



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 virtually via ZOOM (see connection info below*) on Thursday, August 13th, 2020 at **6:00 P.M.** to consider the following:

Public hearing on the 2021 Capital Improvements Program (CIP) projects as presented by the Town Departments. Copies of the proposed document(s) will be available at the Planning Department Office prior to the meeting.

The regularly scheduled Planning Board meeting will commence at 7:00 P.M.

APPROVAL OF MINUTES: July 23, 2020

NEW BUSINESS: PUBLIC HEARINGS

A request by Wakefield Investment, Inc. (2 Hampton Road LLC) for modifications to a previously approved multi-family site plan for the “Windsor Crossing” development. The subject property is located on Acadia Lane, in the CT-Corporate Technology Park zoning district. Tax Map Parcel #69-3. Case #21404.

The application of Seacoast Mental Health Center Resource Group, Inc. for a site plan review of the proposed construction of a 5,326 SF addition and associated parking to the existing facility located 30 Magnolia Lane. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #65-146. PB Case #20-5.

The application of Celia C. Rocco Revocable Trust for a minor subdivision of a 23.8-acre parcel off of Thornton Street and Rocky Hill Road into two (2) single-family residential lots; and a lot line adjustment between the aforementioned property and properties at 1 Sleepy Hollow Road and 3 Sleepy Hollow Road. The subject properties are located in the R-2, Single Family Residential zoning district. Tax Map Parcels #70-12, #71-67 and #71-68. Case #20-6.

The application OSRAM Sylvania for a minor subdivision of a 32.21-acre parcel located at 129-131 Portsmouth Avenue (and off of Holland Way) into three (3) lots; and a request to affirm that Tax Map Parcel #51-17, located east of Holland Way is a separate lot that was created when NHDOT created the Holland Way right-of-way. The subject properties are located in the C-2, Highway Commercial and CT-Corporate Technology zoning districts. Tax Map Parcel #52-112 and #51-17. Case #20-7.

The application of Justin Lyons for a minor subdivision of a 4.03-acre parcel located at 10 John West Road into two (2) single-family residential lots. The subject property is located in the R-1, Low Density Residential zoning district. Tax Map Parcel #114-1. Case #20-9.

OTHER BUSINESS

- W. Scott Carlisle – Case #17-26
Request for extension of conditional approval for minor subdivision (off Epping Road)
Tax Map Parcel #40-12

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 07/31/20: Exeter Town Office and Town of Exeter website

***ZOOM MEETING INFORMATION:**

Virtual Meetings can be watched on Channel 22 and on Exeter TV's Facebook and YouTube pages.

To participate in public comment, click this link: <https://exeternh.zoom.us/j/83666975429>

To participate via telephone, call: +1 646 558 8656 and enter the Webinar ID: 836 6697 5429

Please join the meeting with your full name if you want to speak.

*Use the "Raise Hand" button to alert the chair you wish to speak. On the phone, press *9.*

*More instructions for how to participate can be found here:
<https://www.exeternh.gov/townmanager/virtual-town-meetings>*

Contact us at extvg@exeternh.gov or 603-418-6425 with any technical issues.



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: August 7, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: Capital Improvement Program 2021-2026

I am pleased to submit the attached Draft Capital Improvement Program 2021-2026 for your review at the August 13th meeting. Department heads will be in attendance at the public hearing to highlight their upcoming capital needs and to answer any questions you may have.

I included the project sheets and a draft table of contents. Once finalized, I will provide the Board with a complete draft that includes a cover and a transmittal letter from the Board.

Thank you.

enc (1)

cc Russ Dean, Town Manager (w/enc.)

PLEASE SEE SEPARATE
"CIP" MEETING PACKET
ATTACHED FOR THIS MEETING

**TOWN OF EXETER
PLANNING BOARD
July 23, 2020
VIRTUAL MEETING
DRAFT MINUTES**

Zoom ID: 816 9300 1213

Phone: 1 646 558 8656

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete Cameron, Clerk, Gwen English, John Grueter, Jen Martel, Molly Cowan, Select Board Representative, Pete Steckler, Alternate, and Nancy Belanger, Alternate.

