

TRANSMITTAL

March 17, 2022

Northfield Planning Board
21 Summer Street
Northfield, New Hampshire 03276

**RE: Site Plan Application for Spaulding Academy School Expansion
Spaulding Youth Center a.k.a. Spaulding Academy and Family Services
72 Spaulding Road (Map R10, Lot 3) Northfield, New Hampshire**

Item No.	Quantity	Description
1	1	Application for Site Plan Review and Fee Check
2	1	Major Site Plan Review Checklist
3	1	Application for Special Use Permit
4	1	Abutters List
5	1	Project Narrative and Impact Statement
6	2	Stormwater Management Plan
7	6	Site Plans (24x36)
8	10	Reduced Site Plans (11x17)

If you have any questions, or require additional information, please contact me at (603) 731-9883 or elambert@wilcoxandbarton.com.

Very truly yours,

WILCOX & BARTON, INC.



Erin R. Lambert, P.E, LEED AP
Vice President of Civil Engineering

**TOWN OF NORTHFIELD
APPLICATION FOR SPECIAL USE PERMIT
WITHIN THE WETLANDS BUFFER ZONE**

Name of Owner: Spaulding Youth Center a.k.a. Spaulding Academy and Family Services
Address: 72 Spaulding Road, Northfield, NH 03276
E-Mail Address: dgalimberti@spauldingservices.org
Authorized Agent: Erin Lambert, P.E., Wilcox & Barton, Inc.
Address: 2 Capital Plaza, Suite 305, Concord, NH 03301
E-Mail Address: elambert@wilcoxandbarton.com
Name of Development: Spaulding Academy School Expansion
Location: 72 Spaulding Road
Tax Map and Lot Number(s): Map R10 Lot 3
Description of Development: The proposed development includes two building additions to the existing Spaulding Academy with exterior improvements including a parking addition and delivery truck access.

Current Zoning of Site: Conservation District

Site in Acres: 34.36 acres Site in Sq. Ft.: 1,496,570 sf
Total Developable Acres: _____
Type Sewage Disposal: Municipal Private Other _____
Type of Water Supply: Municipal Private Other _____

ASIDE FROM THE ABOVE, THE FOLLOWING ARE REQUIRED:

1. "Notice of Planning and Zoning Approvals Required" signed by the Northfield Building Inspector.
2. A review of the project by the Merrimack County Conservation District for its effect on the environment.
3. Review and comment from the Northfield Conservation Commission and/or Town Engineer (any expense incurred shall be paid by the applicant).
4. Complete plans as per the Special Use Permit application checklist.

To the best of my knowledge, the information above and that accompanies this request is true and correct. I understand that any approval based on incorrect information and data may be reviewed and withdrawn.

Date: March 16, 2022

Signed: Todd C Emmors

**TOWN OF NORTHFIELD
ABUTTER'S LIST FOR
SPECIAL USE PERMIT APPLICATIONS**

It is required that all applications provide a list of all holders of conservation, preservation, or agricultural preservation restrictions as defined in RSA 477:45, the applicant, and all abutters as indicated in the Town of Northfield records **not more than 5 days before the day of filing**. It shall be the sole responsibility of the applicant to provide the Planning Board with a complete list of abutters including the owner/applicant, and delays as a result of incorrect information provided by the applicant shall not be the responsibility of the Town.

	NAME	ADDRESS	TAX MAP AND LOT #(s):
1.	See attached list.		
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

SPEC. USE PERMIT	\$50.00
ABUTTER NOTIFI- CATION/ABUTTER	\$10.00

Total # of Abutters X \$10.00 See Site Plan Application
Application Fee \$50

Total Due: \$50

Date Received _____

**TOWN OF NORTHFIELD
SPECIAL USE PERMIT CHECKLIST**

Applicant Name: Spaulding Youth Center a.k.a. Spaulding Academy and Family Services
Date of Application: March 16, 2022

Submittal Requirements: Please check N/A if an item is truly Not Applicable. Otherwise, a waiver request will be required, in writing, for any items not submitted as part of the application. The waiver request must be made at the time the application is made at the Town Offices. This checklist provides guidance regarding minimum requirements for a Special Use Permit. Other information and documentation may be required at the discretion of the Planning Board.

