

Draft Minutes

**Exeter Planning Board  
Site Walk  
57 Portsmouth Ave  
April 10, 2025 8:00 AM**

**Board Members in Attendance:**

Planning Board: Langdon Plumer (Chair), Aaron Brown (Vice-Chair), John Grueter (Clerk), Gwen English, and Marty Kennedy

Applicant representatives: Christian Smith, John O'Neill

Staff: Kristen Murphy (Conservation and Sustainability Planner)

On Thursday April 10<sup>th</sup>, the Planning Board conducted a site walk. The committee, staff, applicant representatives walked the property to view the site conditions and proposed project layout. Stakes were not in place for road center line and building corners, but Mr. Smith approximated the layout. Additional materials were provided during the site walk (attached)

The walk concluded at 8:25 am.

Kristen Murphy  
Conservation and Sustainability Planner

WETLAND NOTE:

1. WETLANDS WERE NOT FOUND ON THE LOT OR WITHIN 100 FEET OF ANY PROPERTY BOUNDARY LINES BY JOHN P. HAYES III CSS, CWS DURING A SITE EVALUATION ON DECEMBER 9, 2024.

SOIL INFORMATION WAS OBTAINED FROM USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS):

SOIL IDENTIFICATION LEGEND:

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
538A	SQUAMSCOTT FINE SANDY LOAM	C/D
699	URBAN LAND	

SLOPE PHASES:

A=0-3%, B=3-8%, C=8-15%, D=15-25%, E=25%+

ZONING REQUIREMENTS:

ZONING DISTRICT - HIGHWAY COMMERCIAL - C2  
MINIMUM LOT AREA = 20,000 S.F.  
MINIMUM LOT WIDTH = 150 FT.  
MINIMUM LOT DEPTH = 100 FT.  
MINIMUM LOT FRONTAGE = 150 FT.  
MINIMUM DWELLING UNIT = 5,000 S.F.

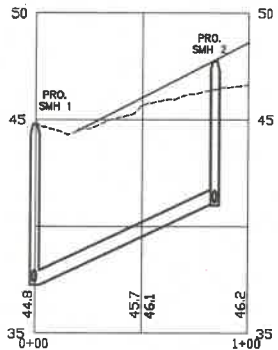
BUILDING SETBACKS:

FRONT = 50 FT.  
SIDE = 20 FT.  
REAR = 50 FT.  
BUILDING HEIGHT = 35 FT.  
MAXIMUM BUILDING COVERAGE = 30%  
MINIMUM OPEN SPACE = 15%

PARKING CALCULATIONS:

TOTAL NUMBER OF UNITS = 6  
2 SPACES PER UNIT AND 1 SPACE PER 4 UNITS FOR VISITOR  
TOTAL SPACES REQUIRED = 14

6 UNITS HAVE 2 SPACES = 12  
PLUS 2 VISITOR SPACES  
TOTAL SPACES PROVIDED = 14



SEWER PROFILE

HORIZONTAL: 1"=40'

VERTICAL: 1"=4'

LIGHTING NOTES:

