice of Appeal are considered by the Council. Information about the Council, including Council Rules, is available at <https://www.nhec.nh.gov/wetlands-council/about>. For appeal related issues, contact the Council Appeals Clerk at (603) 271-3650.

This approval is based on the following findings:

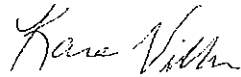
1. This is classified as a minimum impact project per Rule Env-Wt 524.06(a), as the project is for residential access and impacts to jurisdictional areas other than a watercourse are less than 3,000 square feet.
2. NHB DataCheck letter NHB#24-3563 identified the presence of protected species. The applicant has implemented NH Fish and Game recommendations per Env-Wt 311.01(b)(1) and Env-Wt 311.06(g), to avoid and minimize project-related impacts to protected species.
3. The applicant has demonstrated avoidance and minimization in accordance with Env-Wt 313.03 by sizing the culvert to maintain hydrologic connectivity and impacting wetlands in the narrowest section possible.
4. The applicant has demonstrated that there is no other access to the parcel without impacting wetlands. A letter from the applicant's attorney, Maria Dolder of Hebert & Dolder dated March 6, 2025, indicated access via the shared driveway for the subdivision was no longer permitted for this parcel, thereby requiring impacts to wetlands for building an access route.

File # 2025-00646
May 7, 2025
Permit Page 2 of 4

5. The applicant provided meeting minutes from the Concord Conservation Commission dated April 9, 2025, stating they do not oppose the project or have any comments on the proposal.
6. The applicant provided the Contoocook and North Branch Rivers LAC a copy of the application on March 14, 2025. The applicant stated that the LAC did not provide comments on the application.

If you have any questions, please contact me at Kara.Villone@des.nh.gov or (603)271-3376.

Sincerely,



Kara M. Villone
Wetland Permitting Specialist, Wetlands Bureau
Land Resources Management, Water Division

Enclosure

Copied: Beaver Brook Planning and Design, LLC
Boscawen Municipal Clerk
Boscawen Conservation Commission
Concord Municipal Clerk
Concord Conservation Commission
Contoocook and North Branch Rivers Local River Advisory Committee

WETLANDS PERMIT 2025-00646
NOTE CONDITIONS

PERMITTEE: YORK PROPERTIES LLC
13 LAMPREY RD
CANTERBURY NH 03224

PROJECT LOCATION: ELM ST, CONCORD
Tax Map/Block/Lot(s): 15P/no block/35-1; 83/no block/63-2

WATERBODY: UNNAMED WETLANDS

APPROVAL DATE: MAY 07, 2025 **EXPIRATION DATE:** MAY 07, 2030

The New Hampshire Department of Environmental Services' (NHDES) review of permit application 2025-00646 has found that it is consistent with RSA 482-A. NHDES hereby issues this Wetlands Permit authorizing the impacts described provided the Conditions imposed are met. To validate this Permit, the Permittee and the Principal Contractor are required to sign below.

PERMIT DESCRIPTION:

Dredge and fill 1,005 square feet (SF) of palustrine forested wetlands for installation of a 15"x 32' HDPE culvert for access to a residential development. Permanent impacts include 1,005 SF for grading, erosion controls, and culvert and headwall installation.

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROJECT-SPECIFIC CONDITIONS:

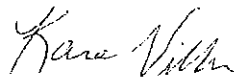
1. All work shall be done in accordance with the approved plans dated March 5, 2025, by Beaver Brook Planning and Design, LLC as revised through May 7, 2025, and provided to NHDES on May 7, 2025, per Env-Wt 307.16 and Env-Wt 314.03(b).
2. The permittee shall submit a construction notice with the department at least one week prior to commencing work, per Env-Wt 314.03(a).
3. Water quality control measures shall be installed prior to start of work and in accordance with the manufacturer's recommended specifications, per Env-Wt 307.03(c)(3).
4. Water quality control measures shall be maintained to ensure continued effectiveness in minimizing erosion and retaining sediment on-site during and after construction, per Env-Wt 307.03(c)(5).
5. The person in charge of construction equipment shall inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands, per Env-Wt 307.03(g)(1).
6. Equipment shall be staged and refueled outside of jurisdictional areas, per Env-Wt 307.03(h) and Env-Wt 307.15.
7. Fill shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use and does not contain any material that could contaminate surface or groundwater or otherwise adversely affect the ecosystem in which it is used, per Env-Wt 307.11(a).
8. To prevent the use of soil or seed stock containing nuisance or invasive species, the contractor responsible for work shall follow Best Management Practices for the Control of Invasive and Noxious Plant Species (Invasive Plant BMPs), per Env-Wt 307.05(e).
9. All work, including management of soil stockpiles, shall be conducted so as to minimize erosion, minimize sediment transfer to surface waters or wetlands, and minimize turbidity in surface waters and wetlands, per Env-Wt 307.03(b).
10. Slopes shall be immediately stabilized to prevent erosion into adjacent wetlands or surface waters, per Env-Wt 307.11(c).
11. All exposed soils and other fills shall be permanently stabilized within 3 days following final grading, per Env-Wt 307.03(e).

12. If any temporary impact area that is stabilized with seeding or plantings does not have at least 75% successful establishment of wetlands vegetation after 2 growing seasons, the area shall be replanted or reseeded, as applicable, in accordance with Env-Wt 307.12(f).
13. A standard permit shall be signed by the permittee and principal contractor who will build or install the project prior to start of construction; and not be valid until signed as required by Env-Wt 314.01 (a) and (b).
14. The permittee shall file a notice of completion and certificate of compliance with the department within 10 working days of completing the work authorized by the permit per Env-Wt 314.08(a).

ANY INDIVIDUAL CONDUCTING WORK UNDER THIS PERMIT IS ADVISED OF THE FOLLOWING:

1. This permit does not preclude the need to meet any other applicable state, federal, or municipal legal requirements.
2. The permit holder is responsible for reading, and ensuring compliance with, the applicable general conditions established in Env-Wt 307.
3. This permit does not in any way authorize the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.
4. This approval does not convey any property right. The permittee is responsible for ensuring that they have the legal authority to access the subject lands and conduct the impacts described.

APPROVED:



Kara M. Villone
Wetland Permitting Specialist, Wetlands Bureau
Land Resources Management, Water Division

THE SIGNATURES BELOW ARE REQUIRED TO VALIDATE THIS PERMIT (Env-Wt 314.01).

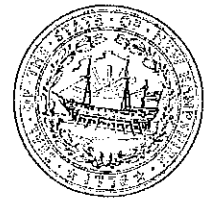
PERMITTEE SIGNATURE (required)

PRINCIPAL CONTRACTOR SIGNATURE (required)



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



**NOTICE TO RECIPIENTS OF
MINIMUM IMPACT NH WETLANDS PERMITS or APPROVALS**

Your permit was approved by the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau as a minimum impact project, and you may proceed after receiving NHDES Wetlands Bureau authorization under the Department of the Army General Permits for the State of New Hampshire (NHGP) unless you receive written notification from the U.S. Army Corps of Engineers (USACE) within 30 days of the NHDES authorization. If the project is eligible for Self-Verification (Minimum) under the NHGP, you must ensure the project is in full compliance with the terms and general conditions of the applicable NHGPs. If any of the terms or general conditions are not met, your project must be reviewed under the Pre-Construction Notification (Minor/Major) procedures or individual permit procedures.

For the purpose of the NHGP, Minimum Impact Projects do not include new construction of:

- Dams.
- Dikes.
- Restoration Projects.
- Water withdrawal of diversion projects which require fill in wetlands or surface waters.
- Any projects involving more than 3,000 square feet of a water body or wetland fill and secondary impacts.
- Projects where a discharge of dredge or fill material is proposed within a vernal pool depression.
- Projects with 5,000 square feet or greater of non-tidal wetlands impact, impacts to tidal wetlands, stream work greater than 200 linear feet.
- Projects that may affect a federally threatened or endangered species, or cause an effect to a historic property.

Also, not included under Minimum Impact Projects are those projects that include the reconstruction or replacement of currently unserviceable structures/fills. The projects must be reviewed through the screening procedures of minor impact projects.

These approvals do not relieve you from obtaining any necessary local permits that may be required by your town.

If you have any questions, feel free to give us a call at 603-271-2147 or contact USACE at 1-978-318-8295, 1-978-318-8832, or by email at cenae-r-nh@usace.army.mil.

This notice was sent with minimum impact permit.



TOWN OF BOSCAWEN
PROJECT INDIVIDUAL ITEM RECEIPT

Project Owner: YORK PROPERTIES LLC

Project Type: CONDITIONAL USE PERMIT

Location: 120 ELM STREET

PID: 000083 000063 000002

Rcpt #	Rcpt	Item	Description	Number	Amount	Paid	Due
2025.3247	11/18/25	12/02/25	APPLICATION FEES	2025000431	\$ 415.00	\$ 415.00	\$ 0.00
PAID: 11/18/25 Received By: Tanya Paid By: YORK PROPERTIES LLC -- CHECK 1132							
					\$ 415.00	\$ 415.00	\$ 0.00

Signature: _____

Tanya Decato

Date: _____

11/18/25



8/26/2

Town of Boscawen, NH
116 North Main Street, Boscawen, NH 03303
Telephone: 603-753-9188
Planning Board Application Fees

Type of Fee	Fee	Total
Subdivision Application (3402.04)	\$250.00 x Total # of lots ____ =	\$ ____
Recording Plat Fees: (Recording and Surcharge) (3402.05)	\$50.00	\$ ____
Gravel Permit Application (3402.04)	\$250.00	\$ ____
Recording Plat Fees: (Recording and Surcharge) (3402.05)	\$50.00	\$ ____
Lot Line Adjustment (3402.04)	\$100.00	\$ ____
Lot Merger (3402.04)	\$100.00	\$ ____
Recording Plat Fees: (Recording and Surcharge) (3402.05)	\$50.00	\$ ____
Site Plan Application (3402.04)	\$125.00	\$ <u>pd for price</u> (KSE)
Code Enforcement Review (3401.02)	\$75.00	\$ <u>pd for price</u> (KSE)
Conditional Use Application (3402.04)	\$125.00	\$ <u>125.00</u>
Printing Fees (See attached sheet) (3402.01)		\$ <u>all set</u> (KSE)
Public Notice in the Newspaper (3402.03)	\$200.00	\$ <u>200.00</u>
Certified Mailers (3402.02)	\$9.00 x # of abutters <u>10</u> =	\$ <u>90.00</u>

Escrow, per Boards request (separate check) See Attached Sheets

~~LCHIP Fee: Payable to Merrimack County Registry of Deeds \$25.00 (Check due with final plat)~~

FEE AMOUNT DUE:

\$ 415.00 **(KSE)**

Make checks payable to Town of Boscawen

**Please note: Escrow is used to pay for professional reviews of applications (RSA 676:4 I (g))
Any remaining funds will be returned to the applicant upon completion of the review process.

The Town of Boscawen prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital, or family status. Boscawen is an equal opportunity employer.

REV 4/3/25



TOWN OF BOSCAWEN
PROJECT RECEIPT

Project Owner: YORK PROPERTIES LLC

Project Type: CONDITIONAL USE PERMIT

Location: 120 ELM STREET

PID: 000083 000063 000002

Rcpt #	Rcpt	Item	Description	Number	Amount	Paid	Due
2025.3246	11/18/25	12/02/25	ESCROW	2025000430	\$ 500.00	\$ 500.00	\$ 0.00
PAID: 11/18/25 Received By: Tanya Paid By: YORK PROPERTIES, LLC -- CHECK 1133							
					\$ 500.00	\$ 500.00	\$ 0.00

Signature: _____

Tanya Decato

Date: _____

11/18/25



Town of Boscawen, NH

116 North Main Street, Boscawen, NH 03303

Telephone: 603-753-9188

All deposits made within Planning and Zoning Escrow account

Owner:	<u>York Properties</u>
Contractor:	_____
Other:	_____
Map/Lot/Sublot:	<u>83/63/2</u>
Date:	<u>Dec 2, 2023 PB mbg</u>

CNHRPC Review Escrow.....	<u>\$500.00</u>
<input checked="" type="checkbox"/> New Escrow	<input type="checkbox"/> Supplemental Deposit
Subdivision Escrow	
• First Lot	\$1,000.00
• Each Additional Lot	\$100.00
X # of Additional Lots: _____	
Total: \$ _____	

Town Engineer Review	\$ _____
ESR #: _____	
<input type="checkbox"/> New Escrow	<input type="checkbox"/> Supplemental Deposit
ATTACH UNDERWOOD BACKUP WITH RECEIPT	

Legal Escrow	\$ _____
<input type="checkbox"/> New Escrow	<input type="checkbox"/> Supplemental Deposit
ATTACH LEGAL (UTC) FOR BACKUP WITH RECEIPT	

Bonds		
Timber Bond: _____	\$ _____	<input type="checkbox"/> Attach PA-7
Reclamation Bond: _____	\$ _____	<input type="checkbox"/> Attach Receipt
Road Bond: _____	\$ _____	<input type="checkbox"/> Attach PWD Backup

Tanya Decato
Town of Boscawen
116 North Main St
Boscawen NH 03303

PS Form 3877

Type of Mailing: CERTIFIED MAIL
11/19/2025

Firm Mailing Book ID: 299828

Line	USPS Article Number	Name, Street, City, State, Zip	Postage	Service Fee	RR Fee	Rest.Del.Fee	Reference Contents
1	9314 8699 0430 0142 6764 88	Concord City Hall Planning Department Attention Alice Bass 41 Green Street Concord NH 03301	\$0.74	\$5.30	\$2.82	\$0.00	
2	9314 8699 0430 0142 6772 01	Witterschein Revocable Trust 118 Elm Street Boscawen NH 03303	\$0.74	\$5.30	\$2.82	\$0.00	
3	9314 8699 0430 0142 6772 87	York Properties, LLC 13 Lamprey Road Canterbury NH 03224	\$0.74	\$5.30	\$2.82	\$0.00	
4	9314 8699 0430 0142 6774 16	Judith A Iverson Revocable Trust 612 Palomino Circle Paso Robles CA 93446	\$0.74	\$5.30	\$2.82	\$0.00	
5	9314 8699 0430 0142 6776 45	Charles and Cheryl Macneill 124 Elm Street Penacook NH 03303	\$0.74	\$5.30	\$2.82	\$0.00	
6	9314 8699 0430 0142 6777 20	Gerard and Cheryle Bastarache 124 1/2 Elm Street Penacook NH 03303	\$0.74	\$5.30	\$2.82	\$0.00	
7	9314 8699 0430 0142 6778 29	Lawrence and Linda Boucher 126 Elm Street Penacook NH 03303	\$0.74	\$5.30	\$2.82	\$0.00	
8	9314 8699 0430 0142 6778 74	Stephanie and Derek Lemay 122 Elm Street Concord NH 03303	\$0.74	\$5.30	\$2.82	\$0.00	
9	9314 8699 0430 0142 6779 66	Scott Reed 121 Elm Street Penacook NH 03303	\$0.74	\$5.30	\$2.82	\$0.00	
10	9314 8699 0430 0142 6780 31	Jeffrey and Christine Morse 115 Elm Street Penacook NH 03303	\$0.74	\$5.30	\$2.82	\$0.00	
11	9314 8699 0430 0142 6783 90	Beaver Brook Planning and Design, LLC PO Box 2272 Concord NH 03302	\$0.74	\$5.30	\$2.82	\$0.00	
12	9314 8699 0430 0142 6786 66	RJB Engineering, LLC 2 Glendale Road Concord NH 03301	\$0.74	\$5.30	\$2.82	\$0.00	
13	9314 8699 0430 0142 6787 03	Joseph M. Wicher, LLS, Inc 802 Amherst Street Manchester NH 03104	\$0.74	\$5.30	\$2.82	\$0.00	
Totals:			\$9.62	\$68.90	\$36.66	\$0.00	
			Grand Total:		\$115.18		