STAFF PRESENT: Town Planner Dave Sharples and Natural Resource Planner Kristen Murphy

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7:03 PM and read out loud the meeting preamble which indicated that an emergency exists and the provisions of RSA 91-A:2 III (b) are being invoked. As federal, state and local officials have determined gatherings of ten or more people pose a substantial risk to the community and the meeting imperative to the continued operation of Town and government and services which are vital to public, health, safety and confidence. This meeting will be conducted without a quorum physically present in the same location and welcome members of the public accessing the meeting remotely.

III. OLD BUSINESS

APPROVAL OF MINUTES

July 9, 2020

Mr. Cameron motioned to accept the July 9, 2020 minutes as written. Ms. English seconded the motion. A roll call vote was taken, Plumer – aye, Brown – aye, English – aye, Cameron – aye, Martel – aye, Cowan – aye and Grueter - abstain. With all in favor the motion passed 6-0-1.

June 25, 2020

Ms. English motioned to accept the June 25, 2020 minutes as amended. Mr. Grueter seconded the motion. A roll call vote was taken, Plumer – aye, Brown – aye, English – aye, Cameron – aye, Martel – aye, Cowan – aye and Grueter - aye. With all in favor the motion passed 7-0-0.

IV. NEW BUSINESS

PUBLIC HEARINGS

43 1. Continued public hearing on the application of Gateway at Exeter, LLC for a proposed lot line
44 adjustment and subdivision at 170 Epping Road. The lot line adjustment will transfer 2.10 acres of land
45 from Tax Map parcel #47-7 to Tax Map parcel #47-6; and subsequently a proposed subdivision of Tax
46 Map parcel #47-7 into two lots in conjunction with a mixed use development being proposed for the
47 site.

48 C-3 Epping Road Highway Commercial zoning district
49 PB Case #19-15

50

51 2. Continued public hearing on the application of Gateway at Exeter, LLC for a site plan review and a
52 Wetlands Conditional Use Permit for the proposed construction of a mixed-use development at 170
53 Epping Road (TM #47-6 and #47-7). The proposal includes a 224-unit multi-family residential complex, a
54 2-story 48,560 square foot mixed use building that may include a 20,040 YMCA day care facility,
55 office/retail space and possibly a restaurant along with associated site improvements.

56 C-3 Epping Road Highway Commercial zoning district
57 PB Case #19-16

58

59 Chair Plumer indicated there are two items the Board is working with.

60

61 Mr. Sharples indicated Case #19-15 and #19-16 were continued on June 25, 2020. The main issues were
62 traffic and wetlands. Third party review was required and completed by GZA. The report was
63 distributed. Tracy Tarr from GZA is here. The traffic and scoping meeting has been scheduled for next
64 week. Jason Plourde is here for that as well. The applicant is requesting several waivers.

65

66 Ms. Cowan asked what the schedule for hearing from the public is and Chair Plumer noted after the
67 applicant updates wetlands and traffic; afterwards the public hearing will be closed.

68

69 Mr. Petropulos indicated the report from GZA is in front of us. Have scoping meeting Thursday. Tracy
70 Tarr went out on Tuesday to the site. The work was split up between us. Reviewed within the scope
71 provided and viewed digital map of site for functions and values. The observations were recorded on an
72 aerial plan.

73

74 Vernal Pools

75

76 Two vernal pools were noted. They were not highly functional but vernal pools, nonetheless, with one
77 being deemed a potential vernal pool. The building just misses the core area. Six secondary indicators
78 were found and there is no fill or grading proposed in that area.

79

80 Ms. Tarr noted connectivity is important especially for vernal pool species. Excited to see the protection
81 of these vernal pools. Travel corridor maintenance would be great.

82

83 Mr. Steckler asked if connectivity is cut off further to the east and if mitigation efforts are cut off? Ms.
84 Tarr opined the mitigation package is appropriate. Could encourage more connectivity in other areas.
85 Route 27 is a major separation of connectivity. Thomas Leonard indicated he planned to respond to
86 some of these statements.

87

88 Vegetation

89

90 Ms. Tarr noted she observed common iris and common white oak on the site, but none of the protected
91 species mentioned within the scope. A few recommendations were given for design.

92

93 Mr. Steckler noted he appreciated the work. He stated that the function of having wildlife habitats on
94 site was very important, therefore the wetlands could not possibly be low value. Confirmed vernal pool
95 changes uniqueness of the wetlands.