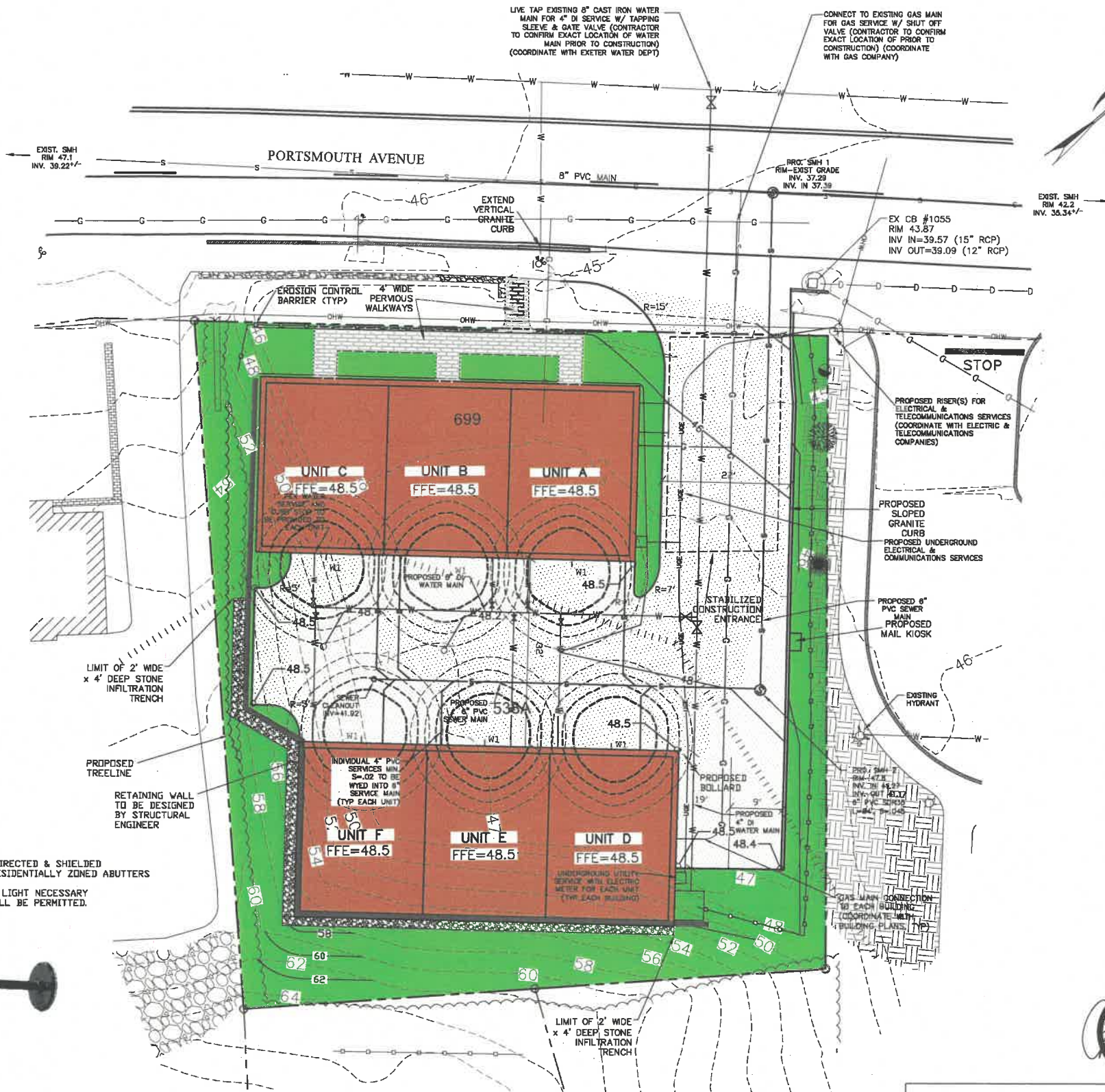
- ALL OUTDOOR LIGHTING SHALL BE SO DIRECTED & SHIELDED THAT NO GLARE WILL SPILL OUT ONTO RESIDENTIALLY ZONED ADJUTERS
- AFTER 10:00 PM ONLY THAT AMOUNT OF LIGHT NECESSARY FOR THE SECURITY OF THE PREMISES SHALL BE PERMITTED.



WALL MOUNT

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233) AND EXETER DPW (603) 773-6157.

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens
W1	6	W1	Single	TMS: 33W-0-15LED-30K-VXX-WH-CXX-DIML	WALL MTD 10' AFG	0.900	1109



PREPARED FOR:

STONEARCH DEVEL. CORP.  
42J DOVER POINT ROAD  
DOVER, NH 03820



70 PORTSMOUTH AVE,  
THIRD FLOOR, SUITE 2  
STRATHAM, N.H. 03885  
PHONE: 603-583-4860

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW 6 TOWN HOUSE UNITS WITH ASSOCIATED PARKING SPACES.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.15 PARKING AREAS FOR EXCEPTIONS.
- IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- TOTAL PROPOSED DISTURBANCE FOR CONSTRUCTION = 0.244 ACRES.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE.
- THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.
- GARBAGE WILL BE STORED IN TOTES WITHIN GARAGES FOR PRIVATE PICKUP.

