



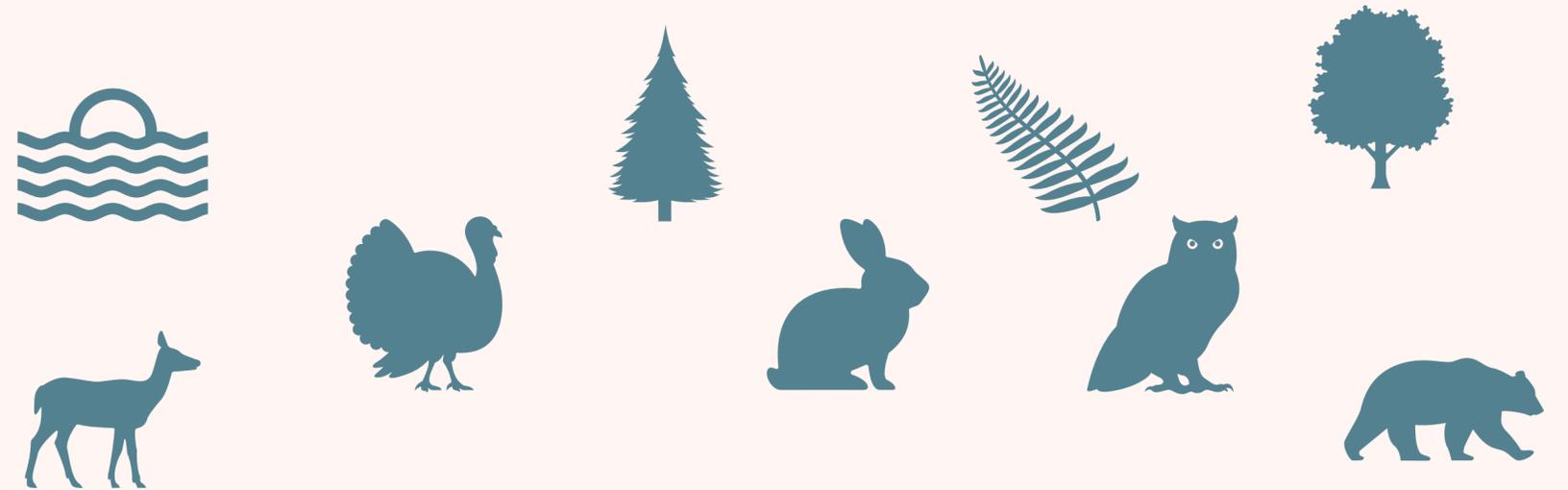
Photo courtesy of Wayne Newland

Greenview HOA-a conservation subdivision

***A property that has served as
a woodlot,
a sandlot
and now a
28 residential lot
surrounded
by an 18 acre forest common***

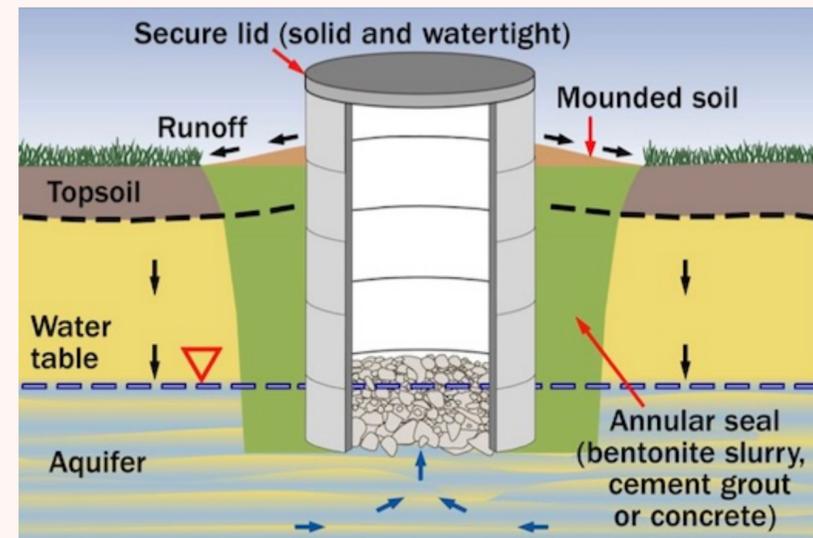
I. a conservation subdivision...

- a. *is intended to encourage environmentally sound planning to conserve open space*
- b. *retain and protect important natural and cultural features*
- c. *provide for efficient use of land...*

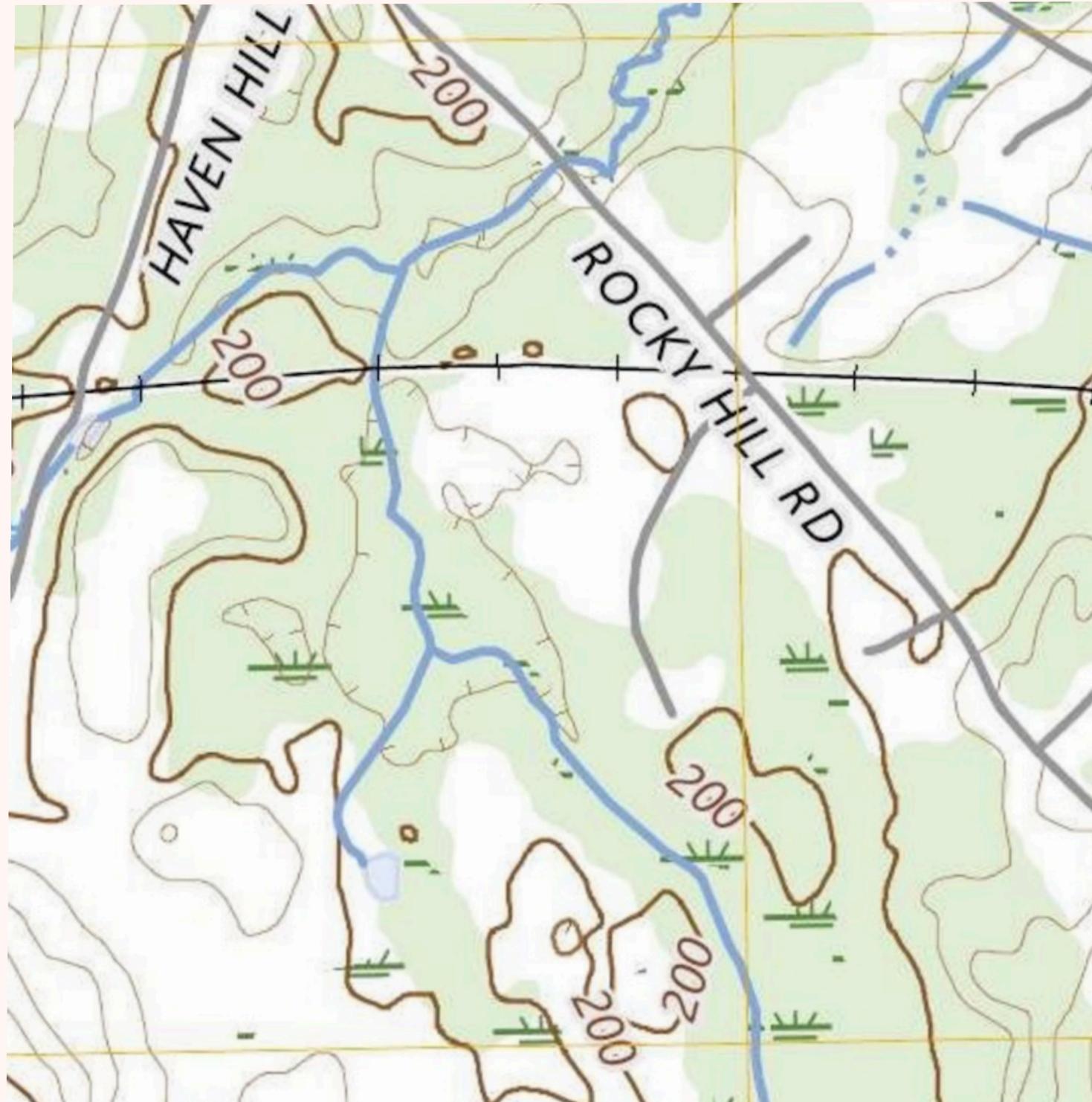


Goals reached at Greenview...

