



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709
www.exeternh.gov

LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, March 12, 2020 at 7:00 P.M. in the Nowak Room of the Town Office Building located at 10 Front Street, Exeter, New Hampshire, to consider the following:

APPROVAL OF MINUTES: February 13, 2020

NEW BUSINESS: PUBLIC HEARINGS

The application of People's United Bank for the proposed construction of a drive-thru canopy and reconstruction of the existing parking lot at 1 Center Street. The subject property is situated in the C-1, Central Area Commercial zoning district. Tax Map Parcel #72-205 and #72-216. Case #20-3.

OTHER BUSINESS

- Wakefield Investments, LLC (2 Hampton Road LLC) – PB Case #21404
Modifications to previously approved site plan for Windsor Crossing and request for bond reduction
Acadia Lane, Tax Map Parcel #69-3
- Master Plan discussion

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 02/28/20: Exeter Town Office, Exeter Public Library, Town of Exeter Website

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**TOWN OF EXETER
PLANNING BOARD
FEBRUARY 13, 2020
DRAFT MINUTES**

5 **I. PRELIMINARIES:**

7 **BOARD MEMBERS PRESENT:** Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete Cameron, Clerk,
8 Niko Papakonstantis, Select Board Representative, Gwen English, John Grueter, Kelly Bergeron, Pete
9 Steckler, Alternate and Jen Martel, Alternate.

11 **STAFF PRESENT:** Town Planner Dave Sharples

13 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:02 PM.

15 **III. OLD BUSINESS**

17 **APPROVAL OF MINUTES**

19 January 23, 2020

21 *Mr. Papakonstantis motioned to approve the January 23, 2020 minutes as amended. Mr. Grueter*
22 *seconded the motion. A vote was taken, all were in favor, approved 7-0-0.*

24 **IV. NEW BUSINESS**

26 **PUBLIC HEARINGS**

27 1. Continued public hearing on the application of I. S. Realty Trust for the proposed subdivision of an
28 existing 5.58-acre parcel located at 100 Linden Street into five (5) single-family lots and associated site
29 improvements; and a Wetlands Conditional Use Permit for proposed impacts to the wetland buffer.

30 R-2, Single Family Residential zoning district

31 Tax Map Parcel #104-71

32 Case #19-13.

34 Mr. Sharples indicated the applicant appeared before the Planning Board at the January 23, 2020
35 meeting and the application was tabled for several items. The Board wanted additional information
36 regarding the landscaping, rain garden detail, lighting detail and photometric plan, and sidewalk detail.

37
38 Revised plans were submitted on 2/6/20. Rain garden, sidewalk and lighting details have been included
39 in the revised plan set. Fixture must be acceptable to DPW. The sidewalk will connect to existing on
40 Patricia Ave. The plans show 3" caliper trees now, one in the center island.

42 The applicant is requesting a waiver from Section 7.4.10 of the Board's Site Plan Review and Subdivision
43 Regulations that require a High Intensity Soil Survey. A waiver request letter dated January 20, 2020
44 was provided to the Board.

45
46 Ian Winter indicated all issues have been addressed.

47
48 Ms. Martel asked if there were discussions with the neighbor concerning screening as there are no notes
49 on the plan to screen the southeast corner of the property and Mr. Winter indicated he will make sure it
50 is handled once everything is in place.

51
52 Ms. English noted she appreciates the increase to 3" caliper trees. Ms. English asked if UEI was satisfied
53 with the detention pond being higher than SHWT elevation and Mr. Sharples indicated he left that to
54 UEI to determine.

55
56 Mr. Steckler asked if there was an operation management plan for the HOA with regard to the rain
57 garden and Mr. Winter indicated it is the responsibility of Lot 1. Mr. Steckler asked if there were any
58 protection for it remaining a rain garden and Mr. Sharples indicated it would be part of the conditions of
59 approval. Mr. Steckler asked if it could be specific to the Stormwater Management Plan. Mr. Winter
60 indicated it would be included in HOA.

61
62 Mr. Cameron asked how the sewer extension from Lot 5 tied into the rest of the sewer and Mr. Sharples
63 noted it comes down through the easement and dumps into manhole 3.

64
65 Chair Plumer opened the hearing to the public for comments and questions at 7:32 and being none,
66 closed the hearing to the public for deliberations.

67
68 Chair Plumer indicated there was one waiver for HISS. Mr. Winter read his application into the record
69 indicating that he proposed to connect to town sewer system and eliminate the existing system.

70
71 ***Vice-Chair Brown motioned after reviewing the criteria for granting waivers that the request of I.S.***
72 ***Realty Trust (PB Case #19-13) for a waiver from Section 7.4.10 of the Site Plan Review and Subdivision***
73 ***Regulations to provide High Intensity Soil Survey information be approved with the conditions stated.***
74 ***Mr. Papakonstantis seconded the motion. A vote was taken, all were in favor, the motion passed***
75 ***unanimously.***

76
77 ***Mr. Cameron motioned after reviewing the criteria for a Wetlands Conditional Use Permit that the***
78 ***request of I.S. Realty Trust (PB Case #19-13) for a Conditional Use Permit be approved with the***
79 ***conditions stated. Ms. Bergeron seconded the motion. A vote was taken, all were in favor, the motion***
80 ***passed unanimously.***

81
82 ***Mr. Cameron motioned that the request of I.S. Realty Trust for subdivision approval (PB Case #19-13)***
83 ***be approved with the conditions stated. Mr. Papakonstantis seconded the motion. A vote was taken,***
84 ***all were in favor, the motion passed unanimously.***

85

86 Mr. Sharples read out loud the conditions of approval:
87

- 88 **1. An electronic As-Built Plan of the entire property with details acceptable to the Town shall be**
89 **provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in a dwg**
90 **or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;**
91
- 92 **2. All monumentation shall be set prior to the issuance of the first Certificate of Occupancy;**
93
- 94 **3. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town**
95 **engineer prior to any site work commencing. The following must be submitted for review and**
96 **approval prior to the preconstruction meeting:**
 - 97
 - 98 **i. The SWPPP (storm water pollution prevention plan), if applicable, be submitted**
99 **to and reviewed for approval by DPW prior to preconstruction meeting.**
 - 100 **ii. A project schedule and construction cost estimate.**
101
- 102 **4. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact**
103 **fees, and inspection fees (including third party inspections), prior to the issuance of a building**
104 **permit or a Certificate of Occupancy whichever is applicable;**
105
- 106 **5. All proposed public improvements shall be secured in accordance with Section 12 of the Site Plan**
107 **Review and Subdivision Regulations;**
108
- 109 **6. All comments in the Underwood Engineer Inc. review letter dated January 24, 2020, the TRC**
110 **comment letter dated October 7, 2019, the letter from Ass't. Town Engineer Jennifer Mates**
111 **dated February 3, 2020 and any subsequent comments as the result of further review shall be**
112 **addressed to the satisfaction of the Town Planner prior to signing the final plans;**
113
- 114 **7. The Inspection and Maintenance Plan Log Sheet in the Stormwater Management Report dated**
115 **August 1, 2019 shall be submitted to the Town Engineer annually on or before January 31st. This**
116 **requirement shall be an ongoing condition of approval and noted in the Home Owner's**
117 **Association By-laws and/or Declaration (where appropriate);**
118
- 119 **8. As part of the final plan submission, the applicant shall provide a signed copy of the**
120 **Commitment to Maintenance Requirements in the Notice of Long-term Inspection and**
121 **Maintenance Manual in the Stormwater Management Report dated August 1, 2019;**
122
- 123 **9. All applicable State permit approval numbers shall be noted on the final plans. This shall include**
124 **the Remedial Action Plan regarding the clean-up of the site;**
125
- 126 **10. All easement and/or stormwater maintenance documents shall be submitted to the Town**
127 **Planner for review and approval prior to signing the final plans. The detention basin, rain**
128 **garden and all other stormwater BMP's shall be addressed in the documents. In the event the**
129 **Town Planner deems that review is needed by the Town attorney, this review shall be at the**
130 **applicant's expense;**

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- 11. The limit of cut/disturbance shall be flagged in the field prior to any site work and these flags shall be maintained until a Certificate of Occupancy has been issued for all five units;**
- 12. If determined applicable by the Exeter Department of Public Works, the applicant shall submit the land use and stormwater management information about the project using the PTAPP Online Municipal Tracking Tool (<https://ptapp.unh.edu/>). The PTAPP submittal must be accepted by DPW prior to the pre-construction meeting;**
- 13. The applicant shall contact the Code Enforcement Officer and Deputy Fire Chief to determine the addresses for the units;**
- 14. The proposed street light fixture shall be reviewed and approved by the Exeter Public Works Department; and**
- 15. Three (3) eight-foot (8') minimum height evergreen trees shall be shown on the final plans in the southeast corner of Lot #1 (near the rain garden).**

2. The continued public hearing on the application of Harbor Street Limited Partnership for two (2) lot line adjustments and subdivision of a 4.96-acre parcel into five (5) single-family residential lots Off Brentwood Road and Spruce Street R-2, Single Family Residential zoning district Tax Map Parcel #63-93 Case #19-18.

Ms. Bergeron recused herself and departed the meeting at 7:51 PM. Chair Plumer indicated Alternate Jen Martel would be the active alternate.

Mr. Sharples indicated the applicant appeared before the Planning Board at its December 19, 2019 meeting and the application was tabled to the January 9, 2020 meeting. The applicant requested after the December 27, 2019 site walk to be continued to the January 23, 2020 meeting to complete the drainage analysis. Subsequently the applicant requested a continuance to the February 13th to provide additional information regarding the drainage analysis. The engineering representing the abutter is satisfied with the changes now. Lot 93-5 has the swale extended. The backyard will be graded towards that to alleviate the risk of overflow there.

Mr. Sharples noted the applicant is requesting one waiver from the Board's Site Plan Review and Subdivision Regulations for the requirement that the post development peak flow rate not exceed that of the pre-development condition. The 2/5/20 waiver request letter was provided. There are additional agreements between Mr. Falzone and the abutters to be added to the conditions of approval.

John Krebbs indicated he was available to answer questions.

175 Ms. English asked if parcels A and B were going to the respective abutters and Mr. Krebs answered
176 affirmatively.

177

178 Ms. English asked about the trench around the Brentwood Road property getting cleaned and Mr.
179 Krebs noted it may be deepened by 6" as well.

180

181 Ms. English asked if the oak trees would be removed and Mr. Krebs noted that on Lot 5 they would be.
182 Mr. Sharples added that is an area of concern with drainage and will need to be graded around.

183

184 Mr. Steckler asked about the drainage analysis and which direction when discharging additional water
185 and Christian Smith noted there are five locations in the analysis which he pointed out on the plan set.

186

187 Mr. Steckler asked if the discharge was being increased to H100 and H500 and Mr. Smith indicated
188 affirmatively. Mr. Smith added that was largely due to Lot 5 and Mr. Falzone agreed to clean the basin
189 to increase flow.

190

191 Ms. Martel asked about the removal of trees and if they could be saved and Mr. Sharples noted this is
192 where they are grading so slope toward swale.

193

194 Chair Plumer opened the hearing to the public for questions and comments at 8:07 PM.

195

196 Dan Hummel indicated if there was a way to save the tree he was okay with that and may request some
197 screening. Chair Plumer asked if three evergreens would be suitable. Mr. Krebs agree to revise the
198 plan to show evergreens to screen his home and to save the 22" oak.

199

200 Chair Plumer closed the hearing to the public at 8:09 PM for deliberations.

201

202 Ms. English noted she appreciated the effort to communicate with abutters.

203

204 Mr. Steckler noted the plan discharged more water to the Town's system and asked if the Town could
205 handle the additional discharge and Mr. Smith indicated the two locations show increase before this
206 process with the swales providing infiltration and the past man-made ditch connecting to a basin is
207 being restored. The DPW was at the TRC meeting and did not voice any concerns. Mr. Sharples noted it
208 was reviewed by the Town Engineer and is okay with small increase.

209

210 Vice-Chair Brown asked about the Conditions of Approval with abutter agreements. Mr. Sharples
211 indicated he had no concern about adding those. Mr. Krebs indicated normally they are between
212 abutters and the applicant/developer and adding allows the Town to enforce.

213

214 Mr. Krebs read his waiver request into the record indicated the small access areas that flow to the
215 drainage structure with minimal increase in peak flow. The stormwater volume increases are well below
216 maximum allowed. The drainage will convey water away from the abutters.

217

218 Mr. Smith noted the small increases did not determine inundation problems in this area. Two acres
219 were created as a right of way access. Catch basins would be placed at the bottom of each and having a
220 drain going uphill would be virtually impossible.

221

222 Mr. Sharples noted the Town did not want to enforce the maintenance of the fence because it is a
223 condition of approval and recommended it should be in deed and the location of the house on Lot 5
224 cannot interfere with the swail.

225

226 ***Mr. Grueter motioned after reviewing the criteria for granting waivers that the request of Harbor***
227 ***Street Limited Partnership (PB Case #19-18) for a waiver from Section 9.3.1.8 and Section 9.3.4 & 5 of***
228 ***the Site Plan Review and Subdivision Regulations regarding stormwater management requirements***
229 ***for post construction be approved with the conditions stated. Vice-Chair Brown seconded the motion.***
230 ***A vote was taken, all were in favor, the motion passed unanimously.***

231

232 ***Mr. Grueter motioned that the request of Harbor Street Limited Partnership (PB Case #19-18) for two***
233 ***Lot Line Adjustments be approved. Mr. Cameron seconded the motion. A vote was taken, all were in***
234 ***favor, the motion passed unanimously.***

235

236 ***Mr. Grueter motioned that the request of Harbor Street Limited Partnership (PB Case #19-18) for***
237 ***Subdivision approval be approved with the conditions stated. Ms. English seconded the motion. A***
238 ***vote was taken, all were in favor, the motion passed unanimously.***

239

240 ***Conditions of approval:***

- 241 ***1. An electronic As-Built Plan of the entire property with details acceptable to the Town shall be***
242 ***provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in a dwg***
243 ***or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;***
244
- 245 ***2. All monumentation shall be set prior to the issuance of the first Certificate of Occupancy;***
246
- 247 ***3. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town***
248 ***engineer prior to any site work commencing. The following must be submitted for review and***
249 ***approval prior to the preconstruction meeting:***
250
- 251 ***i. The SWPPP (storm water pollution prevention plan), if applicable, be submitted***
252 ***to and reviewed for approval by DPW prior to preconstruction meeting.***
253 ***ii. A project schedule and construction cost estimate.***
254
- 255 ***4. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact***
256 ***fees, and inspection fees (including third party inspections), prior to the issuance of a building***
257 ***permit or a Certificate of Occupancy whichever is applicable;***
258
- 259 ***5. The Inspection & Maintenance Manual Checklist included in the Stormwater Management/BMP***
260 ***Operation & Maintenance Plan dated 1-4-2020 shall be submitted to the Town Engineer***

- 261 ***annually on or before January 31st. This requirement shall be an ongoing condition of approval***
262 ***and noted in the Home Owner's Association By-laws and/or Declaration or the individual deeds***
263 ***(where appropriate);***
264
- 265 **6. *All easement and/or stormwater maintenance documents shall be submitted to the Town***
266 ***Planner for review and approval prior to signing the final plans. In the event the Town Planner***
267 ***deems that review is needed by the Town attorney, this review shall be at the applicant's***
268 ***expense;***
269
- 270 **7. *All common improvements (including but not limited to utilities, drainage, and shared***
271 ***driveways) shall be either completed to the satisfaction of the Town or secured in accordance***
272 ***with Section 12 of the Site Plan Review and Subdivision Regulations prior to the issuance of a***
273 ***Certificate of Occupancy for any unit;***
274
- 275 **8. *The final grades and stormwater management systems shown on the Utility and Drainage Plan***
276 ***Dated November7, 2019 with the latest revision date of 2-11-2020 shall be constructed in***
277 ***accordance with said plan and any changes in grading or any stormwater system shall require***
278 ***Town and/or Planning Board approval in accordance with Section 14 of the Site Plan Review***
279 ***and Subdivision Regulations;***
280
- 281 **9. *The limit of cut/disturbance shall be flagged in the field prior to any site work and these flags***
282 ***shall be maintained until a Certificate of Occupancy has been issued for all five units;***
283
- 284 **10. *If determined applicable by the Exeter Department of Public Works, the applicant shall submit***
285 ***the land use and stormwater management information about the project using the PTAPP***
286 ***Online Municipal Tracking Tool (<https://ptapp.unh.edu/>). The PTAPP submittal must be***
287 ***accepted by DPW prior to the pre-construction meeting;***
288
- 289 **11. *The applicant shall contact The Code Enforcement Officer (CEO) and Deputy Fire Chief (DFC) to***
290 ***determine the addresses for the units. In the event the CEO and DFC recommend naming either***
291 ***or both of the private driveways, the applicant shall follow the procedures on street naming in***
292 ***accordance with Chapter14. The street name shall be adopted prior to the issuance of a***
293 ***Certificate of Occupancy for any units;***
294
- 295 **12. *The six (6) bulleted conditions listed in an email with the handwritten date of 12-18-2019 and***
296 ***signed by Joseph Falzone, Katie Marie Lamontagne, Daniel J. Tesnier, and James & Alexandra***
297 ***Allen and attached hereto, shall be fully incorporated herein and be conditions of this approval;***
298
- 299 **13. *The six (6) bulleted conditions listed in a document with the handwritten date of 12-17-2019***
300 ***and signed by Joseph Falzone, and Jonathan & Alysa Franck, and attached hereto, shall be fully***
301 ***incorporated herein and be conditions of this approval;***
302

303 **14. The Town will have the right, but not the obligation, to enforce the conditions of #12 and #13**
304 **above;**

306 **15. The builder shall take all precautions to protect the 22" oak tree located at the southern tip of**
307 **the manmade wetland on Lot #93-5; and**

309 **16. Three (3) eight-foot (8') minimum height evergreen trees shall be shown on the final plans to**
310 **screen Lot #93-5 from Lot #63-86.**

311

312 **V. OTHER BUSINESS**

313

314 **Master Plan Discussion**

315

316 Mr. Sharples noted he will schedule the next meeting. MUND is on the warrant for Town Meeting to
317 fulfill several goals of the Master Plan.

318

319 **TAP Grant**

320

321 Mr. Sharples updated the status of the connecting sidewalks grant that were funded in 2017 with
322 \$600,000 with 80% federal funding, which are on schedule. Three existing sidewalks connect on Spring
323 Street and Winter Street and the west side of Epping Road with Brentwood Road. All the landowners
324 are on board in support of the easements. Conservation recommended with no objection. The Select
325 Board hearing is on February 18th. The easement plan is colored with red areas delineating permanent
326 easements, one access is to reconstruct the curbing. The slope easement is on Spring Street.

327

328 Ms. Martel asked if there were any utility pole relocations and Mr. Sharples indicated a few, one on
329 Epping Road was tricky and none are in the middle of the sidewalk.

330

331 Mr. Sharples indicated the state reviews and will require a flashing beacon 79' north of intersections
332 which will be lit as well.

333

334 ***Vice-Chair Brown motioned the Planning Board has no objection to acquiring easements to the***
335 ***completion of the TAP Grant. Mr. Papakonstantis seconded the motion. A vote was taken, all were in***
336 ***favor, the motion passed unanimously.***

337

338 **VI. TOWN PLANNER'S ITEMS**

339 Mr. Sharples noted the applications are supposed to be submitted digitally and put on website and will
340 look into it. Vice-Chair Brown indicated this would save postage. Mr. Sharples noted if the Board wants
341 to stay electronic then to email him.

342 **Field Modifications**

343 Mr. Sharples indicated he will have one for March.

344 **Announcements**

345 **VII. CHAIRPERSON'S ITEMS**

346 Mr. Cameron noted a resident was not happy with the work across from the Shell station on Main
347 Street. Mr. Grueter noted the building is taller than we thought it would be. Mr. Sharples indicated the
348 project is 5' higher than zoning allows and Mr. Eastman has notified them this must be resolved.

349 **VIII. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

350 Ms. English indicated she got a letter for the Housing Appeal Board hearing on February 17th. Mr.
351 Steckler added the repeal bill was to establish the Affordable Housing Commission. Mr. Sharples
352 explained it was to allow quicker appeals than Superior Court and allows the applicant to represent
353 themselves.

354 **IX. ADJOURN**

355 *Mr. Papakonstantis moved to adjourn at 9:12 PM. Ms. English seconded the motion, with all in favor,*
356 *the motion passed unanimously.*

357 Respectfully submitted,

358 Daniel Hoijer,
359 Recording Secretary



TOWN OF EXETER

Planning and Building Department

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

Date: March 5, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: People's United Bank
1 Center Street
PB Case #20-3

The applicant has submitted an application and plans for site plan review for the proposed construction of a drive-thru canopy and reconstruction of the existing parking lot located at 1 Center Street. The subject property is located in the C-1, Central Area Commercial zoning district and is identified as Tax Map Parcel #72-205 and #72-216.

The applicant appeared before the Historic District Commission on two occasions and was granted approval for the proposed improvements with several conditions at their December 19th meeting. I have enclosed a copy of the HDC's decision and the meeting minutes for your review.

The plans and supporting documents have been reviewed by UEI and their comments, dated March 4, 2020 are enclosed for your review. Due to several UEI and staff concerns, we will be meeting with the applicant next week to go over these concerns and, depending upon the outcome of this meeting, the applicant may request a continuance to a later meeting. I will let you know via email as soon as I know if they will be moving forward on March 12th.

The Applicant is requesting a waiver from Section 9.13.6 of the Board's Site Plan Review and Subdivision Regulations regarding the required aisle width for the proposed parking reconfiguration. A copy of the waiver request, dated January 14, 2020, is included in the enclosed application materials.

In the event the Board decides to take action on the application, I will be prepared with suggested conditions of approval.

Waiver Motions

Parking area – Aisle Widths waiver motion: After reviewing the criteria for granting waivers, I move that the request of People's United Bank (PB Case #20-3) for a waiver from Section 9.13.6 of the Site Plan Review & Subdivision Regulations to reduce the

minimum aisle width within the parking area be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Planning Board Motions

Site Plan Motion: I move that the request of People's United Bank (PB Case #20-3) for Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



FEB 11 2020

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TOWN OF EXETER, NH APPLICATION FOR SITE PLAN REVIEW

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

COMMERCIAL SITE PLAN REVIEW
 INDUSTRIAL SITE PLAN REVIEW
 MULTI-FAMILY SITE PLAN REVIEW
 MINOR SITE PLAN REVIEW
 INSTITUTIONAL/NON-PROFIT SPR

| | |
|----------|------------------|
| PB# 20-3 | APPLICATION # |
| 2/11/20 | DATE RECEIVED |
| 250.00 | APPLICATION FEE |
| | PLAN REVIEW FEE |
| 90.00 | ABUTTERS FEE |
| | LEGAL NOTICE FEE |
| \$340.00 | TOTAL FEES |

pd. ✓ #
4800
lesm

| | |
|-------|-----------------|
| _____ | INSPECTION FEE |
| _____ | INSPECTION COST |
| _____ | REFUND (IF ANY) |

1. **NAME OF LEGAL OWNER OF RECORD:** Chittenden Bank, C/O People's United Bank
TELEPHONE: (603) 781-1636
ADDRESS: 850 Main St, Bridgeport, CT 06604

2. **NAME OF APPLICANT:** Chittenden Bank, C/O People's United Bank
ADDRESS: 850 Main St, Bridgeport, CT 06604
jack.goglin@peoples.com **TELEPHONE:** () _____

3. **RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER:** _____
 (Written permission from Owner is required, please attach.)