General

- | YES | NO | N/A | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Special Use Permit Application form completed and endorsed by the property owner(s) and his/her agent. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Include an attached statement authorizing the agent, if any, to act on behalf of the property owner. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Include a fee in accordance with the fee schedule in Section 12 of the Regulations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Include a Wetlands delineation prepared by a NH Certified Wetlands Scientist. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Include ten (10) sets of reduced plans not larger than eleven by seventeen (11 x 17) inches if submitted plan is in larger format |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Include the names and addresses of all abutters. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Include all required State and Federal permits or evidence that the permit has been applied for. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Include a statement describing the development including the use or uses to be conducted on the lot, or change of an existing use, or augmentation of an existing use |

- 9. Include an impact statement in narrative form addressing the proposed project's impact on the Wetlands Buffer Zone.
- 10. Include written notification of a building permit denial outlining the reasons for such a denial. This notification is available on a form completed by the Selectmen, or their Authorized Agent (Building Inspector).
- 11. Include a written request for required waivers.

Special Use Permit Requirements

- 1. A completed Plan drawn to scale, with a minimum size of 8 ½ x 11 inches, and a maximum size of 22 x 34 inches.
- 2. Include a Title Block which includes:
 - a) Title of plan;
 - b) Owner's name and address, and that of any agent;
 - c) Date the plan was prepared and dates of subsequent revisions;
 - d) Scale of the plan;
 - e) Name, address, and seal (if applicable) of the preparer of the plan.
- 3. A North Arrow.
- 4. A Bar Scale.
- 5. An approval block containing the statement "Approved by the Northfield Planning Board," and a line for the signature of the Planning Board Chairman.
- 6. Boundary lines of the entire parcel showing their distances.
- 7. Distances of all existing buildings and structures from wetland buffer boundary lines as well as proposed buildings or structures...
- 8. Area of entire parcel in acres and square feet.
- 9. Deed reference and tax map number.
- 10. Type and location of solid waste disposal facilities.
- 11. Location, width, description, and purpose of easements or rights-of-way.

To the best of my knowledge, the information above and that accompanies this request is true and correct. I understand that any approval based on incorrect information and data may be reviewed and withdrawn.

Date: March 16, 2022

Signed: Todd C Elmors

**TOWN OF NORTHFIELD
APPLICATION FOR SITE PLAN REVIEW**

Application for: Design Review Final Application
Level of Site Plan Review Required: Minor Major

Name of Owner: Spaulding Youth Center a.k.a. Spaulding Academy and Family Services
Address: 72 Spaulding Road, Northfield, NH 03276
Telephone #: 603-286-8901 ext. 114 E-mail address: dgalimberti@spauldingservices.org
Authorized Agent: Erin Lambert, P.E., Wilcox & Barton, Inc.
Address: 2 Capital Plaza, Suite 305, Concord, NH 03301
Telephone #: (603) 369-4190 E-mail address: elambert@wilcoxandbarton.com
Name of Development: ext. 527 Spaulding Academy
Location: 72 Spaulding Road
Tax Map and Lot Number(s): Map R10 Lot 3

Description of Development: The proposed development includes two building additions to Spaulding Academy with exterior improvements including a parking addition and delivery truck access.

Current Zoning of Site: Conservation District
Special Exception Granted? Yes Not Applicable
Variance Granted? Yes Not Applicable
Site in Acres: 34.36 acres Site in Sq. Ft.: 1,496,570 sf
Total Developable Acres: _____
Type Sewage Disposal: Municipal Private Other _____
Type of Water Supply: Municipal Private Other _____

ASIDE FROM THE ABOVE, THE FOLLOWING ARE REQUIRED:

1. "Notice of Planning and Zoning Approvals Required" signed by the Northfield Building Inspector.
2. A petition for any and all waivers. The petition shall state fully the grounds for each request for waiver and all of the facts relied upon by the petitioner.
3. All other requirements as per Section 5 of the Town of Northfield Site Plan Review Regulations.

To the best of my knowledge, the information above and that accompanies this request is true and correct. I understand that any approval based on incorrect information and data may be reviewed and withdrawn.

Date: March 16, 2022

Signed: Todd C Emmons

**TOWN OF NORTHFIELD
ABUTTER'S LIST FOR
SITE PLAN/DESIGN REVIEW APPLICATIONS**

An abutter is anyone with property that shares a boundary line or is on the other side of a street from a boundary line. **Include all engineers, surveyors, authorized agent and the applicant.** If applicable, all holders of conservation, preservation or agricultural preservation restrictions must be included in the abutter list.