96

97 Ms. Tarr noted wildlife are important functions also but the remaining part of the property has
98 substantial wildlife so she did not feel that changed the impact for this area.

99

100 Eileen Flockhart indicated she had something prepared in writing, but it does not pertain to wetlands
101 and traffic. Mr. Sharples noted it depends on the closure of the public hearing and asked her to email it
102 to him so it can be read into the record.

103

104 Mr. Leonard stated review shows Mr. Quigley did an excellent job out there. Willing to work with the
105 potential vernal pool. The real focus is on this small area by Epping Road. Doesn't seem directly
106 impacted. Balancing efforts of public safety and wetland protection. Started with 60 acres of land.
107 Minimized footprint and protect most important assets. ZBA agreed we should move things to the front
108 to protect the wetlands. This particular pool is not as important as others that are being protected in
109 the back acreage. Hope we can move to the next step without any substantial impact to the present
110 project.

111

112 Mr. Steckler indicated the discussion is not about one small wetland, about understanding impacts.
113 Concerned about the extent of wetlands and resources available.

114

115 Traffic

116

117 Chair Plumer recommended the Board review the traffic study.

118

119 Stephen Pernaw indicated there was nothing new traffic wise. Still awaiting scoping meeting and will
120 have more to add then.

121

122 Mr. Sharples noted Eileen Flockhart submitted a letter. She looked into the project further and is
123 concerned that the project is huge in scale. Waivers for planting and impervious surface are not
124 appropriate. Hopes solar will be used for residential and commercial. Also concerned that mostly one
125 to two-bedroom apartments and is curious about rent costs with 56 workforce units planned.

126

127 Mr. Cameron asked if workforce is spread between buildings or concentrated in one? Mr. Leonard
128 noted that 25% of each building's units will be affordable housing. Won't just build the market value and
129 then move on. Workforce requires 30% of income . Must be affordable to families with 60% of median
130 income. Is a diverse housing stock. Assistance in financing is available. Allows for continuing change in

131 occupancy. The project is right next to Route 101. ZBA asked to restrict on record. Phasing is only in a
132 construction sense. Plan is to have one financing package to three buildings.

133

134 Mr. Sharples indicated a letter from Lindsay Sonnett recommending cautious endorsement.

135

136 Mr. Sharples noted affordable housing restrictions could be in perpetuity. Want to attract and retain
137 workforce. Jim Petropulos clarified workforce housing is for 40 years.

138

139 Chair Plumer reported support letters from several entities revolving around workforce housing. One
140 being from Sig Sauer who indicated it assists in attracting new employees. Town Manager letter states
141 this approval would greatly help with Town Master Plan efforts and support for workforce housing. It
142 ensures remainder of TIF road development to be a success.

143

144 Mr. Leonard indicated he believed commercial should remain 48,000 SF if Board thought that would be
145 comfortable. Can't have as a condition because of finance requirements. Open to state and local input
146 on traffic corridor improvements. Have to come to an agreement. Will it support traffic light? All
147 depends on scoping meeting. Are open to having that be a condition to work with then to solve any
148 issues. Believe are ready for approval.

149

150 Ms. Flockhart asked about solar panels? Mr. Leonard indicated workforce housing units don't support
151 construction costs of solar panels. Can't make commitment to that because of costs. Energy footprint is
152 important. If are economically viable would love to consider them.

153

154 Tom Monahan indicated also owners of Garrison Glenn. Will not be using natural gas, all electric to help
155 footprint.

156

157 Ms. Martel indicated what she hears from the traffic meeting may change a lot of what we're seeing.

158 Ms. Martel indicated she is supportive to hearing about the remaining waivers.

159

160 Mr. Grueter noted the design of buildings changed. Mr. Petropulos indicated after hearing comments,
161 received new perspectives yesterday to show. A reduction in size of top building, lowered roof of
162 commercial building, changed stone finish on apartments, adjusted gables, shows the 38,000 SF but
163 would be the same principals for the larger footprints Elevations are part of Site Plan Review. If have
164 substantial changes would have to come back to you.

165

166 Mr. Steckler asked to weigh in on conditions of CUP. Proposed impact can't be detrimental to values of
167 wetland. Its just a restatement of functions and values. Design and maintenance should minimize
168 impact and no alternate design can be feasible. Scale and configuration is unsuitable. Can't pose hazard
169 due to loss of wetlands or contamination. Absorb precipitation. Several areas of flood hazards
170 downstream of this project. Think about broader impacts to Town. Don't see the values as low value.