4. **DESCRIPTION OF PROPERTY:** Single structure on Lot 216 with parking on Lots 205 & 216
ADDRESS: 1 Center Street
TAX MAP: 72 **PARCEL #:** 205 & 216 **ZONING DISTRICT:** C-1
AREA OF ENTIRE TRACT: Lot 216 = 0.42Ac. **PORTION BEING DEVELOPED:** C-1
Lot 205 = 0.11Ac.



5. **ESTIMATED TOTAL SITE DEVELOPMENT COST** \$ +/- \$70,000

RECEIVED

6. **EXPLANATION OF PROPOSAL:** Redevelopment of existing parking lot and additional drive-thru service window.

7. **ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO)** Yes, existing

If yes, Water and Sewer Superintendent must grant written approval for connection.
If no, septic system must comply with W.S.P.C.C. requirements.

8. **LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:**

| <u>ITEM:</u> | <u>NUMBER OF COPIES</u> |
|--|-------------------------|
| A. <u>See attached cover letter for list of submittal items.</u> | |
| B. _____ | |
| C. _____ | |
| D. _____ | |
| E. _____ | |
| F. _____ | |

9. **ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO)** No IF YES, ATTACH COPY.

10. **NAME AND PROFESSION OF PERSON DESIGNING PLAN:**

Kenneth A Berry, PE, LLS
NAME: Christopher R. Berry
Berry Surveying & Engineering
ADDRESS: 335 Second Crown Point Rd, Barrington, NH 03825
PROFESSION: Surveying & Engineering **TELEPHONE:** (603) 332-2863

11. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:**

Construction of one rain garden for storm water mitigation. No proposed changes to utilities.



12. HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?

IF YES, DESCRIBE BELOW. (Please check with the Planning Department Office to verify)

No

13. WILL THE PROPOSED PROJECT INVOLVE DEMOLITION OF ANY EXISTING BUILDINGS OR APPURTENANCES? IF YES, DESCRIBE BELOW.

(Please note that any proposed demolition may require review by the Exeter Heritage Commission in accordance with Article 5, Section 5.3.5 of the Exeter Zoning Ordinance).

There will be no demolition to existing buildings.

14. WILL THE PROPOSED PROJECT REQUIRE A "NOTICE OF INTENT TO EXCAVATE" (State of NH Form PA-38)? IF YES, DESCRIBE BELOW.

No

NOTICE: I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS; INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15.2 OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 1-15-2020

OWNER'S SIGNATURE

ACCORDING TO RSA 676.4.I (c), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.



SITE PLAN REQUIREMENTS

7.4 Existing Site Conditions Plan

Submission of this plan will not be applicable in all cases. The applicability of such a plan will be considered by the TRC during its review process as outlined in Section 6.5 Technical Review Committee (TRC) of these regulations. The purpose of this plan is to provide general information on the site, its existing conditions, and to provide the base data from which the site plan or subdivision will be designed. The plan shall show the following:

| APPLICANT | TRC | REQUIRED EXHIBITS |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.4.1 Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.4.2 Location of the site under consideration, together with the current names and addresses of owners of record, of abutting properties and their existing land use. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.4.3 Title, date, north arrow, scale, and Planning Board Case Number. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.4.4 Tax map reference for the site under consideration, together with those of abutting properties. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.4.5 Zoning (including overlay) district references. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.4.6 A vicinity sketch or aerial photo showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 2,000-feet, or larger area if deemed necessary by the Town Planner. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.4.7 Natural features including watercourses and water bodies, tree lines, significant trees (20-inches or greater in diameter at breast height) and other significant vegetative cover, topographic features, and any other environmental features that are important to the site design process. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.4.8 Man-made features such as, but not limited to, existing roads, structures, and stone walls. The plan shall also indicate which features are to be retained and which are to be removed or altered. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.4.9 Existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan. |
| <input type="checkbox"/> N/A | <input type="checkbox"/> | 7.4.10 A High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof. Such soil surveys shall be prepared by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted. |



| | | |
|---|--------------------------|--|
| <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> | 7.4.11 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "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." |
| <input checked="" type="checkbox"/> X | <input type="checkbox"/> | 7.4.12 Surveyed property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan. |
| <input checked="" type="checkbox"/> X | <input type="checkbox"/> | 7.4.13 The lines of existing abutting streets and driveway locations within 200-feet of the site. |
| <input checked="" type="checkbox"/> X | <input type="checkbox"/> | 7.4.14 The location, elevation, and layout of existing catch basins and other surface drainage features. |
| <input checked="" type="checkbox"/> X | <input type="checkbox"/> | 7.4.15 The shape, size, height, location, and use of all existing structures on the site and approximate location of structures within 200-feet of the site. |
| <input checked="" type="checkbox"/> X | <input type="checkbox"/> | 7.4.16 The size and location of all existing public and private utilities, including off-site utilities to which connection is planned. |
| <input checked="" type="checkbox"/> X | <input type="checkbox"/> | 7.4.17 The location of all existing easements, rights-of-way, and other encumbrances. |
| <input checked="" type="checkbox"/> X | <input type="checkbox"/> | 7.4.18 All floodplain information, including the contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982. |
| <input checked="" type="checkbox"/> X | <input type="checkbox"/> | 7.4.19 All other features which would fully explain the existing conditions of the site. |
| <input checked="" type="checkbox"/> X | <input type="checkbox"/> | 7.4.20 Name of the site plan or subdivision. |



7.5 Proposed Site Conditions Plan (Pertains to Site Plans Only)

The purpose of this plan is to illustrate and fully explain the proposed changes taking place within the site. The proposed site conditions plan shall depict the following:

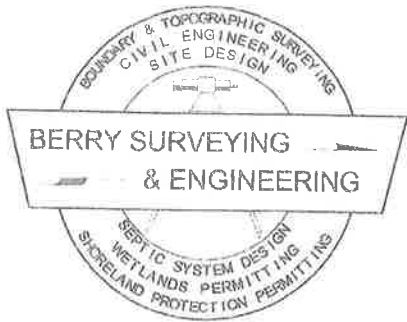
| APPLICANT | TRC | REQUIRED EXHIBITS |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.5.1 Proposed grades and topographic contours at intervals not to exceed 2-feet with spot elevations where grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.5.2 The location and layout of proposed drainage systems and structures including elevations for catch basins. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.5.3 The shape, size, height, and location of all proposed structures, including expansion of existing structures on the site and first floor elevation(s). Building elevation(s) and a rendering of the proposed structure(s). |
| <input type="checkbox"/> N/A | <input type="checkbox"/> | 7.5.4 High Intensity Soil Survey (HISS) information for the site, including the total area of wetlands proposed to be filled. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.5.5 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "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." |
| <input type="checkbox"/> N/A | <input type="checkbox"/> | 7.5.6 Location and timing patterns of proposed traffic control devices. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.5.7 The location, width, curbing and paving of all existing and proposed streets, street rights-of-way, easements, alleys, driveways, sidewalks and other public ways. The plan shall indicate the direction of travel for one-way streets. See Section 9.14 – Roadways, Access Points, and Fire Lanes for further guidance. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.5.8 The location, size and layout of off-street parking, including loading zones. The plan shall indicate the calculations used to determine the number of parking spaces required and provided. See Section 9.13 – Parking Areas for further guidance. |
| <input type="checkbox"/> N/A | <input type="checkbox"/> | 7.5.9 The size and location of all proposed public and private utilities, including but not limited to: water lines, sewage disposal facilities, gas lines, power lines, telephone lines, cable lines, fire alarm connection, and other utilities. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.5.10 The location, type, and size of all proposed landscaping, screening, green space, and open space areas. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.5.11 The location and type of all site lighting, including the cone(s) of illumination to a measurement of 0.5-foot-candle. |
| <input type="checkbox"/> N/A | <input type="checkbox"/> | 7.5.12 The location, size, and exterior design of all proposed signs to be located on the site. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.5.13 The type and location of all solid waste disposal facilities and accompanying screening. |



| | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.5.14 Location of proposed on-site snow storage. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.5.15 Location and description of all existing and proposed easement(s) and/or right-of-way. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.5.16 A note indicating that: "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". See Section 9.14 Roadways, Access Points, and Fire Lanes and Section 9.13 Parking Areas for exceptions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7.5.17 Signature block for Board approval |

OTHER PLAN REQUIREMENTS (See Section indicated)

- 7.7 Construction plan
- 7.8 Utilities plan (no change)
- 7.9 Grading, drainage and erosion & sediment control plan
- 7.10 Landscape plan
- 7.11 Drainage Improvements and Storm Water Management Plan
- 7.12 Natural Resources Plan (existing pavement)
- 7.13 Yield Plan (non residential)



BERRY SURVEYING & ENGINEERING

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crberry@metrocast.net

January 15, 2019

Town of Exeter Planning Board
Attention: Dave Sharples – Town Planner
10 Front Street
Exeter, NH 03833

RE: Parking Analysis
Chittenden Bank C/O
People's United Bank
1 Center Street
Tax Map 72, Lots 205 & 216

Mr. Sharples, Chair, and Members of the Exeter Planning Board,

Enclosed please find the following parking analysis in support of a Site Redevelopment for Chittenden Bank, C/O People's United Bank.

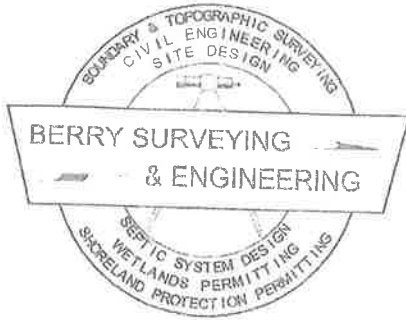
Existing Conditions:

Chittenden Bank, C/O People's United Bank owns the parcel known as 1 Center Street (Map 72, Lot 216), which has an existing 4,272 square foot bank and 15 onsite parking spaces. They also own Lot 205, which is a small 10 space parking lot that services the existing bank.

Project Overview:

The applicant is proposing to construct two drive through lanes for the existing bank located at 1 Center Street. As part of the drive through construction, the applicant will be rearranging the existing parking area in order to accommodate for the drive through and the relating vehicle queue. A portion of the existing parking lot will be turned into a vegetated area as well as an area for storm water mitigation. The existing bank is 4,272 Sq.Ft. on the first floor. The second floor has 2,136 Sq. Ft. of office space, with the remaining 2,136 Sq.Ft. being used as storage space.

The construction of the drive through and redevelopment of the parking lot will result in a decrease of 4 spaces, to 21 spaces. However, the creation of a two lane drive through will divert the parking demand to drive through demand.



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January 14, 2019

Town of Exeter Planning Board
Attention: Dave Sharples – Town Planner
10 Front Street
Exeter, NH 03833

RE: Project Narrative
Chittenden Bank C/O
People's United Bank
1 Center Street
Tax Map 72, Lots 205 & 216

Mr. Sharples, Chair, and Members of the Exeter Planning Board,

Enclosed please find the following project narrative in support of a Site Redevelopment for Chittenden Bank, C/O People's United Bank.

Background and General Narrative:

Chittenden Bank C/O People's United Bank owns the parcel known as 1 Center Street (Map 72, Lot 216) & and Lot 205. Berry Surveying & Engineering has conducted a full boundary survey as well as a topographic analysis. Please note that there were no wetlands found on site. Lot 205 consists entirely of a paved parking area that provides parking access to the existing bank on Lot 216 and slopes gradually down to Governor's Lane. Lot 216 has an existing 4,272 Sq.Ft. bank on the first floor and 2,136 Sq.Ft. of office space on the second floor. The remaining 2,136 Sq.Ft. on the second floor is storage spaces. The lot slopes gradually down from Governor's Lanes towards the existing bank.

The Proposal:

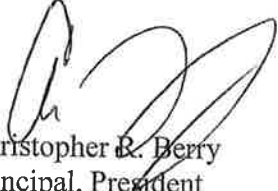
The proposal is to construct a drive through canopy with two drive through lanes. These two lanes will provide access to an ATM and teller. As part of the construction of the drive through lanes, the existing parking lot will be rearranged to make room for the relating vehicles queues. Currently there is access to the bank parking lot off Center Street. However in the proposed layout, the access point will be moved to Governor's Lane and will have one way circulation through the parking lot to Center Street, keeping the overall traffic flow similar to the existing condition. A waiver is being requested by the applicant for a drive isle width of 18 feet for degree parking, where 20 feet is required for 60 degree parking. A copy of the waiver request is enclosed.

Due to the reconfiguration of the parking lot, there will be a decrease of approximately 2,300 Sq.Ft. of impervious area. The excess existing impervious areas will be turned into landscaped and storm water mitigation areas. A variety of trees and shrubs, native to New Hampshire will be planted throughout the site. In addition, a rain garden will be constructed in the middle of the parking area in order to capture some of the stormwater coming off the parking lot and Governor's Lane. An in depth drainage analysis has been conducted and is included in the submittal.

The applicant is proposing the above mentioned changes in order to increase the efficiency of the bank and create additional drive through lanes. In addition, interior green space will also be added to the parking lot, as well as storm water mitigation practices.

A parking analysis has also been conducted as part of this submittal. Utilizing the Town of Exeter Regulations and the Parking Generation Manual, it was determined that there will be enough onsite parking to accommodate both the bank and supporting offices.

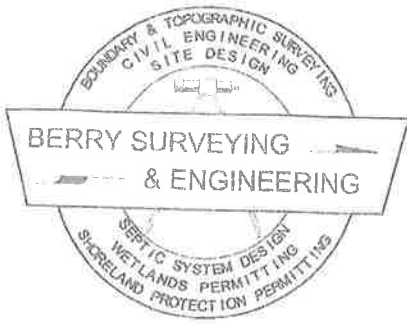
James F. Hayden
Engineering Technician



Christopher R. Berry
Principal, President



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January 14, 2019

Town of Exeter Planning Board
Attention: Dave Sharples – Town Planner
10 Front Street
Exeter, NH 03833

RE: Waiver Request
Chittenden Bank C/O
People's United Bank
1 Center Street
Tax Map 72, Lots 205 & 216

Mr. Sharples, Chair, and Members of the Exeter Planning Board,

Enclosed please find the following waiver request in support of a Site Redevelopment for Chittenden Bank, C/O People's United Bank.

In accordance with the Town of Exeter Site Review Regulations Section 13.7, the following waiver is requested:

1. **Identification of Waiver Request:** Minimum aisle width of 20 feet for 60 degree parking.
 - Proposed 60 degree parking area with an 18 foot aisle (where 20 feet is required).

2. **Explanation:**

The proposal is to construct a drive through canopy with two drive through lanes. These two lanes will provide access to an ATM and teller. As part of the construction of the drive through lanes, the existing parking lot will be rearranged to make room for the relating vehicles queues. Currently there is access to the bank parking lot off Center Street. However in the proposed layout, the access point will be moved to Governor's Lane and will have one way circulation through the parking lot to Center Street, Keeping the overall traffic flow similar to the existing condition.

3. **Waiver Justification:**

- a. **The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property.**

Allowing the applicant to have an aisle width of 18' for 60 degree parking will not be detrimental to the public safety. The proposed parking layout will help to increase public safety by creating

two new crosswalks for pedestrian traffic. In addition, the number of driveway cuts onto Center Street will be reduced from two in the existing condition, to one in the proposed. This will limit the traffic flow off Center Street.

b. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property.

The conditions which the request for a waiver is based are unique to this lot. The portion of the lot to be redeveloped site at the corner of Governor's Lane and Center Street, making it hard to redevelop the right of ways of either side of the parking lot. The parking lot was designed to not only meet the necessary parking demand but also to keep all the proposed parking on the subject parcel. Given the existing low speeds and low volumes on Governor's Lane, this was deemed appropriate.

c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out.

Requiring the applicant to have a 20' aisle width would pose an unnecessary hardship on the applicant. The 18' aisle allows for the required parking to be on site while leaving room for landscaping and stormwater management. If the aisle were to be widened to 20' then the center landscaped island/rain garden would be jeopardized.


d. The granting of the waiver will not be contrary to the spirit and intent of the regulations and the waiver will not, in any manner, vary the provisions of the Zoning Ordinance or Master Plan.

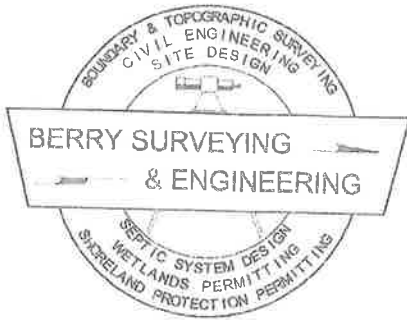
Granting this waiver will not be contrary to the spirit and intent of the regulations and the waiver will not vary the provisions of the Master Plan. The spirit and intent of the regulation to allow for safe travel through parking areas. The proposed parking layout, as mentioned above will increase safety and vehicle flow by creating a more stream line traffic pattern. A study was done on other Cities in the area to determine the aisle width for 60 degree parking. The City of Dover has a minimum aisle width of 16 feet for 60 degree parking, while the City of Rochester has a minimum aisle width of 18 feet for 60 parking.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician


Christopher R. Berry
Principal, President



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January 15, 2019

Town of Exeter Planning Board
Attention: Dave Sharples – Town Planner
10 Front Street
Exeter, NH 03833

RE: Parking Analysis
Chittenden Bank C/O
People's United Bank
1 Center Street
Tax Map 72, Lots 205 & 216

Mr. Sharples, Chair, and Members of the Exeter Planning Board,

Enclosed please find the following parking analysis in support of a Site Redevelopment for Chittenden Bank, C/O People's United Bank.

Existing Conditions:

Chittenden Bank, C/O People's United Bank owns the parcel known as 1 Center Street (Map 72, Lot 216), which has an existing 4,272 square foot bank and 15 onsite parking spaces. They also own Lot 205, which is a small 10 space parking lot that services the existing bank.

Project Overview:

The applicant is proposing to construct two drive through lanes for the existing bank located at 1 Center Street. As part of the drive through construction, the applicant will be rearranging the existing parking area in order to accommodate for the drive through and the relating vehicle queue. A portion of the existing parking lot will be turned into a vegetated area as well as an area for storm water mitigation. The existing bank is 4,272 Sq.Ft. on the first floor. The second floor has 2,136 Sq. Ft. of office space, with the remaining 2,136 Sq.Ft. being used as storage space.

The construction of the drive through and redevelopment of the parking lot will result in a decrease of 4 spaces, to 21 spaces. However, the creation of a two lane drive through will divert the parking demand to drive through demand.

Other Considerations:


In addition to having sufficient parking on site, there are also several parking spaces on Center Street and Water Street. The creation of the drive through, coupled with the onsite parking and street parking will be sufficient to accommodate the uses of the building. Based on the Parking Generation Manual the existing bank would need 15 required spaces to accommodate the parking need. However, this number does not take into account the number of vehicles within the queue. Assuming that the proposed drive through queue is full (6 vehicles), there would be a 6 space reduction in parking demand, yielding 9 required spaces (15 spaces – 6 vehicle queue = 9 spaces).

Conclusion:

The existing parking lot has 25 spaces, while the proposed parking lot will have 21. However there is no existing drive through lanes. The addition of the proposed drive through lanes with a 6 vehicle queue, will lessen the parking demand.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician



Christopher R. Berry SIT
Principal, President



19198
SHEET NO. A1

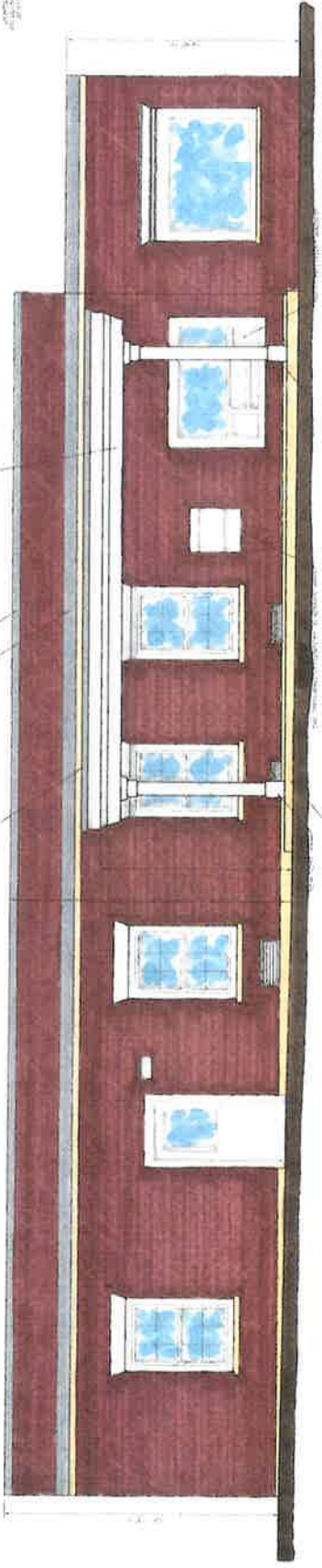
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PROJECT: PEOPLES UNITED BANK CANOPY
 FOR: 1 CENTER ST. EXTER. NH
 SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS

ASSOCIATED DESIGN PARTNERS INC.
 89 Kingston Road, Portsmouth, NH 03801
 Tel: 603-431-1786 Fax: 603-431-1784
 www.associateddesignpartners.com



EXISTING FRONT (EAST) ELEVATION
 SCALE: 1/8" = 1'-0"



EXISTING LEFT (SOUTH) SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

GRANT HAYS ASSOCIATES
 ARCHITECTS
 1000 North Main Street, Suite 200
 Portsmouth, NH 03801
 Tel: 603-431-1786 Fax: 603-431-1784
 www.grant-hays.com



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February 11, 2020

Abutters List

Owner of Record

Tax Map 72, Lots 205 & 216

Chittenden Bank
c/o Peoples United Bank
850 Main St
Bridgeport, CT 06604

ABUTTERS

Tax Map 72, Lots 203, 204, 204-1 & 204-2

Phillips Exeter Academy
20 Main St
Exeter, NH 03833
Book 1771, Page 290
Book 349, Page 264
Book 678, Page 433

Tax Map 72, Lots 206 & 215

Society of the Cincinnati
c/o Amer Independence Museum
One Governor's Lane
Exeter, NH 03833
Book 1571, Page 397

Tax Map 72, Lot 218

Southeast Land Trust of NH
PO Box 675
Exeter, NH 03833
Book 5665, Page 557

19-063 Paolini
Center St., Exeter, NH

Page 2 of 2

Tax Map 64, Lot 50

Freedman Realty Inc.
173 Water St
Exeter, NH 03833
Book 2546, Page 007

Tax Map 64, Lot 49

Charles C & Julie Traverse, Jr
183 Water St
Exeter, NH 03833
Book 4467, Page 637

Tax Map 72, Lots 224-1, 224-2

Exeter Realty Trust
Charles C Hajjar
30 Adams St
Milton, MA 02186
Book 4816, 565

Tax Map 72, Lots 224-3, 224-4

Squamscott Block Ltd Partnership
c/o Saco Falls Mgt
482 Congress St Suite 203
Portland, ME 04101
Book 4738, Page 033

Professionals

Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825



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February 10, 2020

Town of Exeter Planning Board
Attention: Dave Sharples – Town Planner
10 Front Street
Exeter, NH 03833

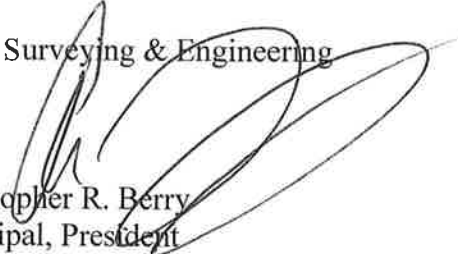
RE: Project Narrative
Chittenden Bank C/O
People's United Bank
1 Center Street
Tax Map 72, Lots 205 & 216

Mr. Sharples,

Enclosed please find the following information in support of a Site Redevelopment for Chittenden Bank, C/O People's United Bank.