- A. Eighteen out of forty one acres were conserved to lend support to wildlife habitat and wetland preservation
- B. Conserved property beyond four hundred foot buffer around city back up well
- C. By clustering the twenty-eight residential lots road surface infrastructure was limited

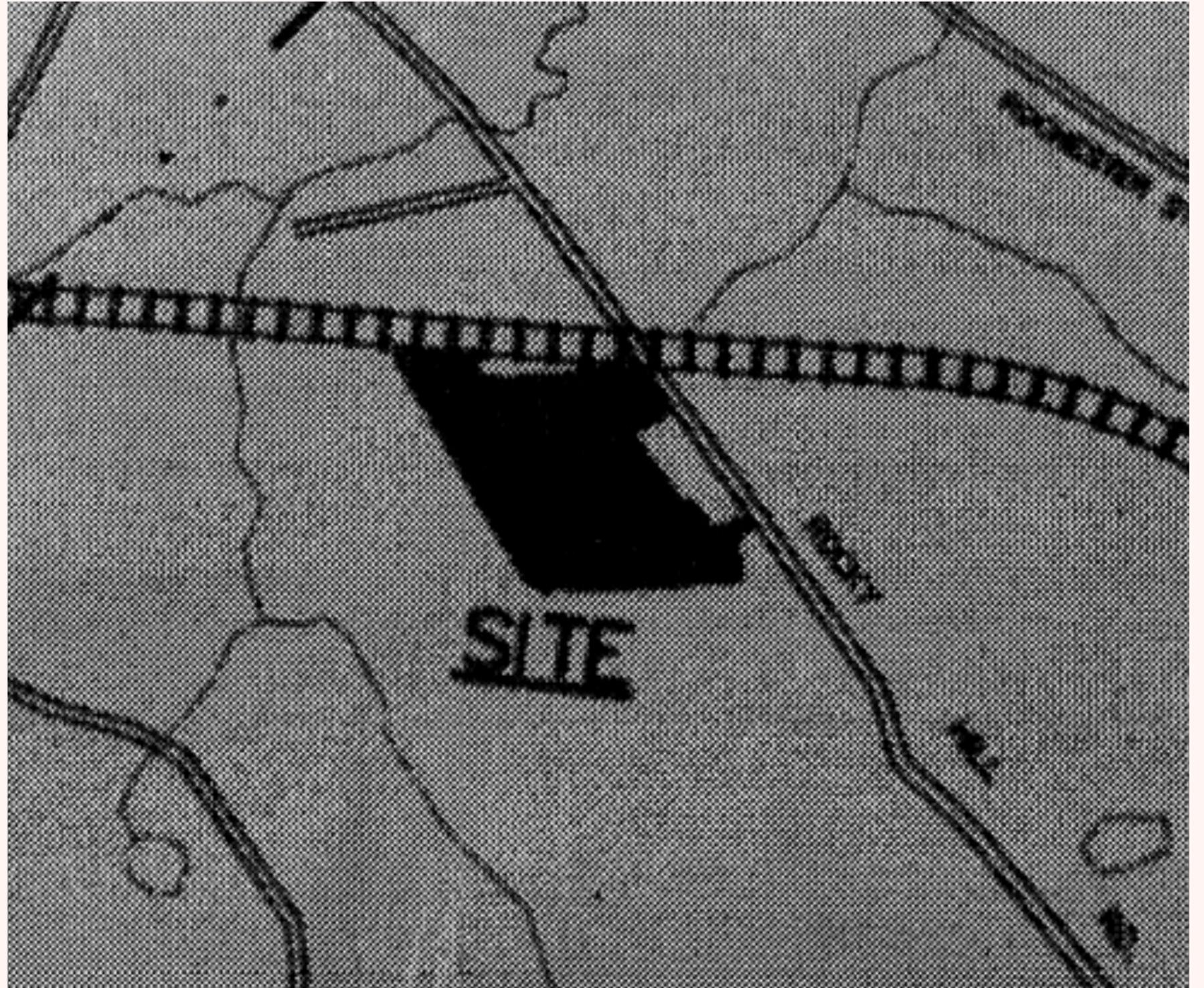


To preserve those **areas of the site** that have the **highest ecological value, including,** for example, wildlife habitat, e.g., large unfragmented blocks of undeveloped land, areas of highest condition identified based on NH Fish and Game's Wildlife Action Plan, and **water resources,** **e.g., drinking water supply areas and watersheds, wetlands, streams and rivers.**



Blue lines represent flowing water-stream/brook
Green hash marks show stagnant water-bogs/swamps
White Shading represent cleared land
Brown lines represent elevation
Green shading represent forested land

Ten house lots were carved out and developed along Rocky Hill Road from 1973 through 2005 consuming approximately 9 acres of the 50 acre woodlot. The remaining 41 acres was acquired by Upland LLC from Turcotte on November 3, 2017.



*The progression of land use of the
Greenview HOA Development site went from...*

From woodlot...

...to sandlot...

To...28 houselots...