171

172 Ms. Tarr noted "low value" as a general term for wetlands, does not encompass entire wetlands'
173 functions.

174

175 Ms. Belanger asked about final input on parking in the back area (originally designated as trail parking)?
176 Mr. Sharples noted initially had some spots designated for that area. Conservation Commission did not
177 feel appropriate to have them there. Looking for alternatives. Does not prohibit public access.
178 Conservation is not all for human activities. Not every landscape suitable for trails. Ms. Belanger noted
179 it is important to publicize as it is.

180
181 Ms. Murphy indicated it does recognize that the public will use the land. The only place for viable trail is
182 impacted logging road. Is a similar project that doesn't have designated parking.

183
184 Ms. Belanger asked if any indicators for the possible trail and Ms. Murphy noted she did not believe the
185 trail relocation has been submitted.

186
187 Mr. Petropulos noted that area is off our property. Ms. Murphy noted a large wetland complex next to
188 the lot.

189
190 Ms. English indicated she did not feel trail parking is needed. Clarify it will be there or not. Agree with
191 the Conservation Commission. Allowing public use, just not advertising the area. Mr. Sharples indicated
192 there is just general parking there now, not for trails.

193
194 Mr. Grueter asked if it was determined there was extra parking? Mr. Petropulos indicated yes and no
195 plans to reduce as of now.

196
197 Mr. Leonard noted a reduction in footprint would reduce parking. The extra is not based on Town
198 regulations, it was off our ULI calculations. Would like to comment on CUP criteria. Heard from a
199 number of people that rear portion is very significant and sensitive. Contiguous to other private
200 property. Footprint of buildings substantially smaller than industrial buildings. Minimized footprint.
201 When designing drainage structures have to make sure the water in site does not result in more water
202 leaving site. Mr. Petropulos noted providing basins for stormwater. Design has been reviewed by
203 several parties.

204
205 Ms. English indicated when established TIF think intention was to establish commercial use here. Think
206 should decide between 38,000-48,000 footprints. Encourage 38,000 to protect more of the land.

207
208 Ms. Martel noted the ULI study came up with 270 spaces necessary. Support removing six spaces in the
209 back. Seems like excess pavement.

210
211 Vice-Chair Brown indicated Ms. English summarized his concern about commercial space. Concerned
212 about development of corridor as well. In favor of 48,000 feet footprint. This is mostly residential.
213 Don't want to see commercial area be unbuilt as is a trend lately. Hopefully can allow applicant to get
214 funding while still able to follow through with the commercial aspect.

215
216 Mr. Leonard noted 48,000 will not have additional impact to wetlands. Ms. English asked if there were
217 other reductions that could be made? Vice-Chair Brown recommended leaving it to the applicant to
218 decide. Vice-Chair Brown indicated he feels commercial piece is vital.

219

220 Ms. Cowan noted in TIF the objective includes mixed residential opportunity. Understand frustration
221 with other aspects of business. Do believe this would meet TIF requirements if gets built. Any way to
222 ensure that every piece gets developed at the same time.

223

224 Vice-Chair Brown noted the only way to ensure that is to either make a COA or make them bond. Happy
225 that they're prepared to go with 48,000 feet.

226

227 Mr. Grueter asked how the Board could ensure commercial is built? Mr. Sharples noted a COA or a
228 building permit but don't believe applicant is in favor of either.

229

230 Mr. Steckler indicated he felt approval of CUP for this project sets precedent for similar projects.

231

232 Chair Plumer closed the meeting to the public at 9:28 PM.

233

234 Vice-Chair Brown indicated he did not think the Board could vote until the traffic study is complete in
235 case things change.

236

237 Ms. English asked about the recreation impact fee? Greg Bisson a year ago stated that more recreation
238 activities were encouraged.

239

240 Mr. Grueter agreed there doesn't look to be enough.

241

242 Mr. Sharples noted he has a waiver for both recreation space and recreation impact fees. Ms. English
243 noted the pool is only enough during the summer.