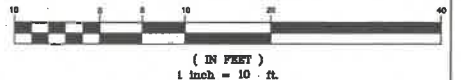
CONSTRUCTION NOTES:

- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
- STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES INTO THE SOIL.
- SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE VEGETATIVE BMP.
- THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
- THE NH COMMISSIONER OF AGRICULTURE PROHIBITS THE COLLECTION, POSSESSION, IMPORTATION, TRANSPORTATION, SALE, PROPAGATION, TRANSPLANTATION, OR CULTIVATION OF PLANTS BANNED BY NH LAW RSA 430:53 AND NH CODE ADMINISTRATIVE RULES AGR 3800. THE PROJECT SHALL MEET ALL REQUIREMENTS AND THE INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST FOURTEEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT <http://efp.epa.gov/npdes/stormwater/nol/nolnewarch.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".
- ALL DRAINAGE STRUCTURES AND SWALES SHALL BE BUILT AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.

TOWN NOTES

- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.
- ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.
- ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY DUMPSTER AS NEEDED.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.

GRAPHIC SCALE



PRESENTATION PLAN

RESIDENTIAL DEVELOPMENT  
57 PORTSMOUTH AVE.  
EXETER, NH  
TAX MAP 65, LOT 137

REVISED PER REVIEW COMMENTS 03/19/25  
REVISIONS: DATE:

DATE: JAN 28, 2025 SCALE: 1"=10'  
PROJ. NO: NH-1535 SHEET NO. 1





STONEARCH DEVEL. CORP.  
42J DOVER POINT ROAD  
DOVER, NH 03820

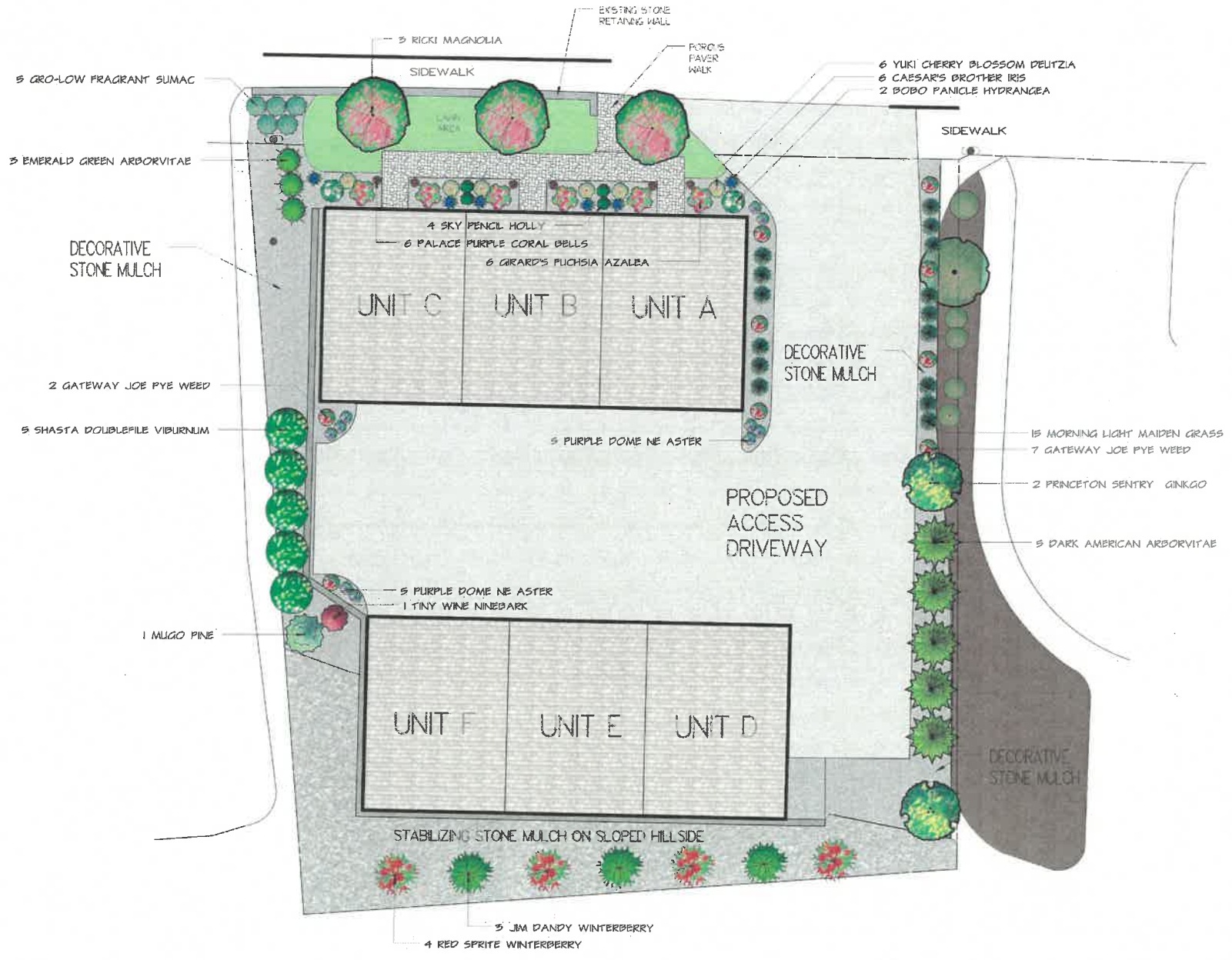


11 South Road  
Brentwood, NH 03833  
LMLandDesign.com



AMERICAN SOCIETY OF  
LANDSCAPE ARCHITECTS

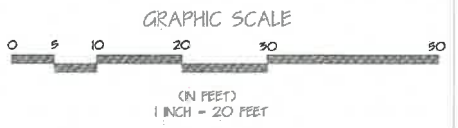
PORTSMOUTH AVENUE



PLANT LIST

Plants			
Quantity	Botanical Name	Common Name	Size
2	Ginkgo biloba 'Princeton Sentry™'	PRINCETON SENTRY™ GINKGO	3' Caliper B&B
3	Magnolia x 'Ricki'	RICKI MAGNOLIA	2" Caliper B&B
5	Thuja occidentalis 'Nigra'	DARK AMERICAN ARBORVITAE	8-9 Ft. H. B&B
3	Thuja occidentalis 'Smaragd Emerald'	EMERALD GREEN ARBORVITAE	6-7 Ft. H. B&B
6	Azalea 'Girard's Fuchsia'	GIRARD'S FUCHSIA AZALEA	3 Gallon
6	Deutzia 'NCDX2'	YUKI CHERRY BLOSSOM DEUTZIA	3 Gallon
2	Hydrangea paniculata 'Bobo'	BOBO PANICLE HYDRANGEA	5 Gallon
4	Ilex crenata 'Sky Pencil'	SKY PENCIL HOLLY	6 Gallon
3	Ilex verticillata 'Jim Dandy'	JIM DANDY WINTERBERRY	5 Gallon
4	Ilex verticillata 'Red Sprite'	RED SPRITE WINTERBERRY	5 Gallon
1	Physocarpus opulifolius 'SMNPOTW'	TINY WINE NINEBARK	5 Gallon
1	Pinus mugo	MUGO PINE	5 Gallon
5	Rhus aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	3 Gallon
5	Viburnum plicatum f. 'Shasta'	SHASTA DOUBLEFILE VIBURNUM	5 Gallon
10	Aster novae-angliae 'Purple Dome'	PURPLE DOME NE ASTER	1 Gallon
9	Eupatorium purpureum 'Gateway'	GATEWAY JOE PYE WEED	1 Gallon
6	Heuchera micrantha 'Palace Purple'	PALACE PURPLE CORAL BELLS	1 Gallon
6	Iris sibirica 'Caesar's Brother'	CAESAR'S BROTHER IRIS	1 Gallon
15	Miscanthus sinensis 'Morning Light'	MORNING LIGHT MAIDEN GRASS	2 Gallon

NOTE: Plant container size may vary upon availability.



COLOR PLANTING PLAN

RESIDENTIAL DEVELOPMENT  
57 PORTSMOUTH AVE.  
EXETER, NH  
TAX MAP 65, LOT 137

REVISIONS:	DATE:

DATE:	MAR. 10, 2025	SCALE:	1" = 10'
PROJ. NO:	NH- 1535	SHEET NO.	6b



**57 PORTSMOUTH AVE, EXETER NH**

5 SHERMAN STREET LLC





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