DEED DESCRIPTION OF A FIFTY ACRE WOODLOT THAT WOULD BECOME GREENVIEW

with Quitclaim Covenants

September 21, 1987

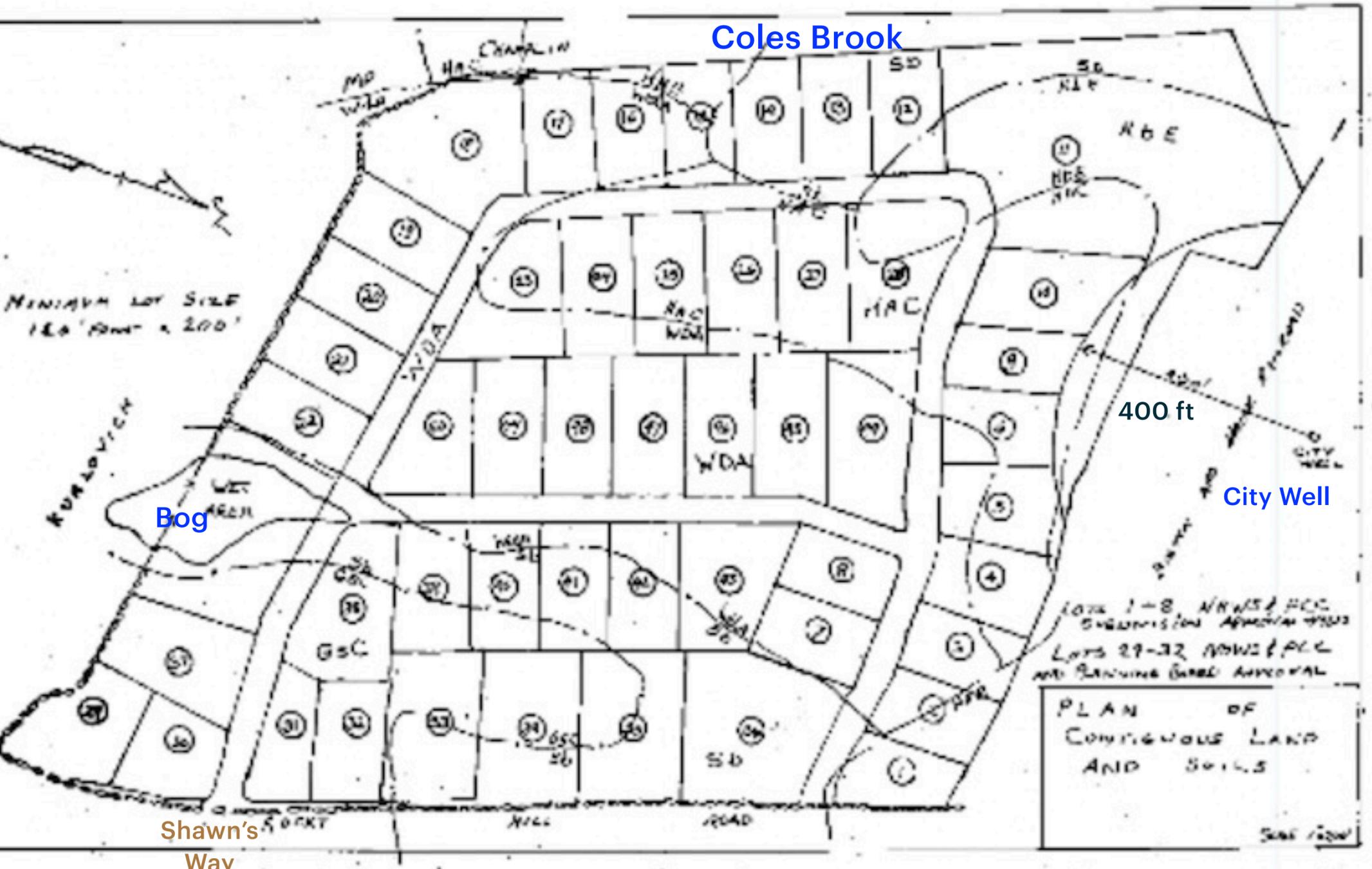
A certain tract of woodland situated on Rocky Hill Road, so-called, in Somersworth, in the County of Strafford and State of New Hampshire, said tract being bounded Northeasterly by said Rocky Hill Road and land of the Boston & Maine Railroad; Southerly by land of John Clark; Westerly by land belonging to the Estate of William H. Champlin. Said premises being known as the Worster Lot, containing fifty (50) acres, more or less.

Meaning and intending to convey Lots 1-50 excepting Lots 29, 30, 31, 32, 33, 34, & 35 and all roads and property as shown on Plan of Land of Michael Maloney, dated June 27, 1978 by David A. Berry appearing as file number DB1978-81. This conveyance shall be forty (40) plus or minus acres but not less than thirty-five (35) acres.

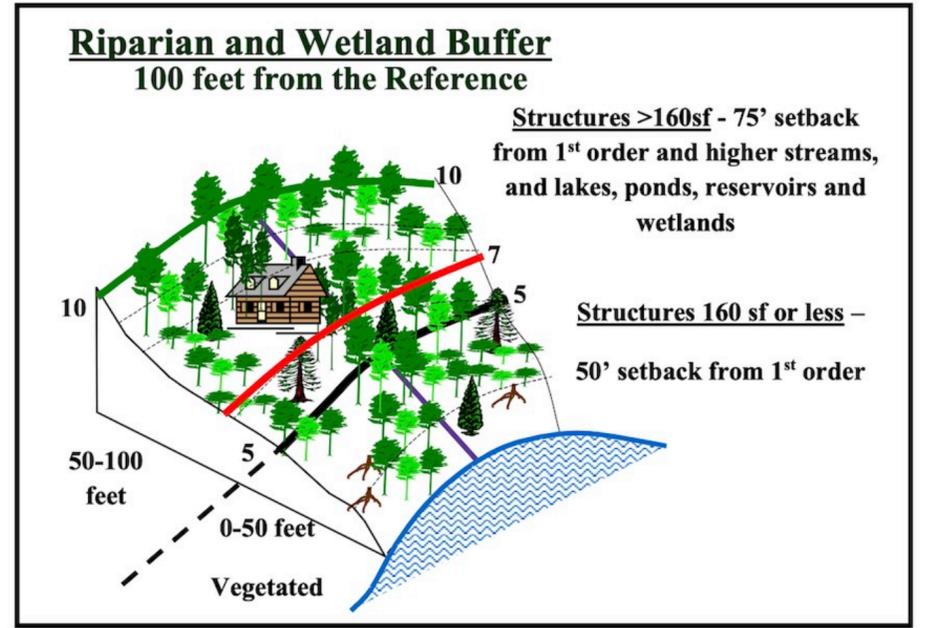
Meaning and intending to convey the same premises conveyed to Denise D. Rouillon by warranty deed dated December 26, 1979 and recorded in the Strafford County Registry of Deeds at Book 1044, Page 237, except for Lots 29, 30, 31, 32, 33, 34, & 35.

SOIL TYPE CLASSIFICATION SEE SHEET # 20 SCS
 SOIL SURVEY FOR STRAFFORD COUNTY

| | | |
|--------------------|-----------|------------------------------|
| GSC | GLUCKSTAN | GROUP 1 (NHS & PCL GROUPING) |
| Sb | SADDATUCK | GROUP 5 |
| HRB, HRC, HINCKLEY | | GROUP 1 |
| WDA | WINDSOR | GROUP 1 |
| HDE | HINCKLEY | GROUP 1 (SPEED SLIPS) |



