

**ZONING BOARD OF ADJUSTMENT
TOWN OF HANOVER, NH**

**APPEAL OF AN
ADMINISTRATIVE DECISION**

FOR OFFICE USE ONLY

Case No. _____

Fee total _____

Date filed _____

Received by _____

1. Applicant Name Jeff and Lara Acker

Mailing Address 27 Greensboro Rd, Hanover, NH 03755

Phone No. 603-359-4700

Email jeff.acker@hproofingllc.com

2. Property Owner Christ Redeemer Church

Mailing Address P.O. Box 5523, Hanover, NH 03755

Phone No. 603-643-5588

3. Project Location (Street Address) 34 Greensboro Rd, Hanover, NH

Tax Map 25 Lot 16 Zoning District SR2

4. Applicant alleges an error has been made in the decision, determination or requirement by the Zoning Administrator concerning the following:

Article X1 Section 1103 of the Hanover Zoning Ordinance:

The ZA erred in ruling that the Wetlands Delineation provided by the owner complies with the ruling of

the ZBA in case 034064-Z2025-11, specifically section ii of the "Proposed Actions". The ZA also erred in

ruling that the work performed by the owner did not require a wetlands permit

5. THE UNDERSIGNED HEREBY GRANTS PERMISSION for members of the Zoning Board to enter property for purposes of reviewing the information provided in this application. *

Owner / Agent Signature J. Acker Date 12/10/26

6. This application has been completed in accordance with the Zoning Ordinance of the Town of Hanover.

Owner / Agent Signature J. Acker Date 12/10/26

FOR OFFICE USE ONLY

I hereby acknowledge receipt of this application.

Zoning Administrator _____ Date _____

* We obviously can't grant permission to enter 34 Greensboro. Permission to enter 27 Greensboro is granted.

APPEAL OF AN ADMINISTRATIVE DECISION

An appeal of an administrative decision or requirement shall be taken within 15 days of the date of such decision except when violations occur. In cases involving zoning violations the alleged offender shall have 7 days from the receipt of the Notice of Violation to appeal the decision.

SUBMISSION REQUIREMENTS CHECKLIST

Payment of filing fee \$300 + \$25 Legal Notice + \$16.04 per name on notification list*
(*NO exclusions; every name)

SEVEN copies of the following, COLLATED

This checklist – completed by the applicant

1st page of this application – completed by the applicant

Application bears the signature of the property owner or authorized agent **OR** is accompanied by a letter of authorization signed by property owner or authorized agent

Notification list - provided by the applicant

Notification requirements are outlined in NH RSA 676:7 & in the Zoning Ordinance. The notification list shall be drafted not more than FIVE days prior to filing, and shall include the names AND mailing addresses of:

Owner of the subject property

Applicant (if different from the owner of the subject property)

Abutting property owners. A list of abutting property owners & mailing addresses can be generated & printed from the Assessor's records at: axisgis.com/HanoverNH/ For properties under a condominium or other collective form of ownership, a list of the officers of the collective or association, is acceptable. When the officers are not known, each individual condominium owner must be listed. Please call 640-3213 for assistance.

All holders of conservation, preservation or agricultural preservation restrictions as defined in RSA 477:45

A detailed letter

Include a letter describing every ground upon which it is claimed that the decision, or determination made by an administrative official in the enforcement of any zoning ordinance complained of is erroneous.

Copy of the decision being appealed

Digital copy of **complete** submission emailed to bruce.simpson@hanovernh.org



100 feet Abutters List Report

Hanover, NH
December 07, 2025

Subject Property:

Parcel Number: 25-016-01
CAMA Number: 25-016-01
Property Address: 34 GREENSBORO RD

Mailing Address: CHRIST REDEEMER CHURCH
PO BOX 5523
HANOVER, NH 03755-5523

Abutters:

Parcel Number: 01-051-01
CAMA Number: 01-051-01
Property Address: VELVET ROCKS

Mailing Address: STONEY HOLLOW HOME OWNERS
ASSOC
GREENSBORO RD
HANOVER, NH 03755

Parcel Number: 25-014-01
CAMA Number: 25-014-01
Property Address: 28 GREENSBORO RD

Mailing Address: CHRIST REDEEMER CHURCH
PO BOX 5523
HANOVER, NH 03755-5523

Parcel Number: 25-015-01
CAMA Number: 25-015-01
Property Address: 32 GREENSBORO RD

Mailing Address: CHRIST REDEEMER CHURCH
PO BOX 5523
HANOVER, NH 03755-5523

Parcel Number: 25-016-01
CAMA Number: 25-016-01
Property Address: 34 GREENSBORO RD

Mailing Address: CHRIST REDEEMER CHURCH
PO BOX 5523
HANOVER, NH 03755-5523

Parcel Number: 25-027-01
CAMA Number: 25-027-01
Property Address: 33 GREENSBORO RD

Mailing Address: CHRIST REDEEMER CHURCH
PO BOX 5523
HANOVER, NH 03755-5523

Parcel Number: 25-028-01
CAMA Number: 25-028-01
Property Address: 27 GREENSBORO RD

Mailing Address: ACKER, LARA S &
27 GREENSBORO RD
HANOVER, NH 03755-3105

Parcel Number: 25-032-01
CAMA Number: 25-032-01
Property Address: 36 GREENSBORO RD

Mailing Address: CHRIST REDEEMER
PO BOX 5523
HANOVER, NH 03755-5523



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12/7/2025

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Page 1 of 1

December 10, 2025

TO: Hanover ZBA

FROM: Jeff and Lara Acker
27 Greensboro Rd

RE: 34 Greensboro Rd, Appeal of Administrative Decision

We are appealing two recent administrative decisions made by Zoning Administrator Bruce Simpson relative to 34 Greensboro Rd. The subject property is a single family home that abuts the property at 32 Greensboro Rd where Christ Redeemer Church has applied to construct a church. The property at 34 Greensboro Rd is also owned by Christ Redeemer Church and is used as investment property by the church.