- 5 Copies of Full Scale Plans
- 5 Copies of the site plan application and checklist
- 5 Copies of the project narrative
- 5 Copies of the waiver request
- 5 Copies of the parking analysis
- 2 Copies of the drainage analysis

Berry Surveying & Engineering


Christopher R. Berry
Principal, President

2529.00

March 4, 2020

David Sharples, Town Planner
Town Planning Office, Town of Exeter
10 Front Street
Exeter, NH 03833

**Re: Peoples United Bank Parking Lot Redevelopment Site Plan Review
Design Review Engineering Services
Exeter, New Hampshire**

Site Information:

| | | |
|------------------|--|--------------|
| Tax Map/Lot#: | 72/205 and 72/216 | Review No. 1 |
| Address: | 1 Center Street | |
| Lot Area: | 0.11 ac (72/205) and 0.42 ac (72/216) | |
| Proposed Use: | Existing commercial use | |
| Water: | Town | |
| Sewer: | Town | |
| Zoning District: | C-1 | |
| Applicant: | Chittenden Bank C/O People's United Bank, 850 Main Street, Bridgeport, CT 06604 | |
| Design Engineer: | Berry Surveying & Engineering, Barrington, NH | |

Application Materials Received:

- Site plan set entitled "Site Redevelopment" dated January 15, 2019, prepared by Berry Surveying & Engineering.
- Site plan application materials and waiver requests prepared by Berry Surveying & Engineering.
- Drainage Analysis & Sediment and Erosion Control Plan dated January 15, 2019, prepared by Berry Surveying & Engineering.
- Stormwater Management Inspection & Maintenance Plan, prepared by Berry Surveying & Engineering.

Dear Mr. Sharples:

Based on our review of the above information, in addition to comments provided by the Town, we offer the following comments in accordance with the Town of Exeter Regulations and standard engineering practice.

We recognize this project is a redevelopment of an existing lot with no change in ownership or use. As such, our comments are tailored to review of proposed elements only. Note: The plans

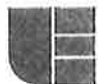
depict the side street as Ladd's Lane in some locations and Governors Lane in others. While coordination is needed, we are going to refer to it as Governors Lane for purposes of the comments.

General and Administrative Comments

1. **Existing Roadway:** We note the following:
 - Governors Lane is a narrow, dead-end road with an existing width that is insufficient to accommodate regular 2-way traffic.
 - The project proposes to circulate all of the banks business traffic to it, where currently it largely serves only to accommodate employee parking in the back parcel #205.
 - The proposed parking off Governors Lane has vehicles backing into the roadway, which could be problematic for vehicles travelling towards Center Street from the parking lot on Lot 205.
 - The intersection of Governors Lane and Center Street appears to have a curb radius of approximately 10'.
 - It appears that the layout of parking spaces along the road will reduce the amount of snow storage for the Town plows.
 - Given the abutting uses and paved sidewalks to the northwest, it is presumed that pedestrians also frequent Governors Lane, no accommodations are being proposed to accommodate non-vehicular traffic.
2. **Waiver Requests:** Please refer to Comment 13 below for discussion of the aisle width waiver request. Additional waiver requests are required as detailed in the comments below.
3. **Parking Spaces:** No waiver request for the required number of parking spaces is provided. Taking into consideration that this is an existing condition and there are adjacent public parking spaces on the street, we do not object to the number of spaces being proposed. However, as the project's parking is accommodated across two separate parcels, it is a concern that a change in ownership of parcel 205 could further reduce the available parking spaces for the bank/office building. If not currently restricted, we recommend that a condition be placed on the approval that prohibits the individual sale of the parcels without the consent of the Exeter Planning Board.
4. **Construction Traffic and Parking:** Please address how parking will be accommodated during construction, presuming the building will remain open for business. Also, please note that traffic control may be required if the construction is disruptive to downtown vehicle movements.

Cover Sheet

5. A wetland scientist is listed, but no wetlands exist onsite and no wetland delineation is listed on the existing conditions plan. This should be removed as appropriate.
6. The orientation of the location plan is different from the vicinity sketch. A second north arrow should be added.



7. The location plan calls out Ladd's Lane where the vicinity sketch calls out Governors Lane. Coordination is needed.

Existing Conditions Plan

8. **Legend:** There is a dashed line around part of the property, also shown on both sides of Governors Lane to the west, on Sheets 3 and 4. This line is not labeled anywhere, and should be added to the Legend.
9. **Utilities:** All utilities on the parcels should be shown.
10. **Trees:** There is an existing tree to the southwest of the 32" stump near the Well House Foundation. This should be added to the plan.

Site Plan

11. **Parking Spot Layout:** The parking spots located along Governors Lane do not comply with 9.13.5, which prohibits the arrangement of parking spaces such that vehicles will not back into public streets. A waiver is required.
12. **Driveway Widths:** Neither of the driveways complies with the maximum curb cut widths allowed in the Standard Specifications for Construction, Section E.III.B.2.
13. **Aisle Width:** The western lane of the drive through is reduced to approximately 7' in width at the island. This will further decrease the width of the through aisle, where a waiver request has been submitted for a reduced width from 20' to 18', and cars parked across from the island will have difficulty backing out when there is a queue at the window. While we have no objection to a reduction to 18' proximal to the four northerly parking spaces the two more southerly spaces and aisles at the island should be reconfigured.
14. **Driveway Radii:** None of the curb cut radii achieve the required 25' min. radius requirement. Given this is an existing situation in a downtown area and the 25' radii may not be possible, the applicant should increase the radii as much as possible or demonstrate emergency and delivery vehicles can navigate the turns without crossing lanes.
15. **Parking Space Size:** The parking spaces on Lot 205 measure 9'x17'. A waiver is required from section 5.6.3.A, which requires a min. space size of 9'x19'.
16. **Building Access:** There is a side door which opens out into the parking lot. This is shown on the Existing Conditions Plan by noting the concrete pad outside the door, but it is not shown on the Site Plan. Since this door will open into the vehicle queue for the drive-up window, please confirm the purpose and use of this door and how conflicts between the door and window queue will be handled. Is the door solid or equipped with a window?
17. **ADA Compliance:** Truncated domes are required at all sidewalk tip-downs within the ROW.
18. **Tree:** The existing tree noted in Comment 10 above has branches that extend to the EOP. Although the tree is not on this lot, a note should be added to protect the tree during construction.
19. **Underground Utilities:** Note 21 refers to underground telephone, electric, etc. If any new lines are proposed, these should be shown on the plans.



20. Impervious Area: Since two lots are part of this submission, Note 25 should be revised to list criteria for both Lot 205 and 216.

Grading, Erosion and Sediment Control Plan

21. Steep Slopes: Barriers should be considered in the following locations to prevent vehicles from encountering steep slopes:

- The western side of Lot 205
- All parking spaces around the 2:1 slopes of the swale and rain garden

22. Grading: Section 9.13.7.4 sets a max grade of 5%. Since this is an existing parking lot, we acknowledge challenging limitations in grading, however, the grades are as steep as 10%, and the finished floor of the bank is only 0.06 feet above the grade outside. In addition, the flood elevation of the rain garden is almost 3 feet higher than the building's finished floor, bringing into question the possibility of interior flooding in the event of overtopping.

23. Utilities: It is assumed from the structures shown on the Existing Conditions Plan that the water and sewer services are located on the Water Street side of the building. These should be shown on this plan as well.

Detail Sheets

24. Additional details: Provide details for the following:

- Crosswalk (or add a note to the plans directing the Contractor that crosswalk striping shall match existing Town of Exeter crosswalks).

25. Parking Spaces: The parking stall length should be changed to reflect the lengths proposed in details C7 and C8. The lengths should be amended post approval as needed to reflect any waivers granted by the planning board.

26. Outlet Structure: The outlet structure detail should be revised to accurately show only the structure that is proposed, as it is proposed.

Stormwater Design and Modeling

27. Date: The date on the cover sheets say 2019, but the date on the report is listed as 2020. Coordination is needed.

28. Stormwater Narrative:

- On page 2, there is a reference to wetlands, however, there are no wetlands on the site.
- Page 3 states that no infiltration is proposed, yet discussion of the rain garden on page 7 refers to infiltration throughout the text. It appears that the rain garden text is referring to the filtration achieved through the rain garden itself with little expectation of actual infiltration to the site's soils. Please clarify.
- Page 4 has references to two/both rain gardens where only one is proposed.
- Page 6 refers to the City of Exeter. Please change this to the Town of Exeter.



Page 5 of 5
David Sharples
March 4, 2020

- There is a reference to Sheet E-101 on page 6 and page 9. We are assuming this should be changed to Sheet 4. Also, page 8 refers to Sheet E-102 where no E-102 is included.
- There is a reference to a 50-foot wetland buffer on page 8, while there are no buffers onsite.

29. Inspection and Maintenance Manual:

- Page 3 lists a proposed catch basin and deep sump catch basins, but there are no catchbasins proposed.
- On page 5, the reference to the Town of Barrington should be changed to the Town of Exeter.

30. PTAP Database: The Applicant is requested to enter project related stormwater tracking information contained in the site plan application documents using the Great Bay Pollution Tracking and Accounting Program (PTAP) database (www.unh.edu/unhsc/ptapp).

A written response is required to facilitate future reviews.

Please contact us if you have any questions.

Very truly yours,

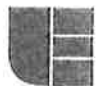
UNDERWOOD ENGINEERS, INC.



Allison M. Rees, P.E.
Project Manager



Robert J. Saunders, P.E.
Senior Project Engineer



probably said was replacement in kind. The commission does not have to see an application, for example if the applicant removes some wood siding from their building and replace it with the same kind.

Patrick then asked the commission if there was enough information to accept or deny the application. Gregory stated that it is hard to judge because the damage has already been done to the house. It is a prominent house in the historic district. Curtis stated there is a challenge because there is a precedent of a vinyl window on the right hand side which is incorrect to the period of the house. Patrick again stated, does the commission have enough information to make a decision. He then stated that the three options at this point would be to proceed with a motion for approval, a motion for denial or the applicant asks the commission to table until the next meeting and come back with some different information. Mrs. Miller stated that she does not know what she would do different. Patrick stated it would be a different material window because vinyl windows are not seen as historically appropriate. The information coming back would be a remission of the application and these are the materials we will be using. Gregory said it would also give them the opportunity to read the guidelines as well. Anthony stated that they would like to table the application until next month. Patrick asked for a motion and Curtis made the motion to table the application until next month Case # 19-07. Gregory seconded. All were in favor and application tabled.



The next is the application of R.V. Paolini for changes to the existing structure located at 1 Center Street (Peoples United Bank). The applicant is proposing to remove the existing canopy to the rear of the building over the drive-thru window and constructing a new canopy that will accommodate a two-car wide drive-thru structure. Case # 19-08. Robert Paolini stated he was representing the applicant and owner of 1 Center Street, Peoples United Bank. He is asking for permission to remove the small roof at the rear of the building that is over the drive-up window. They would like to replace it with a larger roof that would accommodate both the drive-up window and the ATM machine, which is currently inside the building. They are trying to make it easier for people to use the ATM machine as a drive-up instead of getting out of their car. Robert stated that if they are granted permission, they are planning on also making an application with the Planning Board to re-work the rear parking lot to get a better flow. Curtis asked if this proposal would re-locate the guard rail that is there. Robert stated that the guard rail would be removed. The whole parking area would change. There would be a more gradual turn into the drive-up. Kathy asked if this parking is just for their building and Robert said yes, it was just for Peoples United. Kathy then asked if they needed all that parking. Robert said that anytime he has been there working, it is full. He then stated that all the material they are using is going to be wood painted. The columns will be a composite of concrete and fiberglass for structure. They are not planning on using any vinyl at all. Gregory asked if there was a reason the roof does not align with the stone coping. Robert stated they were trying to keep the coping exposed and not cover it. They had discussions about raising the roof, but they thought there are not too many architectural details at the back of the building so they were trying to keep the limestone exposed. Patrick asked about the existing canopy that is there now. Would it be raised up? Robert stated that right now it does not really conform and they do have issues with people driving under them and hitting them. They are trying to get it up about ten feet. The horizontal line of limestone still would not stay exposed for the most part. Gregory stated that this building looks like a 1940s or 1950s Georgian revival building with modern elements. Robert said he thinks it was a school house at one point. Gregory stated that it has bay windows and it has a temple center front. It is all in wood and this gives the building its character. It would be nice if the roof on the side at least took some cues from the existing architecture. Looking at the drawings, they tell him that whoever drew them did not understand the architecture. Robert stated they did come up with a couple of designs which incorporated a small gable, but they said it would not work with the water. Gregory stated he thinks it is discouraging to see this being proposed for in front of one of Exeter's most

important buildings in the town. He suggested that the architect, or whoever put the drawings together, look at a book on classical architecture and try and understand this and then suggest something that is more appropriate. Robert asked if they are ok with the flat roof, it is more the columns that the issue is with. Gregory stated that it was. Robert then asked if it would be appropriate to table his application and come back at a later date when he adjusts the architectural rendering. Curtis stated that Robert is going in the right direction. The details just need to be adjusted. Robert stated that he appreciates the information. He will get back to the owner and have a meeting and make it more to the commissions liking. Kathy asked if they were getting rid of the ATM. Robert stated that they were. Kathy then said that Exeter is a walkable community and Citizens Bank has both a drive-thru and one on the street. She said they are discouraging walking in a way. Now you are encouraging someone to get back into their car and go thru the ATM or go into the ATM while walking and this is a safety issue. She stated that she knows it is expensive to have two ATMs, but Exeter prides itself on being the best walking community in the area. Robert said that he will point that out to the owner. Patrick then asked for a motion to table the application Case # 19-08. Curtis made the motion to table and Kathy seconded. All were in favor and application tabled.

Next on the agenda is the application of Lisa and Gregory Wenger for changes to the existing structure located at 101 High Street that include window replacement, removal of a smaller chimney and the proposed construction of an addition. Case # 19-10. Gregory Wenger introduced himself and his wife Lisa. He stated they have owned the property for a year and hope to be in soon. He would like to get permission to renovate the house and to add an addition. Their objective is to create an energy efficient house. They will end up with a three bedroom house to accommodate the family when they come. He then asked the commission if they had any questions. Gregory Colling asked which chimney would be taken down. Mr. Wenger stated it was the one with the picture above it (members had a packet with drawings). There is the prominent chimney in the front of the house that will remain. He stated that they have brought natural gas to the house and will have a gas furnace and the chimney would just be cosmetic. There are some structural issues with it and rather than repair it, they would like to have it removed. Patrick asked if this house was built in the 1940s-1960s. Mr. Wenger stated that it was actually built in a series of phases. The original house was a small cottage that was built in 1950. An extension to that was done in the late 50s. The garage was built thereafter. They would like to bring it to compliance with current day codes. Curtis asked about the materials for the siding. He wanted to know if everything was going to be replaced in kind and with shingles that are already on the house. Mr. Wenger stated they would be and it is cedar shingle that are pre-stained. Lisa Wenger stated the windows would be the Anderson 400 series. Curtis stated it looks like they are changing to a cottage style. Lisa stated they wanted something consistent with the area. She stated that in their minds they are improving it with a consistent appearance. They want to have energy efficient. They wanted the appearance and integrity of a wood, but without committing themselves to wood. Patrick asked what the materials of the Anderson 400 series are. Lisa stated they are composite. They are a vinyl coated composite wood and lasts forever. It has the full profile of wood both inside and outside. Gregory Colling stated that he is confused as to what side of the home is on High Street. The photo suggests there is a courtyard with a garage. Lisa stated that regarding the garage, she would like to change the doors. Mr. Wenger then stated that the house is actually set back off of High Street. Lisa told the commission that the garage use to be a former judges office. Kathy stated that she was in the house when it was for sale. She said there is so much potential. It has not been touched since 1952. Lisa said that they were given photographs during their transaction that show her playing piano and various tables set up. They entertained and did ballroom dancing. Mr. Wenger stated the whole house is a time capsule. Lisa said that her original degree is in architectural history and they come before the

Historic District Commission

December 19, 2019

Final Minutes

Call Meeting To Order: Patrick Gordon, Chairman, called meeting to order at 7:00 pm in the Wheelwright Room of the Exeter Town Office Building

Members Present: Patrick Gordon, Chairman, Pam Gjettum, Clerk, Kathy Corson, Select Board, Greg Colling, Curtis Boivin, Vice Chair

 New Business: Public Hearings: Continued public hearing on the application of R.V. Paolini for changes to the existing structure located at 1 Center Street (Peoples United Bank). The applicant is proposing to remove the existing canopy to the rear of the building over the drive-thru window and constructing a new canopy that will accommodate a two-car wide drive-thru structure. Case #19-08. Robert Pallini spoke representing the bank. He stated they were there a couple of months ago asking for approval to adjust the drive-up roof on the rear of the building. He said they got some good comments on the last visit and he feels they have made all of the adjustments that the board was looking for. Robert brought a board with pictures on it to show the members of the board. He said they had some research done on the columns and adjusted the caps to coincide with the existing building. The last thing that was mentioned was concern about moving the ATM machine because of people walking. Robert stated they had a conversation with the bank and they are willing to leave the existing ATM and just utilize this one for cars. To move it would not be really good for the people who walk because this is a walking community. Robert then stated that he thinks these were the original comments they got and they addressed everything the members wanted. Gregory asked what the width of the column is and the height. It is not showing on the packet that each member had. Gregory made a recommendation about the height to make it architectural correct. Gregory stated that he is just trying to make it look right. Robert agrees with his recommendations. Pam stated that what she is concerned about is the very lovely museum in back of the bank. Robert stated that they did not get any opposition from the museum and they approached them before any plans were made. He then stated that this is part 1 of a larger project where they want to go in and do the parking area and the commission would be getting input from them at that time. Pam then asked if they were good with them blocking their whole entrance. Robert said he does not think they are blocking anything. They are just adding one lane. Patrick explained to Pam that the canopy that is there now will be raised up and not really block all that much. Robert said at the same time, they are going to be readjusting the parking area and lose some space. There is going to be one in way which is where the museum accesses their road. They would then come around and come up. Pam then asked if they were going to come up the hill. Robert said they are going to lose one of the entrances and this will make it much safer because there will not be three cuts in the road. Pam stated that she still wants visual access to the museum. Gregory said what Pam is saying is do not put a drive-thru there at all. It does not necessarily screen that building. You can see through it and it is a flat roof. Kathy said that they could put a whole building there if they wanted to. This is beyond the scope of what the HDC can do. Gregory said that the builder has a right and Kathy agreed. Gregory then said that it is not a public right of way. He said you can look at the museum from Water Street and that is the view the public see. Patrick asked about the roof. He said that in the

drawings, it looks completely flat. Robert said it is with a moderate pitch to try and keep the water from the entrance and the exit. They will incorporate drainage when they do the site plan. Patrick asked in the side elevation view, will it have a peak similar to the existing. Robert stated that it will not. Patrick talked about how to do the pitch so it does not collect water. Patrick asked what the materials would be. Robert said it will be all wood and paint. They will not be using any vinyl. Patrick said he was just putting this out to the commission members that he does not think they would be against the capital base being composite, just because this is going to get so much splash back and potential wicking. Patrick then asked the commission members if they had any other questions or comments. Kathy said this was off the subject but while he is here during your next phase, which is the parking phase, will you be combining parking with the museum. Robert said they will not be doing that. They also own the upper parking lot and they want to utilize it more. Kathy then asked if there would be the same amount of parking they have now, or will it be less. Robert does not know the answer to this question, but he has a feeling that it is going to be less because they do want to have some green space. Patrick asked about the island that the columns are going to sit on, what will be the material. Robert said it will be concrete. Patrick then asked if they could request granite curbing to match the front. Robert stated that he thinks they are going to be doing a lot of granite inside the parking area, but the granite is a big problem with the islands. It rips up tires constantly. Patrick then stated that he does not think concrete would be out of place either. Patrick then asked again if there were any more questions or comments and there were none. This application has already been accepted. He then asked if there was anyone from the public who would like to speak for or against this application. There was no one. Patrick then closed the public hearing. He then asked if there was any further deliberation from any of the board members for this application. Gregory said there were three conditions for approval.

The column capital from the top of the column to the neck molding, 12 inches. The same as the width of the column. The base would be half of the length of the column, six inches. Hip flat roof with a continuous cornice that does not slope.

Gregory then made a motion to approve the application with the three conditions. Curtis seconded. All were in favor and application approved.

Other Business: Gardner House Condominiums – 12 Front Street has request a Work Session for modifications of previous approval for the main house. Jeremiah Johnson with McKinney Architects. He was with the two owners of 12 Front Street as well. He passed out a packet to the members of the board. He said that the rear condominium building is under construction now. He said the owners would like to do something different than what was approved in the back of the building. What they are proposing to do in lieu of removing that same portion of the addition and the porch stair area, put a simple, modest two car garage. The intent is to match materials, details, colors like the building in the front. Patrick asked if he had received a copy of the HDC Guidelines. He said he had and looked through them briefly. Patrick said this will reference for sure in terms of historical appropriateness. Patrick's second question was did he find any of the meeting minutes or watch on TV the deliberations on this. He has not. Patrick said this property itself went through a very rigorous and contentious approval process. A lot of energy and work went into the deliberations back and forth so he asked that Jeremiah review them. There was presentation given about the history of the property and the importance of the massing of that unit in particular, what they were calling the back house. That definitely played a part to what the considerations were for the approval for what the commission did make and for any changes to that approval. Patrick then opened it up to the commission members and reminded everyone this is

just a Working Session. Gregory made a recommendation for the arches. The owners asked if there was a garage there before. The commission members said there was. Patrick said the commission was very aware of the red squirrel infestation that happened and tore up the property on the inside. What the commission was sensitive to on the first application was the massing and to keeping it as an element of the building. They talked about keeping the structure that is there. Gregory said they could use it as a marketing tool and it would make everyone happy in the town. Jeremiah said they have a contractor on site and they will look into this and he also asked that the commission review the structural report as well. The owners thanked the commission for their time and recommendations.