1978 Maloney Plan for a standard subdivision with **50 residential lots** authorized by the city of Somersworth

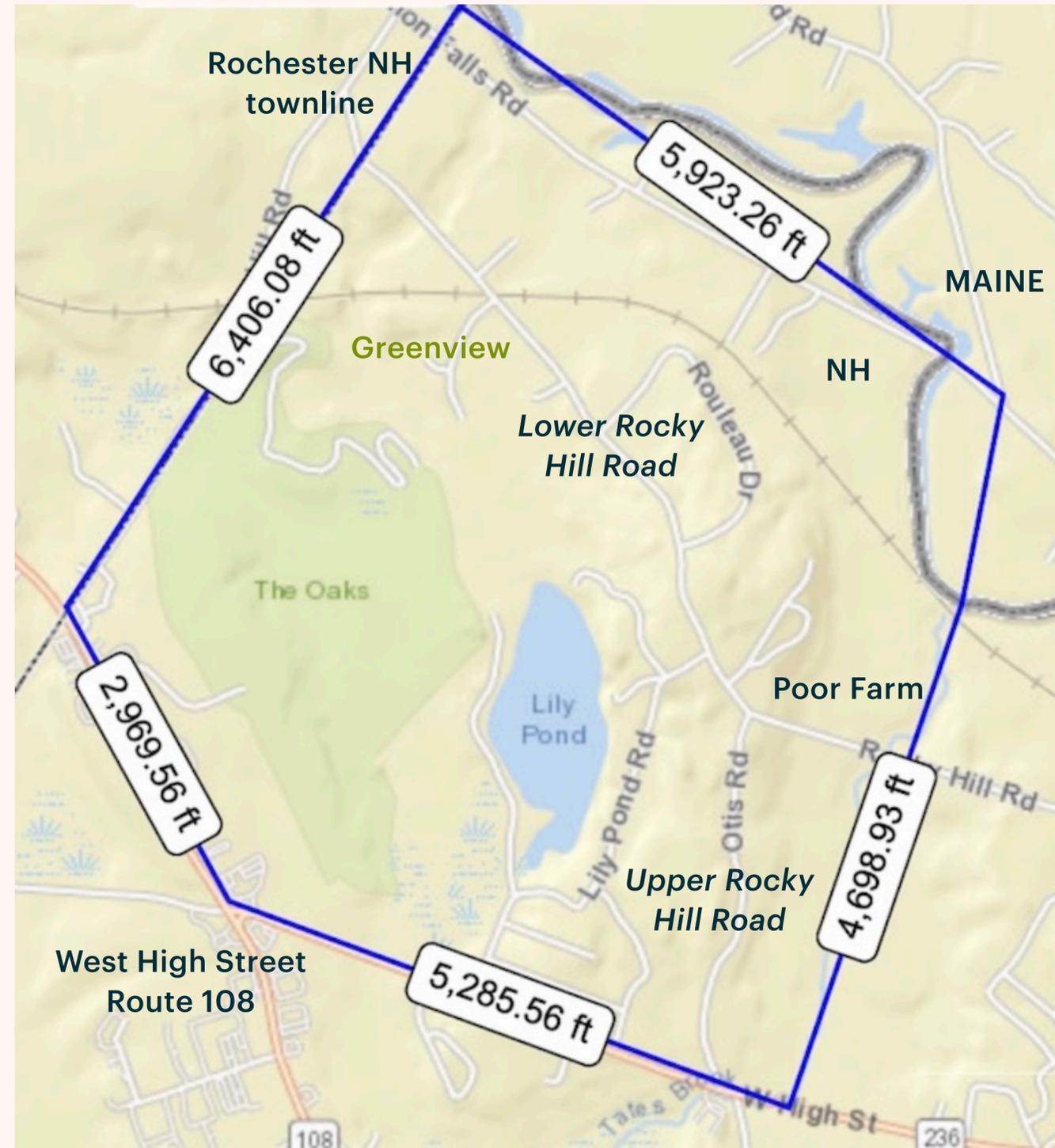


https://www.somersworth.com/sites/g/files/vyhlf1226/f/uploads/chapter_19_-_zoning_6.pdf

Wetland buffers were not as stringent back in the 70's enough that many of the residential lots noted on map would not comply with Chapter 19-Zoning Ordinance for the City of Somersworth Updated October 2019 due to proximity to wetlands(brooks, bogs).

**GREENVIEW CONSERVATION SUBDIVISION
IS LOCATED IN THE ROCKY HILLS AREA OF
SOMERSWORTH, NH**

...early on this area was characterized as the “back woods of Dover” ...nearby was the site of a Poor Farm(1790s-town farm) and Lily (Coles, Hurd) Pond watershed. Tate’s (Brown’s) Brook transects the southeastern edge and the Salmon Falls River to the northeast edge.

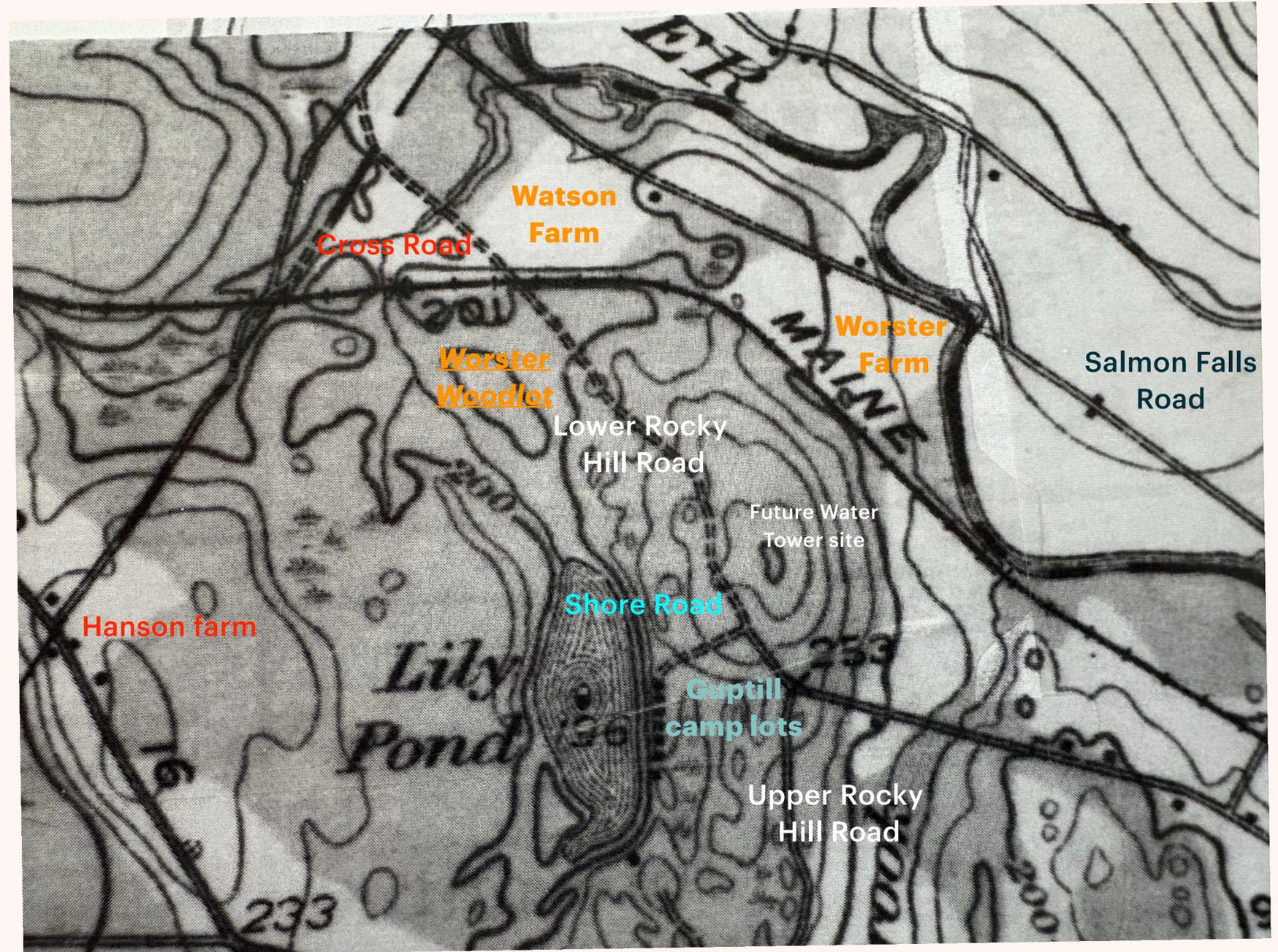


AN EARLY TWENTIETH CENTURY TOPOGRAPHIC MAP SHOWS...

Pastures, north and east of the railroad tracks were the Watson and Worster Homesteads along Salmon Falls Road while the Hanson and Burnham homesteads lie along Route 108 and Haven Hill Road.