List Number of Pieces Listed by Sender Total Number of Pieces Received at Post Office Postmaster: Name of receiving employee Dated:

BOSCAWEN -- Selected Owners Listed by Parcel ID 11/13/2025

Map	Lot	Sub	Owner	Owner -- Secondary	Address	Address -- Secondary	Town/City	State	Zip Code +4
0	000083	000063	0000001	WITTERSCHEIN REVOCABLE TRUST	WITTERSCHEIN, JANICE A	118 ELM STREET	BOSCAWEN	NH	03303
0	000083	000063	0000002	YORK PROPERTIES LLC		13 LAMPREY ROAD	CANTERBURY	NH	03224
0	000083	000063	0000003	IVERSON TRUSTEE, JUDITH A	JUDITH A IVERSON REV	612 PALOMINO CIRCLE	PASO ROBIES	CA	93446
0	000083	000063	0000004	MAGNEILL, CHARLES	MAGNEILL, CHERYL	124 ELM STREET	PENACOOK	NH	03303
0	000083	000063	0000005	BASTARACHE JR, GERARD	BASTARACHE, CHERYLE	124 1/2 ELM STREET	PENACOOK	NH	03303
0	000083	000063	0000006	BOUCHER, LAWRENCE	BOUCHER, LINDA	126 ELM STREET	PENACOOK	NH	03303
0	000083	000063	000000A	LEMAY, STEPHANIE LEE	LEMAY, DEREK JOSEPH	122 ELM STREET	CONCORD	NH	03303

Mailing Addresses:

Joseph M. Wichert, LLS, INC
802 Amherst Street
Manchester, NH 03104

Surveyor --
Engineer --
Wetland Scientist --

RJB Engineering, LLC
2 Glendale Road
Concord, NH 03301

Abutters List
83 63 2

Beaver Brook Planning and Design, LLC
PO Box 2272
Concord, NH 03302

Mr. Scott Reed
121 Elm St.
Penacook, NH 03303

Concord City Hall Planning Dept
41 Green Street
Concord, NH 03301
Attn: Alice Bass

Mr. Jeffrey Morse & Ms. Christine Morse
115 Elm St.
Penacook, NH 03303

OWNER INFORMATION				SALES HISTORY				PICTURE							
YORK PROPERTIES LLC 13 LAMPREY ROAD CANTERBURY, NH 03224				Date	Book	Page	Type	Price	Grantor						
				05/09/2017	3555	552	U V 40		1 YORK BROTHERS LLC						
				11/17/2015			U V 19		1 YORK BUILDING &						
				07/01/2015	3483	1247	Q V	50,000	APPLE HILL PROPERTIES,						
LISTING HISTORY				NOTES											
01/11/24	KCPL	SHARED DRIVE W/83-63-1; CUPERMIT APPROVAL FOR DUPLEX 03.04.14;													
09/07/16	KCVL	4/15 NO BLDG; 08.23 VARIANCE FOR 3 DUPLEXES; 1/24; NC TO LOT; 12.2025													
04/13/16	INSP	CUP&MAJORSITEPLAN; CK 26													
04/18/15	KCPL														
03/13/14	MSSR	PLAN#20223													
EXTRA FEATURES VALUATION															
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes									
LAND VALUATION															
Zone: AR Minimum Acreage: 2.75 Minimum Frontage: 200 Site: UND/WDS Driveway: UNDEVELOPED Road: PAVED															
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
1F RES	2.750 ac	166,000	E	100	63	100	90	95 -- MILD	95	84,900	0	N	84,900	SHDW	
1F RES	1.952 ac	x 3,500	X	100				90 -- ROLLING	50	3,100	0	N	3,100	WET AREAS	
	4.702 ac										88,000	88,000			
LAST REVALUATION: 2023															
PARCEL TOTAL TAXABLE VALUE															
Year	Building	Features			Land										
2023	\$ 0	\$ 0			\$ 88,000										
		Parcel Total:			\$ 88,000										
2024	\$ 0	\$ 0			\$ 88,000										
		Parcel Total:			\$ 88,000										
2025	\$ 0	\$ 0			\$ 88,000										
		Parcel Total:			\$ 88,000										
MUNICIPAL SOFTWARE BY AVITAR															
BOSCAWEN ASSESSING OFFICE															

PICTURE	OWNER YORK PROPERTIES LLC 13 LAMPREY ROAD CANTERBURY, NH 03224	TAXABLE DISTRICTS		BUILDING-DETAILS
		District	Percentage	
PERMITS		Base Type:		
Date	Project Type			
08/08/23 ZONING BOARD OF A VARIANCE 08/08/23 TECHNICAL REVIEW CSITE PLAN REVIEW				
BUILDING-SUB-AREA-DETAILS				
2023 BASE YEAR BUILDING VALUATION				
Year Built: %				
Condition For Age: %				
Physical:				
Functional:				
Economic:				
Temporary:				

③

MERRIMACK COUNTY RECORDS *Kathi L. Guay*, CPO, Register

Return to:
York Properties, LLC
Mark W. York
James R. York
13 Lamprey Road
Canterbury, NH 03224

49
30
2
25

WARRANTY DEED

James R. York, married, of Concord, County of Merrimack, State of New Hampshire, and **Mark W. York**, married, of Canterbury, County of Merrimack, State of New Hampshire for valuable consideration, conveys to York Properties, LLC, a New Hampshire limited liability company with a principal place of business at 13 Lamprey Road, Canterbury, New Hampshire, 03224 with **WARRANTY** covenants the following five tracts of land with any improvement thereon, Tracts I, II, III, and IV all being located in Concord, County of Merrimack, State of New Hampshire and Tract V and a portion of Tract II being located in Boscawen, County of Merrimack, State of New Hampshire, as follows:

Tract I 10 Walker Street, Concord, NH 03301

A certain tract of land with the buildings thereon. situated on the northerly side of Walker Street, in Concord, County of Merrimack and State of New Hampshire, bounded and described as follows:

On the South by Walker Street, sixty-two (62) feet; on the East by land now or formerly of one Fox one hundred eighteen (118) feet; on the North fifty-eight (58) feet; on the West by a passway laid out by one Shattuck one hundred eighteen (118) feet.

Meaning and intending to describe and convey the same premises conveyed to James R. York and Mark W. York by virtue of a Warranty Deed from A. Bruce McPherson and

Karen L. McPherson dated November 9, 2006 and recorded at the Merrimack County Registry of Deeds in Book 2943, Page 1581.

This is investment property and not the homestead property of the grantors or their spouses.

Tract II 120 Elm Street, Concord, NH and Boscawen, NH

A certain tract or parcel of land together with the buildings and improvements now or hereafter located thereon, situated on Elm Street in the City of Concord and the Town of Boscawen, County of Merrimack and State of New Hampshire, being shown as Lot 2 on a plan of land entitled "Lot Line Adjustment & Subdivision Plan for Apple Hill Properties, LLC, Boscawen Tax Map 83, Lot 63, Concord Tax Map 15P, Lot 35; 118 Elm Street, The Judith A. Iversen 2001 Rev. Trust, Concord Tax Map 15P, Lot 30; 128 Elm Street, Boscawen & Concord, New Hampshire" drawn by Joseph M. Wichert, dated September 21, 2012, revised through August 6, 2013, and recorded with the Merrimack County Registry of Deeds as Plan #20223, to which plan reference is made for a more particular description.

Together with an easement to pass and re-pass for ingress and egress, for the benefit of the owners of said Lot 2, as well as their successors and assigns, to share the driveway on Lot #1 as further described in Agreement to Convey an Easement dated July 13, 2013 and recorded with the Merrimack County Registry of Deeds in Book 3399, Page 673, and as shown on said Plan #20223. The owners of Lot #1 and Lot #2 shall equally share, on a prorated basis, the maintenance expenses for the shared driveway, said expense to be 1/2 the actual maintenance for the entire length of the driveway prorated by the actual length of the portion used by Lot #2.

Subject to all matters shown on Merrimack County Registry of Deeds Plan #20223.

Subject to a right-of-way to New England Telephone and Telegraph Company as stated in deed dated August 29, 2001 and recorded with the Merrimack County Registry of Deeds in Book 2299, Page 26, to the extent it affects the premises, if at all.

Subject to a Utility Easement to Concord Electric Company and New England Telephone and Telegraph Company dated August 21, 2001 and recorded with the Merrimack County Registry of Deeds in Book 2201, Page 1602.

Subject to a shared driveway, as specifically described in Agreement dated July 13, 2013 and recorded with the Merrimack County Registry of Deeds in Book 3399, page 673, and as shown on Plan #20223.

Meaning and intending to describe and convey all and the same premises as conveyed to James York and Mark York by deed of Apple Hill Properties, LLC dated June 26, 2015 and recorded at Merrimack County Registry of Deeds, Book 3483, Page 1247.

This is investment property and not the homestead property of the grantors or their spouses.

Tract III 60 Centre Street, Concord, NH 03301

A certain tract of land with the buildings thereon, situated on Centre Street, in the City of Concord, County of Merrimack, State of New Hampshire, and being Number 60, bounded and described as follows:

Beginning at a point at the southeast corner of land formerly of the heirs of Jacob B. Rand; thence North ten degrees West by said Rand land to land formerly of Calvin C. Webster and of Charles P. Haywood; thence North seventy degrees East by said Webster or Haywood land two rods to a stake and stones; thence South ten degrees East ten rods to Centre Street; thence westerly by said Centre Street two rods to the bound begun at.

Also conveyed is a right to a common passway on the easterly side of the above described land, ten feet wide on Centre Street, and running northerly about seventy feet, to be used in common with the premises on the east side of the above described lot.

Subject to any and all matters as shown on Plan No. 1346.

Also subject to the rights of others in the above mentioned common passway on the easterly side of the premises conveyed herein, ten feet wide, on Centre Street and running northerly about seventy feet, as first noted and set forth in warranty deed conveyed by Susan M. Webster to Charlotte F. Bartlett dated November 3, 1910 and recorded with the Merrimack County Registry of Deeds at Book 395, Page 104.

Meaning and intending to describe and convey the same premises as conveyed to James R. York and Mark W. York by deed of James R. York and Mark W. York, et al., dated of near or even date to be recorded in Merrimack County Registry of Deeds. See also deed recorded in Merrimack County Registry Book 3505, Page 2928.

This is investment property and not the homestead property of the grantors or their spouses.

Tract IV 126 Village Street, Concord (Penacook), NH 03303

A certain tract or parcel of land, with any buildings or improvements thereon situated in the Village of Penacook, City of Concord, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a stone bound on the easterly side of South Main Street at the northwest corner of land now or formerly of Leslie W. Braley and formerly owned by Susan Porter; thence northerly by the easterly line of said South Main Street 90 feet, more or less, to a stone bound at land now or formerly of Ford; thence easterly by land now or formerly of Ford 150 feet, more or less, to a stone bound at land now or formerly of John R. Beauchaine; thence southerly by land of said Beauchaine 90 feet, more or less, to a stone bound at land of said Braley; thence westerly by land of said Braley 150 feet, more or less, to the point of beginning.

Meaning and intending to describe and convey the same premises as conveyed to James R. York and Mark W. York by deed of James R. York and Mark W. York, et al., dated of near or even date to be recorded in Merrimack County Registry of Deeds. See also deed recorded in Merrimack County Registry Book 3505, Page 2908.

This is investment property and not the homestead property of the grantors or their spouses.

Tract V 27 A & B Queen Street, Boscawen, NH 03303

A certain tract of land, with the buildings thereon, located on the southerly side of Queen Street, Boscawen, County of Merrimack, State of New Hampshire, shown as Lot 69-1 on plan entitled "Lot Line Adjustment Plat, Tax Map 83, Lots 69 and 69-1, for Frank W. and Jacqueline R. Laro", drawn by FWS Land Surveying, PLLC, dated February 22, 2012 and recorded in Merrimack County Registry of Deeds as Plan No. 19908. Containing approximately 20,342 square feet, more or less.

Subject to any and all matters as shown or noted on Plan No 19483 and Plan No. 19908 of the Merrimack County Registry of Deeds.

Subject to 15' wide access easement to Penacook-Boscawen Water Precinct recorded in Merrimack County Registry of Deeds at Book 1241, Page 406.

Meaning and intending to describe and convey all the same premises conveyed to James York and Mark York by deed of Frank W. Laro and Jacqueline R. Laro dated March 30, 2012 and recorded in Merrimack County Registry of Deeds, Book 3305, page 1671.

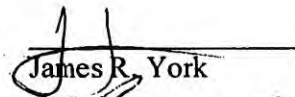
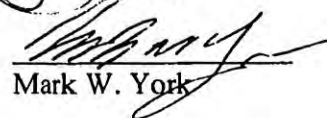
This is investment property and not the homestead property of the grantors or their spouses.

The above five (5) tracts of land are conveyed subject to any mortgages thereon.

The above conveyance of all five (5) tracts of land with buildings thereon is exempt from New Hampshire transfer tax pursuant to the provisions of NH RSA 78-B:2, XXII.

James R. York is a/k/a James York and Mark W. York is a/k/a Mark York.

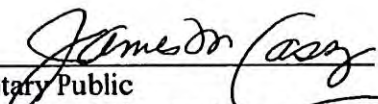
EXECUTED this 5th day of May, 2017.