Next on the agenda is the State commission for coastal resilience and economic development program as detailed in SB 285. Patrick has no information on this and Julie Gilman wanted to discuss this but is not here tonight. Also for the next one the discussion of the Demolition Review Process. These two items will be discussed at the next meeting.

Approval of the November 21, 2019 Minutes. The members reviewed the minutes and there were some amendments. Pam made a motion to accept the minutes as amended. Curtis seconded. All were in favor and minutes approved.

Gregory wanted to thank everyone and he enjoyed his time on the board. Everyone thanked him for his service.

With no further business, Pam made a motion to adjourn. Curtis seconded. All were in favor and meeting adjourned at 8:15 pm.

Respectfully submitted,

Elizabeth Herrick

Recording Secretary



Town of Exeter Historic District Commission

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709
www.exeternh.gov

Certificate of Appropriateness

Official Use Only

Application No. 4)C #19-08

Date Application received by the Building Department Office 10/1/19 (mm/dd/yyyy)

Date Application accepted by Historic District Commission 12/19/19 (mm/dd/yyyy)

Date Public Hearing held by Historic District Commission 12/19/19 (mm/dd/yyyy)

Disposition of Application:

- Disapproved
- Approved as submitted
- Approved with conditions listed below

Authorized Signature: Patrick H. Jordan

Date of Authorization: 12/19/2019

Conditions of Approval:

① COLUMN CAP HEIGHT TO NECK MOLDING TO EQUAL 12".

② HEIGHT OF THE TAURUS + BASE TO EQUAL 6"

③ FLAT ROOF TO BE HIPPED IN MIN. PITCH ALLOWED PER MANUFACTURER.

TABLE OF CONTENTS:

- SHEET 1 ~ NEIGHBORHOOD PLAN
- SHEET 2 ~ EXISTING CONDITIONS PLAN
- SHEET 3 ~ SITE PLAN
- SHEET 4 ~ GRADING PLAN & EROSION AND SEDIMENT CONTROL PLAN
- SHEET 5 ~ P-1 RAIN GARDEN 1 DETAILS
- SHEET 6 ~ LANDSCAPING PLAN
- SHEET 7 ~ LIGHTING PLAN
- SHEET 8 ~ E101-SEDIMENT & EROSION DETAILS
- SHEET 9 ~ C101-CONSTRUCTION DETAILS
- SHEET 10 ~ C102-CONSTRUCTION DETAILS

SITE REDEVELOPMENT FOR CHITTENDEN BANK C/O PEOPLE'S UNITED BANK 1 CENTER STREET EXETER, N.H. TAX MAP 72, LOTS 205 & 216

RECEIVED

FEB 11 2020

EXETER PLANNING OFFICE

OWNER: CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK
850 MAIN STREET
BRIDGEPORT, CT 06604

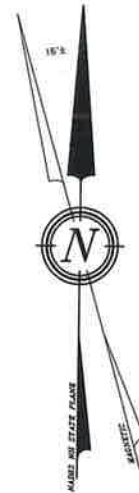
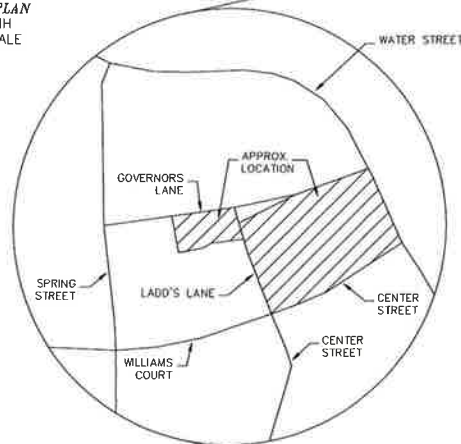
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
EXETER, NH 03825
(603) 332-2863

APPLICANT: CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK
850 MAIN STREET
BRIDGEPORT, CT 06604

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
EXETER, NH 03825
(603) 332-2863

WETLAND SCIENTIST: JOHN P. HAYES, III, CSS, CWS
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862
(603)-205-4396

LOCATION PLAN
EXETER, NH
NOT TO SCALE

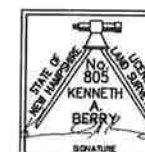
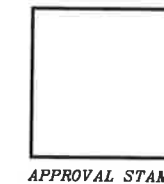


VICINITY SKETCH
EXETER, NH
SCALE: 1" = 100' ±

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF EXETER LAND SITE PLAN REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL.

GENERAL PLAN SET NOTES:

- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF EXETER.



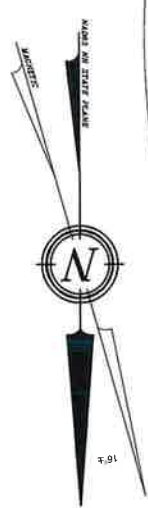
| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |

SITE REDEVELOPMENT
LAND OF
CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK
WATER STREET, CENTER STREET, LADD'S LANE, &
1 CENTER STREET,
EXETER, N.H.
TAX MAP 72, LOTS 205 & 216

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : JANUARY 15, 2019
FILE NO. : DB 2019 - 063

| SIGN ID NUMBER | SIGN SIZE (WIDTH x HEIGHT) | SIGN | TEXT DIMENSIONS | NO. OF SIGNS | BACKGROUND | LEGEND | BORDER | POST SIZE & QUANTITY |
|----------------|----------------------------|--------------|---|--------------|--------------------|--------------------------------|--------|----------------------|
| R1-1 | 30"x30" | STOP | SEE STANDARD HIGHWAY SIGNS USDOT - FHWA | 2 | RED | WHITE | WHITE | SQUARE (2) |
| R7-B | 12"x18" | ROAD NAMED | SEE STANDARD HIGHWAY SIGNS USDOT - FHWA | 1 | WHITE | GREEN / WHITE / ON BLUE SYMBOL | WHITE | SQUARE (1) |
| R7-Ba | 12"x6" | WALK | SEE STANDARD HIGHWAY SIGNS USDOT - FHWA | 1 | WHITE | GREEN | GREEN | SQUARE (0) |
| R5-1 | 30"x30" | NO LEFT TURN | SEE STANDARD HIGHWAY SIGNS USDOT - FHWA | 2 | RED / WHITE SYMBOL | WHITE | WHITE | SQUARE (0) |

- ABBREVIATION LEGEND:**
- V.G.C. VERTICAL GRANITE CURB
 - E.O.P. EDGE OF PAVEMENT
 - BITUM. BITUMINOUS
 - HOPE HIGH DENSITY POLYETHYLENE
 - F.G. FINISHED GRADE
 - F.D. FINISHED FLOOR
 - F.N.D. FOUND
 - T.B.R. TO BE REMOVED
 - P.L. PROPERTY LINE
 - E.L. EASEMENT LINE
 - T.B.M. TEMPORARY BENCHMARK
 - 1/4' FOOT / FOOT
 - SSL () ~ [SIZE] SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
 - DBL () ~ [SIZE] DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
 - SBL () ~ [SIZE] SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
 - DBL () ~ [SIZE] DOUBLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
- EXISTING LEGEND:**
- IRON BOUND (FND)
 - ⊙ REBAR (FND)
 - ⊕ RAILROAD SPIKE (FND)
 - ⊖ UTILITY POLE / GUY WIRE
 - SINGLE POST SIGN
 - ⊙ CURB STOP
 - ⊗ GATE VALVE
 - ⊗ GAS VALVE
 - ⊗ FIRE HYDRANT
 - ⊗ CATCH BASIN
 - ⊗ SEWER MANHOLE
 - ⊗ DRAIN MANHOLE
 - ⊗ TREE
 - EXISTING SPOT ELEVATION
 - BUILDING SETBACK LINE
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING DRAIN LINE
 - EXISTING DRAIN LINE
 - OVERHEAD UTILITIES
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
- PROPOSED LEGEND:**
- PROPOSED SPOT ELEVATION
 - PROPOSED DRAIN LINE
 - PROPOSED UNDERDRAIN
 - PROPOSED CONTOUR MAJOR
 - PROPOSED CONTOUR MINOR
- NOTES:**
- N/F PHILLIPS EXETER ACADEMY
 - EXETER, NH 03823
 - EXETER, NH 03823
 - TAX MAP 72, LOT 50
 - TAX MAP 64, LOT 50
 - TAX MAP 72, LOT 50-1
 - TAX MAP 72, LOT 50-2
 - S.C.R.D. BOOK 2946, PAGE 2
 - N/F CHARLES C & JULIE TRAVERSE, JR
 - S.C.R.D. BOOK 1771, PAGE 290
 - S.C.R.D. BOOK 346, PAGE 224
 - S.C.R.D. BOOK 678, PAGE 433
 - EXETER, NH 03823
 - N/F SOCIETY OF THE GONNORATI
 - TAX MAP 72, LOTS 84 & 49
 - EXETER, NH 03823
 - S.C.R.D. BOOK 4487, PAGE 637
 - N/F EXETER REALTY TRUST, CHARLES C HALLAM
 - 30 MAIN ST
 - MILTON, MA 02188
 - TAX MAP 72, LOTS 284-1 & 284-2
 - S.C.R.D. BOOK 1571, PAGE 387
 - N/F SOUTHEAST LAND TRUST OF NH
 - P.O. BOX 875
 - N/F SQUAMSCOTT BLOCK LTD PARTNERSHIP
 - EXETER, NH 03823
 - TAX MAP 72, LOTS 218
 - EXETER, NH 03823
 - TAX MAP 72, LOTS 218 & 219
 - PORTLAND, ME 04101
 - 482 CORNHURST ST SUITE 205
 - S.C.R.D. BOOK 4791, PAGE 33
 - TAX MAP 72, LOTS 284-3 & 284-4



GIS SKETCH
EXETER, NH
SCALE: 1" = 100' ±



BERRY & SURVEYING ENGINEERING
 335 SECOND GROWN POINT ROAD
 BARRINGTON, NH 03825 (603)532-2663
 SCALE: AS SHOWN
 DATE: JANUARY 15, 2019
 FILE NO.: DB 2019 - 063

NEIGHBORHOOD PLAN
 LAND OF
 CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK
 WATER STREET, CENTER STREET, LADD'S LANE, &
 CENTER STREET
 EXETER, N.H.
 TAX MAP 72, LOTS 205 & 216

| REVISION | DATE | DESCRIPTION |
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ROAD NOTES:

WATER STREET
NO ORIGINAL LAYOUT WAS FOUND FOR WATER STREET. WE DID FIND WIDENING AND STRAIGHTENINGS FOR WATER STREET, BUT NO SPECIFIC WIDTH.

CENTER STREET
NO ORIGINAL LAYOUT WAS FOUND FOR CENTER STREET. WE DID FIND WIDENING AND STRAIGHTENINGS FOR CENTER STREET, BUT NO SPECIFIC WIDTH.

LADD'S LANE
NO ORIGINAL LAYOUT WAS FOUND FOR LADD'S LANE. PUBLIC RIGHTS PROBABLY EXIST.

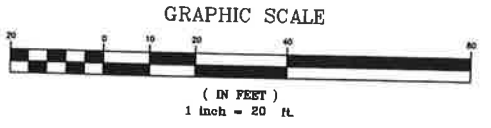
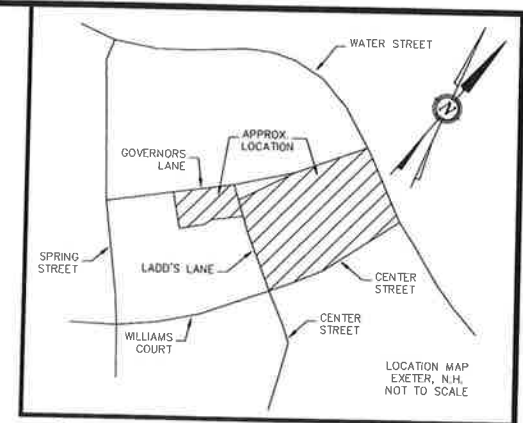
GOVERNOR'S LANE
NO ORIGINAL LAYOUT WAS FOUND FOR GOVERNOR'S LANE. PLEASE SEE R.C.R.D. BOOK 2942, PAGE 928 (TOWN OF EXETER, N.H. TO NH SOCIETY OF THE CININNATI). PUBLIC RIGHTS PROBABLY EXIST.

PLAN REFERENCES:

- "PLAN OF LAND, ST. MICHAEL'S CHURCH"
DATED: JULY 16, 1957
BY: G.L. DAVIS ASSOC.
R.C.R.D. BOOK 1439, PAGE 101
- "PLAT OF LAND, IN: EXETER, NH; SHOWING: A PERIMETER SURVEY AT SPRING STREET, WILLIAMS COURT, LADD'S LANE & GOVERNOR'S LANE"
DATED: DECEMBER 2, 2008
BY: MILLENNIUM ENGINEERS
R.C.R.D. PLAN #0-36984
- "SUBDIVISION OF LAND, SPRING STREET; EXETER, N.H."
DATED: MARCH 20, 1989
BY: DURGIN-SCHOFIELD ASSOC.
R.C.R.D. PLAN #0-19730
- "LAND OF: N.H. SOCIETY OF THE CININNATI; EXETER, N.H."
DATED: JUNE, 1942
BY: JOHN W. DURGIN, C.E.
FILE #2037, PLAN #798
ON FILE WITH JAMES VERRA ASSOCIATES IN NEWINGTON, N.H.

LEGEND:

- 3/4" REBAR W/D CAP (TBS)
- REBAR (FND)
- IRON PIPE (FND)
- IRON BOUND (FND)
- DRILL HOLE (FND)
- PK NAIL (FND)
- UTILITY POLE / GUY WIRE
- SEWER MANHOLE W/STRUCTURE
- DRAIN MANHOLE W/STRUCTURE
- ELECTRIC MANHOLE W/STRUCTURE
- UNMARKED MANHOLE W/STRUCTURE
- WATER VALVE
- GAS VALVE
- STONE RETAINING WALL
- UNDERGROUND GAS LINE
- CONTOUR LINE, MINOR
- CONTOUR LINE, MAJOR
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL FOUND

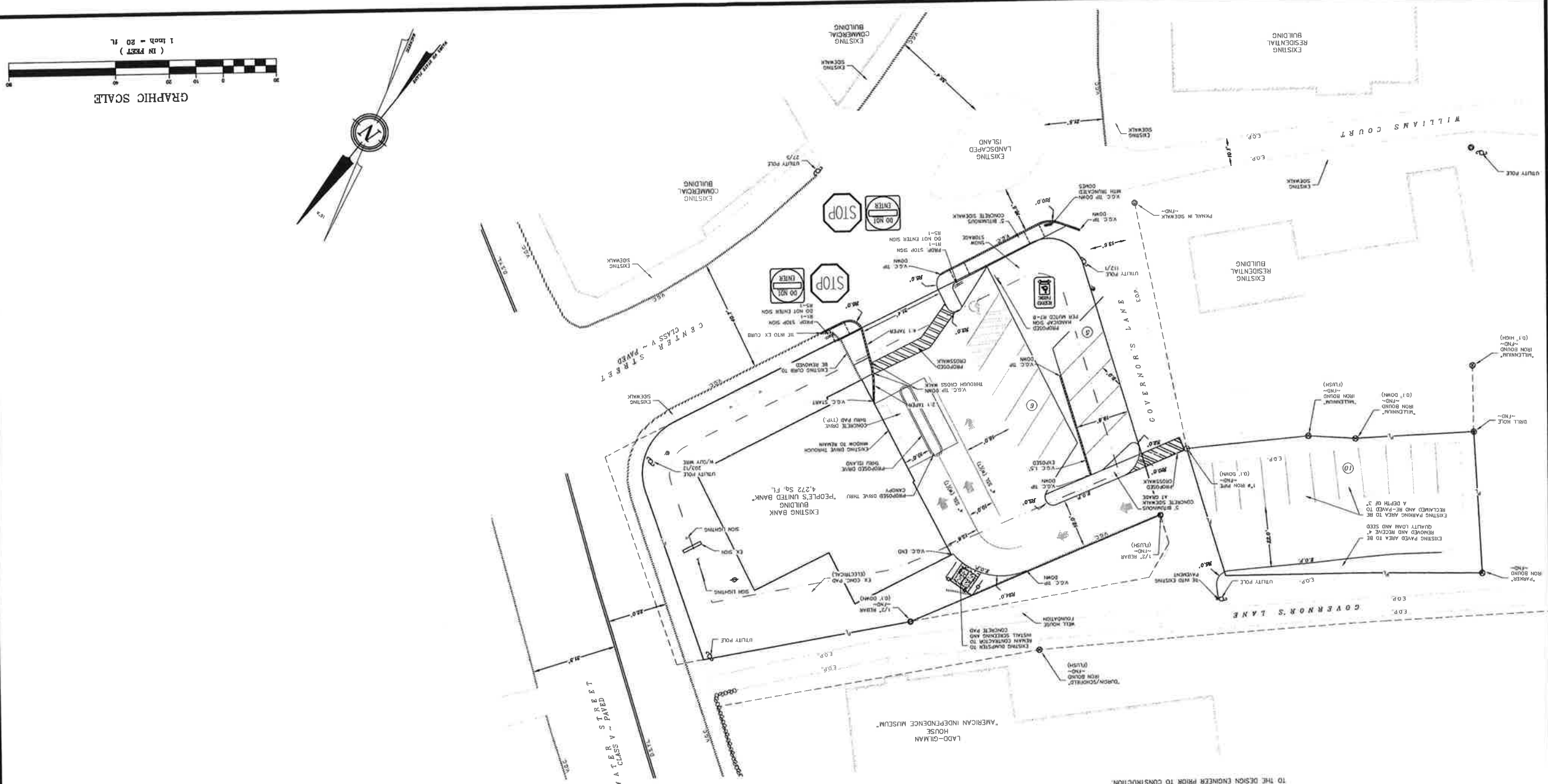


- NOTES:**
- OWNER: CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK
850 MAIN STREET
BRIDGEPORT, CT 06604
 - a.) TAX MAP 72, LOT 216
b.) TAX MAP 72, LOT 205
 - a.) LOT AREA: 18,198 Sq.Ft., 0.42 Ac.
b.) LOT AREA: 4,960 Sq.Ft., 0.11 Ac.
 - a.) R.C.R.D. BOOK 1556, PAGE 63
b.) R.C.R.D. BOOK 1975, PAGE 365
 - ZONING C-1 CENTRAL AREA COMMERCIAL (HISTORICAL SUB DISTRICT)
MINIMUM LOT SIZE ~ 5,000 SQUARE FEET
FRONT SETBACK ~ 10.0'
SIDE SETBACK ~ 10.0'
REAR SETBACK ~ 20.0'
MAX. STRUCTURE HEIGHT: 35.0'
MAX. LOT COVERAGE: 75%
 - THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 72, LOTS 205 & 216.
 - BOUNDARY LINES BASED ON A CLOSED TRAVERSE PERFORMED IN 2019 WITH A CLOSURE ERROR OF BETTER THAN 1 PART IN 10,000.
 - HORIZONTAL DATUM BASED ON NAD83 STATE PLANE COORDINATES; VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. POSITION DETERMINED USING TOPCON HIPER SR RECEIVERS.

| REVISION | DATE | DESCRIPTION |
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EXISTING CONDITIONS PLAN
LAND OF
CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK
WATER STREET, CENTER STREET, LADD'S LANE, &
1 CENTER STREET
EXETER, N.H.
TAX MAP 72, LOTS 205 & 216

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 INCH EQUALS 20 FEET
DATE: JANUARY 15, 2019
FILE NO.: DB 2019 - 063



- NOTES:**
- OWNER: CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK
850 MAIN STREET
BARRINGTON, CT 06040
 - TAX MAP 72, LOT 216
 - TAX MAP 72, LOT 205
a) LOT AREA: 18,188 sq.ft., 0.42 ac.
b) LOT AREA: 4,980 sq.ft., 0.11 ac.
 - R.C.M.D. BOOK 1975, PAGE 365
a) R.C.M.D. BOOK 1975, PAGE 363
 - SEE SHEET 2 FOR THE EXISTING PARKING LOT LAYOUT AND CURB LINES.
 - BOUNDARY LINES BASED ON A CLOSED TRANSVERSE THAN 1 PART IN 10,000.
 - HORIZONTAL DATA BASED ON NAD83 STATE PLANE COORDINATES. VERTICAL DATA BASED ON NAVD83 ELEVATIONS. POSITION DETERMINED USING TOPCON HIPER SR RECEIVERS.
 - THE INTENT OF THIS PLAN IS TO SHOW THE SITE PLAN FOR THE BANK REDEVELOPMENT.
 - AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A FORMAT ON DISK TO THE CITY OF EXETER ENGINEERS' REPRODUCTION DEPARTMENT AND IN A DIGITAL OR HARD COPY FORMAT TO THE CITY OF EXETER ENGINEERS' OFFICE UPON COMPLETION OF PROJECT, AS-BUILT PLANS SHALL BE COMPLETED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- NOTES CONTINUED:**
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - ALL EROSION CONTROL MEASURES SHALL INCLUDE PROVISIONS FOR STABILIZATION OF EXPOSED EROSION CONTROL MEASURES, AND TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT EROSION CONTROL MEASURES, AND PERMANENT EROSION CONTROL MEASURES, AND PERMANENT EROSION CONTROL MEASURES.
 - SPREAD GATE FOR DISTURBED AREAS, RAINFALL RATE AND RATES FOR REINFORCEMENT AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
 - A PRE-CONSTRUCTION CONFERENCE WITH THE DETAILER, THE DESIGN ENGINEER, THE CONTRACTOR, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
 - THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NONE
 - THIS PLAN PROPOSES 10,000 SQ. FT. OF DISTURBANCE.
 - CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233).
 - ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - CONSTRUCTION SHALL ALSO CONFORM TO THE TOWN OF EXETER POLICES AND PRACTICES.
 - WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A DISCREPANCY BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS, THE CONTRACTOR SHALL USE CAUTION.
 - REPRODUCTION DEPARTMENT AND IN A DIGITAL OR HARD COPY FORMAT TO THE CITY OF EXETER ENGINEERS' OFFICE UPON COMPLETION OF PROJECT, AS-BUILT PLANS SHALL BE COMPLETED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.

- NOTES CONTINUED:**
- THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED DRIVEWAY SHALL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE SITE LAYOUT IS COMPLIANT WITH NH RSA 159-A:5.
 - LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD IF APPLICABLE.
 - THE ZONING BOARD IF APPLICABLE.
 - CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-5PM SATURDAY 9 AM-4PM WITH NO CONSTRUCTION ON SUNDAYS.
 - DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.
 - THE INSTALLATION OF ELECTRIC, POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
 - FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
 - EXISTING CURB ALONG GOVERNOR'S LANE IN FRONT OF THE SUBJECT PARCEL IS TO BE REMOVED.
 - ALL DISTURBED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.