In the summer of 2025, CRC had a contractor working in the wetland area that straddles the border between 32 and 34 Greensboro, and extends North from the culvert adjacent to the road toward the slope. This area has previously been the subject of much debate regarding the size and delineation of the wetland. But, at no time has any party ever questioned the fact that the area is indeed a wetland.

The work in question consisted of digging a "Y" shaped trench starting at the culvert, extending North for 50 +/- feet and then splitting when it reached the stand of trees. See picture below, and note water running in the trench from North to South.



This trench was then lined with filter fabric, and a perforated pipe was installed which outlets right by the head of the culvert. The trench was backfilled with crushed stone, and then topped with dirt and the area was re-seeded. The native soils from the excavated area were removed and new soil was brought in to backfill the trench. Additionally, all the native vegetation was removed and the area was replanted with regular grass seed like is typically found in non-wetland lawn areas.

The effect of this work is that the wetland will be significantly smaller and water will drain from this wetland significantly faster than it otherwise would if it was left undisturbed and allowed to continue its normal ecological function.

Lara and I live at 27 Greensboro Rd, across the street from 34 Greensboro. We and our neighbors have experienced countless episodes of flooding, road washouts, and property damage for many years, and we are therefore very concerned about any activity that exacerbates the natural drainage pattern in any way.

Lara and I initially brought this to the ZBA's attention in case #034064-Z2025-11. In that decision, the ZBA ruled that the ZA did not have sufficient evidence to determine that the work in the wetland did not require a permit (paragraph 14). The ZBA went on to instruct the ZA to request a new wetlands delineation from the property owner (Proposed Action, paragraph ii). In response, the owner provided the ZA with a Wetlands Delineation dated August 26, 2025 - AFTER the work in the wetland was completed in June and July. (copy of 8/26/25 Delineation is attached)

Decision #1 - Wetlands Delineation provided complies with ZBA Order

The first decision we are appealing is Mr Simpson's determination that the delineation provided complies with the ZBA's order in case #034064-Z2025-11. In an email to me dated Dec 2, Mr Simpson wrote:

Yes, as I indicated earlier, I consider the recent delineation (stamped by a CWS) to comply with the ZBA's decision, and a new delineation would necessarily have to be conducted after the work was done. I do think that it is suspicious that the delineation indicates that Wetland Z has disappeared in its entirety.

The question in front of the ZBA in the prior case was whether a permit was needed for the work that had already been done. Obviously, in order to decide whether or not a permit is required for work, the PRE-WORK conditions are critical information. I believe that is the information the ZBA expected and intended when they issued their order.

The Zoning Ordinance (section 1103.3) states, "The precise delineation of water resources will be based upon the definitions set forth in Section 1101 . . ."

Section 1101 defines how wetlands are delineated, and reads in part ". . . delineations based on hydrophytic vegetation or hydric soils are sufficient . . . so long as the

vegetation or soil has not been disrupted by artificial planting or past dredging and filling" (emphasis added)

In this situation, artificial planting and past dredging and filling is exactly what has happened, meaning that a delineation completed after that work was performed is invalid. In an email to Bruce Simpson dated Nov 24, the wetlands scientist (John St John) wrote, "I can't say whether it was once a wetland that had been altered before my visit . . . As always, I report the conditions I observe on the ground rather than speculate about possible past changes."

Mr Simpson wrote in his email to me that a new delineation would necessarily have to be conducted after the work was done. But, we know that CRC actually had a wetlands delineation completed BEFORE the work was done, in May of 2025 by a different wetlands scientist. Audra Klumb, who had done the prior delineations for the owner, was at the property in May and again in July.

Here is a timeline of the events of the summer:

1. Audra Klumb, A&D Klumb Environmental makes 1st visit May 7, 2025 and marks the wetland with pink flags. (see picture below) These flags track almost exactly the limits that Rick VandePol outlined in his 2018 report.

Audra did the original Wetlands delineation for CRC.



2.Flags removed May 31 by CRC representative

3. Work in the wetlands begins June 26

*email from Bruce Simpson, Town of Hanover Zoning Administrator on 6/26/25 @ 2:54pm said he notified Chris Audino, CRC Pastor to stop work and get dredge & fill permit

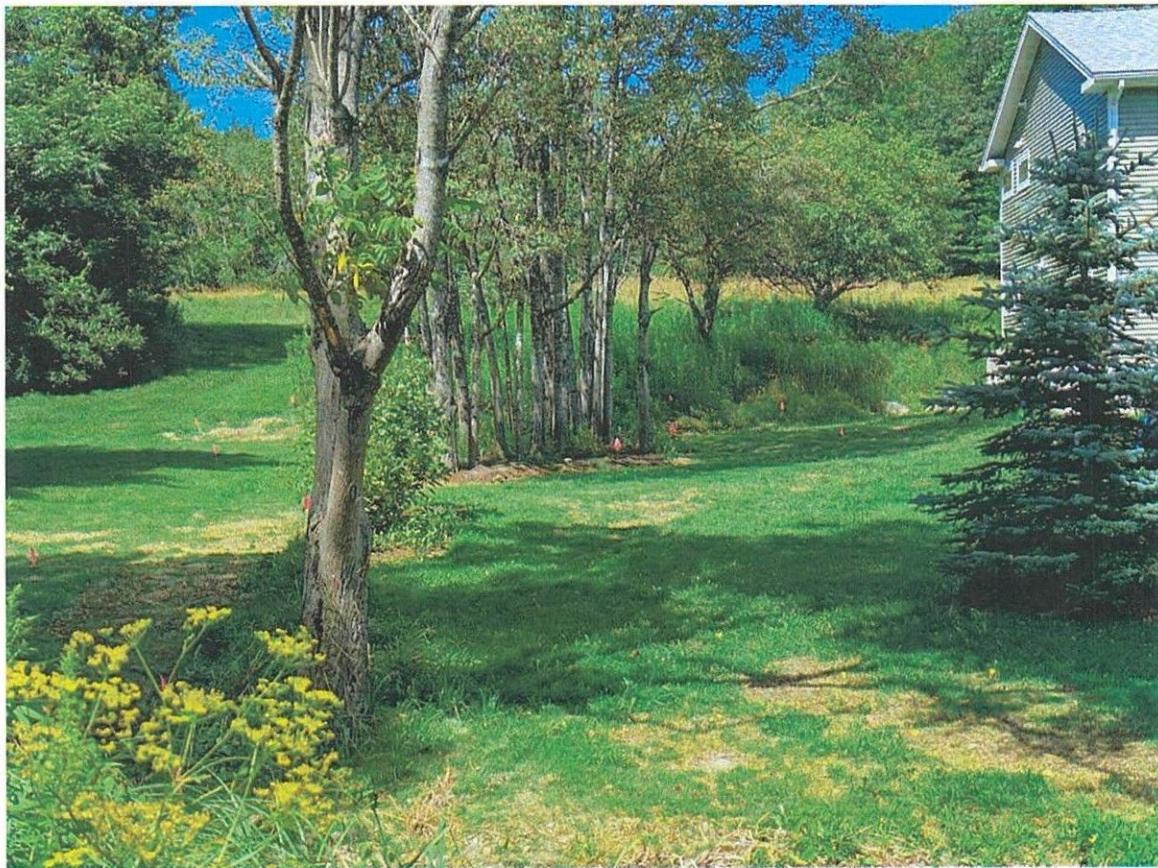
4. July 7-Work restarted despite the fact that CRC had not been granted a permit, the Contractor was once again asked by the ZA to stop the work and get the appropriate permit. The contractor continued the work anyway and in fact that day removed native soils and vegetation and brought in new soil to backfill over the French drain.