	NAME	ADDRESS	TAX MAP AND LOT #(s):
1.	See Attached List.		
2.		9171 9690 0935 0266 4804 83	
3.			
4.		9171 9690 0935 0266 4804 90	9171 9690 0935 0266 4806 12
5.		9171 9690 0935 0266 4805 06	9171 9690 0935 0266 4806 05
6.			
7.		9171 9690 0935 0266 4805 13	
8.			
9.		9171 9690 0935 0266 4805 20	
10.			
11.		9171 9690 0935 0266 4805 37	
12.		9171 9690 0935 0266 4805 44	
13.		9171 9690 0935 0266 4805 51	
14.		9171 9690 0935 0266 4805 68	
15.		9171 9690 0935 0266 4805 75	

Design Review	9171 9690 0935 0266 4805 82	10.00	13 x \$10 = \$130
MAJOR Site plan : \$300.00 + \$150/living unit or \$150/1500 sq. ft. commercial		Application Fee	\$2,100
MINOR Site Plan: \$100.00 + \$150/living unit or \$150/1500 sq. ft. commercial		Total Due:	\$2,230
ABUTTER NOTIFI- CATION/ABUTTER \$10.00		Date Received	

**TOWN OF NORTHFIELD
MAJOR SITE PLAN REVIEW CHECKLIST**

Applicant Name: Spaulding Youth Center a.k.a. Spaulding Academy and Family Services
 Date of Application: March 16, 2022

Submittal Requirements: Please check N/A if an item is truly Not Applicable. Otherwise, a waiver request will be required, in writing, for any items not submitted as part of the application. The waiver request must be made at the time the application is made at the Town Offices. This checklist provides guidance regarding minimum requirements for **Major** Site Plan Review. Other information and documentation may be required within the Town of Northfield Site Plan Review Regulations and at the discretion of the Planning Board.

General

- | YES | NO | N/A | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. On a completed Site Plan Application form completed and endorsed by the property owner(s) and his/her agent. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Include an attached statement authorizing the agent, if any, to act on behalf of the property owner. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Include a fee in accordance with the fee schedule in Section 12 of the Regulations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Include six (6) black or blue-line copies of a site plan as described in Section 6 of the Regulations and six (6) copies of each other required plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Include ten (10) sets of reduced plans not larger than eleven by seventeen (11 x 17) inches. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Include the names and addresses of all abutters. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Include all required State and Federal permits or evidence that the permit has been applied for. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Include a statement describing the development including the use or uses to be conducted on the lot, or change of an existing use, or augmentation of an existing use. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Include an impact statement in narrative form addressing the proposed project's purpose, scope of operation, and impact on the immediate area and the town (see Section 5.3 of the Regulations). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Include written notification of a building permit denial outlining the reasons for such a denial. This notification is available on a form completed by the Selectmen, or their Authorized Agent (Building Inspector). |

YES NO N/A

- | | | | |
|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Include a written request for required waivers. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. If the development is to be in stages or phases, include a description of the projects in terms of such stages or phases. |

Site Plan Requirements

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. A completed Site Plan prepared by a licensed land surveyor or certified engineer registered in the State of New Hampshire. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. A completed Site Plan must be drawn to scale of not less than one (1) inch equals fifty (50) feet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Plan size (margin to margin) shall be a minimum size of 8 ½ x 11 inches, and a maximum size of 22 x 34 inches. Appropriate lines shall be used for plans exceeding the maximum limit. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Include a Title Block which includes:
a) Title of plan;
b) Owner's name and address, and that of any agent;
c) Date the plan was prepared and dates of subsequent revisions;
d) Scale of the plan;
e) Name, address, and seal (if applicable) of the preparer of the plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. A North Arrow. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. A Bar Scale. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. An approval block containing the statement "Approved by the Northfield Planning Board," and two lines for the signatures of the Planning Board Chairman and the Secretary, and a blank date line. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. A 2 x 1 ½ inch (approximate) space adjacent to the approval block containing the following statement:
PURSUANT TO THE SITE PLAN REVIEW REGULATIONS OF THE
NORTHFIELD PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED
HEREON EXPIRES ONE YEAR FROM THE DATE OF APPROVAL. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Boundary lines of the entire parcel showing bearings, distances and monument locations, and be stamped by a licensed land surveyor. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. Distances of all existing buildings and structures from boundary lines and all existing/proposed buildings or structures. |