WATERS:
MINIMUM SITE WIDTH OF 20' FOR 60 DEGREE PARKING PENDING

- NOTES CONTINUED:**
- LOT AREA = 18,188 sq. ft.
 - EXISTING BUILDING IMPERVIOUS AREA: 4,272 sq. ft. (23.5%)
 - EXISTING PAVED IMPERVIOUS AREA: 9,668 sq. ft. (53.2%)
 - TOTAL EXISTING IMPERVIOUS COVER: 13,958 sq. ft. (76.7%)
 - PROPOSED BUILDING IMPERVIOUS AREA: 4,272 sq. ft. (23.5%)
 - PROPOSED PAVED IMPERVIOUS AREA: 7,392 sq. ft. (40.6%)
 - TOTAL PROPOSED IMPERVIOUS COVER IS 11,664 sq. ft. (64.1%)
 - THE FIRST FLOOR OF THE BUILDING IS A BANK. HALF OF THE SECOND FLOOR IS OFFICE SPACE, WHILE THE OTHER HALF IS USED FOR STORAGE.
 - ANY EXCESS SNOW THAT CANNOT BE STORED ON SITE WILL BE TRUCKED OFF.
- PARKING REQUIREMENTS:**
- EXISTING ZONING ORDINANCE 5.6.6 OFF STREET PARKING
- ... BUSINESS OFFICE
 - ... 1 SPACE PER 250 sq.ft.
 - ... (4,272/250) * 1 = 2 SPACES
 - ... TOTAL REQUIRED = 24 SPACES
 - ... PROPOSED PARKING = 27 SPACES
 - ... PROPOSED BANK CURVE = 6 SPACES (VEHICLES)
 - ... TOTAL PROPOSED = 27 SPACES
- DRIVE IN BANK
- ... 3.47 SPACES PER 1,000 sq.ft.
 - ... (4,272 sq.ft. / 1,000 sq.ft.) * 3.47 = 15 SPACES

BERRY & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: JANUARY 15, 2019
FILE NO.: DB 2019 - 063

SITE PLAN
LAND OF
CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK
WATER STREET, CENTER STREET, LADD'S LANE, &
CENTER STREET
TAX MAP 72, 207/5 205 & 216

| REVISION | DATE | DESCRIPTION |
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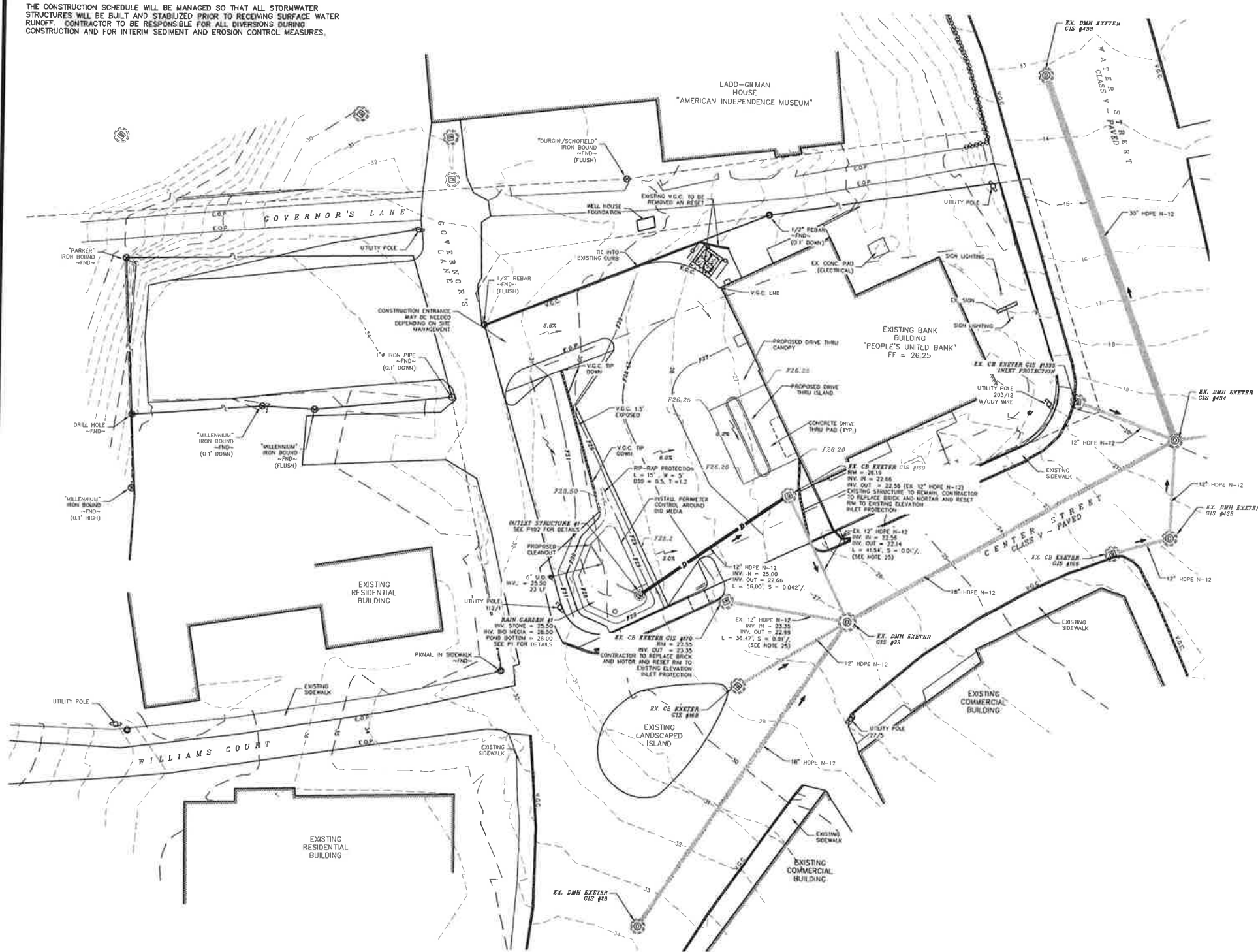
SOILS (NRCS):
 699 HOOSIC COMPLEX N= N/A
 698 URBAN COMPLEX N= N/A

SEE WEBSOL USDA-NRCS EROSION FACTOR - K, CPESC MANUAL, ENVROCERT INTERNATIONAL INC, & ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

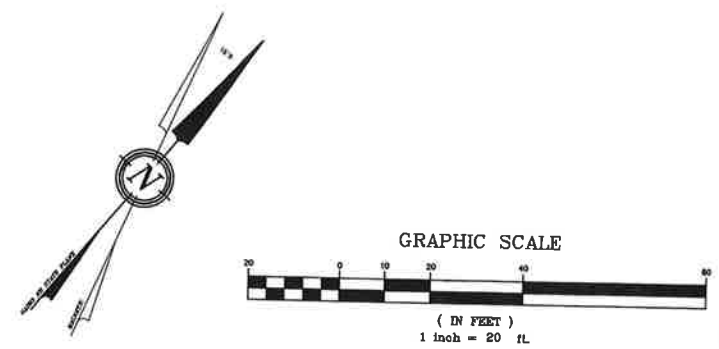
CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP) DATED MAY 3, 2012 INCLUDED IN THE SPPPP.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE. TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIEST OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.



- NOTES:
- OWNER: CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK
859 MARK STREET
BRIDGEPORT, CT 06604
 - a.) TAX MAP 72, LOT 216
b.) TAX MAP 72, LOT 205
 - a.) LOT AREA: 18,196 Sq.Ft., 0.42 Ac.
b.) LOT AREA: 4,980 Sq.Ft., 0.11 Ac.
 - a.) R.C.R.D. BOOK 1556, PAGE 63
b.) R.C.R.D. BOOK 1975, PAGE 365
 - THE INTENT OF THIS PLAN IS TO SHOW THE GRADING DESIGN AS WELL AS THE EROSION AND SEDIMENT CONTROL DESIGN FOR THE PROPOSED REDEVELOPMENT.
 - CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
 - THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIO-SAFE" 1-888-DIOSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
 - WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
 - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LIMIT OF GRADING SHOULD NOT BE EXPANDED WITHOUT CONSULTING THE DESIGN ENGINEER.
 - THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
 - ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
 - ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
 - UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.
 - THE PROPOSED PROJECT PROPOSES 10,000 Sq.Ft. OF DISTURBANCE.
 - WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS, IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIOSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - CONTRACTOR MAY BE REQUIRED TO HAVE A CONSTRUCTION ENTRANCE DEPENDING ON SITE MANAGEMENT.
 - CONTRACTOR IS RESPONSIBLE FOR SWEEPING THE PARKING LOT, SIDEWALKS AND ANYTHING DISTURBED, TO ENSURE THAT NO SEDIMENT IS BEING TRACKED ONTO PUBLIC STREETS.
 - INLET PROTECTION IS TO BE INSTALLED IN THE EXISTING CATCH BASINS AS SHOWN ON THIS PLAN. CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.
 - FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.
 - CONTRACTOR IS TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.
 - THE SLOPES OF THE PIPES GOING INTO DMH #20 ARE ASSUMED AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.



| REVISION | DATE | DESCRIPTION |
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GRADING, EROSION & SEDIMENT CONTROL PLAN
 LAND OF
 CHITTENDEN BANK C/O PEOPLE'S UNITED BANK
 WATER STREET, CENTER STREET, LADD'S LANE, &
 CENTER STREET
 CENTER, N.H.
 TAX MAP 72, LOTS 205 & 216

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)352-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : JANUARY 15, 2019
 FILE NO. : DB 2019 - 063



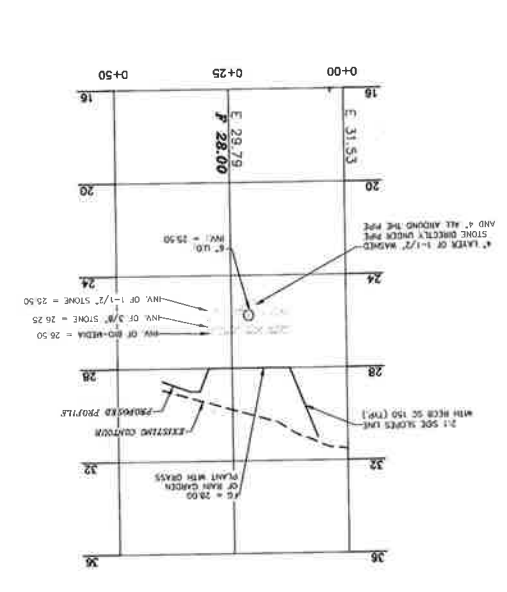


BERRY & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: AS SHOWN
 DATE: JANUARY 15, 2019
 FILE NO.: DB 2019 - 063

RAIN GARDEN #1
 LAND OF CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK
 WATER STREET, CENTER STREET, LADD'S LANE, &
 CENTER STREET
 TAX MAP 72, LOTS 205 & 216

| REVISION | DATE | DESCRIPTION |
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B1



| SIEVE SIZE | % PASSING BY WEIGHT |
|------------|---------------------|
| 1-1/2" | 100 |
| 2" | 100 |
| 1-1/2" | 90 - 100 |
| 3/4" | 20 - 55 |
| 3/8" | 0 - 15 |
| 2/8" | 0 - 5 |

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

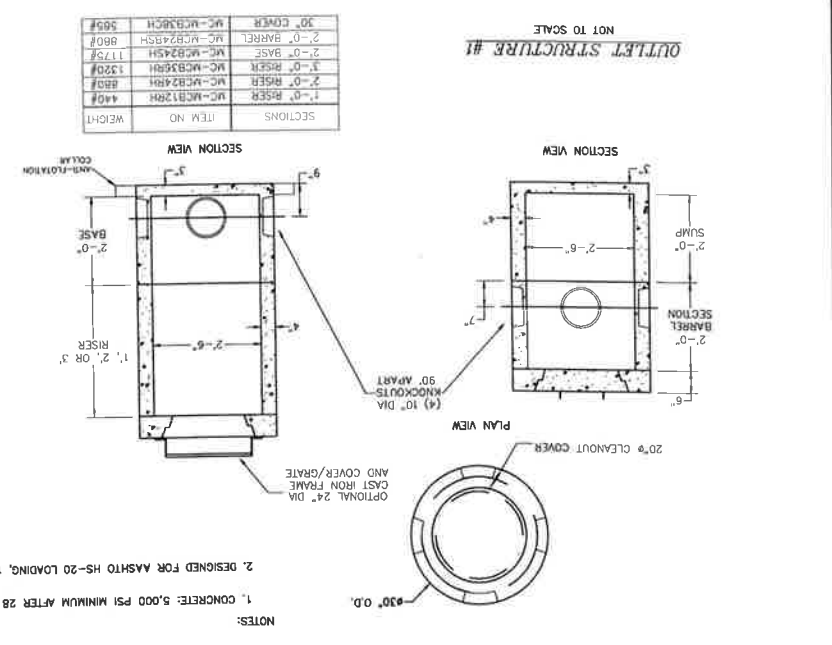
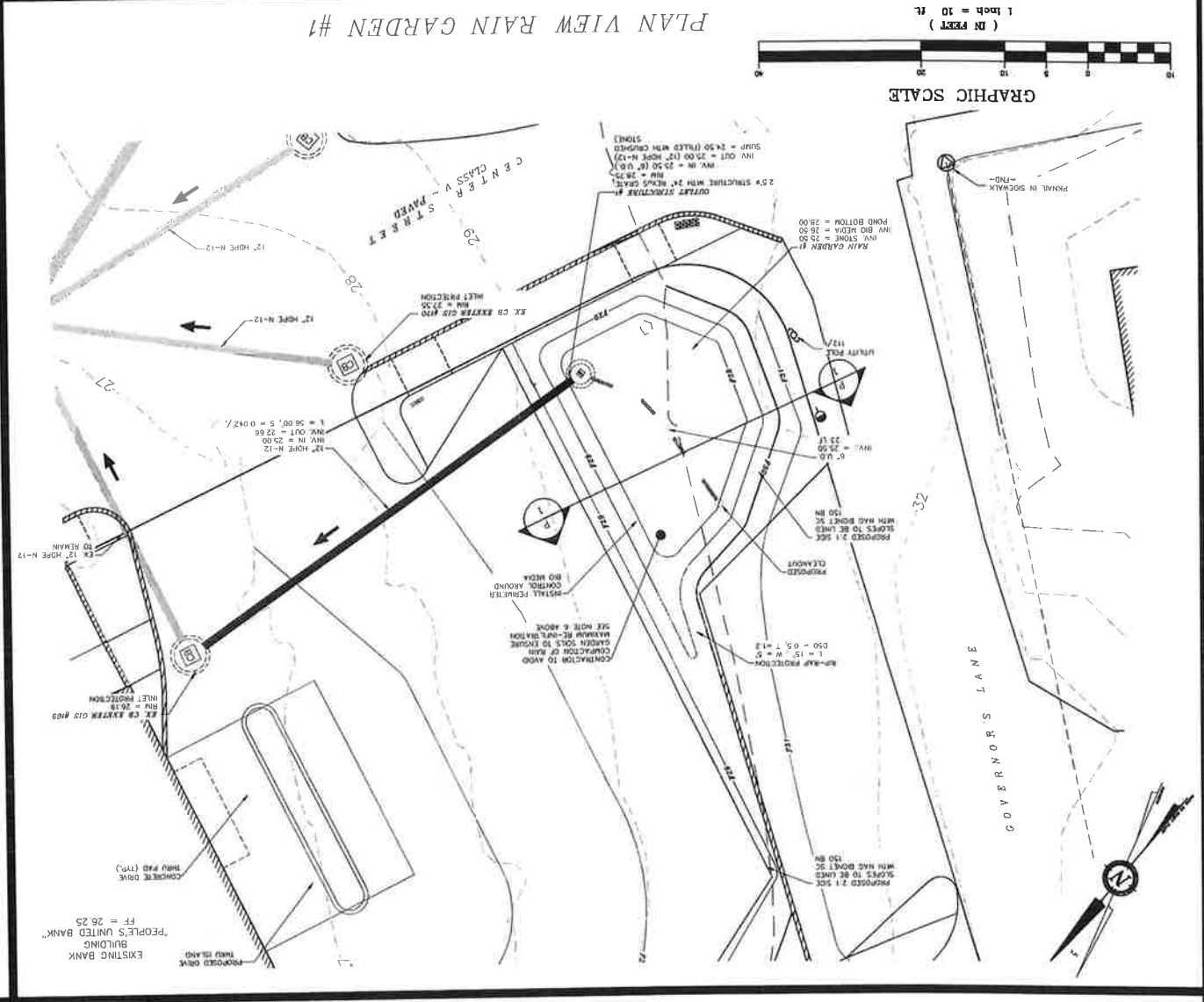
| Component Material | Mix Part by Volume | Sieve No. | Percent by Weight |
|--|--------------------|-----------|-------------------|
| Bioretention Filter Media Option A | 50 to 55 | | |
| ASTM C-33 concrete sand | 20 to 30 | | |
| Loomy sand topsoil, with fines as indicated | 20 to 30 | | |
| Moderately fine shredded bark or wood fiber mulch, with fines as indicated | 20 to 30 | | |

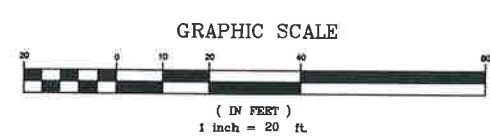
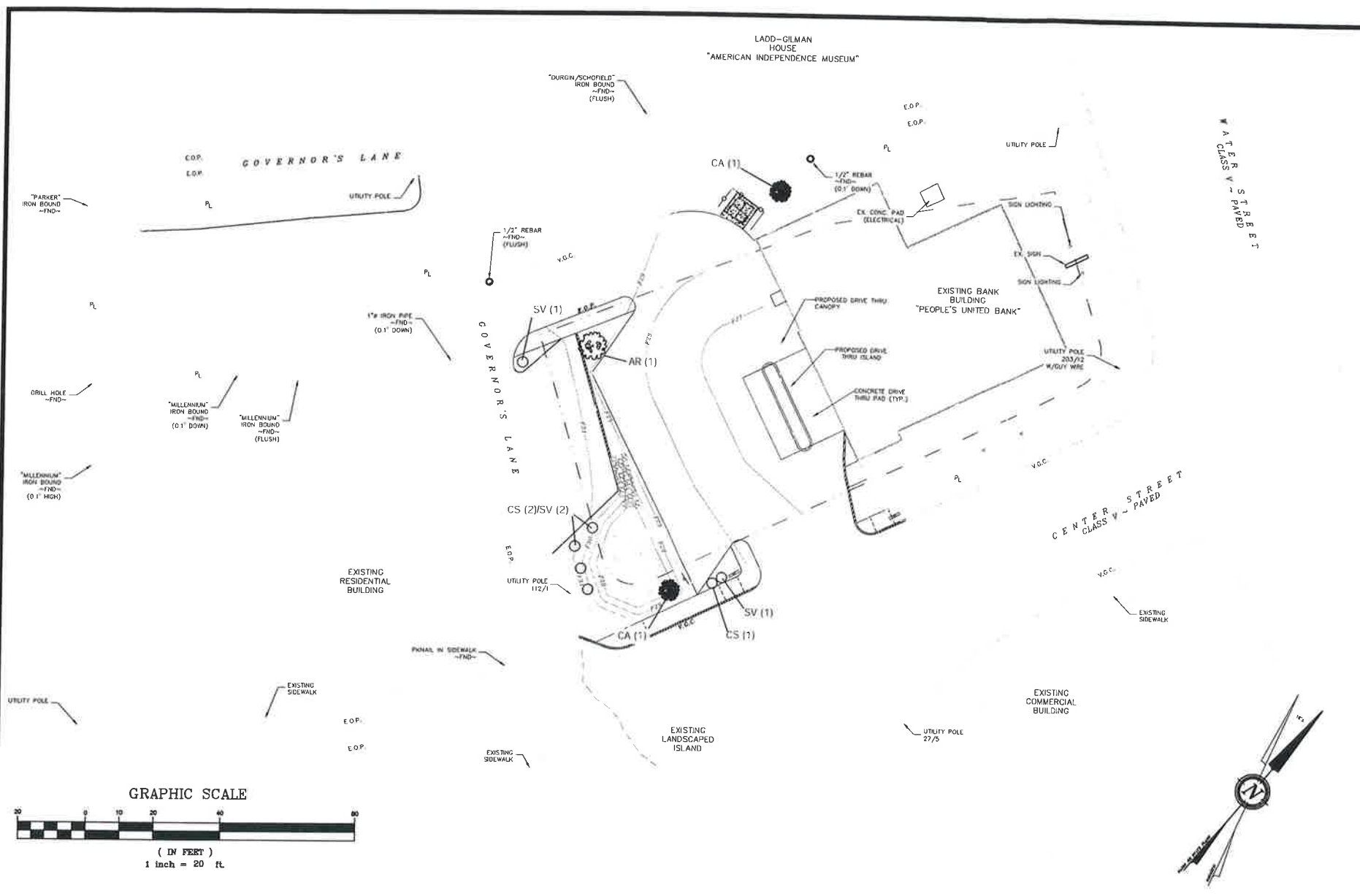
MAINTENANCE REQUIREMENTS

- WHEN CONTRACTOR EXAMINER'S RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSTRATE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER MATERIAL.
- SOIL BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE, "BIO MEDIA" MEANS BIORETENTION FILTER MEDIA.
- BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE, "BIO MEDIA" MEANS BIORETENTION FILTER MEDIA.
- COMPARISON SHOULD BE REQUIRED IN THE EVENT COMPARISON TAKES PLACE.
- DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BIORETENTION SYSTEM HAS BEEN PLANTED AND THE CONTRACTOR HAS BEEN FULLY TRAINED.
- DO NOT DISCHARGE EXCESSIVE WATER FROM CONSTRUCTION ACTIVITIES DURING WATER BIORETENTION SYSTEM CONSTRUCTION.
- DO NOT DISCHARGE EXCESSIVE WATER FROM CONSTRUCTION ACTIVITIES DURING WATER BIORETENTION SYSTEM CONSTRUCTION.
- DO NOT DISCHARGE EXCESSIVE WATER FROM CONSTRUCTION ACTIVITIES DURING WATER BIORETENTION SYSTEM CONSTRUCTION.
- DO NOT DISCHARGE EXCESSIVE WATER FROM CONSTRUCTION ACTIVITIES DURING WATER BIORETENTION SYSTEM CONSTRUCTION.
- DO NOT DISCHARGE EXCESSIVE WATER FROM CONSTRUCTION ACTIVITIES DURING WATER BIORETENTION SYSTEM CONSTRUCTION.

DESIGN REFERENCES

- ... NH DEPARTMENT OF TRANSPORTATION MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.
- ... NH DEPARTMENT OF TRANSPORTATION MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.
- ... NH DEPARTMENT OF TRANSPORTATION MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.
- ... NH DEPARTMENT OF TRANSPORTATION MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.