(Note different colored soil in trench and all native vegetation disturbed)



5. July 10-grass seeded (work completed)

6. July 23- Audra Klumb makes 2nd visit and again marks the the wetland in the same locations



7. July 24- CRC contractor removed the flags

8. August 26- New wetlands Scientist did their survey

The clear intent of the ZBA decision was to acquire information to allow the ZA to make an informed decision about whether a permit was required. There is no question that CRC had a wetlands survey from a Certified Wetlands Scientist prior to the work commencing. This is the information that Mr Simpson should be requesting from CRC, and therefore the information provided by CRC does not comply with the ZBA's ruling. We respectfully request that the ZBA require that Mr Simpson request reports and any other information provided by Audra Klumb to CRC. Only after receiving and reviewing this information can Mr Simpson make an informed decision about whether or not a permit was required for the work performed.

Decision #2 - Work completed by owner in wetland did not require a permit

On Dec 2, I wrote to Mr Simpson and asked:

Based on the information that has been submitted, have you decided that the activity complied with 1103.4(B)?

In response, Mr Simpson wrote:

According to the new delineation, the only wetland/buffer in which activity was being conducted was the one near the road. Although I think it's likely that the work in that wetland/buffer drained water out what used to be Wetland Z, I think it's unlikely that the transformation from wetland to upland (soils, vegetation, and hydrology) could have occurred that quickly after the work was completed in June or July. I don't see that I have sufficient evidence to conclude that the work done a few months ago caused damage to another wetland.

Respectfully, we disagree with his assessment of the evidence. The only evidence that the work was not done in a wetland is the post-work delineation discussed above.

On the other side of the coin, there is a mountain of evidence that leads to the conclusion that the work was done in a wetland that is subject to the provisions of Section 1103:

1. Pink Flags placed by Certified Wetlands Scientist Audra Klumb on May 7 and July 23 indicate the outline of the wetland as much larger than shown on the delineation provided by CRC. (see pics and discussion above)
2. Prior delineations by Audra Klumb and Rick VandePol in the 2018 ZBA case. Rick and Audra disagreed about the exact size of the wetland, but both agreed that there was an additional wetland North of the area identified in CRC's most recent delineation. (VandePol 2018 "Short Report" is included with this filing)
3. Personal observations by Mr Simpson when he visited the site.

4. The inescapable common-sense conclusion that there is only one reason a property owner would install a so-called "French Drain" leading from one area of their property to another. The purpose of that drain is obviously to move water from a wet area. Nobody installs a French Drain to move water from a dry area.
5. Numerous pictures (included below) through the years show obvious signs that this area has always been one connected wetland, with water flowing from the upper "Wetland Z" to "Wetland E" by the road.

Section 1103.3 reads in part, "*The precise delineation of water resources and their buffers will be based upon the definitions set forth in Section 1101*"

Section 1101 defines a "Wetland" as:

Any area that is inundated or saturated by surface or ground water at a frequency and duration to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include but are not limited to swamps, marshes, bogs and similar areas. Wetlands are delineated on the basis of hydrophytic vegetation, hydric soils, and wetlands hydrology in accordance with the techniques outlined in the Corps of Engineers "Wetlands Delineation Manual, Technical Report Y-87-1" (January 1987); provided, however, that delineations based on hydrophytic vegetation or hydric soils are sufficient for projects allowed by administrative permit under Section 1103.7, so long as the vegetation or soil has not been disrupted by artificial planting or past dredging or filling. Wetlands classifications, when made, are in accordance with U.S. Fish & Wildlife Service Manual FWS/OBS-79/31, "Classification of Wetlands and Deepwater Habitats of the United States" (Cowardin et al, 1979).

Importantly, the definition of wetland does not indicate specifically who can delineate a wetland, nor does it say anything about a wetland only being defined by a delineation by a certified wetland scientist. While this is most likely the customary procedure, the definition also obviously allows the ZA or the ZBA to define a wetland based on the description included in the first sentence.

Also of note is that the definition allows a delineation based only on vegetation and soils in cases where "*the vegetation or soil has not been disrupted by artificial planting or past dredging or filling*". In cases such as this, where prior disruption has occurred, a delineation based on wetlands hydrology is required. Therefore, at a minimum, in order to accept CRC's delineation, Mr Simpson would need to know the methodology used in the delineation provided, and I do not believe that Mr Simpson has that information.

The preponderance of the evidence certainly indicates that the work in question was an "activity" as defined in the ordinance, and that the activity disturbed a wetland and/or buffer zone of a wetland that was greater than 1000 SF in the pre-work condition. Therefore, the work does not qualify as a permitted activity under 1103.4(B).