James R. York

Mark W. York

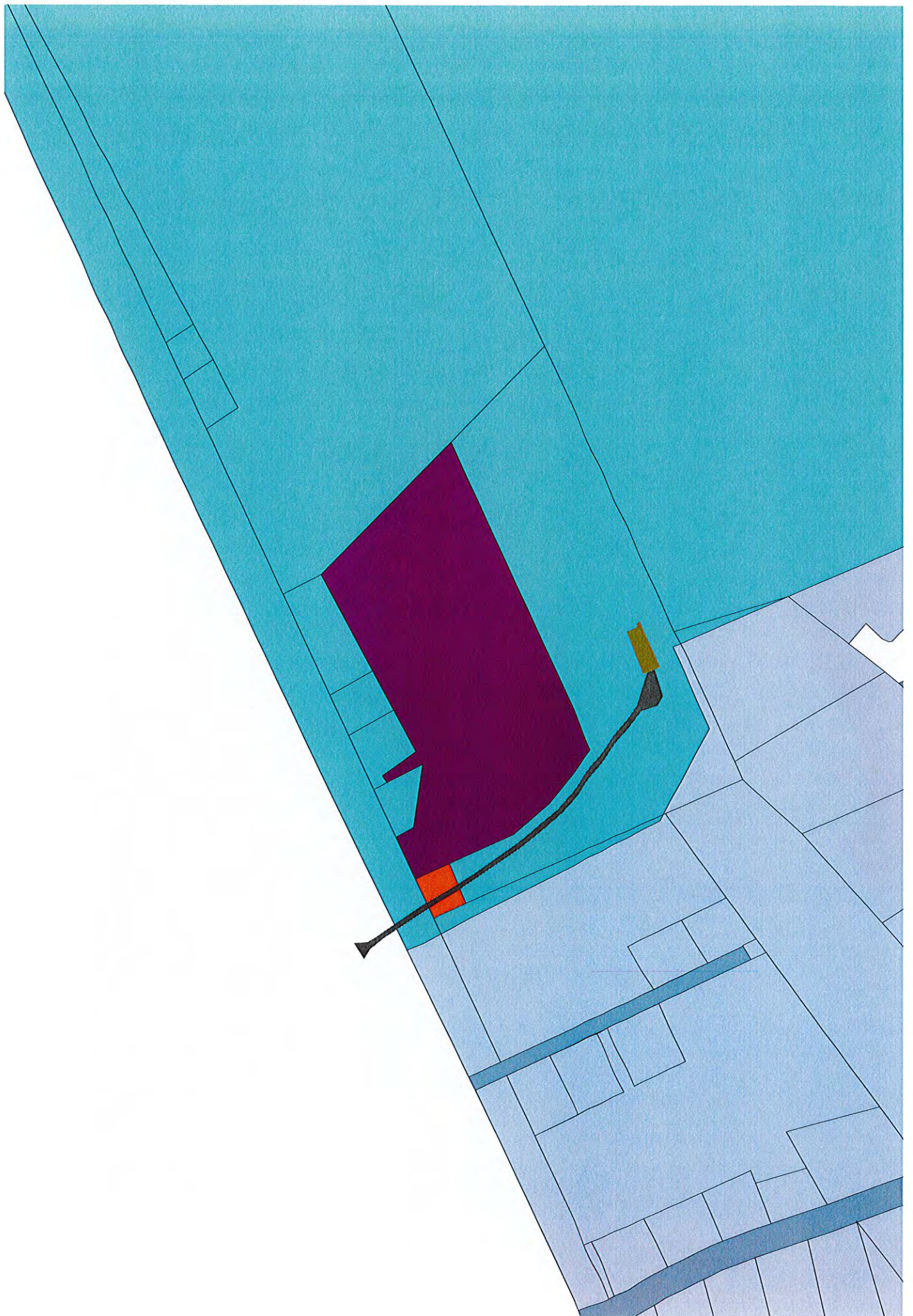
STATE Of NEW HAMPSHIRE
COUNTY OF MERRIMACK

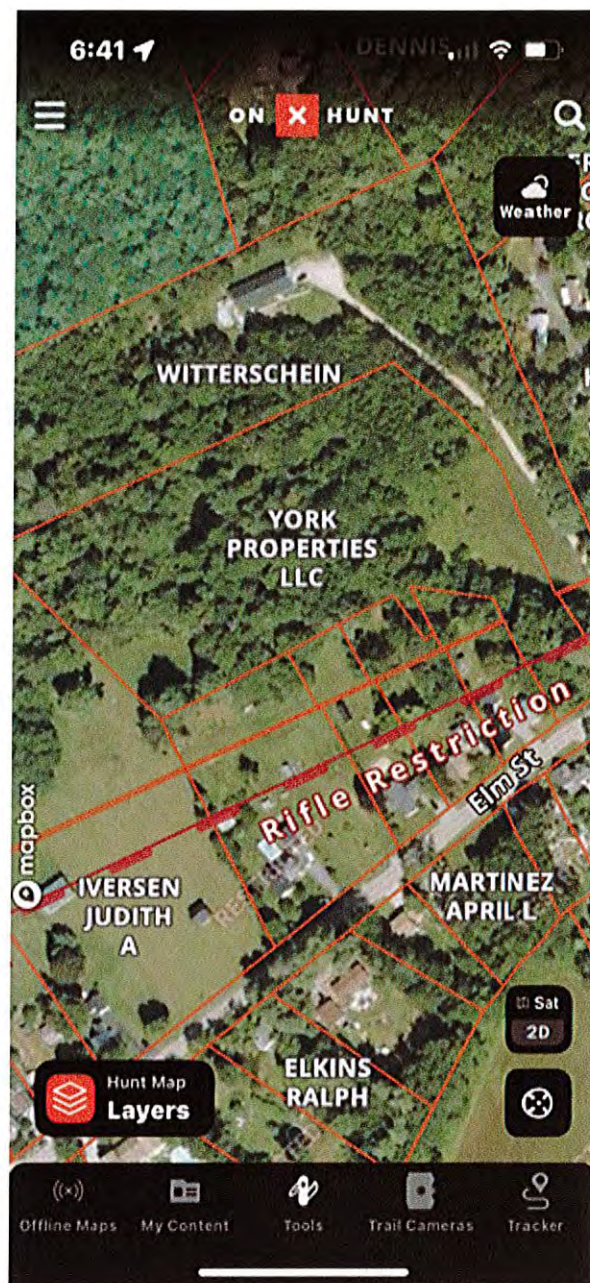
On this the 5th day of May, 2017, before me, the undersigned officer, personally appeared James R. York and Mark W. York, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and seal.


Notary Public
My commission expires:









Town of Boscawen, NH
116 North Main Street, Boscawen, NH 03303
Telephone: 603-753-9188

Conservation Commission

November 24, 2025

Ms. Loren Martin
Boscawen Planning Board

Ms. Martin,

The Boscawen Conservation Commission discussed a planned wetland crossing for a proposed driveway at 120 Elm St, Penacook, at our meeting on November 18th, 2025. This was a follow-up to a similar discussion at our meeting on April 15th, 2025. There is a planned wetland disturbance both for the wetland crossing and for the grading required to mitigate damage to the wetland beyond the driveway. A small retaining pond is being planned to further mitigate wetland damage. There is no flow across this wetland, which ends just southeast of the driveway crossing in a wet patch of ground. The driveway is not expected to see a high volume of traffic. The Commission therefore does not believe this construction will have significant environmental impact in the Town of Boscawen and does not oppose the proposed driveway construction.

Respectfully submitted,

Aurel Mihai

Chair, Boscawen Conservation Commission

Kellee Easler

From: Jason Killary
Sent: Monday, December 1, 2025 11:54 AM
To: jburd91@comcast.net; Kellee Easler; Ruth Ashby; Don Jutton; Dean Hollins; Timothy Kenney
Subject: RE: York Properties, 120 Elm St

Hello,

My apologies for my tardy response, but I've been slammed lately. In review of the plan, I see that there was a recommendation for the driveway to be a private roadway. I would recommend the same. In that area, there's a lot of confusion with who owns what with emergency services. Oftentimes, CPD and BPD show up and figure out what's who's. An address would only add to the confusion. However, if it's a named street, like Yorktown Lane (for example), that's easier to realize what jurisdiction that is or is not in. Also, I'd appreciate if the addressed buildings have clearly visible signage, with their number or number and unit (1 and 3, or 1A and 1B). Thank you very much.

Jason

Chief Jason S. Killary

Boscawen Police Dept.
116 North Main Street
Boscawen, NH 03303
Office (603) 753-9124
24-Hour (603) 753-9123
Fax (603) 753-9125

The Town of Boscawen, New Hampshire Police Department states that this electronic message and any attachments may contain information that is confidential and/or legally privileged in accordance with NH RSA 91-A and other applicable laws or regulations. It is intended only for the use of the person and/or entity identified as recipient(s) in the message. If you are not intended recipient of this message, please notify the sender immediately and delete the material. Do not print, deliver, distribute or copy this message, and do not disclose its contents or take any action in reliance on the information it contains unless authorized to do so.

From: jburd91@comcast.net <jburd91@comcast.net>
Sent: Tuesday, November 11, 2025 1:47 PM
To: Kellee Easler <keasler@boscawennh.gov>; Ruth Ashby <rashby@boscawennh.gov>; Don Jutton <djutton@boscawennh.gov>; Dean Hollins <dhollins@boscawennh.gov>; Timothy Kenney <tkenney@boscawennh.gov>; Jason Killary <jkillary@boscawennh.gov>
Subject: York Properties, 120 Elm St

Hello,

Please find attached the major Site Plan set for York Properties at 120 Elm Street. These plans were submitted to the Planning Department yesterday with the Site Plan application. Please let me know if you have any comments or concerns. I am happy to meet to discuss the project if necessary.

Thank you,

Jeff

Central New Hampshire Regional Planning Commission

28 Commercial Street ♦ Concord, NH 03301

Telephone: (603) 226-6020 ♦ Fax: (603) 226-6023 ♦ www.cnhrpc.org



SITE PLAN APPLICATION, FIRST REVIEW

DATE: NOVEMBER 26, 2025
TO: BOSCAWEN PLANNING BOARD
FROM: MATT MONAHAN, CNHRPC
RE: YORK PROPERTIES LLC, SITE PLAN
CC: RJB ENGINEERING, LLC (via email)

The applicant, York Properties LLC, submitted an application for Map 15 P and 83, Lots 35-1 and 63-2, and totaling 5.02 +/- acres on land owned by the same, for the purpose of constructing three duplex structures totaling 6 residential units. The site is located at 120 Elm Street, within the A-R Zone. The lot is bisected by the Town line, with the homes located in Boscawen and the driveway in Concord.

The Central New Hampshire Regional Planning Commission (CNHRPC) received a set of plans for the proposed Site Plan on November 19, 2025. The plan sets reviewed were entitled PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONCORD TAX MAP 15P LOT 35-1 BOSCAWEN TAX MAP 83 LOT 63-1 120 ELM STREET BOSCAWEN, NEW HAMPSHIRE, and dated November 3, 2025 with a revision date of November 17, 2025, and consisted of fourteen sheets as prepared by RJB ENGINEERING, LLC. This memorandum is intended to provide the Planning Board with an overview of the application and its major issues. It is recommended to the Planning Board that any waivers or deviations from the submittal requirements be requested by the applicant in writing.

SUBMITTAL DETAILS

The Town of Boscawen has reviewed the following plans and documents:

1. A plan set entitled PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONCORD TAX MAP 15P LOT 35-1 BOSCAWEN TAX MAP 83 LOT 63-1 120 ELM STREET BOSCAWEN, NEW HAMPSHIRE, and dated November 3, 2025 with a revision date of November 17, 2025, and consisted of fourteen sheets as prepared by RJB ENGINEERING, LLC.
2. A Town of Boscawen public notice.
3. An email receipt from the Concord Monitor confirming the publishing of the public notice.
4. A copy of the public notice published in the Concord Monitor.
5. A Certificate of Zoning Compliance.
6. A Town of Boscawen Conditional Use Permit Application.
7. A Town of Boscawen Major Site Plan Application.
8. A Town of Boscawen Major Site Plan Checklist.
9. An email cover letter from Jeffrey Burd for the application.
10. A trip generation memorandum from Burd Engineering.

11. A memorandum from York Properties, LLC, addressing building size, impervious and ground coverage, floor area and proposed uses, and the number of dwellings proposed.
12. Meeting minutes from the May 21, 2025, City of Concord Planning Board meeting approving the project.
13. A letter from the Penacook/Boscawen Water Precinct dated August 10, 2023 indicating they will provide water for the project.
14. A Town of Boscawen Project Receipt.
15. An abutters list.
16. A tax card.
17. Two warranty deeds.
18. A tax map
19. An aerial photograph of the parcel.
20. A letter from the Boscawen Conservation Commission.
21. An NHDES Dredge and Fill Permit dated May 7, 2025.
22. An NHDES wetlands permit dated May 7, 2025.
23. A drainage report issued by RJB Engineering, LLC.

CHECKLIST & LAND USE DEVELOPMENT REGULATION REQUIREMENTS

The following are advisory comments based upon the Town of Boscawen Land Use Development Regulations and Checklist Requirements used during the consideration of materials received pertaining to this proposal.

Overall Summary:

The applicant is seeking approval to construct three duplex structures for a total of six residential units. Major areas of focus for the project will include:

- Major Issues:
 1. The driveway for the development is located in the City of Concord, which has approved the development, and the homes are located in Boscawen.
 2. As the driveway will not be a road, a name will be needed to ensure that E911 requirements can be met. Addressing E911 requirements with the Fire Chief and the Public Works Department should be a condition of approval.
 3. The application could be considered complete if the missing checklist items are addressed.
 4. The drainage study should be reviewed by the Town's Engineer. Any recommendations made should be conditions of approval.
 5. Details for how the shared driveway will be maintained should be described as a condition of approval.
- Potential Conditions of Approval:
 1. Details for the maintenance of the shared driveway shall be described and recorded with the plans.
 2. Compliance with any recommendations made by the Town's Engineer.
 3. Professional stamps and signatures as well as owner signatures need to be on the final plan.
 4. Address E911 requirements with the Fire Chief and the Public Works Department.
 5. Any waivers granted and conditions of approval need to be on the final plan.
 6. Notice of Decision to be recorded at the Merrimack County Registry of Deeds.
 7. Any other conditions sought by the Board.

- Sample Motion Language to Approve Conditionally or Deny the Application:
Motions to approve must include a “findings of fact” whereby the motion includes a statement that the proposal complies with the Zoning Ordinance and Land Use Development Regulations. If denied, a specific reason or reasons must be specified in the motion.

With this application, the Board should note that the provisions of Article XXI, Conditional use Permit Ordinance, shall apply. Sections 21.02 and 21.04 should be reviewed prior to acting on the application.

Sample Motions for the Conditional Use Permit Application:

- Sample Language to Conditionally Approve:
I make a motion to conditionally approve the Conditional Use Permit Application as the proposal complies with the Zoning Ordinance given the plans presented and waivers granted.
- Sample Language to Deny:
I make a motion to deny Conditional Use Permit without prejudice due to the fact that the plans, as provided, do not comply with_____.