Unimproved or dirt roads are represented as dashed lines Lower Rocky Hill Road, Cross Road(northwest border between Somersworth and Rochester), Shore Road (a camp road to eastern shore of Lily Pond).

The future site of a drinking water standpipe is atop the Hill at the junction of the Rocky Hills Roads



USGS topographic image

A WOODLOT...



*Flora amidst the
woodland floor...*

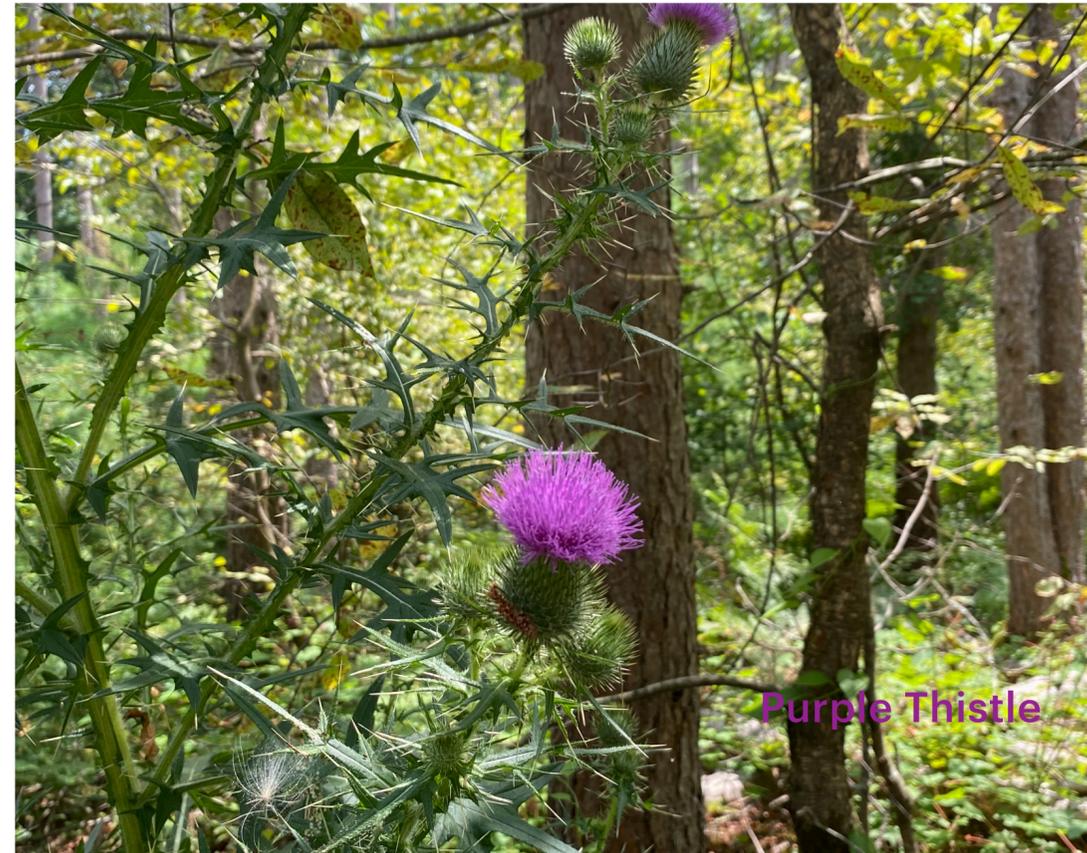


Common mullein

4 foot stick



Purple Pitcher Plant

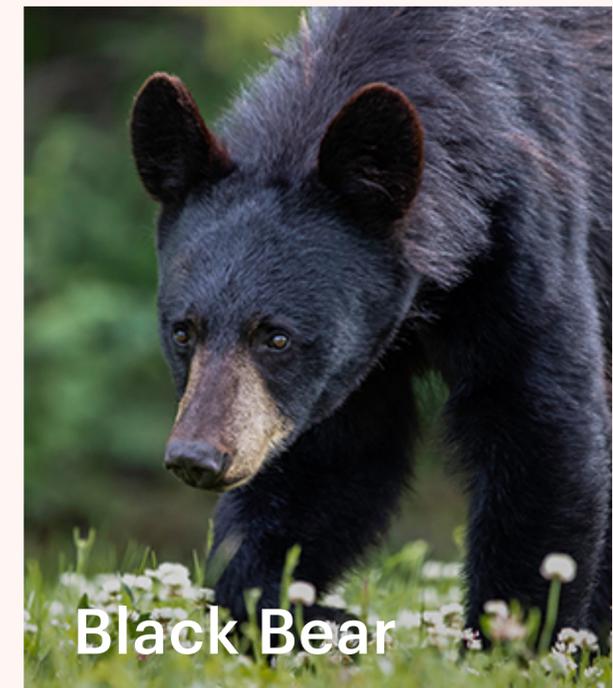


Purple Thistle



Lady Slipper

Fauna amongst the woodland area...



EXTRACTING NATURAL RESOURCES FROM THE WOODLAND FIRST STARTED...

-
-
-

WITH CORDWOOD THEN LOGS & LUMBER THEN SAND & GRAVEL...

George Worster most likely extracted cordwood from the 50 acre woodlot to support the ten to twelve cords of wood needed to get through a long winter in a drafty mid 19th century farmhouse.

In 1922 the Campbell brothers of Raymond NH were granted the right from Kirk Worster to... "sawable lumber now situate for three years... remove logs and lumber..." ... "Campbell brothers did have a lumber mill in Raymond for many years. It burned sometime in the 1980's. They also owned and operated Raymond Building Supply at 85 Route 27. The lumber mill was located a bit east of the building supply and down a dirt lane back from the road(Raymond Historical Society 2025)."



Historic aerial image from Landsat satellite circa 1970s

NATURAL RESOURCES TREND..

WATER & WOODLAND
TO RECREATIONAL
TO RESIDENTIAL...

Coles/Lily Pond was a draw for recreation. The Guptills developed a series of camp lots starting in 1920. Housing developments progressed with residential neighborhoods:

Spence-Combs(1951),

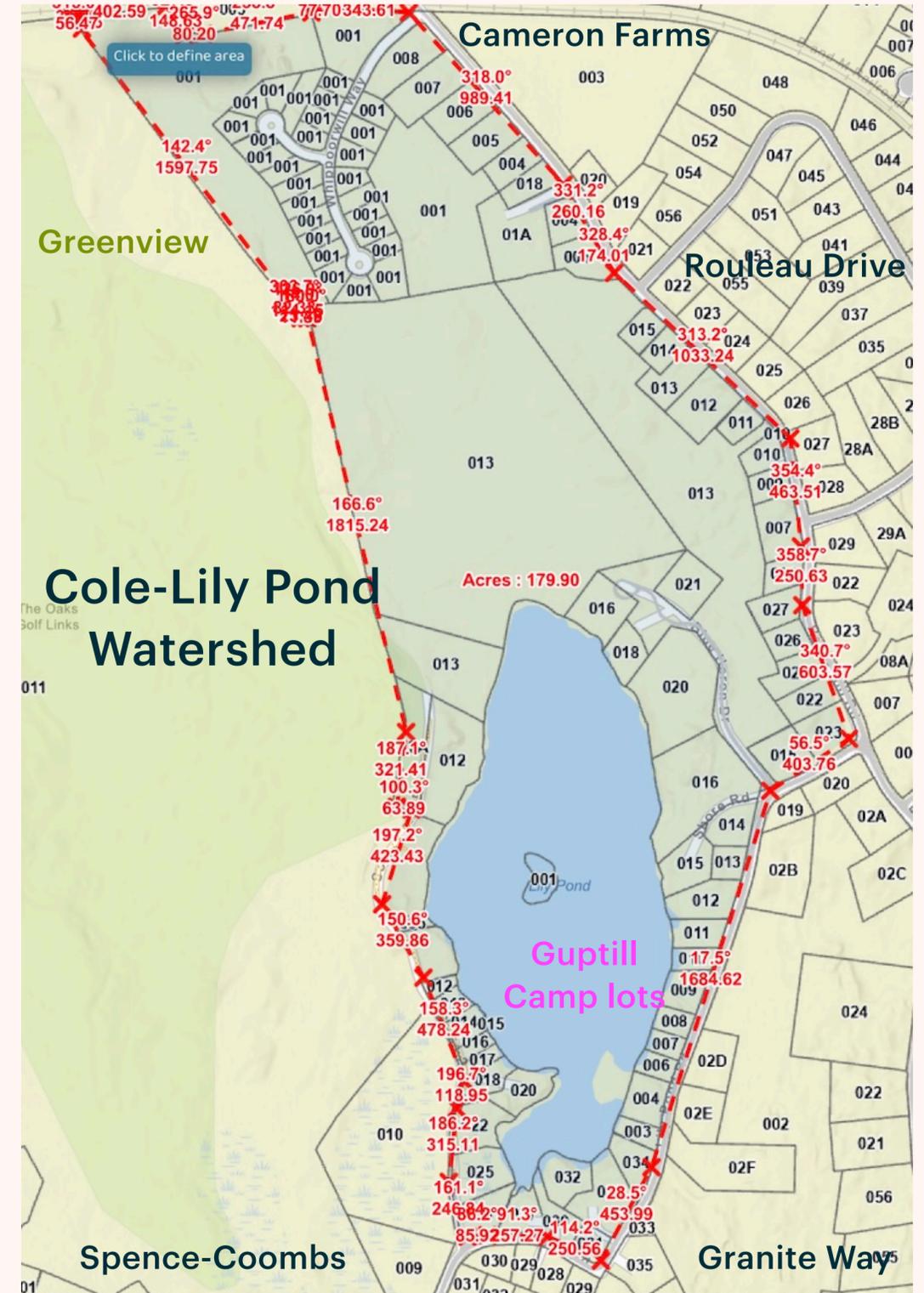
Granite Way(1979),

Rouleau Drive (1989),

Cameron Farms(2007),

Greenview (2018)

ArcGIS image



HOUSELOTS OF THE NEIGHBORHOODS IN THE ROCKY HILLS AREA

Greenview 40

Cameron Farms 30 plus

Rouleau 40

Granite Way 20

Spence-Coombs 50

Lily Pond 40

Totaling over 220 residential lots
added since 1856 when only ten or so
homesteads and farms existed.



Around 1960...

The next use for the 50 acre lot was extraction of the glacial till (sand & gravel). The mining operation continued through the next few decades eventually incorporated as Hilltop Sand & Gravel in 2000 by Roland Turcotte.



USGS topographic map image Rochester NH Quadrant

Pioneer plants on current scarred field



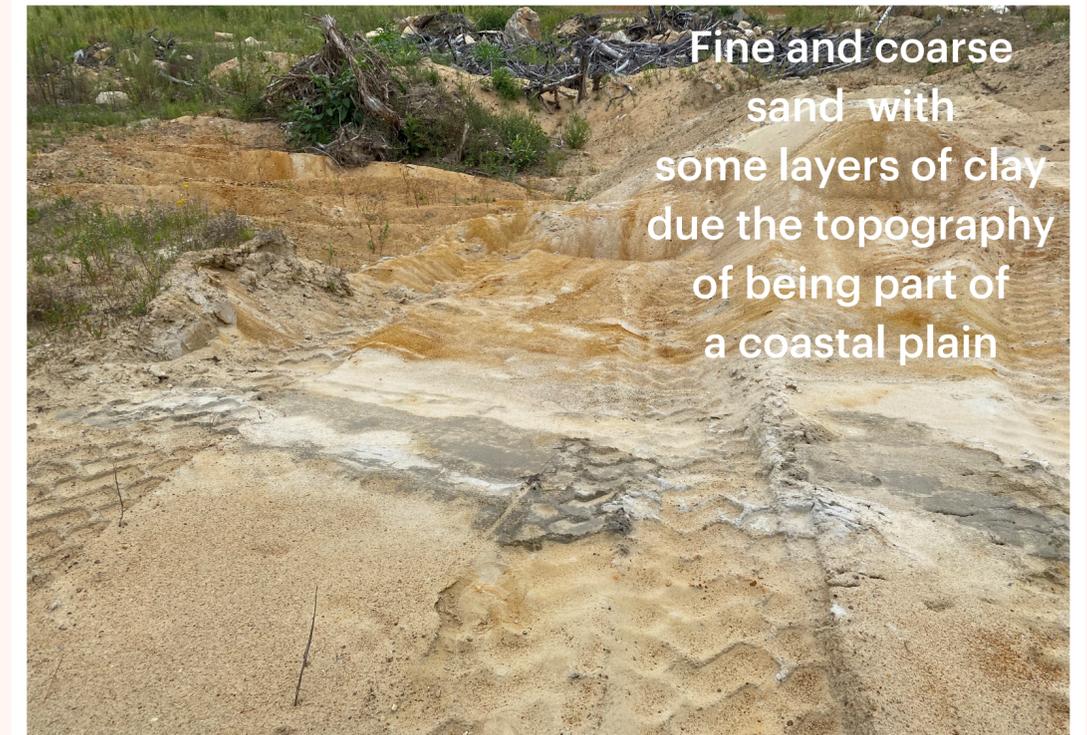
Replanted field by Hilltop Sand and Gravel



A SANDLOT...



Historic Google Earth image



Fine and coarse sand with some layers of clay due the topography of being part of a coastal plain



Limitations associated with high water tables and wetlands restricted development of the site for residential use