Additionally the work does not qualify for an Administrative Permit as allowed under Section 1103.6. There are several reasons why the provisions of 1103.6 do not apply in this case, but the most fundamental reason is that CRC has not complied with the requirements of 1103.6(D) and submitted the necessary information to allow the Zoning Administrator to grant an Administrative Permit. And, furthermore, even if the ZBA somehow finds that the requirements of 1103.6(D) were complied with, the requirements of 1103.6(E) have not been met.

Based on all the reasons outlined above, Lara and I respectfully request that the ZBA reverse the decisions of Mr Simpson and require the owner of 34 Greensboro Rd to submit all information and reports related to Audra Klumb's visits in May and July and comply with all the applicable Wetlands regulations and requirements contained within the ordinance, and provide us with the protections we are entitled to as abutters.

In the alternative, Mr Simpson suggested in his email to me that the ZBA could subpoena Ms Klumb. Lara and I would find that an acceptable next step.

As always, Lara and I appreciate your dedication and attention to these issues.

Very truly yours,



Jeff and Lara Acker
27 Greensboro Rd

34 Greensboro Rd Administrative Decision being appealed

The Administrative Decision being appealed is contained in 2 emails between Acker and Bruce Simpson on Dec 2, 2025. For ease of reading, I have copied and pasted and interwoven them together into 1 narrative here. I have also included copies of the original unadulterated emails for reference and verification purposes.

Decision #1 - Wetlands delineation complies with section ii of the Proposed Actions:

Dec 2 10:46 AM- Acker wrote to Simpson:

1. *Have you determined that the Wetlands Survey that CRC provided complies with the intent of the ZBA decision?*

My opinion is that it does not comply with the intent of the ZBA decision, in that the wetlands delineation was done AFTER the work was completed. The purpose of the wetlands delineation was to determine if a permit was required for the work that was done. So, logically, in order to determine if a permit was required, you would need to know the condition of the property BEFORE the work was done. Keep in mind, in this case where we have evidence that a wetlands survey was completed by Audra Klumb immediately prior to the unpermitted work in the wetlands, and that wetlands survey showed a much larger wetland than the post-work survey CRC submitted.

Dec 2 2:15PM Simpson wrote to Acker:

Yes, as I indicated earlier, I consider the recent delineation (stamped by a CWS) to comply with the ZBA's decision, and a new delineation would necessarily have to be conducted after the work was done. I do think that it is suspicious that the delineation indicates that Wetland Z has disappeared in its entirety. If you believe that Audra Klumb was out there delineating wetlands where she and Rick VandePol had agreed in 2018 there were wetlands, it might make sense as part of an appeal to see if she would be willing to tell the Board about her findings, or, if not, if the Board would be willing to subpoena her, and/or if someone else should be sent out there to determine whether the new delineation is correct given its surprising conclusion that Wetland Z no longer exists.

Decision #2 - Work completed by owner did not require a permit:

Dec 2 10:46 AM- Acker wrote to Simpson:

2. *Based on the information that has been submitted, have you decided that the activity complied with 1103.4(B)?*

As a corollary to question 1, if you have indeed decided that the activity complied with 1103.4(B), what evidence are you basing that decision on. I believe the only evidence that could lead to that conclusion is the post-work survey. All of the pre-work evidence - Rick's VandePol's report from 2018, the flags placed by Audra Klumb in spring 2025, the photographs provided, and your own observations from your site visit while the work was being done this summer all indicate that the area in question was a wetland of significantly larger than 1000 SF.

Dec 2 2:15PM Simpson wrote to Acker:

2. Re 1103.4.B, it reads: *B. An activity within a wetland or intermittent stream or a buffer of a wetland in cases in which the wetland or intermittent stream comprises, in the aggregate, less than 1000 square feet. This permission does not exempt activities from review to the extent they may adversely affect the functioning of any other water resource.*

According to the new delineation, the only wetland/buffer in which activity was being conducted was the one near the road. Although I think it's likely that the work in that wetland/buffer drained water out what used to be Wetland Z, I think it's unlikely that the transformation from wetland to upland (soils, vegetation, and hydrology) could have occurred that quickly after the work was completed in June or July. I don't see that I have sufficient evidence to conclude that the work done a few months ago caused damage to another wetland.

Here are a random sampling of pictures we have taken over the last several years that demonstrate that the area is indeed and always has been one large connected wetland. The Wetland runs in a Northerly direction from Greensboro Rd along the property line of 34 Greensboro.



This picture is looking East along Greensboro Rd. It was taken in July 2017 after the road washout. Note the long grass between the 2 shrubby areas. This is precisely the area where CRC installed their "French drain". The reason this grass is long is because this area is always too wet to mow except in drought conditions.



This

picture is looking North at the wetland in late winter. Note that the area of snow melt very closely matches the area marked twice by Audra Klumb with pink flags, and also very closely matches the area delineated by Rick VandePol. You can also see water running along the surface from North to South.

South.

This picture was taken from Greensboro Rd in November. Water is very clearly visible running from North to