Sample Motions for the Sited Plan:

- Sample Language to Conditionally Approve:
I make a motion to conditionally approve the York Site Plan with all of the conditions as previously listed, as the proposal complies with the Zoning Ordinance and the Subdivision Regulations given the plans presented and waivers granted.
- Sample Language to Deny:
I make a motion to deny York Site Plan without prejudice due to the fact that the plans, as provided, do not comply with_____.

Boscawen Site Plan Checklist Requirements:

1. Checklist Item Section 2.5.8.B, C, D – CNHRPC did not receive copies correspondence from the Police Department, Fire Department, or Public Works Department. These are needed for completeness.
2. Checklist Item Section 5.2.17 – CNHRPC did not receive building elevations. These are needed for completeness.
3. Checklist Item Section 5.2.31 – CNHRPC did not receive a copy from the Public Works Department indicating that there is adequate sewer capacity. This is needed for completeness.
4. Checklist Item Section 5.4.1.G – CNHRPC did not receive a Community Facilities Impact Study. This is needed for completeness.
5. Checklist Item Section 5.4.1.G.1 – CNHRPC did not receive an estimate of the number of school age children. This is needed for completeness.
6. Checklist Item Section 5.4.2 – CNHRPC did not receive a Public Safety Report. This is needed for completeness.

Waivers Requested from Land Use Development Regulation Items:

The applicant has not requested any waivers.

Boscawen Zoning Ordinance Requirements:

With this application, the Board should note that the provisions of Article XXI, Conditional use Permit Ordinance, shall apply. Sections 21.02 and 21.04 should be reviewed prior to acting on the application

DEVELOPMENT OF REGIONAL IMPACT

In accordance with RSA 36:56, the Board shall determine if the proposal is a development of regional impact:

“A local land use board, as defined in RSA 672:7, upon receipt of an application for development, shall review it promptly and determine whether or not the development, if approved, reasonably could be construed as having the potential for regional impact.” That said, the proposal does not appear to have a regional impact as the City of Concord has already reviewed the proposal and approved it.

OTHER COMMENTS

The following are advisory comments based upon commonly held planning principles and the review of the plans received.

1. The six units will use a shared driveway from the City of Concord for access. Details for how the shared driveway will be maintained should be described as a condition of approval. A document should be recorded at the Registry of Deeds specifying how the driveway is to be maintained.
2. As the driveway will not be a road, a name will be needed to ensure that E911 requirements can be met. Addressing E911 requirements with the Fire Chief and the Public Works Department should be a condition of approval.
3. The drainage study should be reviewed by the Town’s Engineer. Any recommendations made should be conditions of approval.
4. The Applicant should demonstrate to the Board that all fees to the Town have been paid.
5. Any conditions of approval and waivers granted should be listed on the final plan to be signed.
6. Notice of Decision to be recorded at the Merrimack County Registry of Deeds.

Given the nature of the proposal and the items submitted, the application could be considered substantially complete if the missing checklist items are addressed.

Any item indicated in this memo as missing from the plan could be a condition of approval if the Board felt such item(s) are relevant and are not waived. If the Board chooses to invoke jurisdiction and accept this application as complete, the timelines set forth in RSA 676:4C shall apply. If the application is accepted as complete, the Planning Board can enter into a public hearing if such a hearing was properly noticed in accordance with 676:4D.

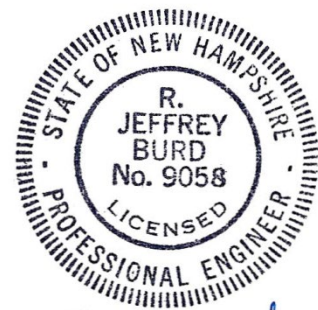
DRAINAGE REPORT

**Proposed Multi-Family
Residential Development**
Concord Tax Map 15P, Lot 35-1
Boscawen Tax Map 83, Lot 63-2
120 Elm Street
Boscawen, NH

November 3, 2025

Prepared for:
York Properties, LLC
13 Lamprey Road
Canterbury, NH 03224

Prepared By:
RJB Engineering, LLC
2 Glendale Road
Concord, NH 03301



RJBurd

120 Elm Street, Boscawen, NH
DRAINAGE REPORT

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Predevelopment computations

2, 10, 25, and 50-year computations – node listings

10-year computations – summaries

Post-development computations

2, 10, 25, and 50-year computations – node listings

10-year computations – summaries

Pre-development Drainage Area Plan

Post-development Drainage Area Plan

120 Elm Street, Boscawen, NH DRAINAGE REPORT

Introduction

This project is a proposed 6-unit residential multi-family development located on Elm Street in Boscawen, NH. The property includes 0.32 acres in Concord identified as Tax lot 35-1 on map 15P and 4.72 acres in Boscawen identified as Tax lot 63-2 on map and has a total property area of approximately 5.02 acres. The property is zoned Agricultural-Residential (A-R) and is in a transitional area of Town from urban to rural. The land is currently undeveloped and wooded.

The project construction includes building three separate duplex buildings with garages, approximately 600 feet of common drive, parking, municipal sewer and water, underground utilities, landscaping, and other ancillary site improvements. Drainage will be routed through two detention ponds and ultimately to the existing seasonal stream that runs through the property. The total area of disturbance necessary to build the project is approximately 70,500 s.f. The total area of wetland impact is approximately 1,200 s.f.

Existing Conditions

The property includes land in Concord and Boscawen, is located on north side of Elm Street, and has an area of approximately 5.02 acres. The parcel is a "flag lot" with approximately 93.25' of frontage extending back approximately 160.0' to the back developable area of the property. It is bounded on the north and west by large residential properties and on the south and east by more dense residential properties. The site is undeveloped and wooded.

The property has slopes that range from 4% to 12% and has a seasonal stream that bisects the property running from the northwest corner to the southeast corners of the property. There are jurisdictional wetlands that surround the perennial stream and cover almost one-acre of the property. This drainageway and the associated watershed area extend northerly behind the site on wooded land with an average slope of 12%.

The soil in the front of the property is mapped on the NRCS web soil survey as a Boscawen fine sandy loam soil (220B) and in the rear northerly portion of the property as a Millsite-Woodstock-Henniker complex (480D). The Boscawen is classified as a hydrologic soil group "A" soil with deep, well to excessively well drained sands or gravel. The Millsite-Woodstock-Henniker is classified as a hydrologic soil group "B" soil with moderately deep and moderately drained soils with fine to coarse textures. Because there are moderately well to excessively drained soils in the watershed that encompass the site, the stormwater runoff estimated flows are proportionably lower than if there were less favorable soils.

The total watershed area studied is approximately 17.6 acres in size. This area is concentrated in the perennial stream as noted above to a single design node at the southeasterly property line. The watershed includes several residential lots to the west of the property and the wooded land behind the property.

120 Elm Street, Boscawen, NH

DRAINAGE REPORT

Proposed development

As noted above this project is a 6-unit residential multi-family development. The proposed construction consists of constructing a new shared driveway approximately 600 feet long to provide access to and parking for the duplexes. The homes will be served by municipal sewer and water, and underground utilities. Construction also include a closed drainage system, lighting, landscaping, and other associated improvements.

The driveway grade slopes down from Elm Street to the stream crossing which is approximately 150 feet from Elm, and then slopes up approximately 13 feet to the end. A hammerhead turnaround will be constructed at the end for emergency vehicles. The driveway will be 22 feet wide to the second building and then narrow to 18 feet wide for the last 100 feet to the last house. The drainage will be routed through open grass drainage swales with several cross-culverts as needed.

The stormwater for the site will be treated by several methods. The stormwater runoff from the roofs will be routed into a stone drip-line trench which is designed to infiltrate into the underlying soils and sized to hold the 50-year storm. Stormwater runoff from the paved driveway is routed the detention basins where possible; it was not possible to route approximately 180 feet of the driveway through the low point to the basins. The basins are designed to temporarily store peak flows during peak storm events such that post-development flows will be equal to or less than pre-development flows.

Design methodology

The drainage analysis in this study was completed using HydroCad Version 10.0, a stormwater modeling program utilizing TR-20 and TR-55 methodology. This program performs both the hydrologic computations for determination of runoff flows, and the hydraulic calculations for pipe, ditch, and pond design. Calculations were performed for 2, 10, 25, and 50-year return frequency storms as is required by the Town. Precipitation estimates were taken from the Northeast Regional Climate Center extreme precipitation tables. The following design parameters were used:

Rainfall distribution: Type III
2-year storm rainfall: 2.79 inches
10-year storm rainfall: 4.07 inches
25-year storm rainfall: 5.06 inches
50-year storm rainfall: 5.97 inches

120 Elm Street, Boscawen, NH DRAINAGE REPORT

Design analysis

Peak runoff flows have been evaluated in this study to insure that post-development flows do not exceed pre-development flows. Mitigation for increased flows has been provided by using the proposed detention basins as previously described. The stormwater runoff has been modeled to the design nodes as shown on the drainage area maps. The peak flows are shown in the accompanying table on the next page:

Storm event	Design Node	Pre-development Flows (cfs)	Post-development Flows (cfs)
2-Year	Pre Subcatch 1 Post Link 1	0.2	0.2
10-year	Pre Subcatch 1 Post Link 1	1.7	1.6
25-Year	Pre Subcatch 1 Post Link 1	4.5	4.2
50-year	Pre Subcatch 1 Post Link 1	7.8	7.4

It can be seen that the post-development stormwater runoff flows are less than the pre-development stormwater flows in all peak storm events. Any slight increase is modest in relation to the land area being analyzed, and within the tolerance of the calculations performed, such that these differences cannot be accurately measured. The drainage calculations therefore demonstrate that there is no increase in stormwater runoff due to the development.

Stormwater Treatment

Stormwater treatment is provided to reduce pollutants and sediment from discharging into downstream public waters. Two best management practices are included to provide treatment. There are several flat grass swales that will reduce velocities and promote pollutant removal through settling and biological uptake or decomposition. The grass swales will provide pre-treatment for the stormwater. The detention basins will further reduce sediment and promote pollutant removal through detaining and settling stormwater flows.

120 Elm Street, Boscawen, NH
DRAINAGE REPORT

Erosion Control Measures

As the disturbance of this site is greater than 50,000 s.f., the contractor will be required to file a Notice of Intent (NOI) with the EPA and prepare a Stormwater Pollution Prevention Plan (SWPPP). The plans show minimum erosion control best management practices that should be followed during construction and may need to be supplemented as necessary to comply with the latest NHDES and USEPA standards.

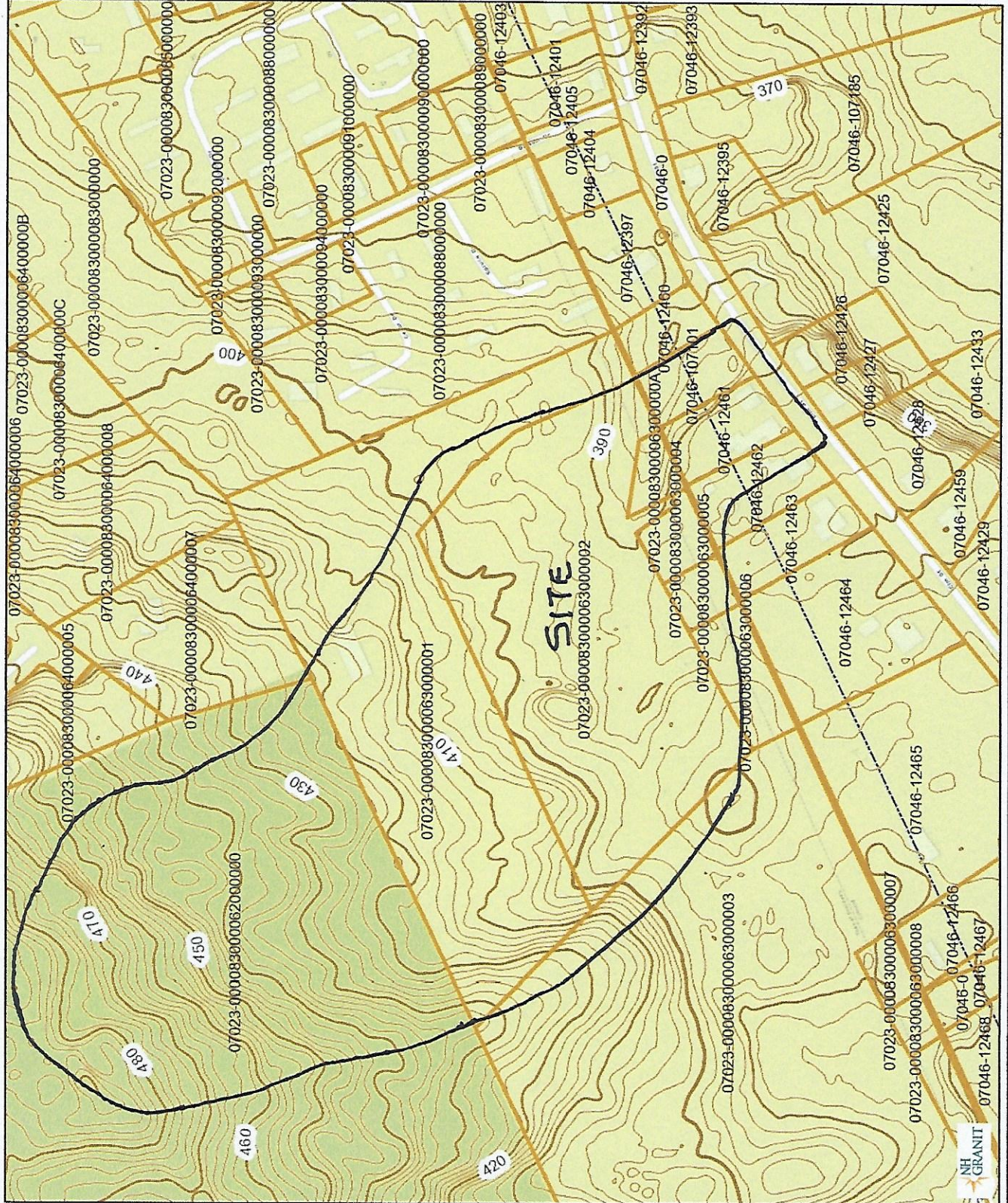
Minimum erosion control practices include the following:

- Construction gravel entrance
- Silt fence
- Stone check dams
- Slope matting

120 Elm Street, Boscawen, NH
DRAINAGE REPORT

GIS Vicinity Map
(Granit 1:3247)