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Distances of all proposed buildings and structures from boundary lines and all existing/proposed buildings or structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Names of all abutting property owners.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Location and layout of existing and proposed buildings, structures, and signs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14. Existing and proposed contours at two (2) foot intervals for the area of work and five (5) foot intervals for the remaining area. Where a change in grade is proposed, existing contours shall be dotted lines and finished elevations solid lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. Area of entire parcel in acres and square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16. Zoning and Special District boundaries.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17. Deed reference and tax map number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18. Location, width, curbing, and paving of access ways, egress ways, and streets within the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19. Location and layout of all the on-site parking and loading facilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20. Location and size of all municipal and non-municipal utilities appurtenances including: water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground. The Plan is also to include profiles of water, sewer, and drainage. If not serviced by municipal utilities, the Plan shall show the location of wells and septic system designs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21. Type and location of solid waste disposal facilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22. Location, elevation and layout of catch basins and other surface drainage features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23. Location of all physical/natural features including water bodies, watercourses, wetlands, vegetation/foilage lines, soil types, railroads, rock outcroppings and stonewalls.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Dimensions and area of all property to be dedicated for public use or common ownership.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Location of Flood Hazard boundaries.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26. Date and permit numbers of all required state and federal permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27. Location of all buildings, wells, and leach fields within one hundred and fifty (15) feet of the parcel.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28. Dimensions, area and minimum setback requirements of all existing and proposed lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29. Proposed landscaping plan including size and type of plant material.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30. Pedestrian walks providing circulation through the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	31. Location and size of proposed signs, walls and fences.

- | YES | NO | N/A | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 32. Location and type of lighting for outdoor activities. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 33. Location, width, description, and purpose of easements or rights-of-way. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 34. If the proposal contains off-site improvements, then the areas of off-site improvements shall be a part of the site plan and all pertinent requirements of the Regulations shall apply. |

Location Plan Requirements

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Include a location plan at a minimum scale of one (1) inch equals one thousand (1,000) feet, showing the following: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Property lines of the parcel being developed in relation to the surrounding area within a radius of two thousand (2,000) feet with tax map numbers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Names and locations of existing town streets including the nearest intersection of said streets. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Names and locations of streets within the proposed development. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Names and locations of watercourses and water bodies on and adjacent to the site. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Nearby community facilities such as any schools, churches, parks, etc. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Condominium subdivisions shall be written at the same scale as the Northfield Tax Map. |

To the best of my knowledge, the information above and that accompanies this request is true and correct. I understand that any approval based on incorrect information and data may be reviewed and withdrawn.

Date: March 16, 2022

Signed: Todd C Emmons

Spaulding Academy School Expansion
72 Spaulding Road

Map	Lot	Property Owner	Mailing Address
Owner/Applicant:			
✓ R10	3	Spaulding Youth Center	72 Spaulding Road, Northfield, NH 03276
Abutters:			
✓ R10	2	Spaulding Youth Center Foundation	130 Shedd Road, Northfield, NH 03276
✓ R10	2/A	Cheryl Knight, C/O Heather Gloddy	90 Bay Hill Road, Northfield, NH 03276
R10	2/B	Cheryl Knight, C/O Heather Gloddy	90 Bay Hill Road, Northfield, NH 03276
R10	4	Spaulding Youth Center Foundation	130 Shedd Road, Northfield, NH 03276
✓ R10	9	Nancy A. Norris	4 Deer Street, Unit 8, Tilton, NH 03276
✓ R10	10	Mark A. Lamanuzzi	18 Drake Drive, Northfield, NH 03276
R14	1	Spaulding Youth Center	72 Spaulding Road, Northfield, NH 03276
R14	2	Spaulding Youth Center Foundation	130 Shedd Road, Northfield, NH 03276
✓ R15	1	Darryl Purcell	66 Blueberry Lane, Northfield, NH 03276
✓ R15	2	Peverly Rev. Trust, G & D Gregory J. & Deborah G., Trustees	70 Blueberry Lane, Northfield, NH 03276
✓ R15	10	Sean Dunne	222 Bay Hill Road, Northfield, NH 03276
✓ R15	11	Janet R. Spinelli Rev. Trust Janet R. Spinelli, Trustee	22 Drake Drive, Northfield, NH 03276
✓ R15	12	Sean P. Donahue	24 Drake Drive, Northfield, NH 03276
Engineer		Erin Lambert, PE	Wilcox & Barton, Inc. 2 Capital Plaza, Suite 305 Concord, NH 03301
Surveyor		Timothy F. Bernier, LLS	T.F. Bernier, Inc. 50 Pleasant Street, PO Box 3464 Concord, NH 03302
Architect		Ingrid Nichols, AIA	Banwell Architects 6 South Park Street Lebanon, NH 03766

Application Fee Calculations
Spaulding Academy and Family Services - 72 Spaulding Road