Glacial and Sedimentary Deposits



Oxidation of iron based soils



Future cellar hole

NOW HOUSE LOTS

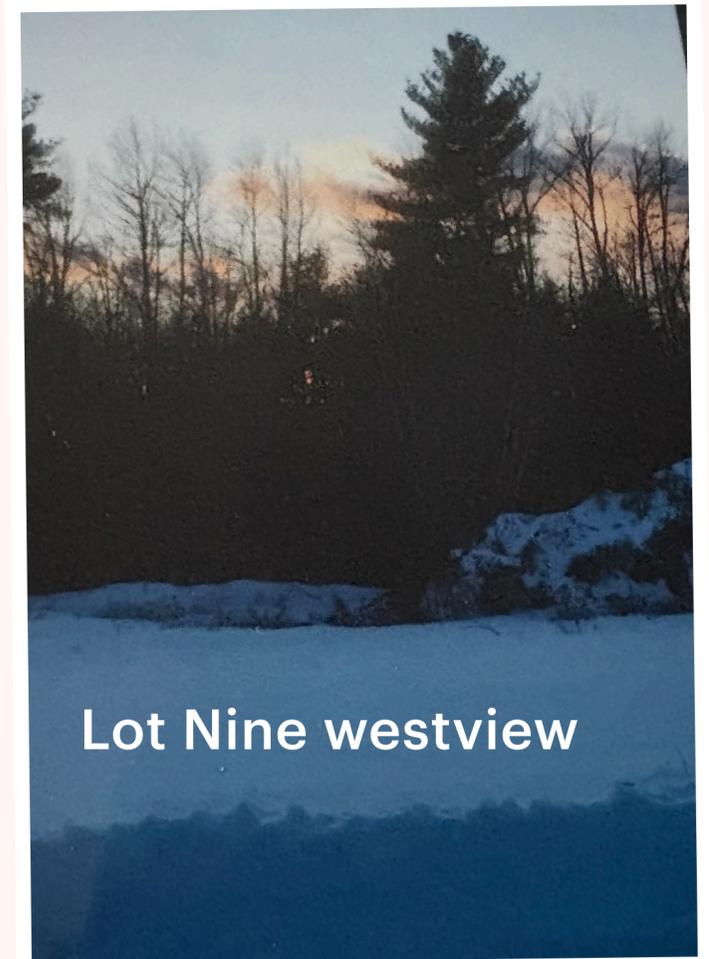


Photo courtesy of Wayne Newland

Junction of Sandlot Lane
and Whippoorwill Way



Lot Nine eastview



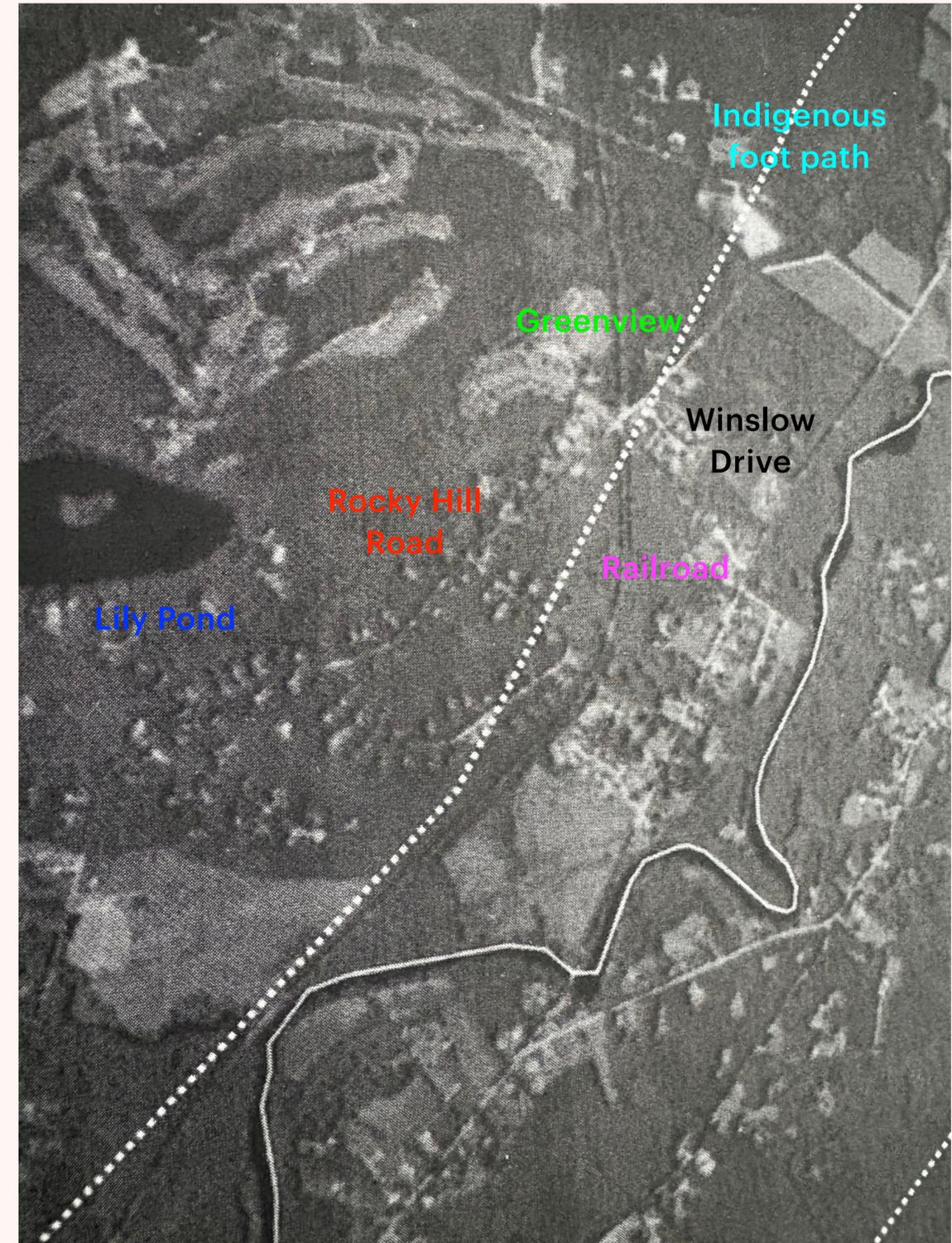
Lot Nine westview

AERIAL PHOTO CIRCA 2020

The white dotted line represents what was once an indigenous walking path.

Greenview foot print is just east of The Oaks golf course.