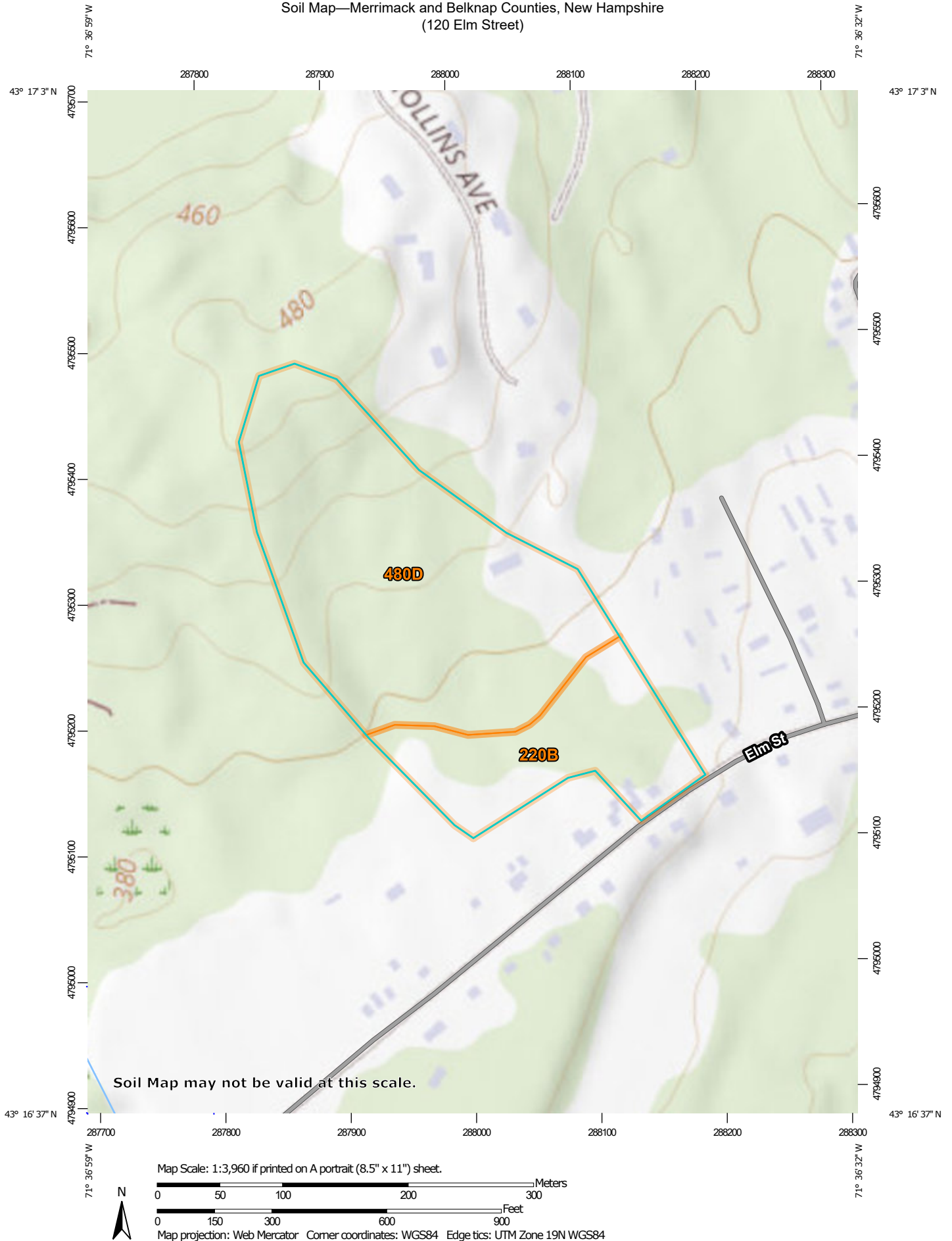
Map by NH GRANIT



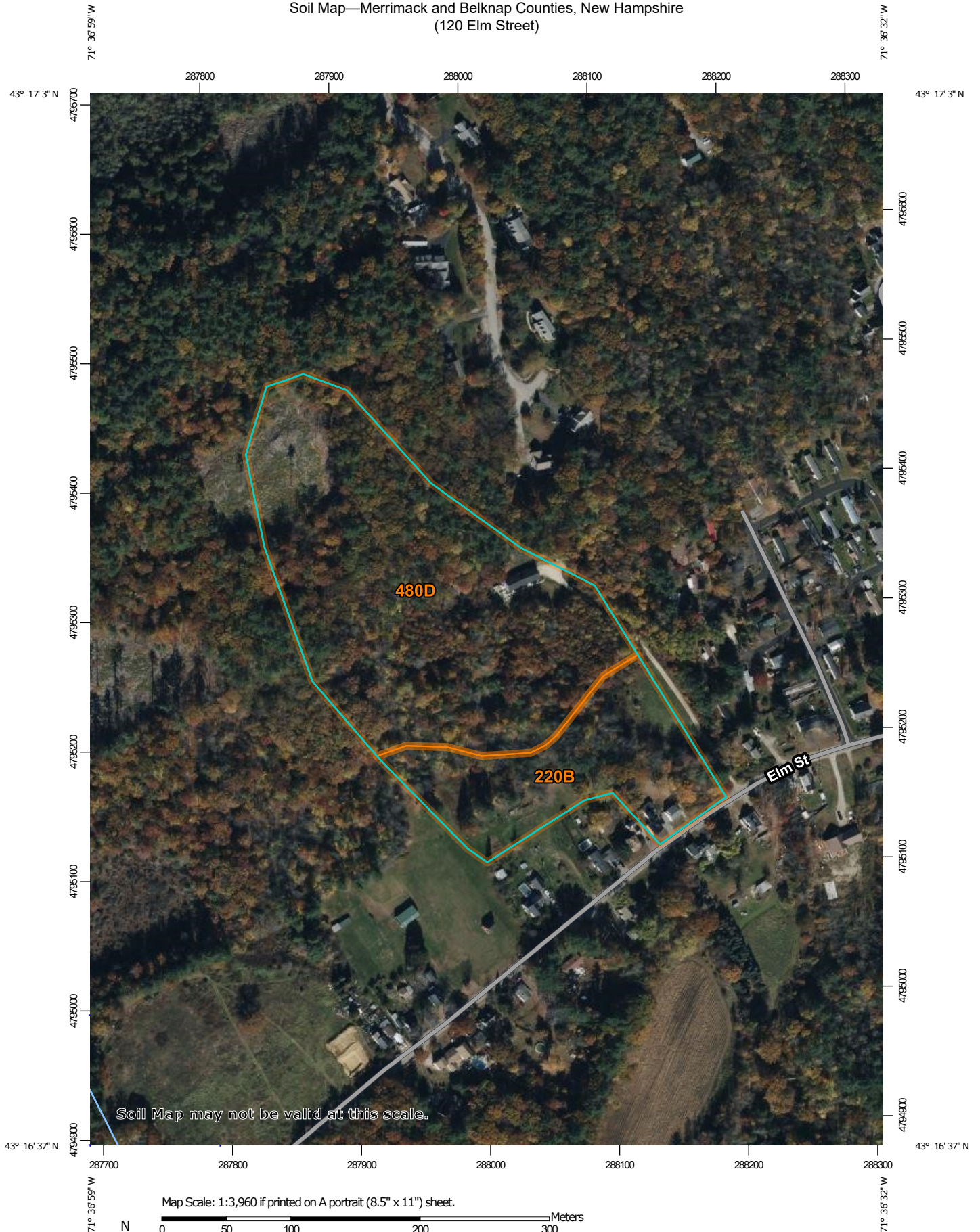
120 Elm Street, Boscawen, NH
DRAINAGE REPORT

NRCS Soil Map

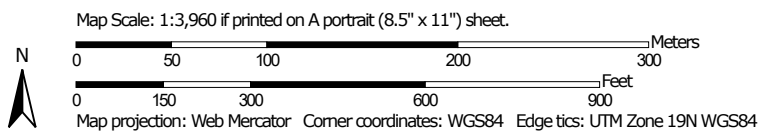
Soil Map—Merrimack and Belknap Counties, New Hampshire
(120 Elm Street)



Soil Map—Merrimack and Belknap Counties, New Hampshire
(120 Elm Street)



Soil Map may not be valid at this scale.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

11/9/2025
Page 1 of 3

MAP LEGEND

- Area of Interest (AOI)

Area of Interest (AOI)
- Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points
- Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot


Severely Eroded Spot


Sinkhole


Slide or Slip


Sodic Spot


- Water Features


Streams and Canals
- Transportation


Rails

Interstate Highways


US Routes


Major Roads


Local Roads
- Background


Topographic Map


- Spoil Area



- Stony Spot


- Very Stony Spot


- Wet Spot


- Other


- Special Line Features



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Merrimack and Belknap Counties, New Hampshire
Survey Area Data: Version 31, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
220B	Boscawen fine sandy loam, 3 to 8 percent slopes	4.6	26.8%
480D	Millsite-Woodstock-Henniker complex, 15 to 25 percent slopes, very stony	12.6	73.2%
Totals for Area of Interest		17.2	100.0%

120 Elm Street, Boscawen, NH
DRAINAGE REPORT

Extreme Precipitation Tables

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing	Yes
State	New Hampshire
Location	New Hampshire, United States
Latitude	43.280 degrees North
Longitude	71.612 degrees West
Elevation	120 feet
Date/Time	Tue Nov 04 2025 10:02:50 GMT-0500 (Eastern Standard Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.49	0.65	0.81	1.02	1yr	0.70	0.98	1.18	1.48	1.87	2.36	2.55	1yr	2.09	2.45	2.89	3.58	4.10	1yr
2yr	0.31	0.48	0.60	0.79	1.00	1.25	2yr	0.86	1.15	1.45	1.80	2.24	2.79	3.11	2yr	2.47	2.99	3.47	4.15	4.74	2yr
5yr	0.37	0.58	0.73	0.98	1.25	1.58	5yr	1.08	1.45	1.83	2.27	2.81	3.46	3.93	5yr	3.06	3.78	4.38	5.14	5.85	5yr
10yr	0.42	0.66	0.84	1.14	1.48	1.89	10yr	1.28	1.73	2.19	2.71	3.34	4.07	4.70	10yr	3.60	4.52	5.22	6.05	6.85	10yr
25yr	0.50	0.80	1.01	1.40	1.85	2.38	25yr	1.60	2.19	2.76	3.42	4.18	5.06	5.95	25yr	4.47	5.72	6.58	7.50	8.45	25yr
50yr	0.57	0.91	1.17	1.63	2.20	2.84	50yr	1.90	2.61	3.29	4.07	4.96	5.96	7.12	50yr	5.28	6.84	7.85	8.83	9.90	50yr
100yr	0.65	1.05	1.35	1.91	2.61	3.39	100yr	2.25	3.11	3.94	4.86	5.89	7.03	8.51	100yr	6.23	8.19	9.36	10.40	11.61	100yr
200yr	0.75	1.21	1.57	2.25	3.10	4.04	200yr	2.67	3.72	4.70	5.79	6.98	8.30	10.19	200yr	7.35	9.80	11.17	12.25	13.62	200yr
500yr	0.89	1.47	1.92	2.78	3.89	5.09	500yr	3.36	4.71	5.93	7.29	8.76	10.35	12.93	500yr	9.16	12.44	14.12	15.22	16.83	500yr

Lower Confidence Limits

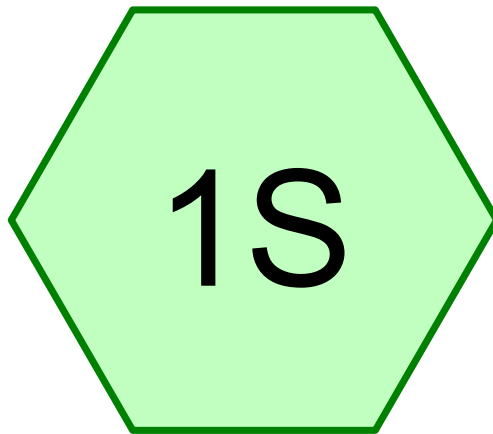
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.23	0.35	0.43	0.58	0.71	0.88	1yr	0.61	0.87	1.00	1.35	1.58	1.96	2.38	1yr	1.74	2.28	2.63	3.23	3.78	1yr
2yr	0.30	0.47	0.57	0.78	0.96	1.14	2yr	0.83	1.12	1.30	1.72	2.20	2.72	3.02	2yr	2.40	2.90	3.37	4.03	4.62	2yr
5yr	0.34	0.53	0.65	0.90	1.14	1.36	5yr	0.99	1.33	1.53	1.99	2.57	3.24	3.64	5yr	2.87	3.50	4.06	4.79	5.46	5yr
10yr	0.38	0.58	0.72	1.00	1.29	1.53	10yr	1.12	1.50	1.73	2.22	2.88	3.71	4.20	10yr	3.28	4.04	4.67	5.45	6.20	10yr
25yr	0.43	0.65	0.81	1.16	1.53	1.80	25yr	1.32	1.76	2.03	2.57	3.35	4.44	5.06	25yr	3.93	4.86	5.60	6.48	7.32	25yr
50yr	0.47	0.72	0.90	1.29	1.73	2.02	50yr	1.50	1.97	2.29	2.88	3.75	5.09	5.82	50yr	4.51	5.59	6.43	7.38	8.32	50yr
100yr	0.52	0.79	0.99	1.43	1.97	2.27	100yr	1.70	2.22	2.59	3.21	4.21	5.85	6.71	100yr	5.18	6.45	7.40	8.41	9.45	100yr
200yr	0.58	0.87	1.10	1.59	2.22	2.55	200yr	1.92	2.49	2.92	3.60	4.73	6.75	7.74	200yr	5.97	7.44	8.50	9.62	10.72	200yr
500yr	0.66	0.99	1.27	1.84	2.62	2.95	500yr	2.26	2.88	3.42	4.18	5.52	8.15	9.37	500yr	7.21	9.01	10.20	11.49	12.69	500yr