244

245 Vice-Chair Brown indicated normally have waivers read into the record first, good points made.

246

247 Vice-Chair Brown asked the rationale for the recreation impact fee waiver? Mr. Leonard noted donating
248 back 40 acres which is more than required for mitigation. Vice-Chair Brown asked if donating was part
249 of variance consideration? Mr. Leonard noted he felt it was. Thought would be connected to trail
250 system for recreational use. We understand what we were doing but we also accept the decisions by
251 Conservation Commission and this Board.

252

253 Vice-Chair Brown noted good arguments were made. Would be inclined to grant for recreation space
254 but not the impact fee. Think that conveyed land is overvalued.

255

256 Mr. Grueter asked how much land for recreation space waiver? Mr. Leonard indicated 400 feet per unit,
257 approximately 2.5 acres. Mr. Grueter noted there is no other green space for recreation, is very limited.
258 Mr. Petropulos noted there is reasonable space south of Building C.

259

260 Ms. Murphy noted Conservation Commission was supportive of a trail on Conservation land. Still a trail
261 to provide outdoor space. Chair Plumer asked if Conservation Commission considered recreation for
262 residents? Ms. Murphy indicated yes, didn't want to establish a high traffic conservation area. Is a

263 decent amount of trail space. Could propose a condition that includes trail design and involvement by
264 Conservation Commission.

265

266 Mr. Cameron noted progress tonight has not been enough and may need an extra meeting. Focus on
267 backlogged applications. Chair Plumer noted a special meeting could be held on August 20 to wrap up
268 Gateway. Mr. Sharples noted August 6th is a possibility.

269

270 *Vice-Chair Brown moved to continue Planning Board Cases #19-15 and #19-16 to a special meeting on*
271 *August 20, 2020 at 7:00 PM. Mr. Cameron seconded the motion. A roll call vote was taken, Plumer –*
272 *aye, Brown – aye, English – aye, Cameron – aye, Martel – aye, Cowan – aye and Grueter - aye. With*
273 *all in favor the motion passed 7-0-0.*

274

275 3. Continuation of the application of Brian Griset for review of a Yield Plan in conjunction with a
276 proposed 16-unit single-family condominium open space development and associated site
277 improvements on property located off Tamarind Lane and Cullen Way.

278 R-1 Low Density Residential and NP-Neighborhood Professional zoning districts

279 Tax Map Parcel S #96-15 and #81-53

280 Case #20-2

281

282 Chair Plumer indicated Case #20-2 was requested to be continued to July 23rd but it doesn't look like the
283 Board will get to it tonight.

284

285 Attorney Justin Pasay indicated they welcomed a continuance to the next available date and requests
286 being put first on the agenda for that meeting.

287

288 *Vice-Chair Brown motioned to continue the Griset Yield Plan, Case #20-2 to August 27, 2020 at 7:00*
289 *PM. Mr. Cameron seconded the motion. A roll call vote was taken, Plumer – aye, Brown – aye,*
290 *English – aye, Cameron – aye, Martel – aye, Cowan – aye and Grueter - aye. With all in favor the*
291 *motion passed 7-0-0.*

292

293 **V. OTHER BUSINESS**

294

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

296 **Field Modifications**

297 **Announcements**

298 **VII. CHAIRPERSON'S ITEMS**

299 Chair Plumer indicated the next meeting would be August 13, 2020 at 6pm for CIP business and
300 other new applications.

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

302 **IX. ADJOURN**

303 *Vice-Chair Brown moved to adjourn at 10:06 PM. Mr. Grueter seconded the motion. A roll call vote*
304 *was taken, Plumer – aye, Brown – aye, English – aye, Cameron – aye, Martel – aye, Cowan – aye and*
305 *Grueter - aye. With all in favor the motion passed 7-0-0.*

306

307 Respectfully submitted,

308 Daniel Hoijer,

309 Recording Secretary



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

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

RECEIVED

FEB 11 2020

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

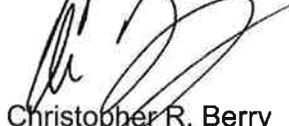
have been purchased and delivered to the project site. BS&E estimates the cost to install these items to be \$2,500.00

- 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

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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



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www.exeternh.gov

March 16, 2020

Katrina P. Cutts, Vice President
Institution for Savings
312 Haverhill Street
Rowley, MA 01969

Re: 2 Hampton Road LLC (f/k/a Wakefield Investments, Inc.)
"Residences at Windsor Crossing", Exeter, N.H. Tax Map Parcel #69-3
Irrevocable Standby Letters of Credit # #51000900 and #51001899