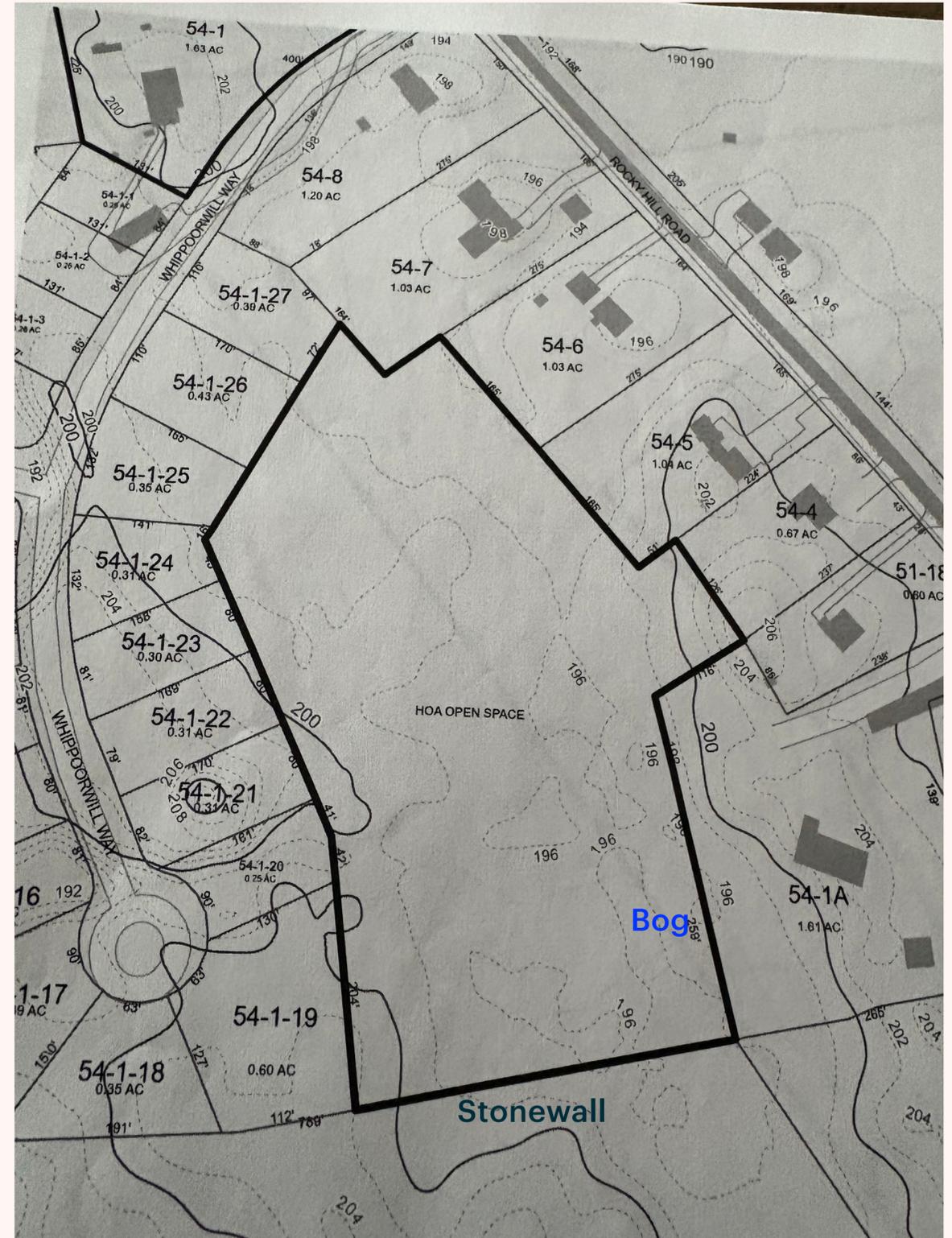
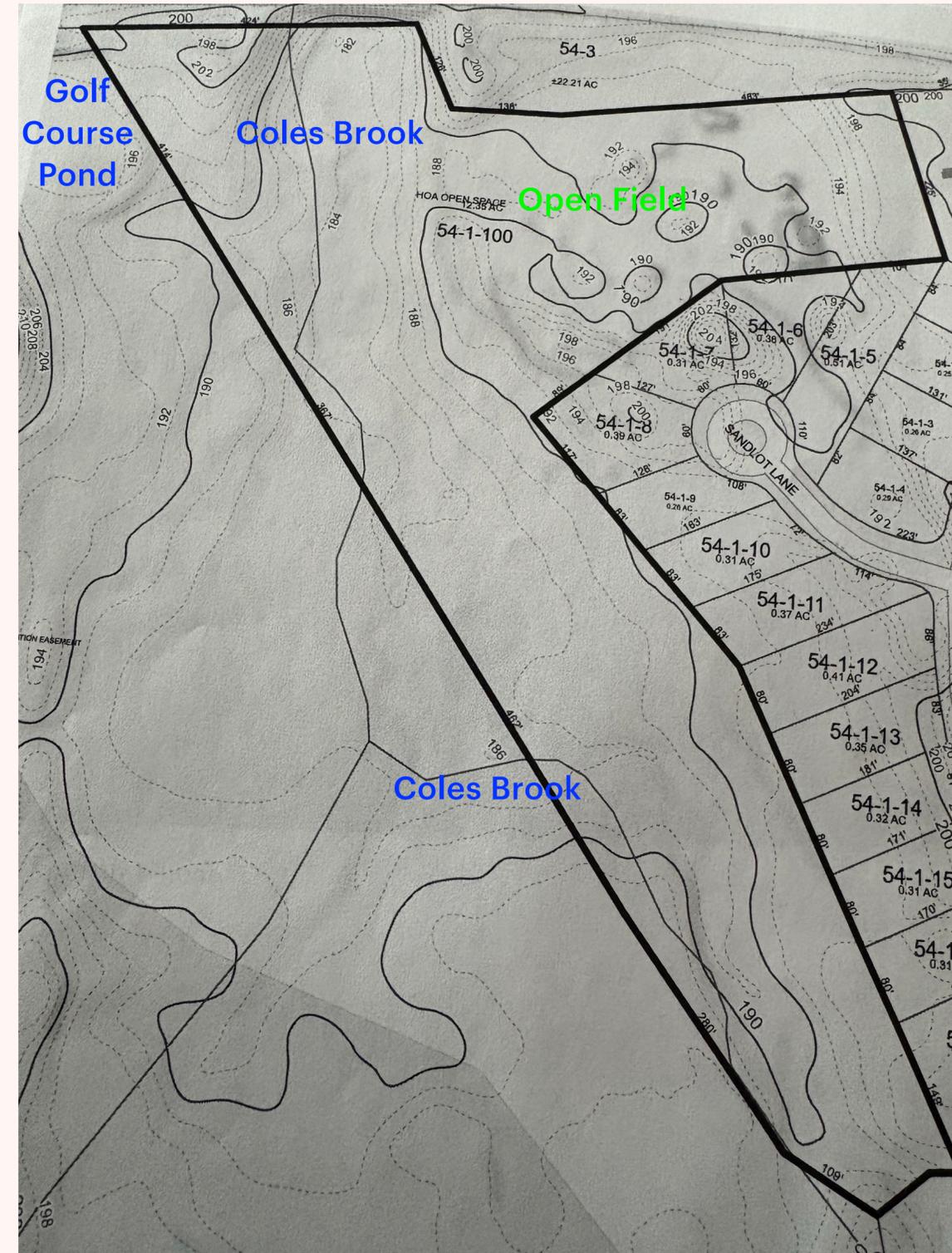
The solid white line is the Salmon Falls River-one of the borders separating Maine and New Hampshire.



GREENVIEW CONSERVED PARCELS SHARED

(Left-west) The pileated shaped conservation lot consist of a mixed forest of pines, oaks and maples and hugs Coles Brook and The Oaks golf course pond.

(Right-east) The Dilbert shaped parcel is mostly pine, poplar and thicket. A bog hugs the southeastern edge that is framed with a stonewall.



THE SOMERSWORTH CONSERVATION COMMITTEE HAS CONSERVED TWO MAJOR PARCELS THAT FLANK THE SOUTHERN AND WESTERN BORDERS OF THE GREENVIEW SUBDIVISION/OPEN SPACE.
THE WESTERN PARCEL-LILY POND ONE CONSIST MAINLY OF A DYING(DISEASED) RED PINE STAND



FIG. 1. STAND OF PURE RED PINE 80 YEARS OLD
ON OLD PASTURE

Diameters breast high of dominant trees 9-15 inches; average height 77 feet.
Volume per acre 68,540 board feet.

Photographed by A. C. Cline



Red Pine Plantation planted by Hanson Farm
around 60-70 years ago

SEEING THE FOREST THROUGH THE TREES



Looking up,,,



Looking down...



Looking ahead...



To identify the boundaries of the Greenview Subdivision the survey markers could be...(clockwise)

- a pin affixed to a boulder with a stainless cap
- a drill hole in a stone upon a stonewall(red berry placed in hole)
- A wooden stake painted red pounded into the ground
- an iron rod with a stainless steel cap

FIELD PHOTOS



21 disc tandem harrow
Currently at Raitt Homestead Farm Museum in Eliot, Maine



Trail markers Whippoorwill runs along the eastern edge of the West Conservation Site; The Oak trails lead to The Oaks Golf Course and The Pine Trail transacts the red pine plantation of Lily Pond One Conservation Site.

Moonset over Conservation Open Space-West