Upper Confidence Limits

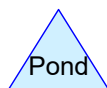
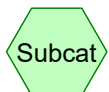
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.29	0.44	0.54	0.73	0.90	1.09	1yr	0.78	1.07	1.21	1.59	1.96	2.54	2.75	1yr	2.25	2.64	3.14	3.85	4.38	1yr
2yr	0.33	0.51	0.62	0.84	1.04	1.24	2yr	0.90	1.22	1.41	1.84	2.34	2.87	3.22	2yr	2.54	3.10	3.60	4.28	4.92	2yr
5yr	0.41	0.63	0.78	1.07	1.37	1.62	5yr	1.18	1.58	1.83	2.35	2.97	3.69	4.24	5yr	3.26	4.07	4.72	5.48	6.24	5yr
10yr	0.49	0.76	0.94	1.31	1.69	1.98	10yr	1.46	1.94	2.23	2.79	3.53	4.45	5.22	10yr	3.94	5.02	5.82	6.61	7.52	10yr
25yr	0.64	0.97	1.21	1.72	2.26	2.63	25yr	1.95	2.57	2.92	3.55	4.45	5.71	6.88	25yr	5.05	6.62	7.67	8.48	9.61	25yr
50yr	0.77	1.17	1.45	2.09	2.82	3.26	50yr	2.43	3.19	3.58	4.27	5.32	6.89	8.49	50yr	6.10	8.17	9.44	10.24	11.58	50yr
100yr	0.94	1.41	1.77	2.56	3.51	4.04	100yr	3.03	3.95	4.39	5.12	6.36	8.33	10.48	100yr	7.37	10.08	11.64	12.37	13.96	100yr
200yr	1.14	1.71	2.17	3.14	4.38	5.02	200yr	3.78	4.91	5.39	6.15	7.60	10.05	12.94	200yr	8.90	12.44	14.38	14.94	16.83	200yr
500yr	1.49	2.21	2.84	4.13	5.88	6.71	500yr	5.07	6.56	7.09	7.85	9.64	12.91	17.09	500yr	11.42	16.43	18.98	19.20	21.54	500yr

120 Elm Street, Boscawen, NH
DRAINAGE REPORT

Pre-Development
Drainage Computations



17.6 acres



11-03-25-York-Pre

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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
50,000	54	1/2 acre lots, 25% imp, HSG A (1S)
6,420	96	Gravel surface, HSG B (1S)
3,300	98	Paved roads w/curbs & sewers, HSG A (1S)
2,800	98	Roofs, HSG B (1S)
133,112	30	Woods, Good, HSG A (1S)
571,110	55	Woods, Good, HSG B (1S)
766,742	51	TOTAL AREA

11-03-25-York-Pre*Type III 24-hr 2YR Rainfall=2.79"*

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: 17.6 acresRunoff Area=766,742 sf 2.43% Impervious Runoff Depth>0.05"
Flow Length=1,635' Tc=60.8 min CN=51 Runoff=0.17 cfs 3,150 cf**Total Runoff Area = 766,742 sf Runoff Volume = 3,150 cf Average Runoff Depth = 0.05"**
97.57% Pervious = 748,142 sf 2.43% Impervious = 18,600 sf

11-03-25-York-Pre*Type III 24-hr 10YR Rainfall=4.07"*

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: 17.6 acres

Runoff Area=766,742 sf 2.43% Impervious Runoff Depth>0.32"

Flow Length=1,635' Tc=60.8 min CN=51 Runoff=1.74 cfs 20,471 cf

Total Runoff Area = 766,742 sf Runoff Volume = 20,471 cf Average Runoff Depth = 0.32"
97.57% Pervious = 748,142 sf 2.43% Impervious = 18,600 sf

11-03-25-York-Pre*Type III 24-hr 25YR Rainfall=5.06"*

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: 17.6 acres

Runoff Area=766,742 sf 2.43% Impervious Runoff Depth>0.65"

Flow Length=1,635' Tc=60.8 min CN=51 Runoff=4.46 cfs 41,836 cf

Total Runoff Area = 766,742 sf Runoff Volume = 41,836 cf Average Runoff Depth = 0.65"
97.57% Pervious = 748,142 sf 2.43% Impervious = 18,600 sf

11-03-25-York-Pre

Type III 24-hr 50YR Rainfall=5.97"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: 17.6 acres

Runoff Area=766,742 sf 2.43% Impervious Runoff Depth>1.04"

Flow Length=1,635' Tc=60.8 min CN=51 Runoff=7.83 cfs 66,224 cf

Total Runoff Area = 766,742 sf Runoff Volume = 66,224 cf Average Runoff Depth = 1.04"
97.57% Pervious = 748,142 sf 2.43% Impervious = 18,600 sf

Summary for Subcatchment 1S: 17.6 acres

Runoff = 1.74 cfs @ 13.13 hrs, Volume= 20,471 cf, Depth> 0.32"

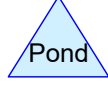
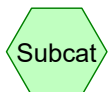
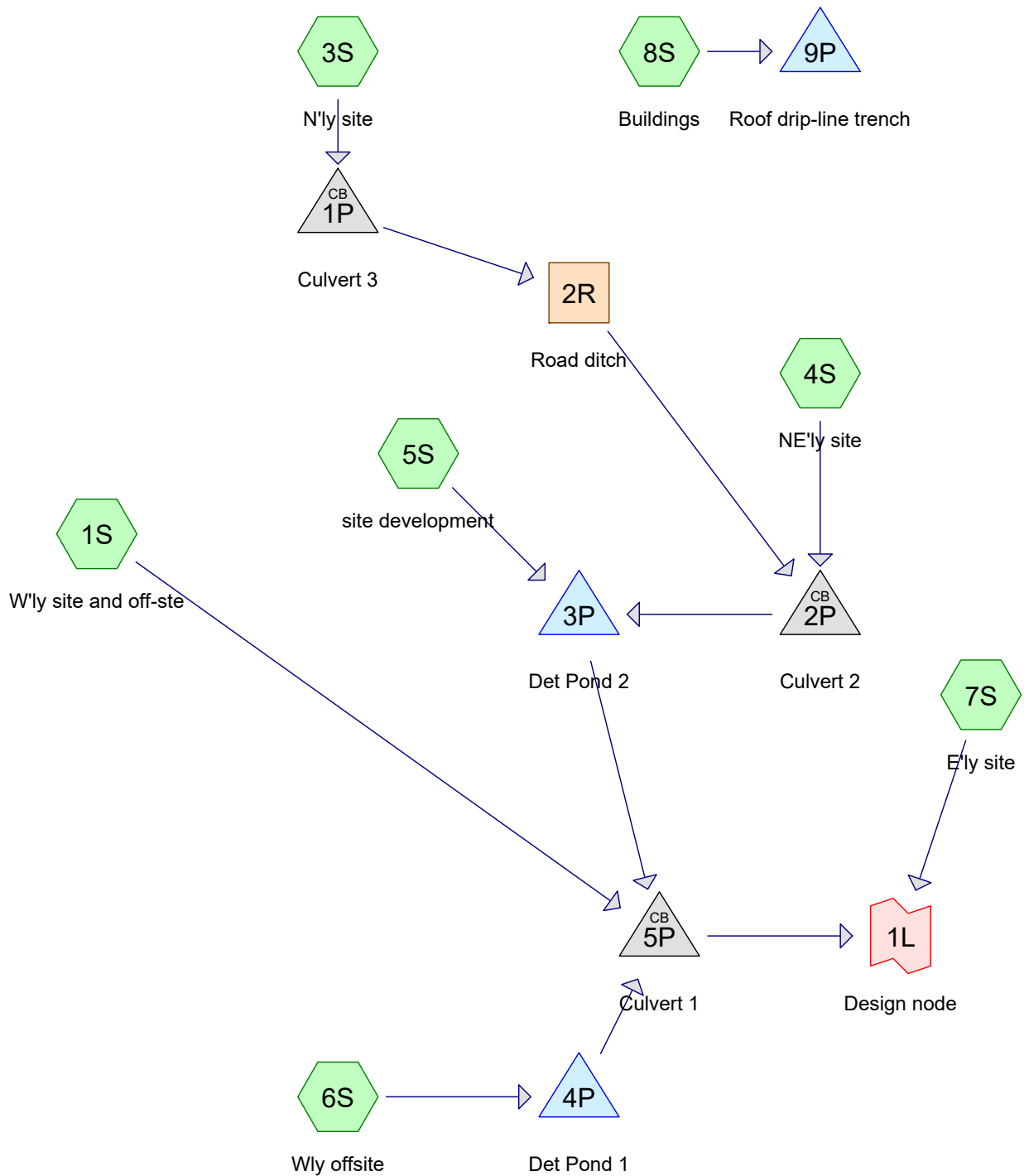
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10YR Rainfall=4.07"

Area (sf)	CN	Description
50,000	54	1/2 acre lots, 25% imp, HSG A
2,800	98	Roofs, HSG B
3,300	98	Paved roads w/curbs & sewers, HSG A
6,420	96	Gravel surface, HSG B
133,112	30	Woods, Good, HSG A
571,110	55	Woods, Good, HSG B
766,742	51	Weighted Average
748,142		97.57% Pervious Area
18,600		2.43% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.3	100	0.0200	0.04		Sheet Flow, Sheet Woods: Dense underbrush n= 0.800 P2= 2.76"
17.3	820	0.1000	0.79		Shallow Concentrated Flow, Overland Forest w/Heavy Litter Kv= 2.5 fps
3.2	715	0.0200	3.74	22.42	Channel Flow, stream Area= 6.0 sf Perim= 10.0' r= 0.60' n= 0.040 Earth, dense weeds
60.8	1,635	Total			

120 Elm Street, Boscawen, NH
DRAINAGE REPORT

Post-Development
Drainage Computations



Routing Diagram for 11-03-25-York-Post
 Prepared by RJB Engineering, LLC, Printed 11/9/2025
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11-03-25-York-Post

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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
50,000	54	1/2 acre lots, 25% imp, HSG A (1S, 6S)
2,510	39	>75% Grass cover, Good, HSG A (7S)
4,117	30	Brush, Good, HSG A (1S, 6S)
7,437	96	Gravel surface (3S, 4S)
1,479	96	Gravel, proposed (5S)
17,073	39	Lawn proposed, HSG A (4S, 5S)
6,351	61	Lawn proposed, HSG B (4S, 5S)
1,316	98	Paved roads Proposed (1S)
310	98	Paved roads existing (7S)
11,483	98	Paved roads proposed (3S, 4S, 5S, 7S)
2,912	98	Paved roads, existing (6S)
955	98	Paved roads, proposed (6S)
7,380	98	Roofs (8S)
2,800	98	Roofs existing (1S, 4S)
99,107	30	Woods, Good, HSG A (1S, 4S, 6S, 7S)
508,355	54	Woods, Good, HSG B (1S)
37,852	55	Woods, Good, HSG B (3S, 4S)
5,305	61	lawn proposed, HSG B (3S)
766,742	53	TOTAL AREA

11-03-25-York-Post

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Type III 24-hr 2YR Rainfall=2.79"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: W'ly site and off-ste Runoff Area=626,907 sf 1.38% Impervious Runoff Depth>0.05"
Flow Length=1,573' Tc=60.5 min CN=51 Runoff=0.14 cfs 2,577 cf

Subcatchment 3S: N'ly site Runoff Area=22,460 sf 4.36% Impervious Runoff Depth>0.22"
Flow Length=255' Tc=9.2 min CN=60 Runoff=0.06 cfs 415 cf

Subcatchment 4S: NE'ly site Runoff Area=45,467 sf 11.17% Impervious Runoff Depth>0.27"
Flow Length=255' Tc=10.7 min CN=62 Runoff=0.17 cfs 1,037 cf

Subcatchment 5S: site development Runoff Area=22,989 sf 18.74% Impervious Runoff Depth>0.13"
Tc=6.0 min CN=56 Runoff=0.03 cfs 257 cf

Subcatchment 6S: W'ly offsite Runoff Area=33,151 sf 30.07% Impervious Runoff Depth>0.13"
Flow Length=280' Tc=15.0 min CN=56 Runoff=0.04 cfs 367 cf

Subcatchment 7S: E'ly site Runoff Area=8,388 sf 38.96% Impervious Runoff Depth>0.20"
Tc=6.0 min CN=59 Runoff=0.02 cfs 139 cf

Subcatchment 8S: Buildings Runoff Area=7,380 sf 100.00% Impervious Runoff Depth>2.40"
Tc=6.0 min CN=98 Runoff=0.45 cfs 1,474 cf

Reach 2R: Road ditch Avg. Flow Depth=0.05' Max Vel=1.02 fps Inflow=0.06 cfs 415 cf
n=0.025 L=210.0' S=0.0171 ' Capacity=15.64 cfs Outflow=0.06 cfs 411 cf

Pond 1P: Culvert 3 Peak Elev=394.02' Inflow=0.06 cfs 415 cf
12.0" Round Culvert n=0.010 L=40.0' S=0.0100 ' Outflow=0.06 cfs 415 cf

Pond 2P: Culvert 2 Peak Elev=388.23' Inflow=0.22 cfs 1,448 cf
12.0" Round Culvert n=0.010 L=44.0' S=0.0455 ' Outflow=0.22 cfs 1,448 cf

Pond 3P: Det Pond 2 Peak Elev=386.89' Storage=588 cf Inflow=0.25 cfs 1,705 cf
Outflow=0.05 cfs 1,380 cf

Pond 4P: Det Pond 1 Peak Elev=382.12' Storage=108 cf Inflow=0.04 cfs 367 cf
Outflow=0.01 cfs 295 cf

Pond 5P: Culvert 1 Peak Elev=380.51' Inflow=0.20 cfs 4,252 cf
15.0" Round Culvert n=0.010 L=40.0' S=0.0150 ' Outflow=0.20 cfs 4,252 cf

Pond 9P: Roof drip-line trench Peak Elev=388.17' Storage=60 cf Inflow=0.45 cfs 1,474 cf
Outflow=0.30 cfs 1,474 cf

Link 1L: Design node Inflow=0.21 cfs 4,390 cf
Primary=0.21 cfs 4,390 cf

Total Runoff Area = 766,742 sf Runoff Volume = 6,266 cf Average Runoff Depth = 0.10"
94.83% Pervious = 727,086 sf 5.17% Impervious = 39,656 sf

11-03-25-York-Post

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Type III 24-hr 10YR Rainfall=4.07"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: W'ly site and off-ste Runoff Area=626,907 sf 1.38% Impervious Runoff Depth>0.32"
Flow Length=1,573' Tc=60.5 min CN=51 Runoff=1.43 cfs 16,742 cf

Subcatchment 3S: N'ly site Runoff Area=22,460 sf 4.36% Impervious Runoff Depth>0.71"
Flow Length=255' Tc=9.2 min CN=60 Runoff=0.34 cfs 1,325 cf

Subcatchment 4S: NE'ly site Runoff Area=45,467 sf 11.17% Impervious Runoff Depth>0.81"
Flow Length=255' Tc=10.7 min CN=62 Runoff=0.78 cfs 3,054 cf

Subcatchment 5S: site development Runoff Area=22,989 sf 18.74% Impervious Runoff Depth>0.53"
Tc=6.0 min CN=56 Runoff=0.24 cfs 1,013 cf

Subcatchment 6S: W'ly offsite Runoff Area=33,151 sf 30.07% Impervious Runoff Depth>0.53"
Flow Length=280' Tc=15.0 min CN=56 Runoff=0.27 cfs 1,453 cf