Major Site Plan Application Fee	\$300
\$150 for each 1500 sq. ft. of new commercial (17,055 sq. ft.)	\$1,800

Site Plan Abutter Notification Fee \$10 per abutter x 13 abutters	\$130
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Special Use Application Fee	\$50
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Total Fee payable to "Town of Northfield"	\$2,280
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Wetlands Application Fee Minimum Impact Project	\$400
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Total Fee payable to "Treasurer State of NH"	\$400
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Fee Calculation Verified: 03/16/2022

Project Narrative

Project: Spaulding Academy School Expansion
Location: Map R10, Lot 3 – 72 Spaulding Rd., Northfield, NH
Owner/Applicant: Spaulding Youth Center a.k.a. Spaulding Academy and Family Services

Spaulding Academy is proposing to construct two building additions to the main school building on 72 Spaulding Road. Construction includes a 1,370 SF addition to the administrative spaces; a 15,644 SF addition for supplementary school services including a cafeteria and kitchen; an additional parking lot for a total net increase of 42 spaces; relocated ADA parking spaces; a new septic system as well as stormwater controls. The project construction is expected to start summer 2022 and end summer 2023. The existing school building was constructed in 2011. Construction activities are expected to disturb approximately 92,800 square feet of land, which is less than the 100,000 square foot threshold necessitating a New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain permit.

The parcel is in the CONS – Conservation zoning district and has a total area of 34.357 acres with a total developable area of approximately 21.221 acres. The existing property consists almost entirely of large fields kept clear of woodland vegetation, used for crop harvest, and the primary school building for the campus. There are wetlands running along the western border of the main school building, in the middle of one of the large fields and along the east side of Spaulding Road. The project will require a Town of Northfield Special Use permit for development within a wetlands buffer zone and a NHDES wetlands permit for 2,900 square-feet of permanent fill in existing wetlands. A copy of the permit application will be provided to the Town of Northfield in the near future. Construction activities are proposed adjacent to existing developed land and wetland impacts are minimized to the maximum extent possible. Additionally, the project requires a NPDES Construction General Permit (CGP) because the area of disturbance is greater than 43,560 square feet which, in accordance with the CGP requirements, will be acquired by the Contractor prior to the start of construction.

A project review by the NH Division of Historical Resources was performed. This project only proposes improvements to the main school building constructed in 2011. No historic or archeological features are expected to be impacted by construction. Furthermore, based on correspondence with the NH Natural Heritage Bureau and the United States Fish and Wildlife Services, no state listed or federally listed rare plant or animal species inhabit the project site or are anticipated to be impacted by the project.

The project includes stormwater management systems which collect, treat, and meter the discharge to match the pre-development peak runoff rates of the site. The stormwater systems were designed following the NHDES rules and regulations for each system in the event future development may be require an NHDES Alteration of Terrain permit. An accompanying Stormwater Management Report has been provided outlining the design and specifications of the stormwater systems.

Special Use Permit

The project requires a Special Use Permit to allow for development (18,400 sf of disturbance) within a wetland buffer, where the Town of Northfield requires a Special Use Permit for any impact within the buffer. A state wetlands permit for 2,900 square-feet of permanent fill in existing wetlands will also be required. A copy of the permit application will be provided to the Town of Northfield.

- A. *The granting of the Special Use Permit shall be granted by the Planning Board upon a finding that the proposed use is consistent with the intent of the Ordinance and following receipt of a review and recommendation of the Conservation Commission and Town Engineer where present.*

The proposed use is consistent with the intent of the Ordinance due to minimizing the area of impact to the maximum extent feasible. The main school building is bordered by the inland wetland/wetland buffer dividing it from the buildable land available to the west. The inland wetland and affiliated wetland buffer appeared following the construction of the current school building (constructed in 2011) and near the discharge culvert from the school's stormwater bioretention system. The intent of the Ordinance is maintained through proposed construction being directly adjacent to the existing developed area, no structure being proposed within the wetland buffer area, and any surge of stormwaters overflowing the impacted wetland buffer area shall continue draining downgrade to the other wetland on-site.

- a. *It shall be determined that the proposed use shall not cause pollution of surface or groundwater, will not adversely affect the environment and will not increase the potential of flooding within the municipality.*

The proposed use includes grading/fill within the wetland buffer, which is required to expand the main school building to the south and maintain the western field area. The fill slopes have been increased to 2h:1v to minimize the wetland buffer impacts. The buffer impact is located upgradient of the inland wetland, which discharges to the downgradient wetland on-site. The discharge will continue to travel over the existing cleared area, so the flow path will remain the same and potential pollutants will be mitigated. The discharged runoff will not travel over the proposed necessary buffer impacts and will not cause flooding concerns.