Dear Ms. Cutts:

Please accept this letter as official confirmation that the Town has taken the following action on the above-captioned Letters of Credit being held for the "Windsor Crossing" project:

- Letter of Credit #51001899 has been reduced from \$250,580.74 to \$75,616.15. This bond balance represents the cost of the remaining improvements for Phase 3 of the project and 20% retainage of the original bond amount.
- Letter of Credit #51000900 (as revised July 13, 2016), in the amount of \$297,303.75, has been released. The original Letter of Credit is enclosed for your files. This Letter of Credit was to guarantee the construction and completion of the remaining site improvements associated with the Drainage Phase, Phase I and Phase 2 of the project as follows:
 - Drainage Phase \$ 54,309.66
 - Phase 1 \$ 83,095.49
 - Phase 2 \$ 159,898.60

Please be advised that the site has been inspected by Allison Rees, P.E of Underwood Engineering, Inc, Jennifer Mates, Ass't. Town Engineer and myself and can confirm that all site improvements have been completed to the satisfaction of the Town.

If you should have any questions relative to this approval, please do not hesitate to contact our office.

Sincerely,

Dave Sharples
Exeter Town Planner

cc: Robert Paolini, 2 Hampton Road LLC
David Schelzi, President, Wakefield Investments, Inc.
Christopher R. Berry, President, Berry Surveying & Engineering
Jennifer Mates, P.E., Ass't. Town Engineer

Enclosure – 1

:bsm



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



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: August 7, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: PB Case #20-5 Seacoast Mental Health Center Resource Group
30 Magnolia Lane
Tax Map Parcel # 65-146

The applicant has submitted an application for site plan review for the proposed construction of a 5,326 SF addition and associated parking to the existing facility located 30 Magnolia Lane. The subject property is located in the R-2, Single Family Residential zoning district and is identified as Tax Map Parcel #65-146.

The Applicant originally submitted their application and plans on February 26, 2020 and would have been scheduled for a March/April meeting, however, given the arrival of the pandemic, the application was placed on hold and put in the queue of backlogged applications awaiting a public hearing date. The site plan and supporting documents, dated February 26, 2020 are enclosed for your review. Abutters to the property have received notification of this meeting via certified mail.

The Applicant appeared before the Zoning Board of Adjustment, at its April 16th, 2019 meeting and was granted a variance for the expansion of a non-conforming use to permit the proposed addition. A copy of the Notice of Decision letter and minutes from that meeting are enclosed for your review.

The Applicant was scheduled to appear before the Technical Review Committee (TRC) on March 19, 2020 and the meeting was subsequently cancelled. The plans and supporting documents were reviewed independently by the members of the TRC and also by Underwood Engineers, Inc. (UEI). The TRC comment letter, dated March 25, 2020 and two review letters from UEI, dated March 25, 2020 and July 21, 2020 respectively, are enclosed for your review, as well as the Applicant's response letter(s), dated May 26, 2020.

As you will note in the comment letters, staff has questioned the drainage as it is directed off site and we need to insure that there is no detrimental impact to abutting properties. In response, the applicant has resubmitted materials that include revised a site plan, a letter dated August 6 2020, and architectural elevations that are enclosed for your review. Staff will examine the new information and provide an update to the Board at the meeting.

The Applicant is requesting several waivers from the Boards' Site Plan Review & Subdivision Regulations:

- Section 7.5.4 - High Intensity Soils Survey,
- Section 9.3.6.4 – grading within 5' of property line and
- Section 9.20.1 – outdoor lighting trespassing on adjacent properties.

Please see the enclosed waiver request letters dated February 25, April 15 and May 19, 2020.