Subcatchment 7S: E'ly site Runoff Area=8,388 sf 38.96% Impervious Runoff Depth>0.66"
Tc=6.0 min CN=59 Runoff=0.13 cfs 463 cf

Subcatchment 8S: Buildings Runoff Area=7,380 sf 100.00% Impervious Runoff Depth>3.57"
Tc=6.0 min CN=98 Runoff=0.66 cfs 2,196 cf

Reach 2R: Road ditch Avg. Flow Depth=0.14' Max Vel=1.80 fps Inflow=0.34 cfs 1,325 cf
n=0.025 L=210.0' S=0.0171 ' Capacity=15.64 cfs Outflow=0.33 cfs 1,319 cf

Pond 1P: Culvert 3 Peak Elev=394.19' Inflow=0.34 cfs 1,325 cf
12.0" Round Culvert n=0.010 L=40.0' S=0.0100 ' Outflow=0.34 cfs 1,325 cf

Pond 2P: Culvert 2 Peak Elev=388.54' Inflow=1.08 cfs 4,373 cf
12.0" Round Culvert n=0.010 L=44.0' S=0.0455 ' Outflow=1.08 cfs 4,373 cf

Pond 3P: Det Pond 2 Peak Elev=388.78' Storage=3,053 cf Inflow=1.29 cfs 5,386 cf
Outflow=0.10 cfs 2,687 cf

Pond 4P: Det Pond 1 Peak Elev=382.57' Storage=609 cf Inflow=0.27 cfs 1,453 cf
Outflow=0.04 cfs 1,080 cf

Pond 5P: Culvert 1 Peak Elev=380.90' Inflow=1.56 cfs 20,509 cf
15.0" Round Culvert n=0.010 L=40.0' S=0.0150 ' Outflow=1.56 cfs 20,509 cf

Pond 9P: Roof drip-line trench Peak Elev=388.59' Storage=202 cf Inflow=0.66 cfs 2,196 cf
Outflow=0.30 cfs 2,195 cf

Link 1L: Design node Inflow=1.58 cfs 20,972 cf
Primary=1.58 cfs 20,972 cf

Total Runoff Area = 766,742 sf Runoff Volume = 26,245 cf Average Runoff Depth = 0.41"
94.83% Pervious = 727,086 sf 5.17% Impervious = 39,656 sf

11-03-25-York-Post

Type III 24-hr 25YR Rainfall=5.06"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: W'ly site and off-ste Runoff Area=626,907 sf 1.38% Impervious Runoff Depth>0.65"
 Flow Length=1,573' Tc=60.5 min CN=51 Runoff=3.67 cfs 34,214 cf

Subcatchment 3S: N'ly site Runoff Area=22,460 sf 4.36% Impervious Runoff Depth>1.21"
 Flow Length=255' Tc=9.2 min CN=60 Runoff=0.64 cfs 2,257 cf

Subcatchment 4S: NE'ly site Runoff Area=45,467 sf 11.17% Impervious Runoff Depth>1.34"
 Flow Length=255' Tc=10.7 min CN=62 Runoff=1.41 cfs 5,064 cf

Subcatchment 5S: site development Runoff Area=22,989 sf 18.74% Impervious Runoff Depth>0.96"
 Tc=6.0 min CN=56 Runoff=0.54 cfs 1,838 cf

Subcatchment 6S: W'ly offsite Runoff Area=33,151 sf 30.07% Impervious Runoff Depth>0.95"
 Flow Length=280' Tc=15.0 min CN=56 Runoff=0.59 cfs 2,637 cf

Subcatchment 7S: E'ly site Runoff Area=8,388 sf 38.96% Impervious Runoff Depth>1.14"
 Tc=6.0 min CN=59 Runoff=0.25 cfs 799 cf

Subcatchment 8S: Buildings Runoff Area=7,380 sf 100.00% Impervious Runoff Depth>4.47"
 Tc=6.0 min CN=98 Runoff=0.82 cfs 2,751 cf

Reach 2R: Road ditch Avg. Flow Depth=0.20' Max Vel=2.19 fps Inflow=0.64 cfs 2,257 cf
 n=0.025 L=210.0' S=0.0171 ' Capacity=15.64 cfs Outflow=0.61 cfs 2,249 cf

Pond 1P: Culvert 3 Peak Elev=394.30' Inflow=0.64 cfs 2,257 cf
 12.0" Round Culvert n=0.010 L=40.0' S=0.0100 ' Outflow=0.64 cfs 2,257 cf

Pond 2P: Culvert 2 Peak Elev=388.78' Inflow=1.98 cfs 7,312 cf
 12.0" Round Culvert n=0.010 L=44.0' S=0.0455 ' Outflow=1.98 cfs 7,312 cf

Pond 3P: Det Pond 2 Peak Elev=389.09' Storage=3,647 cf Inflow=2.46 cfs 9,150 cf
 Outflow=0.80 cfs 5,773 cf

Pond 4P: Det Pond 1 Peak Elev=383.01' Storage=1,226 cf Inflow=0.59 cfs 2,637 cf
 Outflow=0.10 cfs 1,716 cf

Pond 5P: Culvert 1 Peak Elev=381.42' Inflow=4.18 cfs 41,703 cf
 15.0" Round Culvert n=0.010 L=40.0' S=0.0150 ' Outflow=4.18 cfs 41,703 cf

Pond 9P: Roof drip-line trench Peak Elev=389.03' Storage=356 cf Inflow=0.82 cfs 2,751 cf
 Outflow=0.30 cfs 2,751 cf

Link 1L: Design node Inflow=4.22 cfs 42,502 cf
 Primary=4.22 cfs 42,502 cf

Total Runoff Area = 766,742 sf Runoff Volume = 49,559 cf Average Runoff Depth = 0.78"
94.83% Pervious = 727,086 sf 5.17% Impervious = 39,656 sf

11-03-25-York-Post

Type III 24-hr 50YR Rainfall=5.97"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: W'ly site and off-ste Runoff Area=626,907 sf 1.38% Impervious Runoff Depth>1.04"
Flow Length=1,573' Tc=60.5 min CN=51 Runoff=6.44 cfs 54,157 cf

Subcatchment3S: N'ly site Runoff Area=22,460 sf 4.36% Impervious Runoff Depth>1.73"
Flow Length=255' Tc=9.2 min CN=60 Runoff=0.96 cfs 3,239 cf

Subcatchment4S: NE'ly site Runoff Area=45,467 sf 11.17% Impervious Runoff Depth>1.89"
Flow Length=255' Tc=10.7 min CN=62 Runoff=2.05 cfs 7,159 cf

Subcatchment5S: site development Runoff Area=22,989 sf 18.74% Impervious Runoff Depth>1.43"
Tc=6.0 min CN=56 Runoff=0.87 cfs 2,733 cf

Subcatchment6S: Wly offsite Runoff Area=33,151 sf 30.07% Impervious Runoff Depth>1.42"
Flow Length=280' Tc=15.0 min CN=56 Runoff=0.94 cfs 3,924 cf

Subcatchment7S: E'ly site Runoff Area=8,388 sf 38.96% Impervious Runoff Depth>1.65"
Tc=6.0 min CN=59 Runoff=0.38 cfs 1,157 cf

Subcatchment8S: Buildings Runoff Area=7,380 sf 100.00% Impervious Runoff Depth>5.30"
Tc=6.0 min CN=98 Runoff=0.97 cfs 3,261 cf

Reach 2R: Road ditch Avg. Flow Depth=0.25' Max Vel=2.47 fps Inflow=0.96 cfs 3,239 cf
n=0.025 L=210.0' S=0.0171 ' Capacity=15.64 cfs Outflow=0.92 cfs 3,230 cf

Pond 1P: Culvert 3 Peak Elev=394.40' Inflow=0.96 cfs 3,239 cf
12.0" Round Culvert n=0.010 L=40.0' S=0.0100 ' Outflow=0.96 cfs 3,239 cf

Pond 2P: Culvert 2 Peak Elev=389.11' Inflow=2.95 cfs 10,389 cf
12.0" Round Culvert n=0.010 L=44.0' S=0.0455 ' Outflow=2.95 cfs 10,389 cf

Pond 3P: Det Pond 2 Peak Elev=389.20' Storage=3,877 cf Inflow=3.67 cfs 13,122 cf
Outflow=2.42 cfs 9,653 cf

Pond 4P: Det Pond 1 Peak Elev=383.07' Storage=1,316 cf Inflow=0.94 cfs 3,924 cf
Outflow=0.52 cfs 2,864 cf

Pond 5P: Culvert 1 Peak Elev=382.46' Inflow=7.33 cfs 66,673 cf
15.0" Round Culvert n=0.010 L=40.0' S=0.0150 ' Outflow=7.33 cfs 66,673 cf

Pond 9P: Roof drip-line trench Peak Elev=389.52' Storage=524 cf Inflow=0.97 cfs 3,261 cf
Outflow=0.30 cfs 3,262 cf

Link 1L: Design node Inflow=7.38 cfs 67,830 cf
Primary=7.38 cfs 67,830 cf

Total Runoff Area = 766,742 sf Runoff Volume = 75,630 cf Average Runoff Depth = 1.18"
94.83% Pervious = 727,086 sf 5.17% Impervious = 39,656 sf

11-03-25-York-Post

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Type III 24-hr 10YR Rainfall=4.07"

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Page 1

Summary for Subcatchment 1S: W'ly site and off-ste

Runoff = 1.43 cfs @ 13.11 hrs, Volume= 16,742 cf, Depth> 0.32"
 Routed to Pond 5P : Culvert 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10YR Rainfall=4.07"

Area (sf)	CN	Description
25,591	54	1/2 acre lots, 25% imp, HSG A
* 960	98	Roofs existing
88,051	30	Woods, Good, HSG A
* 508,355	54	Woods, Good, HSG B
* 1,316	98	Paved roads Proposed
* 2,634	30	Brush, Good, HSG A
626,907	51	Weighted Average
618,233		98.62% Pervious Area
8,674		1.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.3	100	0.0200	0.04		Sheet Flow, Sheet Woods: Dense underbrush n= 0.800 P2= 2.76"
17.3	820	0.1000	0.79		Shallow Concentrated Flow, Overland Forest w/Heavy Litter Kv= 2.5 fps
2.9	653	0.0200	3.74	22.42	Channel Flow, stream Area= 6.0 sf Perim= 10.0' r= 0.60' n= 0.040 Earth, dense weeds
60.5	1,573	Total			

Summary for Subcatchment 3S: N'ly site

Runoff = 0.34 cfs @ 12.16 hrs, Volume= 1,325 cf, Depth> 0.71"
 Routed to Pond 1P : Culvert 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10YR Rainfall=4.07"

Area (sf)	CN	Description
15,159	55	Woods, Good, HSG B
* 0	98	Roofs, proposed
* 979	98	Paved roads proposed
* 1,017	96	Gravel surface
* 5,305	61	lawn proposed, HSG B
22,460	60	Weighted Average
21,481		95.64% Pervious Area
979		4.36% Impervious Area

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Type III 24-hr 10YR Rainfall=4.07"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	30	0.0400	0.11		Sheet Flow, sheet Grass: Dense n= 0.240 P2= 2.76"
4.7	200	0.0800	0.71		Shallow Concentrated Flow, overland Forest w/Heavy Litter Kv= 2.5 fps
0.1	25	0.0100	2.98	4.46	Trap/Vee/Rect Channel Flow, Bot.W=2.00' D=0.50' Z= 2.0 '/' Top.W=4.00' n= 0.025 Earth, clean & straight
9.2	255	Total			

Summary for Subcatchment 4S: NE'ly site

Runoff = 0.78 cfs @ 12.17 hrs, Volume= 3,054 cf, Depth> 0.81"
Routed to Pond 2P : Culvert 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10YR Rainfall=4.07"

	Area (sf)	CN	Description
*	1,840	98	Roofs existing
*	6,420	96	Gravel surface
	5,054	30	Woods, Good, HSG A
	22,693	55	Woods, Good, HSG B
*	0	98	Roofs, proposed
*	3,238	98	Paved roads proposed
*	2,399	39	Lawn proposed, HSG A
*	3,823	61	Lawn proposed, HSG B
	45,467	62	Weighted Average
	40,389		88.83% Pervious Area
	5,078		11.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.9	30	0.0200	0.09		Sheet Flow, sheet Grass: Dense n= 0.240 P2= 2.76"
4.7	200	0.0800	0.71		Shallow Concentrated Flow, overland Forest w/Heavy Litter Kv= 2.5 fps
0.1	25	0.0100	2.98	4.46	Trap/Vee/Rect Channel Flow, Riad ditch Bot.W=2.00' D=0.50' Z= 2.0 '/' Top.W=4.00' n= 0.025 Earth, clean & straight
10.7	255	Total			

Summary for Subcatchment 5S: site development

Runoff = 0.24 cfs @ 12.12 hrs, Volume= 1,013 cf, Depth> 0.53"
Routed to Pond 3P : Det Pond 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10YR Rainfall=4.07"

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Type III 24-hr 10YR Rainfall=4.07"

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	Area (sf)	CN	Description
*	0	98	Roofs, proposed
*	4,308	98	Paved roads proposed
*	1,479	96	Gravel, proposed
*	14,674	39	Lawn proposed, HSG A
*	2,528	61	Lawn proposed, HSG B
	22,989	56	Weighted Average
	18,681		81.26% Pervious Area
	4,308		18.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min

Summary for Subcatchment 6S: Wly offsite

Runoff = 0.27 cfs @ 12.29 hrs, Volume= 1,453 cf, Depth> 0.53"
 Routed to Pond 4P : Det Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10YR Rainfall=4.07"

	Area (sf)	CN	Description
	24,409	54	1/2 acre lots, 25% imp, HSG A
*	2,912	98	Paved roads, existing
	3,392	30	Woods, Good, HSG A
*	955	98	Paved roads, proposed
	1,483	30	Brush, Good, HSG A
	33,151	56	Weighted Average
	23,182		69.93% Pervious Area
	9,969		30.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.6	30	0.0100	0.04		Sheet Flow, sheet
					Woods: Light underbrush n= 0.400 P2= 2.76"
3.4	250	0.0300	1.21		Shallow Concentrated Flow, overland
					Short Grass Pasture Kv= 7.0 fps
15.0	280	Total			

Summary for Subcatchment 7S: E'ly site

Runoff = 0.13 cfs @ 12.11 hrs, Volume= 463 cf, Depth> 0.66"
 Routed to Link 1L : Design node

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10YR Rainfall=4.07"

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Type III 24-hr 10YR Rainfall=4.07"

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	Area (sf)	CN	Description
*	310	98	Paved roads existing
	2,610	30	Woods, Good, HSG A
*	2,958	98	Paved roads proposed
	2,510	39	>75% Grass cover, Good, HSG A
	8,388	59	Weighted Average
	5,120		61.04% Pervious Area
	3,268		38.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, est

Summary for Subcatchment 8S: Buildings

Runoff = 0.66 cfs @ 12.09 hrs, Volume= 2,196 cf, Depth> 3.57"
 Routed to Pond 9P : Roof drip-line trench

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10YR Rainfall=4.07"

	Area (sf)	CN	Description
*	7,380	98	Roofs
	7,380		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min.