- PLANTING NOTES**
- CONTRACTOR SHALL OBTAIN APPROVAL FROM L.A. PRIOR TO PURCHASING &/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
 - CONSTRUCTION ACCESS WILL BE AS DIRECTED BY L.A. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
 - LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY L.A. ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
 - CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION, DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY & FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY L.A. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE L.A. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY L.A.
 - ALL BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.
 - ALL PLANT MATERIAL TO COMPLY WITH THE CITY OF EXETER'S SITE REVIEW REGULATIONS, 149-14(0) SUCH THAT THERE SHALL BE DECIDUOUS SHADE TREES PLANTED 40 FEET O.C. ALONG THE PERIMETER OF THE PARKING LOTS AND SHRUBS PLANTED 5 FEET O.C. WITHIN THE PERIMETER BUFFER. SEE PLANT LIST FOR SPECIES AND SIZE OF PLANTS.
- TEMPORARY WATERING NOTES**
- CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL PLANT MATERIAL HAS ADEQUATE WATER DURING THE ESTABLISHMENT PERIOD.
 - THE USE OF GATOR BAGS, SOAKER HOSE, HAND WATERING AND OTHER TECHNIQUES SHOULD BE USED TO ASSURE PROPER HYDRATION OF THE PLANTINGS IS MAINTAINED.
 - TEMPORARY IRRIGATION SYSTEMS CAN BE SET UP TO ASSIST IN WATERING ACTIVITIES.

PLANTING SCHEDULE
Governor's Lane

| Botanical Name / Common Name | Size | Qty | Label |
|---|----------|-----|-------|
| Trees | | | |
| <i>Cornus alternifolia</i> / Pagoda dogwood | 3" Cal. | 2 | CA |
| <i>Acer Rubrum</i> / Red maple | 3" Cal. | 1 | AR |
| Shrubs | | | |
| <i>Syringa Vulgaris</i> / Lilac | #3 3-4' | 4 | SV |
| <i>Cornus sanguinea</i> 'Winter Flame' / Winter Flame Dogwood | 2-3' B&B | 3 | CS |

- NOTES:**
- CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
 - CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS. VARIATIONS IN QUANTITIES ARE TO BE APPROVED BY THE DESIGN ENGINEER.
 - PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
 - ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
 - ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
 - ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
 - NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
 - ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 4" CLEAN SHREDDED BLACK MULCH.
 - WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
 - MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AN ADDITIONAL YEAR FROM TIME OF INSTALLATION.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
 - THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
 - ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
 - SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
 - ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
 - TREES ARE TO BE 6" TALL AT PLANTING.
 - ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
 - 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
 - PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
 - ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
 - TOPSOIL WILL BE TESTED FOR FERTILIZATION REQUIREMENTS, AND SLOW RELEASE ENVIRONMENTALLY FRIENDLY FERTILIZER WILL BE APPLIED AT THE RECOMMENDED RATES.
 - ALL DISTURBED WETLAND BUFFER AREAS, EXCEPT FOR AREAS THAT ARE PART OF THE DRAINAGE SYSTEM, ARE TO BE RESEDED WITH A CONSERVATION SEED MIX AND ONLY MOWED TWICE PER YEAR.
 - ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
 - PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ONGOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
 - PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
 - ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NO LESS THAN ONE FULL YEAR FROM THE TIME OF INSTALLATION. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE OWNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
 - BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAS LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESS PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
 - THE CONTRACTOR IS TO USE TEMPORARY MEASURES FOR WATERING PLANTS DURING THE ESTABLISHMENT PERIOD, INCLUDING CONNECTING TEMPORARY HOSES TO THE STRUCTURE WATER SUPPLY LINE AND UTILIZING SPRINKLERS UNTIL 85% GROWTH OCCURS.

General Plant Maintenance Guide

General Plant Bed Maintenance:

All plant maintenance should be performed by a qualified horticultural or landscape professional. Clearing the dead material out of the planting bed is the first step in the fall before the ground freezes. Clearing the dead material out of the planting bed in the fall helps keep the soil from heaving and the plants and in some cases lifting the plants. Watering the first year during dry periods will help the plants establish. Mulching every year is not necessary, keeping the soil moist and firming it over is all that is needed. When necessary, only install one inch of mulch and do not place the mulch closer than 1" to the trunk or stems of woody plants.

Trees

- The first year watering during dry periods will be necessary.
- 3" inches of mulch mulch should be kept 1" inches from the trunk.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years when and if the foliage is looking weak.
- Fertilization should occur prior to the 1st or 2nd year after trees have dropped their leaves for the year.
- Prune dead wood once a year.
- Depending on the amount of competition the bed area receives, deep root aeration may be needed once a year.

Woody Shrubs

- The first year watering during dry periods will be necessary.
- 3" inches of mulch mulch should be kept 1" inches from the trunk.
- Fertilizing is not necessary for the first year. Fertilizing in subsequent years when and if the foliage is looking weak.
- Fertilization should occur prior to the 1st or 2nd year after shrubs have dropped their leaves or gone dormant for the year.
- Prune dead wood once a year.

Grasses

- Grasses only need to be clipped back at the end of the growing season and if the clippings removed from the area.
- Do not over mow. Too much mowing will prevent the grass from developing into a strong clump.

Perennials

- All perennials need to be ground back after the first or second hard frost. Also, once mowed, they should head off the stems heads and tie them to the ground to help them stand. Scatter the stems back to 1" above the ground and remove the stem and tie them to the ground. Do not tie them to the ground. This mulch will protect the growth and development.
- Fertilizing perennials once in the spring with a low phosphate fertilizer will help the plants to get started in the spring.

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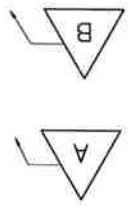
| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |

LANDSCAPING PLAN
LAND OF
CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK
WATER STREET, CENTER STREET, LADD'S LANE, &
CENTER STREET
CENTER, N.H.
TAX MAP 72, LOTS 205 & 216

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: JANUARY 15, 2019
FILE NO.: DB 2019 - 063

SHEET 6 OF 10

- NOTES:**
- 1) OWNER: CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK
850 MAIN STREET
BRIDGEPORT, CT 06604
 - 2) TAX MAP 72, LOT 216
 - 3) TAX MAP 72, LOT 205
 - 3) LOT AREA: 4,980 SQ.FT., 0.11 AC.
 - 4) LOT AREA: 18,198 SQ.FT., 0.42 AC.
 - 4) R.C.R.D. BOOK 1556, PAGE 63
 - 4) R.C.R.D. BOOK 1975, PAGE 365
 - 5) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE EXISTING AND PROPOSED LIGHTS FOR THE SIGHT REDEVELOPMENT.
 - 6) THE LIGHTS SHOWN ON THE UTILITY POLES ARE EXISTING.
 - 7) THE PROPOSED CANOPY WILL HAVE FLUSH MOUNT LIGHTS TO ILLUMINATE THE PROPOSED DRIVE THROUGH LAMPS.



| Symbol | Label | Quantity | Manufacturer | Model | Color | Height | Spacing | Notes |
|--------|-------|----------|--------------|----------|-------------|--------|---------|-------|
| □ | B | 1 | American | XXXX 155 | Fluorescent | 15.00 | 15.00 | 150 |
| ○ | A | 1 | American | XXXX 155 | Fluorescent | 15.00 | 15.00 | 180 |



SHEET 7 OF 9

BERRY & ENGINEERING
335 SECOND GROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 15, 2019
FILE NO. : DB 2019 - 063

LIGHTING PLAN
LAND OF
CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK
WATER STREET, CENTER STREET, LADD'S LANE, &
CENTER STREET
CENTER, NH
TAX MAP 72, LOTS 205 & 216

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |

E1

NOTE: THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

NOTE: Temporary seed mix for stabilization of turf shall be winter type or oate at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to Oct. 15, if permanent seeding not yet complete.

SEEDING GUIDE

| LIVE | SEEDING MIXTURE 1/ | DROUGHTY | WELL DRAINED | MODERATELY DRAINED | POORLY DRAINED |
|---|--------------------|----------|--------------|--------------------|----------------|
| STEP CUTS AND TALLS, BOWDOW AND DISPOSAL AREAS | A | FAIR | GOOD | FAIR | FAIR |
| WATERWAYS, DRAINAGE SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER | B | FAIR | GOOD | EXCELLENT | EXCELLENT |
| LIGHTLY USED PARKING LOTS, OGD AREAS, UNDEVELOPED LANDS, AND LOW INTENSITY USE RECREATION SITES | C | FAIR | GOOD | EXCELLENT | EXCELLENT |
| PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF) | D | FAIR | GOOD | EXCELLENT | EXCELLENT |

SEEDING RATES

| MIXTURE | POUNDS PER 1,000 S.F. | POUNDS PER 1,000 S.F. |
|----------------------------|-----------------------|-----------------------|
| A. TALL FESCUE | 20 | 0.40 |
| CREeping RED FESCUE | 10 | 0.20 |
| RED TOP | 10 | 0.20 |
| TOTAL | 40 | 0.80 |
| B. TALL FESCUE | 15 | 0.30 |
| CREeping RED FESCUE | 10 | 0.20 |
| CROWN VETCH | 10 | 0.20 |
| FLAT PEA | 10 | 0.20 |
| TOTAL | 45 | 0.90 |
| C. TALL FESCUE | 24 | 0.48 |
| CREeping RED FESCUE | 10 | 0.20 |
| BIRD'S FOOT TREFLOE | 10 | 0.20 |
| TOTAL | 44 | 0.88 |
| D. TALL FESCUE | 20 | 0.40 |
| FLAT PEA | 10 | 0.20 |
| TOTAL | 30 | 0.60 |
| E. CREeping RED FESCUE 1/2 | 20 | 0.40 |
| KENTUCKY BLUEGRASS 1/2 | 20 | 0.40 |
| TOTAL | 40 | 0.80 |
| F. TALL FESCUE 1 | 180 | 3.60 |

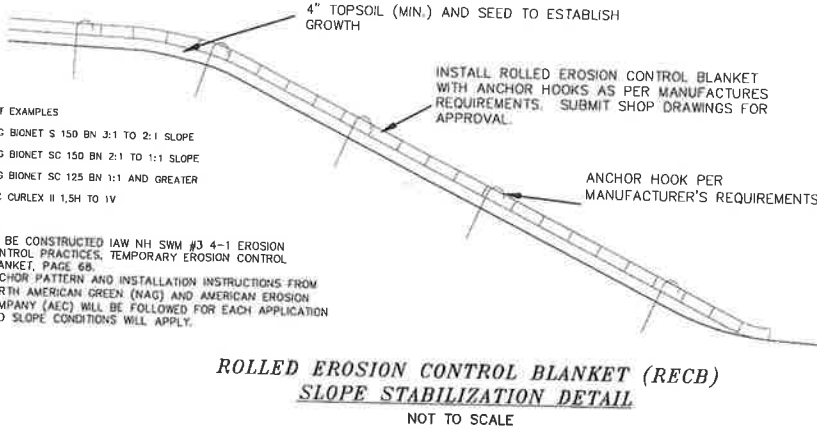
| CONSERVATION MIX | POUNDS PER ACRE | POUNDS PER 1,000 S.F. |
|---------------------------|-----------------|-----------------------|
| TALL FESCUE (35%) | 15 | 0.35 |
| CREeping RED FESCUE (25%) | 15 | 0.35 |
| ANNUAL RYEGRASS (12%) | 5 | 0.12 |
| PERENNIAL RYEGRASS (10%) | 5 | 0.12 |
| KENTUCKY BLUEGRASS (10%) | 15 | 0.35 |
| WHITE CLOVER (3%) | 7 | 0.16 |

SEEDING SPECIFICATIONS

- GRADING AND SHAPING
 - SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS, WHEN A SOIL TEST IS NOT AVAILABLE.
 - THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT.
 - NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT.
 - PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
 - POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
 - (NOTE: THIS IS THE EQUIVALENT OF 50LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000LBS. PER ACRE OF 5-10-10.)

- SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
- REFER TO TABLE(E-1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRD'S FOOT TREFLOE, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
- WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
- MULCH
 - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND
 - PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
- SEE P-1 FOR RAIN GARDEN SEED SPECIFICATIONS.

E2



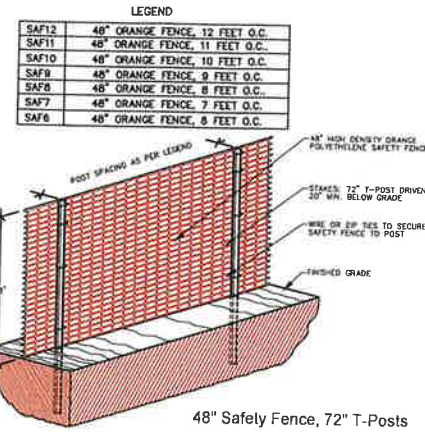
PRODUCT EXAMPLES

- NAG BIONET S 150 BN 3:1 TO 2:1 SLOPE
- NAG BIONET SC 150 BN 2:1 TO 1:1 SLOPE
- NAG BIONET SC 125 BN 1:1 AND GREATER
- AEC CUREX II 1.5H TO 1V

ROLLED EROSION CONTROL BLANKET (RECB) SLOPE STABILIZATION DETAIL NOT TO SCALE

E3

CONSTRUCTION SAFETY FENCE NOT TO SCALE



- ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
- ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
- WHEN PRACTICABLE INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE GRIP LINE OF THE TREE.
- SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
- THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

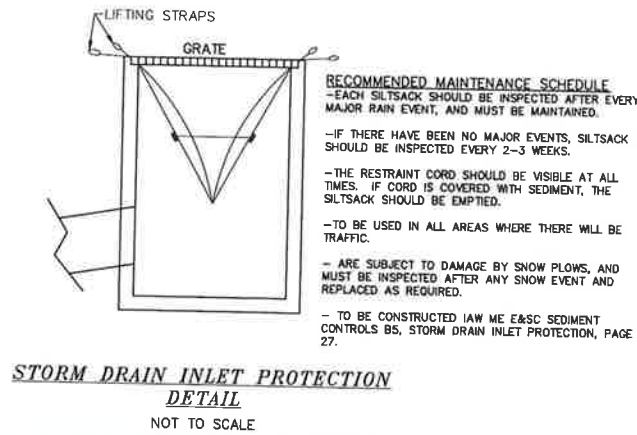
E4

DEFINITION OF STABLE:

PER ENV-WQ 1500 ALTERATION OF TERRAIN

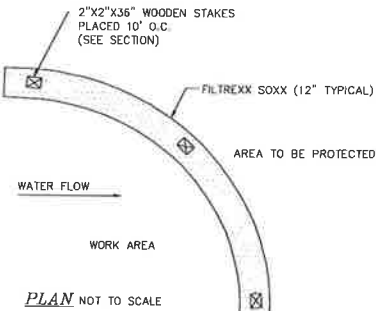
- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
 - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ADDITION STABILIZATION NOTES:
- HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDING AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
 - DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

E5

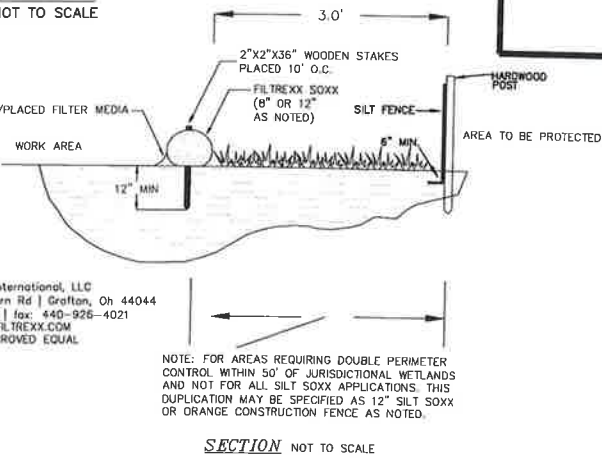


STORM DRAIN INLET PROTECTION DETAIL NOT TO SCALE

E6



FILTREXX SEDIMENT CONTROL NOT TO SCALE



- NOTES:
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 - FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
 - SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
 - SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
 - FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXX INTERNATIONAL, LLC.
 - SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
 - TO BE CONSTRUCTED IAW FILTREXX, SECTION 1: EROSION & SEDIMENT CONTROL (PAGE 323) - CONSTRUCTION ACTIVITIES, SHPPP CUT SHEET: FILTREXX SEDIMENT CONTROL AND ME E&SC SEDIMENT CONTROLS B3 FILTER SOCKS, PAGE 25.

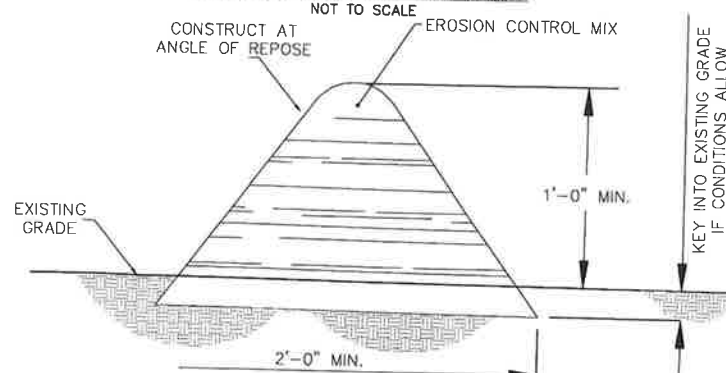
Filtrexx International, LLC
 35481 Grafton Eastern Rd | Grafton, Oh 44044
 440-926-2607 | fax: 440-926-4021
 WWW.FILTREXX.COM
 OR APPROVED EQUAL

NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12\"/>

SECTION NOT TO SCALE

E8

EROSION CONTROL MIX BERM NOT TO SCALE



- EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:
- BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
 - THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
 - THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
 - SUBJECT TO (C), BELOW THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FABROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS, WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
 - THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
 - THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
 - THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
 - THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
 - TO BE CONSTRUCTED IAW ME E&SC SECTION B, SEDIMENT CONTROLS, #2 EROSION CONTROL MIX BERM, PAGE 24.

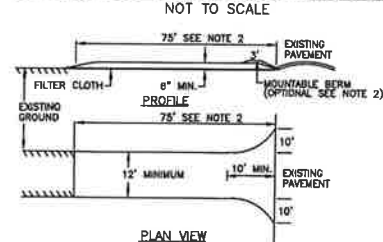
E9

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES

| d50 SIZE= | 0.5 FEET | 6 INCHES |
|---|-----------------------------|----------|
| % OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE | SIZE OF STONE (INCHES) FROM | TO |
| 100% | 9 | 12 |
| 85% | 8 | 11 |
| 50% | 6 | 9 |
| 15% | 2 | 3 |