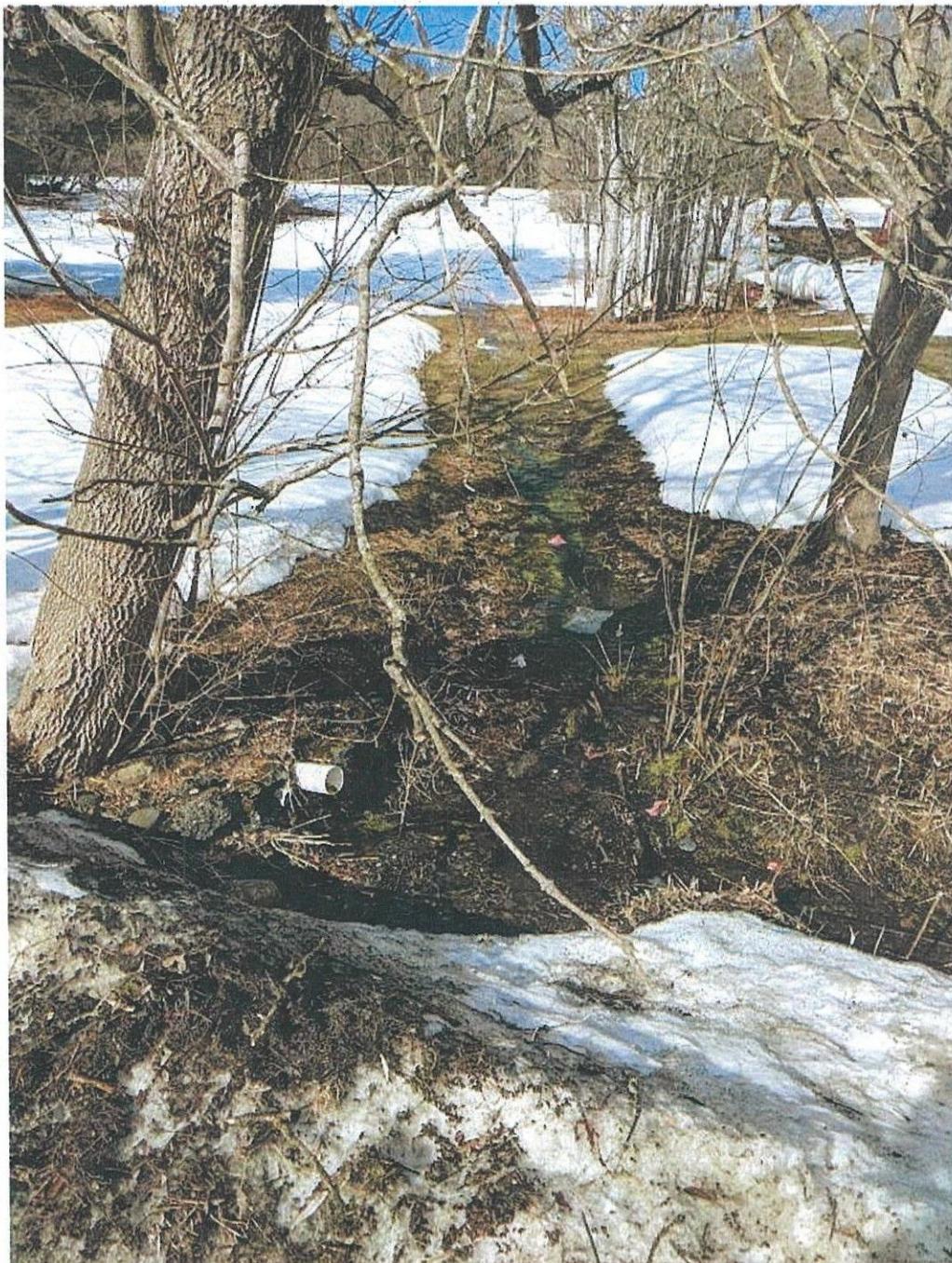
brown due to the late winter season.

Another picture from Greensboro Rd., this one taken in late March. Note again the water running between the two areas. Also note that the vegetation in the wetland is already turning green while the lawn areas are the two areas. Also note that the vegetation in the wetland is already turning green while the lawn areas are





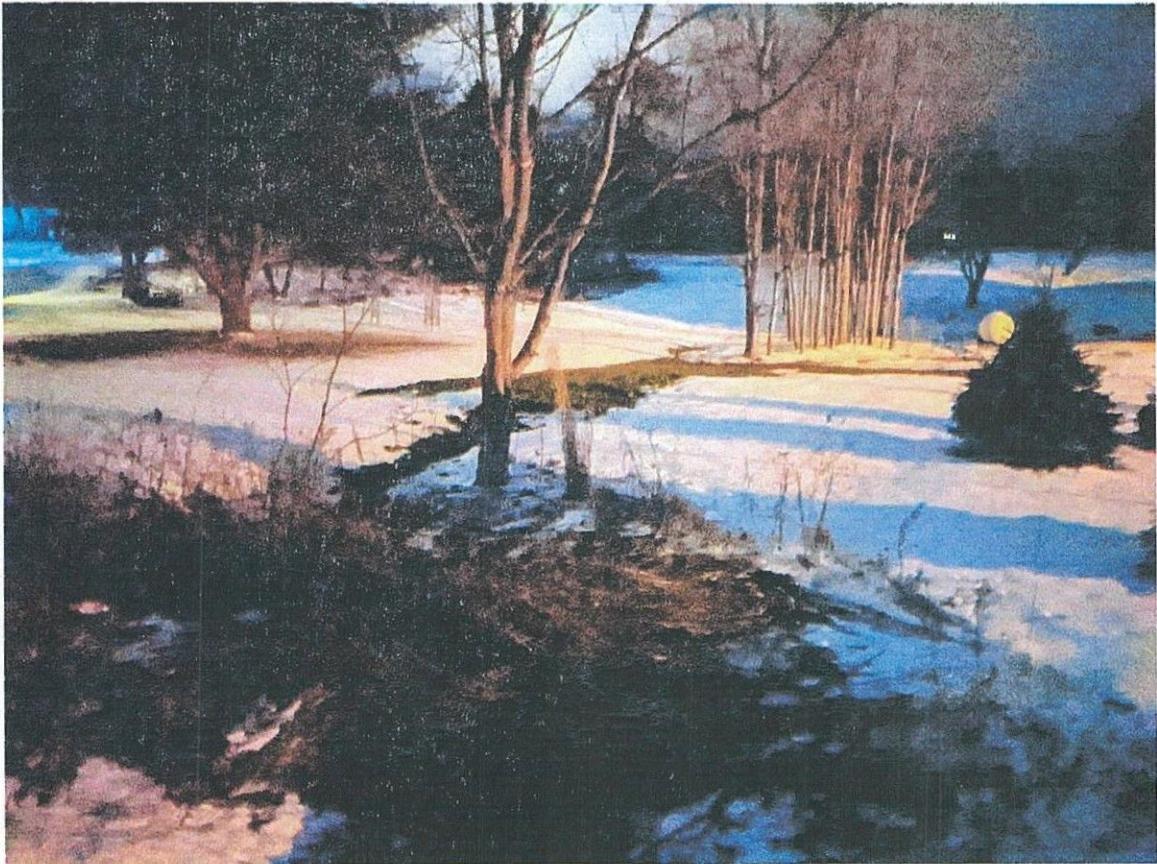
This was taken in January, after a heavy snow. Note that despite the snow cover everywhere else, the presence of the flowing water has melted a channel thru the snow in the wetland.



