

Size and Value information

- Total # of parcels – 9
- Total size of focus area – 132.2 acres
- Total current assessed value of focus area - \$2,829,800
- Current assessed value per acre - \$21,405 (very low due to 110 acres of vacant land)

Traffic & Parking Information**

- There are no traffic counts available near the focus area. However, there are counts on Kingston Road at the Kingston/Exeter town line (4,700 Average Daily Traffic (ADT) in 2015) and on Front Street west of Garfield Street (7,900 Average Daily Traffic (ADT) in 2015). You would expect the traffic count in the focus area to be somewhere in between the two.
- There are no traffic lights within the focus area.
- No on street parking provided in the focus area but private onsite parking is provided for land uses within the focus area

Focus Area Characteristics

- The area on the south side of Kingston Road that consists of 8 parcels and is zoned Neighborhood Professional that allows commercial uses. This area is 58.7 acres.
- The area on the north side of Kingston Road only includes 1 parcel that is zoned residential. This parcel was included in the focus area as it is over 73 acres in size and is one of the few remaining large parcels that is zoned for residential in the Town.
- The focus area abuts a small Town park to the west.

Development Potential/Constraints

- There are three undeveloped parcels in the focus area.
- The large residential parcel (Lot # 1 as shown on the development potential map) has potential for a larger single family home subdivision
- The 5.9 acre vacant lot (Lot # 2 as shown on the development potential map) appears well suited for development.
- There is a prime wetland mapped on the 30 acre parcel (Lot # 3 as shown on the development potential map) that will limit the development potential of this lot.
- Municipal sewer and water is available.

*Data source – Town of Exeter GIS database and CAMA database. These statistics are provided for general planning purposes only.

**Data Source – New Hampshire Department of Transportation Bureau of Traffic