E7

STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE

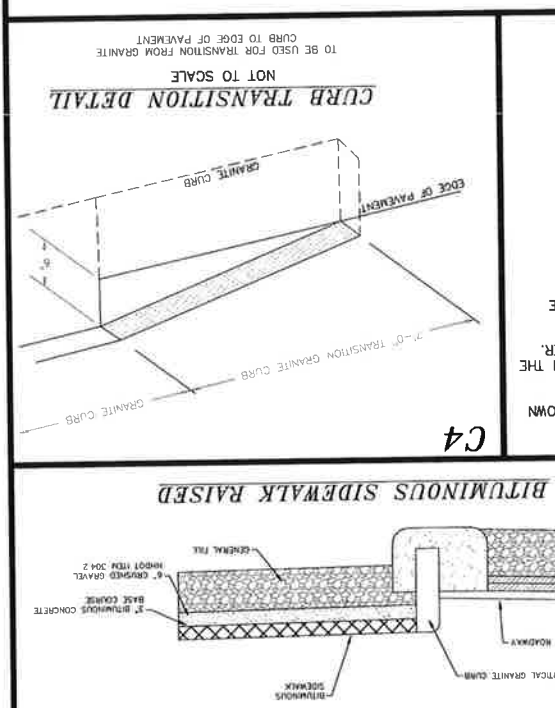
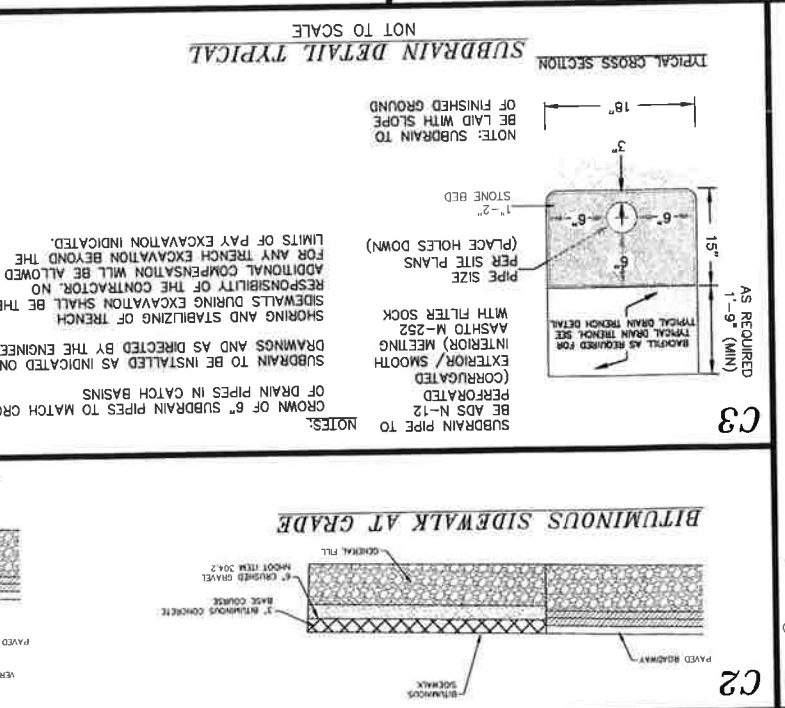
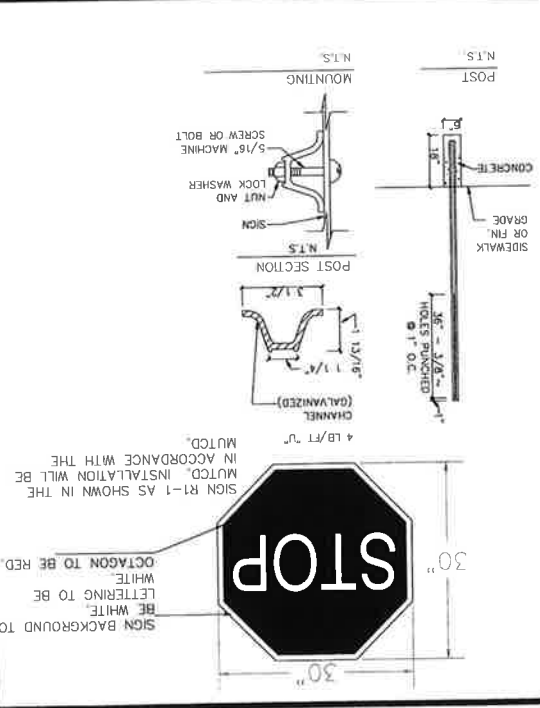
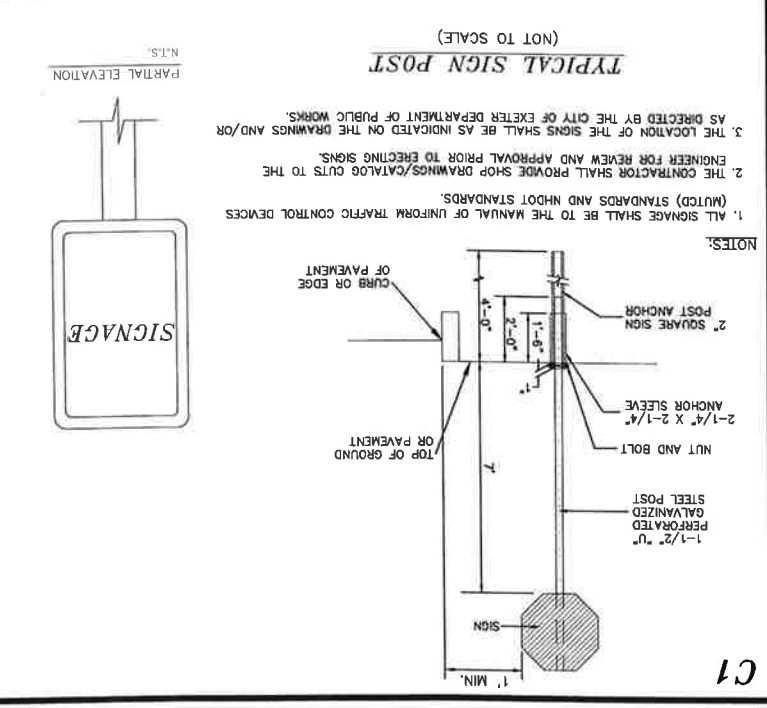
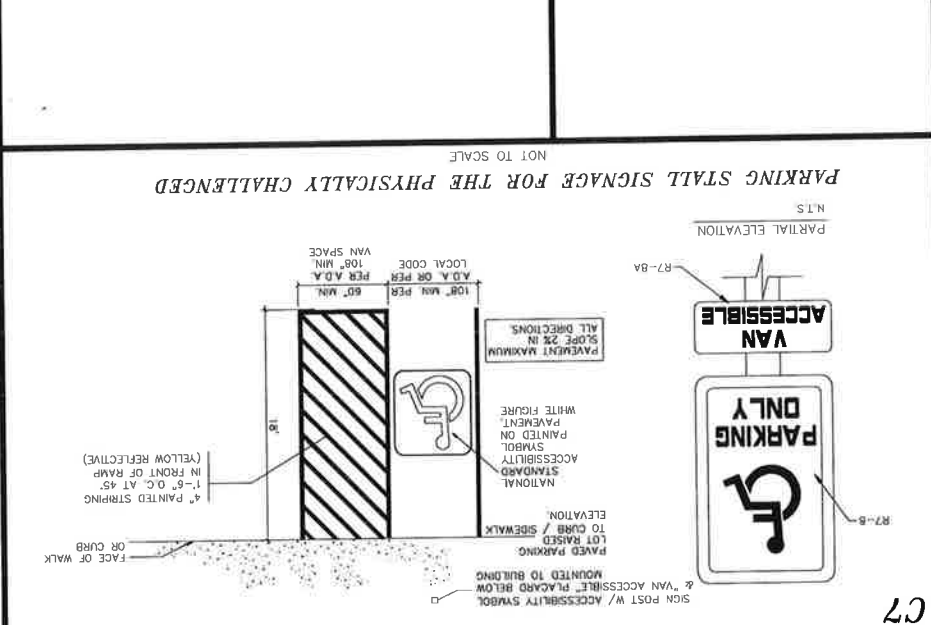
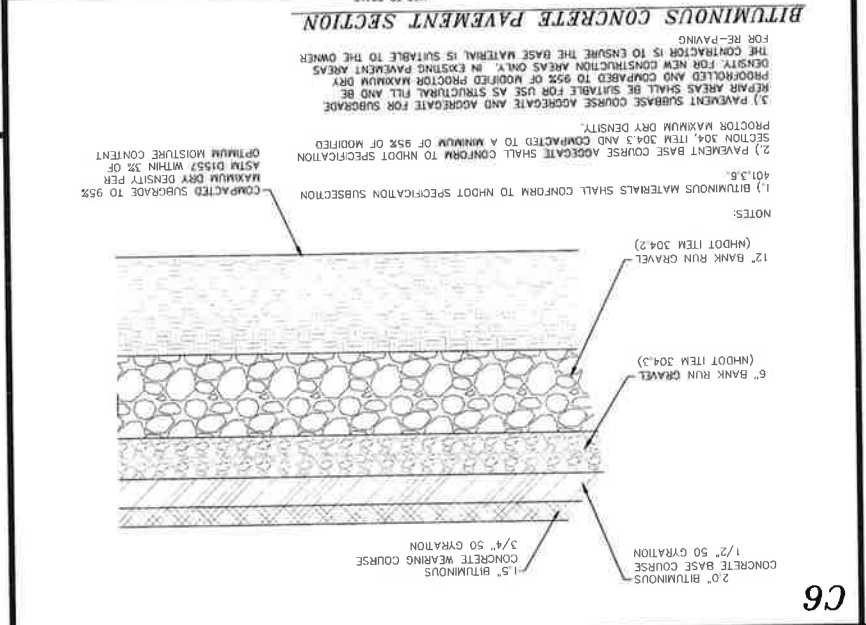
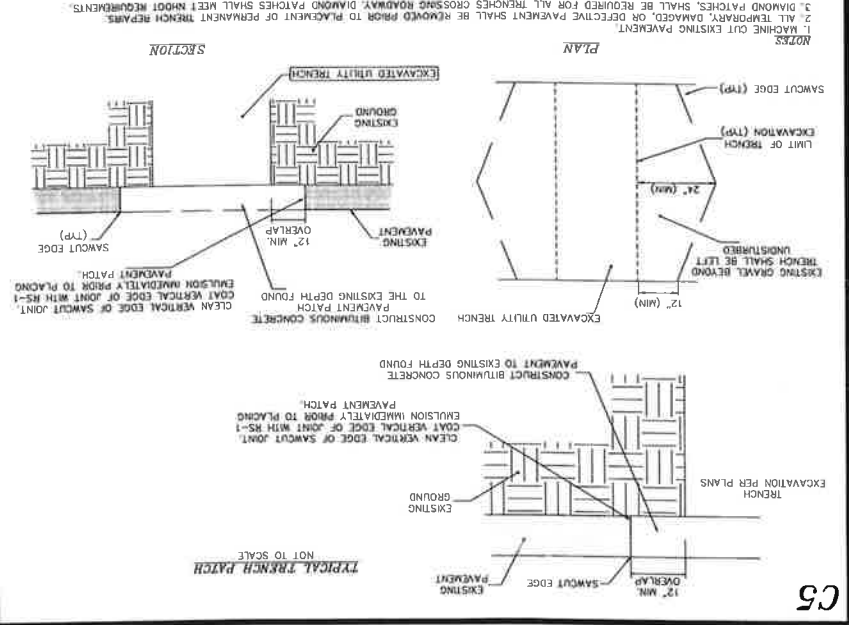
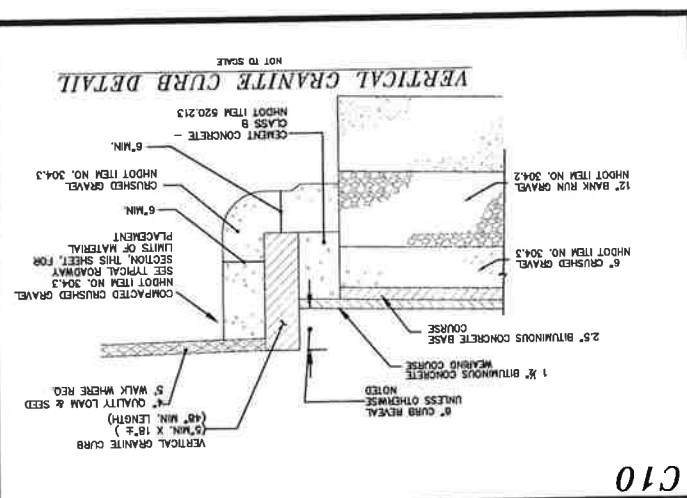
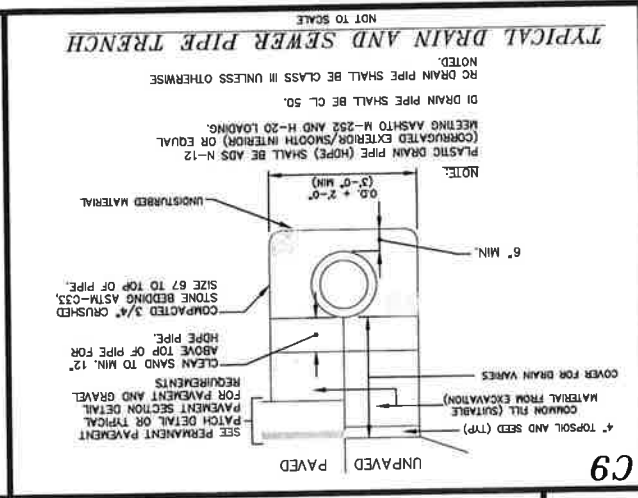
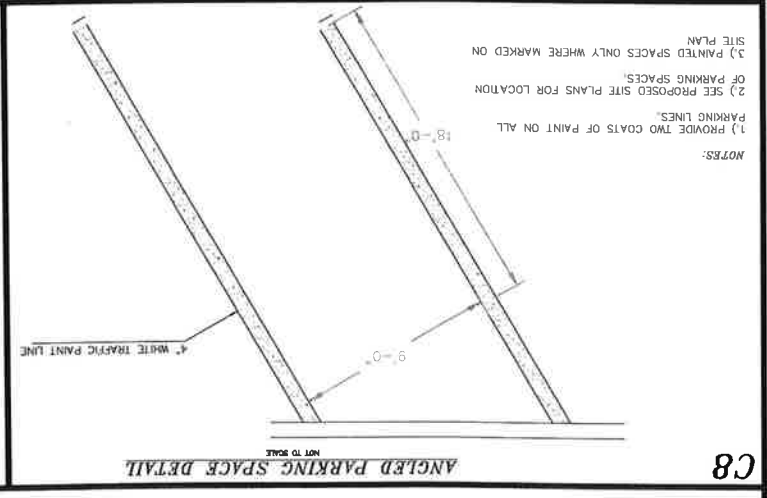


- STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- TO BE CONSTRUCTED IAW ME E&SC SITE DEVELOPMENT #2 CONSTRUCTION ENTRANCE / EXIT, PAGE 8.

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |

EROSION & SEDIMENT CONTROL DETAILS
 LAND OF
 CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK &
 WATER STREET, CENTER STREET, LADD'S LANE, &
 1 CENTER STREET
 CENTER, N.H.
 TAX MAP 72, LOTS 205 & 216

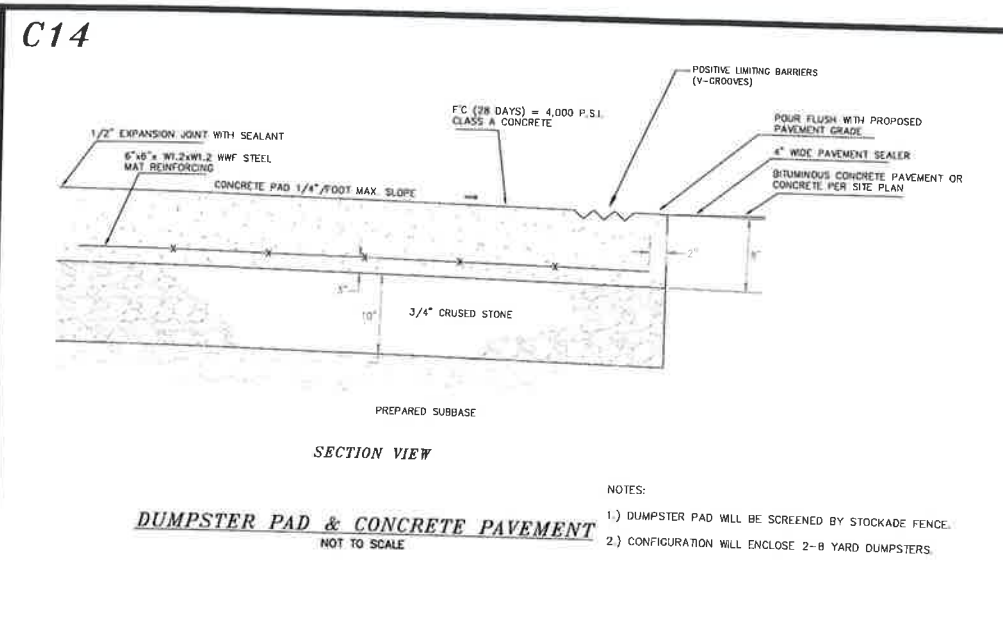
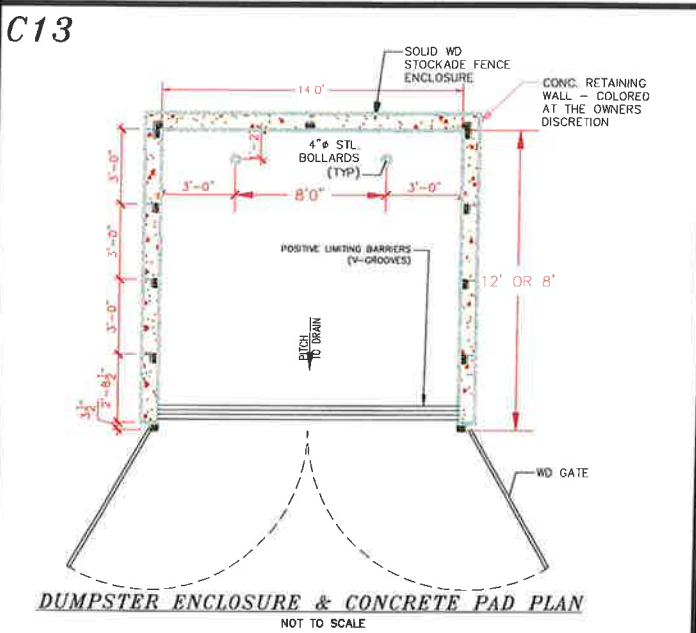
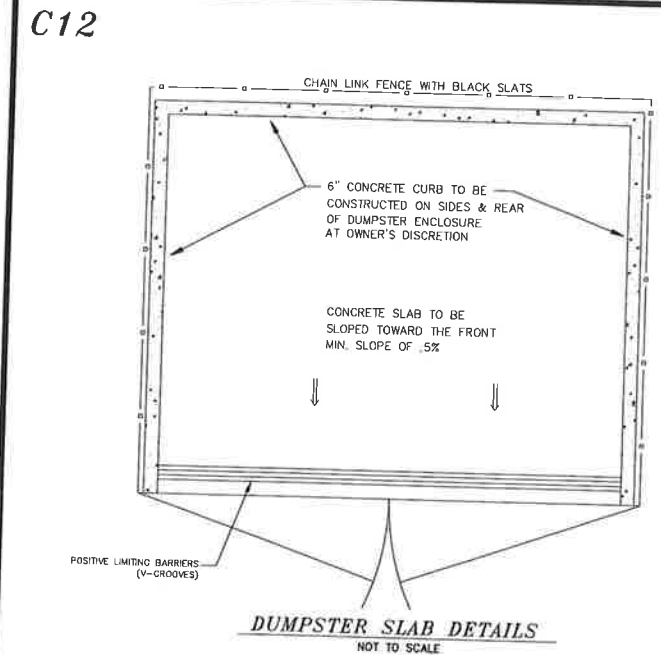
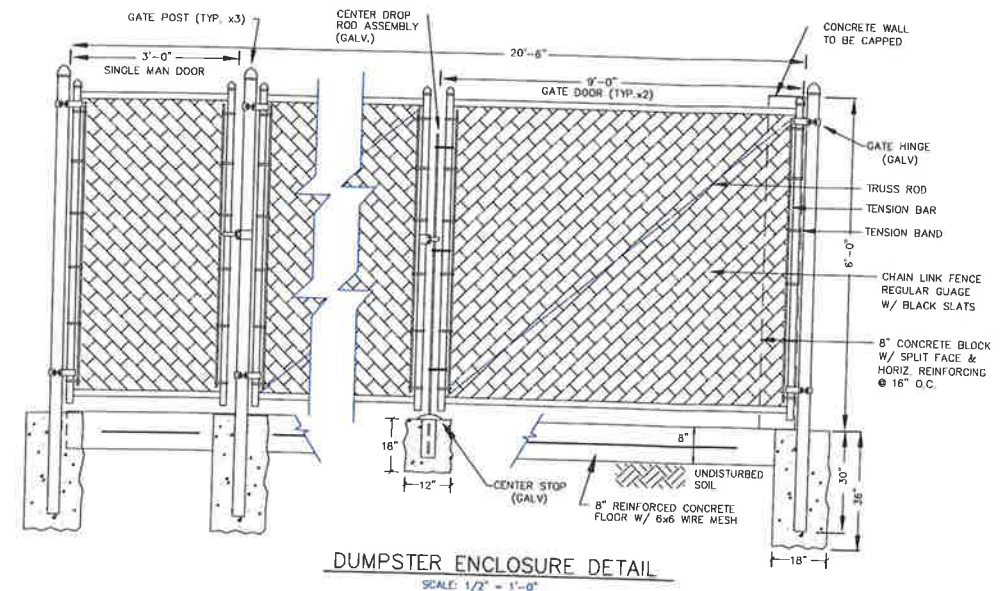
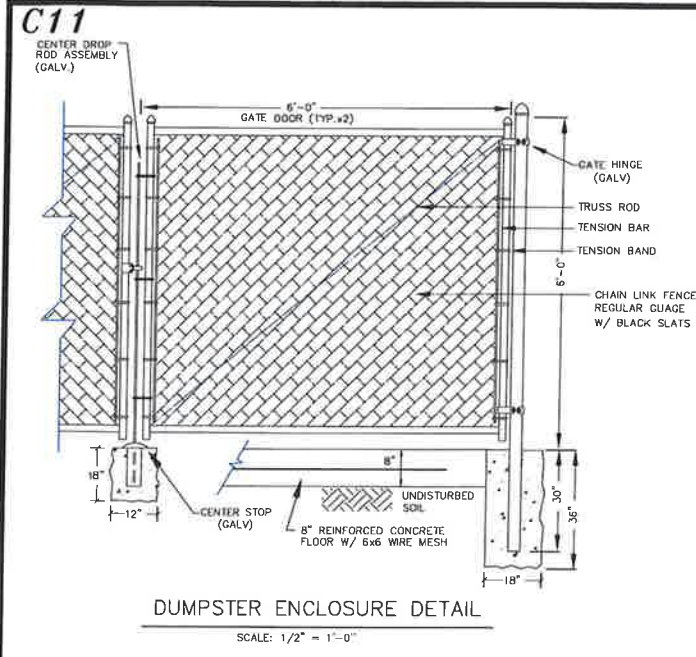
BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603) 332-2863
 AS NOTED
 DATE : JANUARY 15, 2019
 FILE NO. : DB 2019 - 063



PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE
BERRY & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
DATE: JANUARY 15, 2019
AS NOTED
FILE NO.: DB 2019 - 063

CONSTRUCTION DETAILS
LAND OF
CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK
WATER STREET, CENTER STREET, LADD'S LANE, &
1 CENTER STREET
74X MAP 72, LOTS 205 & 216

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |



| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |

CONSTRUCTION DETAILS
 LAND OF
 CHITTENDEN BANK, C/O PEOPLE'S UNITED BANK,
 WATER STREET, CENTER STREET, LADD'S LANE, &
 1 CENTER STREET
 EXETER, N.H.
 TAX MAP 72, LOTS 205 & 216

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 AS NOTED
 DATE : JANUARY 15, 2019
 FILE NO. : DB 2019 - 063



TOWN OF EXETER

Planning and Building Department

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

Date: March 5, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: 2 Hampton Road LLC (f/k/a Wakefield Investments, Inc.)
"Windsor Crossing" – Acadia Lane
PB Case #21404

The applicant has submitted a request for several field modifications to the original multi-family site plan that was approved by the Board on April 28, 2015 for the Windsor Crossing development off of Hampton Road. The subject property is located in the NP-Neighborhood Professional zoning district and is identified as Tax Map Parcel #69-3.

The applicant has provided a letter and plans describing the proposed modifications. After review, I determined that these modifications should be approved by the Planning Board and not administratively under Section 14. The applicant is also requesting a bond reduction and I have enclosed a letter from Jen Mates recommending what the reduction should be. I am working with the applicant to address staff comments and will update the Board at the meeting.

In the event the Board decides to take action on the field modification requests, I will be prepared with suggested conditions of approval and have provided motions below for your convenience.

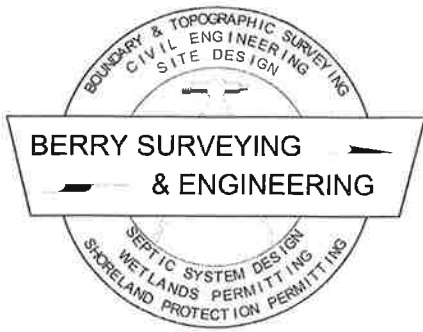
Planning Board Motions

Field modification(s) motion: I move that the request of 2 Hampton Road LLC (PB Case #21404) for the field modifications, as presented, be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Performance Bond/Letter of Credit Reduction Motion: I move that the request of 2 Hampton Road LLC (PB Case #21404) for their performance bond/Letter of Credit to be reduced as recommended by the Department of Public Works (from \$250,580.74 to \$75,616.15) be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

Date: February 11, 2020

Town of Exeter Planning Department
Attention: David Sharples Town Planner
10 Front Street
Exeter, NH 03833

RECEIVED

FEB 11 2020

RE: 2 Hampton Road
2 Hampton Road LLC
Exeter, NH

EXETER PLANNING OFFICE

Mr. Sharples,

Berry Surveying & Engineering (BS&E), on behalf of the applicants at 2 Hampton Road is preparing this memo in an effort to aid them in completing the project which now includes a request to modify the project approved plan and a request to reduce the bond amount to a value that covers the minor remaining work.

As previously discussed, the applicants have relocated the gazebo from the original plan location to the front of the project site. This was done by request of the residents of the subdivision. Enclosed herewith please find a letter of support from the current condo association. In so doing, it was placed in a position that will also allow it to operate as a bus shelter. The applicants feel that the installation of a bus shelter would detract from the projects appeal and will now not be needed. As discussed the applicants will install a walk from the existing raised walk to the gazebo in keeping with the original intent of the plan.

Secondly, the applicants are requesting the three benches that were placed at the end of the constructed walking rail be relocated to the upper section of the walking trail. It is unlikely anyone would want to spend much time in this location due to the location to the wetlands and therefore the applicants feel the benches would be better used along the central loop.