Another late winter picture. Note again the melted snow pattern matches Audra Klumb's pink flag locations almost exactly. Note also the running water on the surface.



This picture was taken in July 2019 after one of CRC's many attempts to dry the wetland. You can see that there is flowing water in the hand dug trench. Note that the lawn has not been mowed because it is too wet for a mower. Note also the fresh bark mulch that CRC spread under the trees in an effort to soak up water.



Another winter picture, from January 2021, showing the same characteristic snow melt pattern exactly where the wetlands delineation is.



Jeff Acker <jeff.acker@hproofingllc.com>

update on last night?

Jeff Acker <jeff.acker@hproofingllc.com>
To: Bruce Simpson <Bruce.Simpson@hanovernh.org>
Cc: Lara Whelan Acker <lara.acker21@gmail.com>

Tue, Dec 2, 2025 at 10:46 AM

Thanks Bruce. I guess I have a more fundamental question. The decision says, *"If, after receiving and evaluating the revised or verified wetlands delineation, the ZA determines that the activity in the subject wetland complied with §1103.4(B), . . ."*

I think you have made two decisions that I would potentially like to appeal, but I just want to clarify and confirm that I understand your decisions:

1. Have you determined that the Wetlands Survey that CRC provided complies with the intent of the ZBA decision?

My opinion is that it does not comply with the intent of the ZBA decision, in that the wetlands delineation was done AFTER the work was completed. The purpose of the wetlands delineation was to determine if a permit was required for the work that was done. So, logically, in order to determine if a permit was required, you would need to know the condition of the property BEFORE the work was done. Keep in mind, in this case where we have evidence that a wetlands survey was completed by Audra Klumb immediately prior to the unpermitted work in the wetlands, and that wetlands survey showed a much larger wetland than the post-work survey CRC submitted.4

2. Based on the information that has been submitted, have you decided that the activity complied with 1103.4(B)?

As a corollary to question 1, if you have indeed decided that the activity complied with 1103.4(B), what evidence are you basing that decision on. I believe the only evidence that could lead to that conclusion is the post-work survey. All of the pre-work evidence - Rick's VandePol's report from 2018, the flags placed by Audra Klumb in spring 2025, the photographs provided, and your own observations from your site visit while the work was being done this summer all indicate that the area in question was a wetland of significantly larger than 1000 SF.

Can you let me know where you stand on these two questions?

Thanks,
Jeff
[Quoted text hidden]

UNEDITED EMAIL
ACKER TO SIMPSON



Jeff Acker <jeff.acker@hproofingllc.com>

update on last night?

Bruce Simpson <Bruce.Simpson@hanovernh.org>
To: Jeff Acker <jeff.acker@hproofingllc.com>
Cc: Lara Whelan Acker <lara.acker21@gmail.com>

Tue, Dec 2, 2025 at 2:12 PM

Jeff,

1. Yes, as I indicated earlier, I consider the recent delineation (stamped by a CWS) to comply with the ZBA's decision, and a new delineation would necessarily have to be conducted after the work was done. I do think that it is suspicious that the delineation indicates that Wetland Z has disappeared in its entirety. If you believe that Audra Klumb was out there delineating wetlands where she and Rick VandePol had agreed in 2018 there were wetlands, it might make sense as part of an appeal to see if she would willing to tell the Board about her findings, or, if not, if the Board would be willing to subpoena her, and/or if someone else should be sent out there to determine whether the new delineation is correct given its surprising conclusion that Wetland Z no longer exists.
2. Re 1103.4.B, it reads: *B. An activity within a wetland or intermittent stream or a buffer of a wetland in cases in which the wetland or intermittent stream comprises, in the aggregate, less than 1000 square feet. This permission does not exempt activities from review to the extent they may adversely affect the functioning of any other water resource.*

According to the new delineation, the only wetland/buffer in which activity was being conducted was the one near the road. Although I think it's likely that the work in that wetland/buffer drained water out what used to be Wetland Z, I think it's unlikely that the transformation from wetland to upland (soils, vegetation, and hydrology) could have occurred that quickly after the work was completed in June or July. I don't see that I have sufficient evidence to conclude that the work done a few months ago caused damage to another wetland.

[Quoted text hidden]

UNENCLATED EMAIL
SIMPS0N TO ACKER

VAN DE POL "SHORT REPORT"

SHORT REPORT

On

Wetlands Mapping and Drainage Assessment

Lower Christ Redeemers Church Property

Greensboro Road, Hanover, NH

Overview

A single site was completed on July 5, 2018 at the proposed site for the Christ Redeemers Church (CRC) off of Greensboro Road in Hanover, New Hampshire. The purpose of the site visit was to check the existing map of wetlands in the lower part of the property, as well as to assess possible run-off effects on downstream areas, notably to the nearby, fourth-order Mink Brook. A review of Breadloaf Group's site plans was performed prior to the site visit. Access permission to the site was granted via Thomas Hanna, P.C. according to specific conditions, one of which was the submittal of this report the next day (7/6/2018). A second condition was to meet on site with a CRC representative, which occurred at 2:10 pm in the presence of Chris Audino of the CRC. An insurance certificate was also filed with Mr. Hanna in advance of the site visit as per his requirement #2.