Summary for Reach 2R: Road ditch

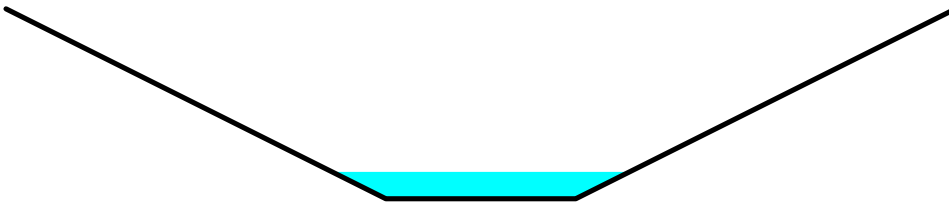
[79] Warning: Submerged Pond 1P Primary device # 1 OUTLET by 0.24'

Inflow Area = 22,460 sf, 4.36% Impervious, Inflow Depth > 0.71" for 10YR event
 Inflow = 0.34 cfs @ 12.16 hrs, Volume= 1,325 cf
 Outflow = 0.33 cfs @ 12.22 hrs, Volume= 1,319 cf, Atten= 4%, Lag= 3.8 min
 Routed to Pond 2P : Culvert 2

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.80 fps, Min. Travel Time= 1.9 min
 Avg. Velocity = 0.83 fps, Avg. Travel Time= 4.2 min

Peak Storage= 38 cf @ 12.19 hrs
 Average Depth at Peak Storage= 0.14' , Surface Width= 1.57'
 Bank-Full Depth= 1.00' Flow Area= 3.0 sf, Capacity= 15.64 cfs

1.00' x 1.00' deep channel, n= 0.025 Earth, clean & straight
 Side Slope Z-value= 2.0 ' ' Top Width= 5.00'
 Length= 210.0' Slope= 0.0171 ' '
 Inlet Invert= 393.60', Outlet Invert= 390.00'



Summary for Pond 1P: Culvert 3

Inflow Area = 22,460 sf, 4.36% Impervious, Inflow Depth > 0.71" for 10YR event
 Inflow = 0.34 cfs @ 12.16 hrs, Volume= 1,325 cf
 Outflow = 0.34 cfs @ 12.16 hrs, Volume= 1,325 cf, Atten= 0%, Lag= 0.0 min
 Primary = 0.34 cfs @ 12.16 hrs, Volume= 1,325 cf
 Routed to Reach 2R : Road ditch

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 394.19' @ 12.16 hrs
 Flood Elev= 394.90'

Device	Routing	Invert	Outlet Devices
#1	Primary	393.90'	12.0" Round Culvert L= 40.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 393.90' / 393.50' S= 0.0100 ' / ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.33 cfs @ 12.16 hrs HW=394.18' (Free Discharge)
 ↑**1=Culvert** (Inlet Controls 0.33 cfs @ 1.81 fps)

Summary for Pond 2P: Culvert 2

Inflow Area = 67,927 sf, 8.92% Impervious, Inflow Depth > 0.77" for 10YR event
 Inflow = 1.08 cfs @ 12.20 hrs, Volume= 4,373 cf
 Outflow = 1.08 cfs @ 12.20 hrs, Volume= 4,373 cf, Atten= 0%, Lag= 0.0 min
 Primary = 1.08 cfs @ 12.20 hrs, Volume= 4,373 cf
 Routed to Pond 3P : Det Pond 2

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 388.54' @ 12.20 hrs
 Flood Elev= 389.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	388.00'	12.0" Round Culvert L= 44.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 388.00' / 386.00' S= 0.0455 ' / ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.08 cfs @ 12.20 hrs HW=388.54' (Free Discharge)
 ↑**1=Culvert** (Inlet Controls 1.08 cfs @ 2.50 fps)

Summary for Pond 3P: Det Pond 2

[81] Warning: Exceeded Pond 2P by 0.65' @ 16.65 hrs

Inflow Area = 90,916 sf, 11.40% Impervious, Inflow Depth > 0.71" for 10YR event
 Inflow = 1.29 cfs @ 12.18 hrs, Volume= 5,386 cf
 Outflow = 0.10 cfs @ 16.26 hrs, Volume= 2,687 cf, Atten= 92%, Lag= 244.6 min
 Primary = 0.10 cfs @ 16.26 hrs, Volume= 2,687 cf
 Routed to Pond 5P : Culvert 1

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 388.78' @ 16.26 hrs Surf.Area= 1,853 sf Storage= 3,053 cf

Plug-Flow detention time= 223.5 min calculated for 2,687 cf (50% of inflow)
 Center-of-Mass det. time= 124.2 min (967.8 - 843.5)

Volume	Invert	Avail.Storage	Storage Description
#1	386.00'	5,788 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
386.00	461	0	0
388.00	1,340	1,801	1,801
390.00	2,647	3,987	5,788

Device	Routing	Invert	Outlet Devices
#1	Primary	386.00'	12.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 386.00' / 384.50' S= 0.0500 ' S= 0.0500 ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#2	Device 1	386.00'	1.5" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	389.00'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.10 cfs @ 16.26 hrs HW=388.78' (Free Discharge)

1=Culvert (Passes 0.10 cfs of 5.72 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.10 cfs @ 7.94 fps)
 3=Orifice/Grate (Controls 0.00 cfs)

Summary for Pond 4P: Det Pond 1

Inflow Area = 33,151 sf, 30.07% Impervious, Inflow Depth > 0.53" for 10YR event
 Inflow = 0.27 cfs @ 12.29 hrs, Volume= 1,453 cf
 Outflow = 0.04 cfs @ 15.15 hrs, Volume= 1,080 cf, Atten= 84%, Lag= 171.7 min
 Primary = 0.04 cfs @ 15.15 hrs, Volume= 1,080 cf
 Routed to Pond 5P : Culvert 1

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 382.57' @ 15.15 hrs Surf.Area= 1,255 sf Storage= 609 cf

Plug-Flow detention time= 171.2 min calculated for 1,080 cf (74% of inflow)
 Center-of-Mass det. time= 105.3 min (965.4 - 860.1)

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Volume	Invert	Avail.Storage	Storage Description
#1	382.00'	3,071 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
382.00	886	0	0
384.00	2,185	3,071	3,071

Device	Routing	Invert	Outlet Devices
#1	Primary	382.00'	12.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 382.00' / 381.50' S= 0.0167 ' S= 0.0167 ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#2	Device 1	382.00'	1.5" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	383.00'	24.0" x 24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.04 cfs @ 15.15 hrs HW=382.57' (Free Discharge)

- 1=Culvert (Passes 0.04 cfs of 1.18 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.04 cfs @ 3.43 fps)
 3=Orifice/Grate (Controls 0.00 cfs)

Summary for Pond 5P: Culvert 1

[57] Hint: Peaked at 380.90' (Flood elevation advised)

Inflow Area = 750,974 sf, 3.86% Impervious, Inflow Depth > 0.33" for 10YR event
 Inflow = 1.56 cfs @ 13.12 hrs, Volume= 20,509 cf
 Outflow = 1.56 cfs @ 13.12 hrs, Volume= 20,509 cf, Atten= 0%, Lag= 0.0 min
 Primary = 1.56 cfs @ 13.12 hrs, Volume= 20,509 cf
 Routed to Link 1L : Design node

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 380.90' @ 13.12 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	380.30'	15.0" Round Culvert L= 40.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 380.30' / 379.70' S= 0.0150 ' S= 0.0150 ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=1.55 cfs @ 13.12 hrs HW=380.90' (Free Discharge)

- 1=Culvert (Inlet Controls 1.55 cfs @ 2.65 fps)

Summary for Pond 9P: Roof drip-line trench

[82] Warning: Early inflow requires earlier time span

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Type III 24-hr 10YR Rainfall=4.07"

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Inflow Area = 7,380 sf, 100.00% Impervious, Inflow Depth > 3.57" for 10YR event
 Inflow = 0.66 cfs @ 12.09 hrs, Volume= 2,196 cf
 Outflow = 0.30 cfs @ 11.95 hrs, Volume= 2,195 cf, Atten= 54%, Lag= 0.0 min
 Discarded = 0.30 cfs @ 11.95 hrs, Volume= 2,195 cf

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 388.59' @ 12.26 hrs Surf.Area= 864 sf Storage= 202 cf

Plug-Flow detention time= 2.8 min calculated for 2,188 cf (100% of inflow)
 Center-of-Mass det. time= 2.6 min (739.1 - 736.5)

Volume	Invert	Avail.Storage	Storage Description
#1	388.00'	691 cf	Custom Stage Data (Prismatic) Listed below (Recalc) x 3 1,728 cf Overall x 40.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
388.00	288	0	0
390.00	288	576	576

Device	Routing	Invert	Outlet Devices
#1	Discarded	388.00'	15.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.30 cfs @ 11.95 hrs HW=388.02' (Free Discharge)
 ↑**1=Exfiltration** (Exfiltration Controls 0.30 cfs)

Summary for Link 1L: Design node

Inflow Area = 759,362 sf, 4.25% Impervious, Inflow Depth > 0.33" for 10YR event
 Inflow = 1.58 cfs @ 13.11 hrs, Volume= 20,972 cf
 Primary = 1.58 cfs @ 13.11 hrs, Volume= 20,972 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

120 Elm Street, Boscawen, NH
DRAINAGE REPORT

Drainage Area Plans



No.	DESCRIPTION	DATE
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PRE-DEVELOPMENT DRAIN AREA PLAN
MAP 15P LOT 35-1 CONCORD AND
MAP 83 LOT 63-2 BOSCAWEN
120 ELM STREET
BOSCAWEN & CONCORD, NEW HAMPSHIRE

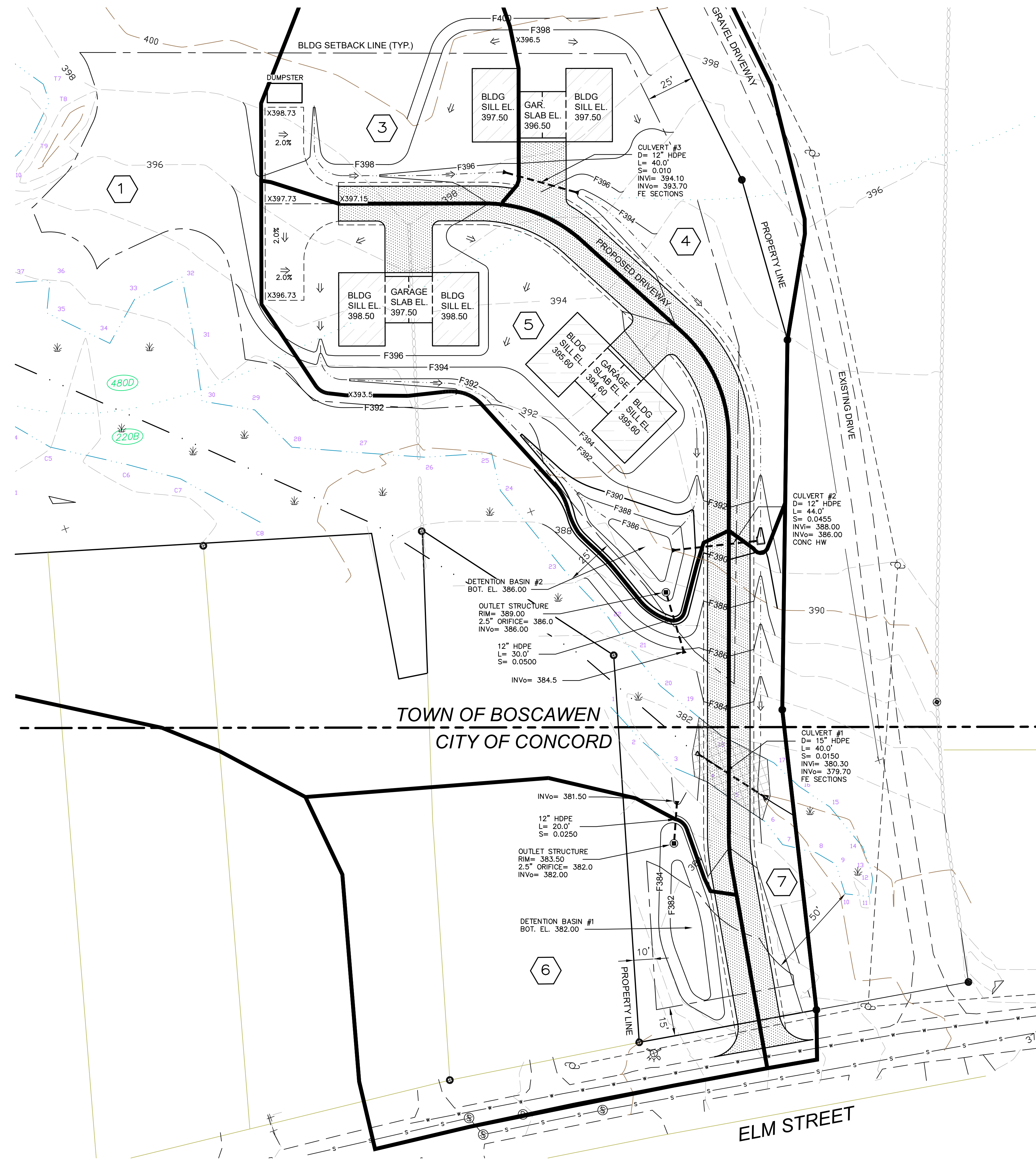
PREPARED FOR: YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224

DATE: NOVEMBER 3, 2025

40' 20' 0 40'
SCALE: 1"=40'

PREPARED BY:
RJB ENGINEERING, LLC
2 GLENDALE ROAD
CONCORD, NH 03301
PH. 603-369-7575

SHEET: 1 OF 1

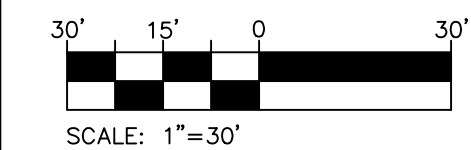


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POST-DEVELOPMENT DRAIN AREA PLAN
MAP 15P LOT 35-1 CONCORD AND
MAP 83 LOT 63-2 BOSCAWEN
120 ELM STREET
BOSCAWEN & CONCORD, NEW HAMPSHIRE

PREPARED FOR: YORK PROPERTIES, LLC
13 LAMPREY ROAD
CANTERBURY, NH 03224

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