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

Waiver Motions

High Intensity Soils Survey (HISS) waiver motion: After reviewing the criteria for granting waivers, I move that the request of Seacoast Mental Health Center (PB Case #20-5) for a waiver from Section 7.5.4 of the Site Plan Review and Subdivision Regulations to provide High Intensity Soil Survey information on the **Proposed Site Plan** be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Grading within 5 feet of property line waiver motion: After reviewing the criteria for granting waivers, I move that the request of Seacoast Mental Health Center (PB Case #20-5) for a waiver from Section 9.3.6.4. of the Site Plan Review and Subdivision Regulations regarding grading within 5 feet of the property line be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Outdoor Lighting waiver motion: After reviewing the criteria for granting waivers, I move that the request of Seacoast Mental Health Center (PB Case #20-5) for a waiver from Section 9.20.1 to avoid any negative impacts resulting from light trespass on adjacent properties be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED

Planning Board Motions

Site Plan Motion: I move that the request of Seacoast Mental Health Center Resource Group, PB Case #20-5, for Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

February 25, 2020

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

**Re: Site Plan Application
Seacoast Mental Health Center Building Addition
Tax Map 65, Lot 146
30 Magnolia Lane, Exeter, NH**

Dear Mr. Sharples,

On behalf of our client, Seacoast Mental Health Center Resource Group, we respectfully submit the attached Site Plan Application for the Seacoast Mental Health Center Building Addition at 30 Magnolia Lane in Exeter, NH. The aforementioned application is for a proposed 5,326-S.F., one-story building addition to the existing Seacoast Mental Health Center along with a 59-space parking area. In order to accommodate stormwater runoff from the site, an Underground Stormtech System and an expansion to the existing drainage basin are proposed. All utilities for the building addition are to be provided internally through the existing building, therefore, there is no external utility work proposed on site. As of April of 2019, a variance was granted by the Town of Exeter Zoning Board of Adjustment to allow relief from Zoning Ordinance: Article 5, Section 5.1.2 A. & B. (expansion of a non-conforming use).

Please see the attached waiver request letter. As a part of the Site Plan Application, a waiver has been requested to forgo the requirement of providing a High Intensity Soil Survey.

Please let me know if you need any additional information.

Respectfully submitted,
TFMoran, Inc.

Dylan Erickson, EIT
Project Engineer





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**

#20-5	APPLICATION #
2/26/20	DATE RECEIVED
250.00	APPLICATION FEE
319.56	PLAN REVIEW FEE
130.00	ABUTTERS FEE
	LEGAL NOTICE FEE
\$699.56	TOTAL FEES
	INSPECTION FEE
	INSPECTION COST
	REFUND (IF ANY)

pd. 2/26/20 ✓ #18923
✓ #18925
Wm

1. **NAME OF LEGAL OWNER OF RECORD:** Seacoast Mental Health Center Resource Group, Inc.

TELEPHONE: (603) 431-6703

ADDRESS: 1145 Sagamore Avenue, Portsmouth, NH 03801

2. **NAME OF APPLICANT:** (Same as Owner)

ADDRESS: _____

TELEPHONE: () _____

3. **RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER:** _____

(Written permission from Owner is required, please attach.)

4. **DESCRIPTION OF PROPERTY:** Site is currently occupied by a 1-story 7,969-S.F. mental health facility with associated parking area.

ADDRESS: 30 Magnolia Lane, Exeter, NH 03833

TAX MAP: 65 **PARCEL #:** 146 **ZONING DISTRICT:** R-2

AREA OF ENTIRE TRACT: 1.59 Ac. **PORTION BEING DEVELOPED:** 0.69 Ac.



5. **ESTIMATED TOTAL SITE DEVELOPMENT COST** \$ 1,500,000

6. **EXPLANATION OF PROPOSAL:** _____
The purpose of this application is to propose a 5,326-S.F. building addition and paved parking area for the existing Seacoast Mental Health Facility.

7. **ARE MUNICIPAL SERVICES AVAILABLE?** YES NO No proposed utility work

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:**

ITEM:	NUMBER OF COPIES
A. Cover Letter	1
B. Abutter's List & Labels	1
C. Check for fee	1
D. Site Plan Set (Full Size)	7
E. Drainage Report	1
F. Waiver Request	1
G. Traffic Report	1

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

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

NAME: Dylan Erickson, EIT (TFMoran, Inc.)

ADDRESS: 170 Commerce Way, Suite 102, Portsmouth, NH 03801

PROFESSION: Engineer **TELEPHONE:** (603) 431-2222

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

Proposed improvements include a 5,326-S.F. building addition to the existing Seacoast Mental Health Facility and 59 space parking area. In order to accommodate stormwater runoff from the site, an Underground Stormtech Detention System and an expansion to the existing bioretention area are proposed. All utility services for the building addition are to be provided internally, therefore there are no proposed external utility improvements. In addition to site layout and grading/drainage improvements, proposed landscaping and external lighting meeting Town standards are shown.