Field Methods

Five test pits were placed in a south-north direction beginning with a single location south of Greensboro Road on the Acker property (see attached map). The remaining four test pits were placed north of Greensboro Road on the lower CRC property roughly 20 feet apart. The first test pit on the Acker property was dug with a tile spade to a depth of 21 inches. The remaining test pits on the CRC property were dug with a Dutch soil auger to a depth of 20 inches or more. At each test pit soil, hydrology and vegetation information was collected according to standards of the Army Corps of Engineers *Wetland Delineation Manual* (January 1987) and its supplement, *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Regions* (January 2012). Soils were identified according to version 7 of the *Field Indicators of Hydric Soils in the United States* (2010), and vegetation was identified according to the *Northcentral and Northeast 204 Regional Wetland Plant List* (US Army Corps of Engineers, 2014).

In all cases, plant dominance was estimated using modified plots on account of highly disturbed conditions at each site. Trees at TP#1 was restricted to the zone of trees along Greensboro Road (but otherwise understory vegetation was usable); TP#2 was restricted to unaltered vegetation next to the lawn area, or roughly one third of the usual 5-foot radius for herbaceous plants; vegetation at TP#3 was impossible to determine since it was a cut lawn; TP#4 contained an adequately-sized five-foot radius unaltered vegetation plot, although only one-third of the normal tree radius was present; and vegetation at TP#5 was found to be in the same vegetative condition as TP#5.

Soils at each location showed some signs of old surface disturbance but otherwise retained all of its normal morphologies and were accordingly profiled. Hydrology was absent at the first two test pits owing to excessively dry conditions, although saturation was found to the surface at TP#3, and just below the surface at TP#4 and TP#5. Soil colors for TP#1, #2, and the upper parts of #4 and #5 were from moistened material.

After the completion of the test pits and plot data collection, a quick survey was performed of the culverts leading away from the CRC site, inclusive of the 15-inch CMP that leads easterly along Greensboro Road and connects to a drop-basin that drains southerly across Greensboro Road onto the Acker property. A quick check of the drainage path appeared to indicate it continued southerly towards Mink Brook. This was confirmed when approaching the inflow stream at the edge of the Acker property in the accompaniment of Lara Acker.

Findings

The results of the Test Pit data is as follows:

<u>TP#</u>	<u>Hydric?</u>	<u>Hydrophytes?</u>	<u>Hydrology?</u>	<u>Wetland?</u>
1	Y	Y	B10, C2	Y
2	Y	Y	B10, C2	Y
3	Y	not observable	B10, C2	Y
4	Y	Y	A3	Y
5	Y	Y	A3	Y

After completing the five test pits, random soil and plant assessments were completed around what appeared to be the perimeter of the upper wetland. Based on a compass and tape measurement, as well as the use of the 2010 color infrared aerial photograph, the lowest unit of the wetland north of Greensboro Road was found to be as mapped, less than 1,000 square feet (roughly 815 s.f.), yet it was found to be hydrologically connected to a larger wetland unit to the north below the base of the steep slope behind the two houses. The attached map shows that a 1.5 – 2.5 foot wide ditch connects the lower part to a 1950 s.f. wetland above it. Both of these parts comprise a +/- 2770 s.f. palustrine forested and emergent wetland that is as yet unmarked on the site plans. On the basis of its size (i.e. > 1,000 s.f.), this wetland will require a special exception (SE) for any activities that occur within the wetland boundary or within 75 feet of said boundary.



Left: soil materials in B horizon, TP#2 showing low chroma colors (2.5 3/1) at depths of less than 16 inches; Below: soil profile shot of TP#3 showing redox concentrations in upper part along with generally low chroma colors; note all materials silt loam

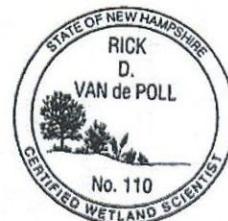


Additional concerns arose from the survey of the general drainage pathways in this area of the property. It was noted that even during this extreme drought condition that surface water was found flowing in the created channel that outflows to the aforementioned culvert along Greensboro Road. Both flowing and standing water was found in the drop basin and downstream outfall on both sides of Greensboro Road. This appeared to be a strong indicator of a high volume of groundwater discharge in the area. It was estimated that any upslope or upstream disturbance of this groundwater discharge, coupled with stormwater run-off from the impervious zones proposed by the CRC will result in an untenable flooding situation both above and below Greensboro Road. The current 15-inch culvert, along with its cross-path direction (i.e. east-west versus along the north-south slope), will likely result in an over-topped flooding event during a normal 25-year, 24-hour event. Such a flood event will directly impact the Acker property and may cause failure of their culvert above Mink Brook. This may not only result in a major wash-out of Greensboro Road, it will also cause excessive siltation of the water column flowing into Mink Brook, which is just 120 feet below the outfall. In short, it is my professional opinion that both water quantity and water quality concerns have not been adequately addressed by the applicant, nor has adequate stormwater infiltration been designed into the project in order to prevent unwanted damage to downstream property and aquatic natural resources.

Respectfully Submitted,

Rick Van de Poll

Rick Van de Poll, CWS #110





7/18 - Greensboro Rd - Site Visit #1 - solo,

(132) SITE (1410) Meet Chris Andino (1420) Conduct TP's on CRC prop. (1630) survey Acker side (1700) Lu weather: mostly sunny + 38°C, winds N (W), occ. cumulus, RH high

conditions: dry soil & subsoil, W.T. v. low

Route: In at 27 Greensboro Rd, do T.P. #1 off road side S/S; meet Chris Andino, discuss project; conduct (F) Test Pits at pertinent locations on CRC property, take pictures; compile field notes; check S/S road at culvert outfalls; Talk with Anna Acker about flooding issues; basement sump pump, inspect pond outflows, Millie Bl

Notes: TP #1 - 68' 186° S of W-most Maple on W/S small wetland on CRC prop. dug w/ shovel to 12", then auger to 20"

0-1/2" O; leaf litter

1/2-2 1/2" A 10YR 2/2 (moistened), many fine roots

2 1/2-12 1/2" Bg, 10YR 4/2 w/ 2/2 25Y5/2 redox, 12% 7.5YR 6/8 redox vfg

somewhat firm to friable, few coarse roots (Soil aggr)

12 1/2-21" Bg, 2.5Y 4/2 w/ 10YR 4/4 redox (2/2), 7.5YR 4/6 redox (1-2%) gt
Subangular-blocky to friable, few stones