- B. *The applicant must demonstrate that no alternatives are available for the productive use of areas outside of the wetland district, that no alternatives exist to the proposal under consideration, and that all measures have been taken to minimize the impact that construction activities will have upon the wetland.*

No alternatives are available due to the existing conditions of the site, inclusive of the existing location of the main school building and the wetlands appearing around the existing bioretention system outlet location. The building expansions need to be located to support the functions of the main school, which results in the affiliated grading/fill.

Impact Statement

The project has considered potential impacts to the town and the site's surrounding area. The following outlines the aspects of consideration for the project's design and development in accordance with Section 6.3.B-9 SPR.

- a. The proposed school additions provide a kitchen and dining space, supplemental education and care spaces, and expanded spaces for school administration intended to increase the quality of the educational experience for their students. The facility is a private school designed to best support and educate children with special needs and does not expect to draw away students more suitable for conventional public-school facilities.
- b. Additional parking is proposed to mitigate the current demand for parking on campus. Increases to staffing and student body are expected to be minimal as a result of the proposed project. As such, any traffic increase through Shedd and Spaulding Road as a result of this project is expected to be negligible.
- c. With the proposed improvements to the facility complete, Northfield and the surrounding townships will appear more attractive for the families of new students. However, minimal growth to the student body is expected as a direct result of the proposed project because the additions are not designed with the intent of providing more space for a larger student body.
- d. The campus is not maintained through public funding or staff and is serviced with private sewer and water utilities. No increases to municipal costs are expected.
- e. The campus, and proposed additions, are serviced with private sewer and water utilities. No increases to municipal utility demands are expected.
- f. The campus maintains the existing circulation and pedestrian accessways within the project area and proposes a parking expansion adjacent to the developed area, therefore providing a cohesive and secure layout. The proposed additions provide additional pedestrian access to the area, which is clearly delineated with paved walkway areas, ADA compliant access, and curbing.
- g. The campus provides a private school facility designed to best support children with special needs, and the proposed improvements are not expected to increase the student body. Any change in student body growth or staffing is expected to be minimal.
- h. The surface drainage paths are maintained, as previously permitted for the school facility construction in 2011, with the inclusion of a stormwater management report to analyze the proposed additional impervious cover. The proposed drip edges and bioretention system maintain the previously approved stormwater practices and continue to direct surface drainage to the same points of interest, while confirming that no increase in peak flows occurs in the post-development conditions. An accompanying Stormwater

Management Report has been provided outlining the design and specifications of the stormwater systems.

- i. The facility does not expect considerable growth in the student body from the proposed building additions for dining, administration, and education and care spaces. The expansions are not intended to allow for a larger student body. As a result, the consumption of groundwater through the private water utilities is not expected to be impacted.
- j. The facility includes solid waste disposal areas within the proposed loading area and adjacent to the dining addition. A dumpster enclosure will be constructed. The solid waste disposal area will accommodate the building expansion and relocated dining facility and is handled through a private haul contract.
- k. The proposed school additions are directly adjacent to the existing facility and are designed in a manner to minimize potential impacts to the surrounding area and nearby wetland. The educational use remains consistent along with the affiliated stormwater management practices. As a result, no impact to water or air quality results from the project.
- l. The proposed development expansion is located in a previously cleared area within the project area; therefore, no tree cover is altered. Additionally, temporary and permanent erosion control measures are designed for the project expansion in a manner to limit land erosion in the vicinity of project area.
- m. Construction activities are proposed directly adjacent existing developed land and wetland impacts are minimized to the maximum extent possible. An impact to the wetland inland to the project area is necessary based on the central location within the buildable land, and its formation from the existing bioretention system culvert. A state permit application has been submitted for this wetland impact.
- n. The proposed building additions are located on the Spaulding Academy campus and directly adjacent to the existing facility, so no views are expected to be impacted for other abutters.
- o. The proposed improvements to the facility are expected to be cohesive with the character of the existing facility and the surrounding campus.
- p. The utilities are shown on the Grading and Drainage Plan, which includes the relocated private sewer utilities.
- q. The facility is serviced by on site wells. There is a fire pump inside the building and a fire cistern.
- r. The facility and proposed expansions are serviced by private sewer utilities: the relocated individual sewage disposal system will be permitted through a NHDES permit application.