Lastly, the applicants would request that the existing cash bond be reduced to only cover the outstanding items as follows:

- Installation of a paved walk from the existing raised walk to the new gazebo location. BS&E estimates this small amount of hand paving work to be approximately \$6,000.00
- Installation of benches, arbors and tables as shown on the approved plan and as revised with this request. There are 3 arbors, 4 tables and 6 benches which


have been purchased and delivered to the project site. BS&E estimates the cost to install these items to be \$2,500.00

- Installation of the remaining trail to the turnaround against the wetlands buffer and the installation of the remaining walking loop (minor clearing and definition). We estimate this work to be \$10,000.00

Assuming a 10% contingency, we would request that all but \$21,000 of the existing funds be returned to the applicant.

Thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING



Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

February 11, 2020

Abutters List

Owner of Record

Tax Map 69, Lots 3

2 Hampton Road LLC
2 Hampton Rd
Exeter, NH 03833
Book 5610, Page 539

ABUTTERS

Tax Map 69, Lot 4

Town of Exeter
10 Front St
Exeter, NH 03833
Book 2204, Page 1630

Tax Map 69, Lots 2

CPEX Park LLC
Tax Dept 2 Holland Way
Exeter, NH 03833
Book 5191, Page 1050

Tax Map 67, Lot 4

State of New Hampshire
PO Box 483
Concord, NH 03802
Book 1606, Page 039

RECEIVED

FEB 11 2020

EXETER PLANNING OFFICE

13-133 2 Hampton Rd
2 Hampton Rd., Exeter, NH

Page 2 of 2

Tax Map 67, Lot 2

Donald J French Rev Tst
Anita W French Rev Tst
9 Elton Ave
Stratham, NH 03885
Book 5701, Page 012

Tax Map 67, Lot 3

Tulip Tree LLC
61 Stratham Heights Rd
Stratham, NH 03885
Book 6005, Page 2912

Tax Map 69, Lots 36

Bank Rocks LLC
PO Box 100
York Harbor, ME 03911
Book 5369, 165

Tax Map 69, Lots 39

San Juan Realty Tst of NH
Lou Garguilo Tstee
21 Linden Rd
Hampton Falls, NH 03844
Book 5696, Page 839

Professionals

Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com



EXETER PUBLIC WORKS DEPARTMENT

13 NEWFIELDS ROAD • EXETER, NH • 03833-3792 • (603) 773-6157 • FAX 772-1355

www.exeternh.gov

DATE: March 4, 2020
 TO: David Sharples, Town Planner
 FROM: Jennifer Mates, P.E., Assistant Town Engineer
 RE: PB Case #21404 – 2 Hampton Rd, LLC
 Multi-family Residential Site Plan Review
 Windsor Crossing – Acadia Lane (formerly 2 Hampton Rd)
 Tax Map Parcel #69-3

The following comments are based on the information provided by the applicant to the Planning Department, received February 11, 2020.

1. The gazebo shown is located in the utility easement granted to 2 Holland Way, Map 69, Lot 2. The easement (RCRD Book 3075, Page 2128) specifically prohibits the placement of structures within the easement area. The applicant should confirm that the gazebo does not violate the easement.
2. The remaining work includes preparing as-built drawings of the completed project which should be included in the cost estimate. Based on a discussion on March 4, 2020, with the design engineer, Chris Berry, \$1,000 was added to the value of remaining work for the as-builts to be completed.

| | Drainage phase | Phase 1 | Phase 2 | Phase 3 |
|---------------------------------|---------------------|---------------------|----------------------|----------------------|
| Original Bond Amount | \$ 249,048.32 | \$ 323,172.45 | \$ 287,906.00 | \$ 250,580.74 |
| 20% Retainage | \$ 49,809.66 | \$ 64,634.49 | \$ 57,581.20 | \$ 50,116.15 |
| Value of Work Completed | \$ 244,648.32 | \$ 323,172.45 | \$ 287,906.00 | \$ 229,580.74 |
| Value of Work Remaining | \$ - | \$ - | \$ - | \$ 25,500.00 |
| Current Bond Balance | \$ 54,309.32 | \$ 83,095.49 | \$ 159,898.60 | \$ 250,580.74 |
| Recommended Bond Release | \$ 54,309.32 | \$ 83,095.49 | \$ 159,898.60 | \$ 174,964.59 |
| Recommended Bond Balance | \$ - | \$ - | \$ - | \$ 75,616.15 |

NOTES:

- 1.) OWNERS: WAKEFIELD INVESTMENTS INC.
242 CENTRAL AVE.
DOVER, NH 03820
- 2.) TAX MAP 69, LOT 3
- 3.) R.C.R.D. BOOK 2752, PAGE 2860
- 4.) TOTAL AREA: 520,024 SQ. FT., 11.93 AC.
- 5.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE MINOR PLAN REVISIONS PROPOSED BY THE APPLICANT (REVISED PLACEMENT OF A GAZEBO, REMOVAL OF A BUS SHELTER, AND REVISED BENCH PLACEMENTS) OVERLAID ON THE ORIGINAL APPROVAL PLAN FOR THE PROJECT AT 2 HAMPTON ROAD. PLEASE SEE OVERLAY OF GAZEBO LOCATION ON THE CONSTRUCTION AS-BUILT SUBMITTED HERewith.

GRAPHIC SCALE

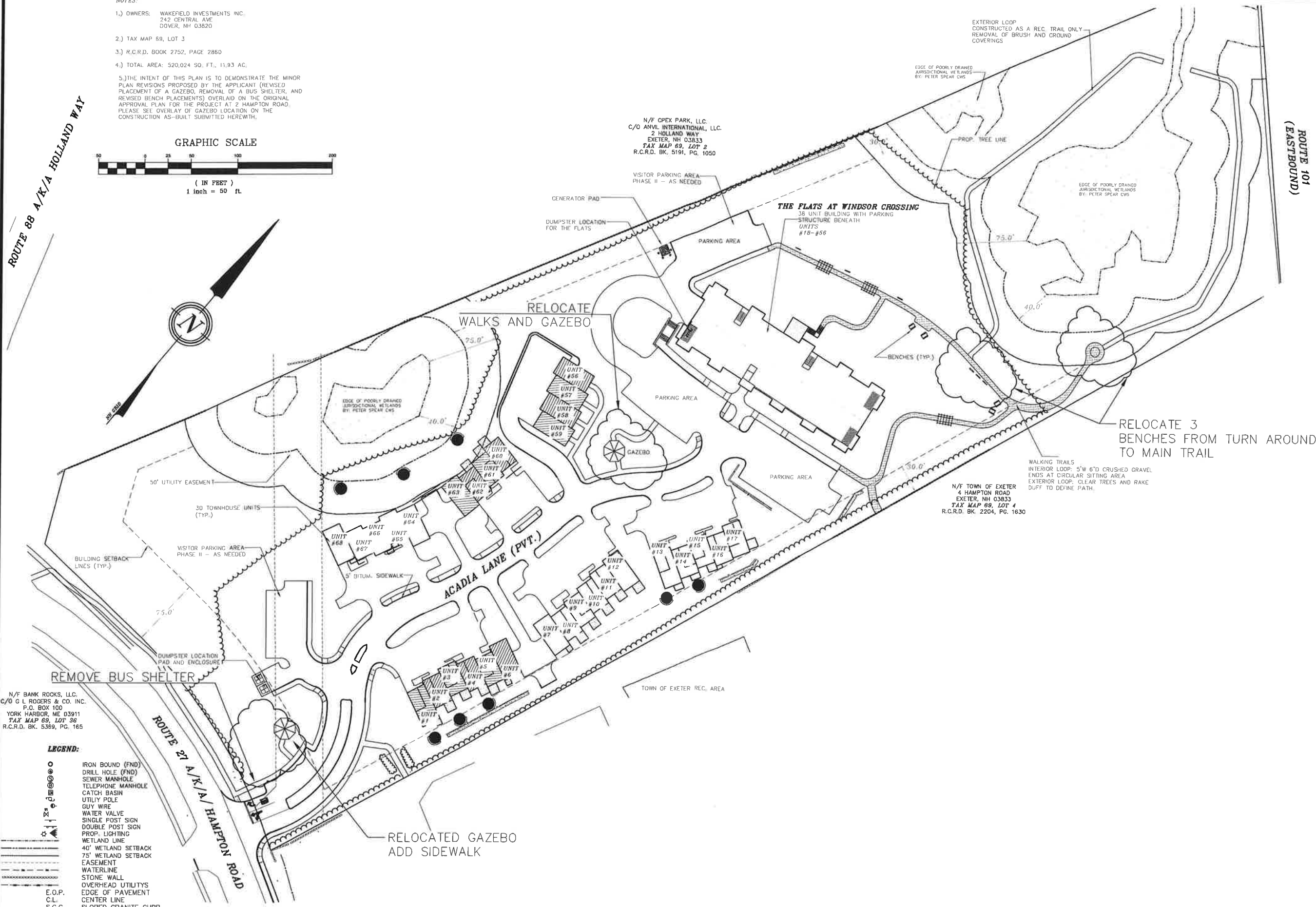


(IN FEET)
1 inch = 50 ft.



ROUTE 88 A/K/A HOLLAND WAY

ROUTE 101
(EASTBOUND)



N/F BANK ROCKS, LLC.
C/O G L ROGERS & CO. INC.
P.O. BOX 100
YORK HARBOR, ME 03911
TAX MAP 69, LOT 36
R.C.R.D. BK. 5389, PG. 165

LEGEND:

- IRON BOUND (FND)
- DRILL HOLE (FND)
- SEWER MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- WATER VALVE
- SINGLE POST SIGN
- DOUBLE POST SIGN
- PROP. LIGHTING
- WETLAND LINE
- 40' WETLAND SETBACK
- 75' WETLAND SETBACK
- EASEMENT
- WATERLINE
- STONE WALL
- OVERHEAD UTILITIES
- EDGE OF PAVEMENT
- C.L. CENTER LINE
- S.G.C. SLOPED GRANITE CURB
- V.G.C. VERTICAL GRANITE CURB

N/F OPEX PARK, LLC.
C/O ANVIL INTERNATIONAL, LLC.
2 HOLLAND WAY
EXETER, NH 03833
TAX MAP 69, LOT 2
R.C.R.D. BK. 5191, PG. 1050

EXTERIOR LOOP
CONSTRUCTED AS A REC. TRAIL ONLY
REMOVAL OF BRUSH AND GROUND COVERINGS

EDGE OF POORLY DRAINED
JURISDICTIONAL WETLANDS
BY: PETER SPEAR CWS

PROP. TREE LINE

EDGE OF POORLY DRAINED
JURISDICTIONAL WETLANDS
BY: PETER SPEAR CWS

VISITOR PARKING AREA
PHASE II - AS NEEDED

THE FLATS AT WINDSOR CROSSING
38 UNIT BUILDING WITH PARKING
STRUCTURE BENEATH
UNITS #10-#56

RELOCATE
WALKS AND GAZEBO

RELOCATE 3
BENCHES FROM TURN AROUND
TO MAIN TRAIL

WALKING TRAILS
INTERIOR LOOP: 5'W 6"O CRUSHED GRAVEL
ENDS AT CIRCULAR SITTING AREA
EXTERIOR LOOP: CLEAR TREES AND RAKE
DUFF TO DEFINE PATH.

N/F TOWN OF EXETER
4 HAMPTON ROAD
EXETER, NH 03833
TAX MAP 69, LOT 4
R.C.R.D. BK. 2204, PG. 1630

TOWN OF EXETER REC. AREA

RELOCATED GAZEBO
ADD SIDEWALK

REMOVE BUS SHELTER

ROUTE 27 A/K/A HAMPTON ROAD

EXETER FILE NO. 21404

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |
| | | |

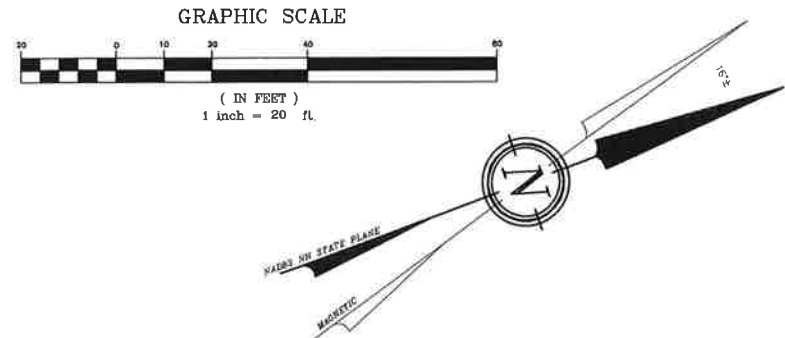
OVERALL SITE PLAN SHOWING MINOR PLAN REVISION

LAND OF
WAKEFIELD INVESTMENTS, LLC.
2 HAMPTON ROAD
EXETER, NH 03833
TAX MAP 69, LOT 3

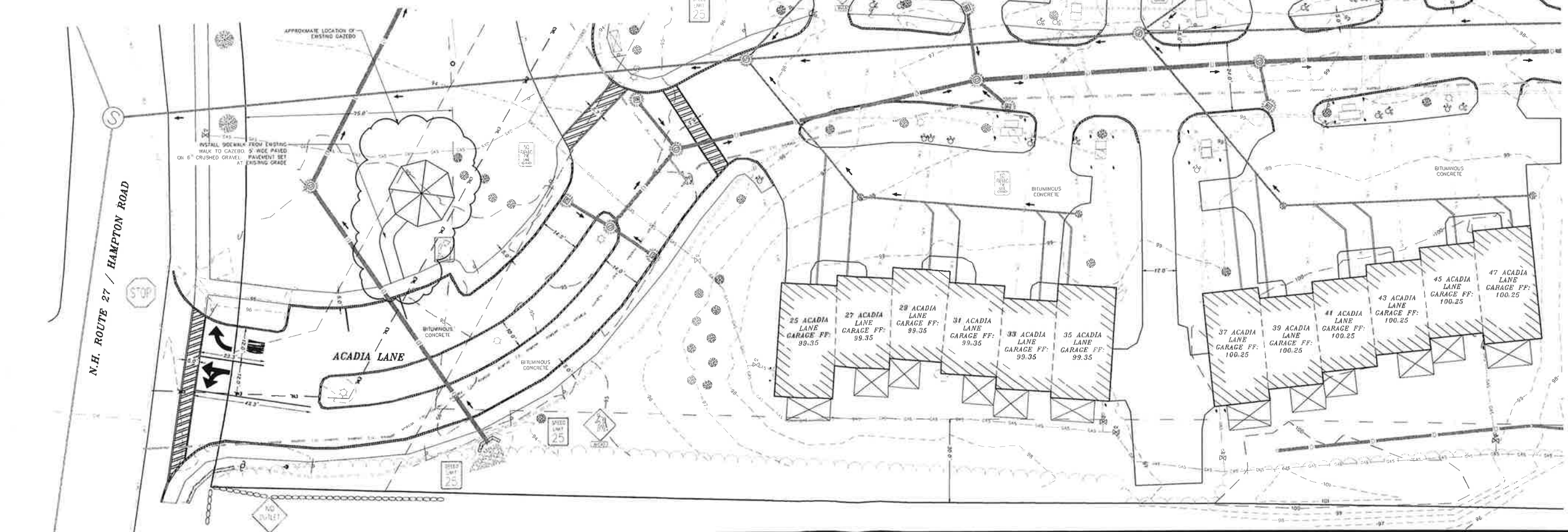
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}

SCALE : 1 IN. EQUALS 50 FT.
DATE : FEBRUARY 11, 2020
FILE NO. : DB 2013-133





- NOTES:**
- 1.) OWNER: 2 HAMPTON ROAD, LLC
242 CENTRAL AVE.
DOVER, NH 03820
 - 2.) TAX MAP 69, LOT 3
 - 3.) LOT AREA 520,024 SQ. FT., 11.93 AC.
 - 4.) R.C.R.D. BOOK 5610, PAGE 0539
 - 5.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE PLAN REVISION RELATED TO THE GAZEBO ON THE AS-BUILT CONDITION OF THE PROJECT SITE



| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |

AS-BUILT PLAN (SOUTH) WITH PROPOSED PLAN REVISION
 LAND OF
 2 HAMPTON ROAD LLC.
 ACADIA LANE
 EXETER, NH 03833
 TAX MAP 69, LOT 3

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : FEBRUARY 11, 2020
 FILE NO. : DB 2013 - 133





TOWN OF EXETER

Planning and Building Department

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

Date: March 5, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: Varsity Wireless Investors, LLC PB Case #17-20

The Applicant has completed the construction of the wireless communication facility and associated site improvements on the property located at 8 Kingston Road and has requested that the funds being held by the Town to cover the cost of site restoration be released. A copy of the e-mail request, dated 12/9/20, is attached. It had been determined at the pre-construction meeting for this project that the Town would accept a check in the amount of \$2,000.00 in lieu of posting a site restoration bond and such funds would be returned to the applicant upon satisfactory completion of the project.

The site has been inspected and found to be in compliance with the approved site plan. I would recommend that the Board act to grant the applicant's request to release said funds.

Planning Board Motions

Site Restoration Bond/Letter of Credit Release Motion: I move that the request of Varsity Wireless Investors, LLC (PB Case #17-20) for their site restoration bond/Letter of Credit to be released be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Town
of
Exeter



Barbara Mcevoy <bmcevoy@exeternh.gov>

Fwd: PB Case # 17-20: 8 Kingston Road, Exeter, NH (Tax Map Parcel # 81-49)

1 message

David Sharples <dsharples@exeternh.gov>
To: Barbara Mcevoy <bmcevoy@exeternh.gov>

Mon, Dec 9, 2019 at 1:52 PM

Need to get this to PB.
Thanks,
Dave

----- Forwarded message -----

From: **James Donahue** <james.donahue@everestinfrastructure.com>
Date: Tue, Dec 3, 2019 at 7:30 PM
Subject: RE: PB Case # 17-20: 8 Kingston Road, Exeter, NH (Tax Map Parcel # 81-49)
To: David Sharples <dsharples@exeternh.gov>

Dave,

Hope all is well and that you had a great Thanksgiving.

We are in the process of closing out our file for the cell tower construction at 8 Kingston Road. Back when we had the pre-construction meeting, the Town indicated they would forego the need for a construction restoration bond and would instead accept a \$2,000 check which would be cashed and then the amount returned to us after work is complete. That check was processed and sent to Barb at the Exeter Planning Office on or about December 1, 2018. Now that construction is complete, can arrangements be made to have the \$2,000 reimbursement check processed?

Please review and advise. Let me know if any questions. Thanks.

Jim

Jim Donahue



(Cell) 781-771-1111

James.Donahue@everestinfrastructure.com

From: David Sharples <dsharples@exeternh.gov>
Sent: Monday, September 23, 2019 4:10 PM
To: Michael Ashley Culbert <michael.culbert@everestinfrastructure.com>
Cc: Barbara Mcevoy <bmcevoy@exeternh.gov>; Doug Eastman <deastman@exeternh.gov>; Christopher J Davis



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

February 25, 2020

Town of Exeter
Attn: Russ Dean
10 Front Street
Exeter, New Hampshire

Re: Exeter Recreation Park
4 Hampton Road
Tax Map 69, Lot 4, Exeter, NH

Amended Permit: AoT-1736A
Original permit issuance: January 22, 2020

Dear Mr. Dean:

Based upon the plans and application, approved on February 25, 2020, we are hereby amending RSA 485-A:17 Alteration of Terrain Permit AoT-1736. **The amendment consists of a plan change including a revised layout of the site and treatment provided by bioretention systems with internal storage reservoirs as shown on the plans titled "Exeter Recreation Park", dated December 4, 2019, with last revision date February 21, 2020.**

As part of the processing of this application, DES granted approval to waiving specific requirements of: Rule Env-Wq 1507.03(a), finding that for the limited portion of the site where treatment of impervious surfaces cannot be practicably employed due to site constraints, an enhancement in existing water quality is realized with an overall 0.45 reduction in impervious surface in the area. DES also granted waivers to the requirements of Env-Wq 156.04 relative to groundwater recharge, and Env-Wq 1503.08(f)(3), relative to infiltration feasibility reports. It was determined that granting these waivers would not have an adverse impact on the environment, public health, public safety, or abutting properties, and that granting the request is consistent with the intent and purpose of the rule waived. Additional documentation relative to the waivers requested is contained within the file. This permit is subject to the following conditions:

PROJECT SPECIFIC CONDITIONS:

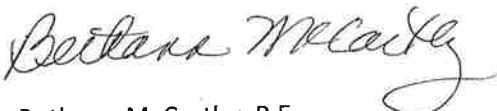
1. Plans by Tighe & Bond, Inc. entitled "Exeter Recreation Park", dated December 4, 2019, with last revision date February 21, 2020 and supporting documentation in the permit file are a part of this approval. The project must be built in accordance with the plans.
2. **This permit expires on January 22, 2025.** No earth moving activities shall occur on the project after this expiration date unless the permit has been extended by the Department. If an extension is required, the request must be received by the department before the permit expires. The Amendment Request form is available at: <http://des.nh.gov/organization/divisions/water/aot/categories/forms.htm>
3. **The project must be phased. Each phase must be stabilized before disturbing of any successive phase, so that no more than 5 acres is open at any time. Sheet C-105 of the plans offers a suggested phasing plan.**

GENERAL CONDITIONS:

1. Activities shall not cause or contribute to any violations of the surface water quality standards established in Administrative Rule Env-Wq 1700.
2. You must submit revised plans for permit amendment prior to any changes in construction details or sequences. You must notify the Department in writing within ten days of a change in ownership.

3. You must notify the Department in writing prior to the start of construction and upon completion of construction. Forms can be submitted electronically at: <https://forms.nh.gov/onlineforms/>. Paper forms are available at that same web page or at: <http://des.nh.gov/organization/divisions/water/aot/categories/forms.htm>.
4. **Upon completion of construction, a written notice signed by the permit holder and a qualified engineer shall be submitted to the Department, in accordance with Env-Wq 1503.21(c)(1), stating that the project was completed in accordance with the approved plans and specifications.** If deviations were made, the permit holder shall review the requirements in Env-Wq 1503.21(c)(2).
5. **All stormwater practices shall be inspected and maintained in accordance with Env-Wq 1507.08 and the project Inspection and Maintenance (I&M) Manual.** All record keeping required by the I&M Manual shall be maintained by the identified responsible party, and be made available to the department upon request.
6. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required (e.g., from US EPA, US Army Corps of Engineers, etc.). Projects disturbing over 1 acre may require a federal stormwater permit from EPA. Information regarding this permitting process can be obtained at: <http://des.nh.gov/organization/divisions/water/stormwater/construction.htm>.
7. If applicable, no activity shall occur in wetland areas until a Wetlands Permit is obtained from the Department. Issuance of this permit does not obligate the Department to approve a Wetlands Permit for this project.
8. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or only cursory surveys have been performed, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3

Sincerely,



Bethann McCarthy, P.E.
Alteration of Terrain Bureau

cc: Exeter Planning Board ✓
ec: Bradlee Mezquita, Tighe & Bond, Inc.
Eben Lewis, NHDES Wetlands
Neil Bilodeau, NHDES Wetlands