∴ F3 Depleted Matrix

T

50% QAs
50% ScP

FACU
NI

S/S

65% G1B FAC
30% PW FACW
10% WA FACU
<10% MH FACU

(F)

P1 30% FAC
Mtt 30% FACu
SYMLAT 5% FAC
SOLRUG 10% FAC

(1413)

Chris arrives, talk w/ him for 10 min.

work on lower small wetland

TP #2: at N end " " as marked

0-1/2" O; Thatch/Fibre

1/2-6 1/2" A 10YR 4/4 vfg, few gravel, friable, granular (moistened) vfg

6 1/2-16 1/2" Bg, 2.5Y 4/2 w/ 10YR 4/4 redox, 2/2 2.5Y5/1 redox, 2/2 7.5YR 4/1
sil, subangular-blocky to friable, somewhat firm, few gravel, redox

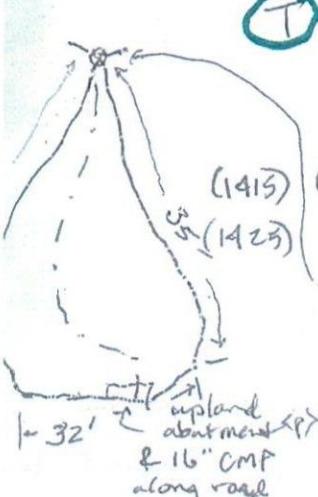
16 1/2-20" Bg, 2.5Y 4/1 w/ 25% 10YR 4/4, >10% 10YR 4/6, >5% 2.5Y 5/1
sil, subangular-blocky, firm, few gravel

Veg: and disturbed (cut lawn) in 3 directions

only natives in 5': FICARIA - IMPCAP - SYM - SOLGIG - GALTIN

remainder: non-native grasses: e.g. POAPRA - DANSP1 - DACTYL

REVI
COVE



16"

upland
abutment (P)
& 16" CMP
along road

BCA
VEER

GRO
HOU

TP #3 - 12' N (in ditch) of N apex of little wetland SP7

0 - 1/2" Oi, lawn thatch

1/2 - 5" A 10 YR 4/3 w/ 5 YR 4/6 c.p. redox, > 2% 2.5 Y 4/2 few distinct redox
Vfsl, some gravel, friable, granular

5" - 14" Bg, 10 YR 4/2, with > 25% 10 YR 4/4 redox & few faint 10 YR 4/1 redox
Vfsl, some gravel, friable, granular

14" - 20" Bg, 2.5 Y 4/1 w/ > 20% 10 YR 4/4, 10% 2.5 Y 4/2

Sil., massive to angular-blocky, somewhat firm

Veg: all cut lawn grasses

AMERIC

NDPA

TP #4 - 20' N of TP #3 in shallow ditch by OA (sat. to surface)

H. Veg: 25% POTAPAL FACW 5% GEMMAC FACW Tree - 100% OA FACW
18% IMPCAP FACW 6% SOLCAN FACW
15% GALTIN DBL 3% EPICLG FACW
15% ELYNREP FACW 2% SYMPUN FACW

0 - 1/2" Oe, slightly decomposed O.M.

1/2 - 4" A 10 YR 3/2 w/ few weak 10 YR 4/2 & > 2% O. 10 YR 4/6
gfstl, friable, granular

4" - 12" Bg, 10 YR 4/2, w/ c.d. 2.5 Y 4/2 & f.p. 7.5 YR 4/6

gsl, somewhat firm, subangular-blocky

12" - 18" Bg, 2.5 Y 4/2 w/ c.p. 10 YR 3/4 & c.d. 2.5 Y 5/1
sil, few gravel, subangular-blocky, somewhat firm

TP #5 - 20' N of T.P. #4, 3' off cut lawn 10% A.C. & A

H. Veg: 30% POTAPAL FACW 10% ANTODO FACW 5% other spp.
20% IMPCAP FACW 10% GALTIN DBL
20% SOLALT FACW 5% RANACR FAC

0 - 2" 10 YR 3/2 c.d. 10 YR 4/4, f.p. 2.5 Y 4/3 gfstl, friable, sat. at bottom

2" - 6" 10 YR 4/2 c.f. 10 YR 4/4, c.p. 7.5 YR 4/6, c.d. 2.5 Y 4/2 gfstl, friable, granular
6" - 18" 2.5 Y 4/2 c.p. 10 YR 4/6, f.f. 2.5 Y 5/1, f.p. black sil., subang

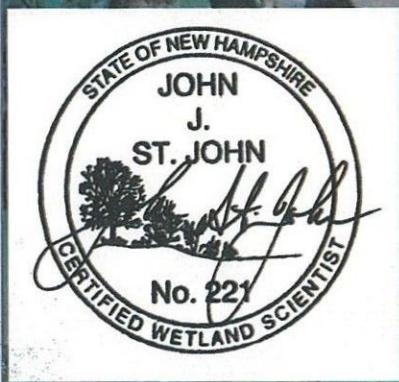
(1610) Follow + check w/l uphill \rightarrow 32' on W/s-lawn (dry N) 40%
to \approx 39' on E/s-lawn on apple/buckthorn

- flagged downhill (30' wide at S end, 1.5-2.5' in connector ditch)

- check where cross culvert enters into pool w/ TYPNAP, PI-HAARU, SALTREB ALF
- at reflection stakes, 15' E of tel. pole

(1630) out & leave, head to Acker property
- Table w/ Lary, inspect sump pump outfall & pond, wetland edge, culvert
under access path to field, Milk Blk

(1655) Lv for Hanover mtg w/ Jeff Goodrich



A horizontal scale bar with three numerical labels: '0', '100', and '200 ft'. The '0' is at the left end, '100' is in the middle, and '200 ft' is at the right end. A thick black horizontal line is positioned below the '0' and '100' labels, and a thin white horizontal line is positioned below the '200 ft' label.

Wetland Boundary Plan
Christ Redeemer Properties
Greensboro Rd. Hanover, NH
August 26, 2025



CONNECTICUT VALLEY SEPTIC DESIGN

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