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)

Yes, Variance granted (#19-06) in April of 2019 by Exeter ZBA to allow expansion of a non-conforming use

(ZO§ Article 5, Section 5.1.2A. & B.).

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).

N/A

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

N/A

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

2/28/2020

OWNER'S SIGNATURE

Monica F. Kieser President
Monica F. Kieser Board of Directors

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.



ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP _____
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 ADDR _____

TAXMAP _____

****Please see attached abutter's list and labels****

TAX M _____
 NAME _____
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Please attach additional sheets, if needed



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"/> NA	<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"/> NA	<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"/>	<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 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"/>	<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 checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<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
- NA 7.8 Utilities plan
- 7.9 Grading, drainage and erosion & sediment control plan
- 7.10 Landscape plan
- 7.11 Drainage Improvements and Storm Water Management Plan
- NA 7.12 Natural Resources Plan
- NA 7.13 Yield Plan

February 25, 2020

Abutters List
Seacoast Mental Health Center

Job # 47255.01

SMHC Resource Group, Inc.
1145 Sagamore Avenue
Portsmouth, NH 03801
Tax Map 65, Lot 146

Exeter Hospital, Inc.
5 Alumni Drive, Suite 205
Exeter, NH 03833
Tax Map 65, Lot 131

Chatham Exeter HAS, LLC
C/O Chatham Lodging Trust
222 Lakeview Avenue, Suite 200
West Palm Beach, FL 33401
Tax Map 65, Lot 136

Kimberly A. Montgomery
14 Highland Street
Exeter, NH 03833
Tax Map 65, Lot 138

Riadh & Rachel Trabelsi
12 Highland Street
Exeter, NH 03833
Tax Map 65, Lot 138-1

10 Highland Street, LLC.
65 South Elm Street
Manchester, NH 03103
Tax Map 65, Lot 142

Ripel Realty, LLC
11 Pleasant Street
Exeter, NH 03833
Tax Map 65, Lot 143

Felber Family Revocable Trust
Felber Michael J & Pamela W Tees
24 Highland Street
Exeter, NH 03833
Tax Map 65, Lot 144

Troy Leedberg
26 Highland Street
Exeter, NH 03833
Tax Map 65, Lot 145

TFMoran, Inc.
170 Commerce Way, Suite 102
Portsmouth, NH 03801

Market Square Architects
104 Congress St., Suite 203
Portsmouth, NH 03801

Town of Exeter
10 Front Street
Exeter, NH 03833
Tax Map 65, Lot 147

Charron, Inc.
40 Londonderry Turnpike, #1
Hooksett, NH 03106
Attn: Ken Sweeney



48 Constitution Drive
Bedford, NH 03110
(603) 472-4488

BANK OF AMERICA, NA
ACH R/T 011400495
54-49/114 NH
33202

18923

PAY **Five Hundred Sixty Nine and 56/100**

DATE	CHECK	CHECK AMOUNT
02/24/20	18923	\$569.56

TO THE ORDER OF **TOWN OF EXETER
10 FRONT STREET
EXETER NH 03833**

PB #20-5 250139.56

Coy Colwell
AUTHORIZED SIGNATURE

⑈018923⑈ ⑆011400495⑆ 388002301704⑈



48 Constitution Drive
Bedford, NH 03110
(603) 472-4488

BANK OF AMERICA, NA
ACH R/T 011400495
54-49/114 NH
33202

18925

PAY **One Hundred Thirty and no/100**

DATE	CHECK	CHECK AMOUNT
02/28/20	18925	\$130.00

TO THE ORDER OF **TOWN OF EXETER
10 FRONT STREET
EXETER NH 03833**

PB #20-5 Abutters

J. Corey Colwell
AUTHORIZED SIGNATURE

⑈018925⑈ ⑆011400495⑆ 388002301704⑈

Signed, sealed and delivered in presence of us:
Wm. Palmer
D. J. Sullivan.

John H. Cheever
M. C. Cheever



State of New Hampshire
Rochingham J. Dec. 28, A. D. 1889. Then personally appeared the above named John H. Cheever and M. C. Cheever and acknowledged the foregoing instrument to be their voluntary act and deed.

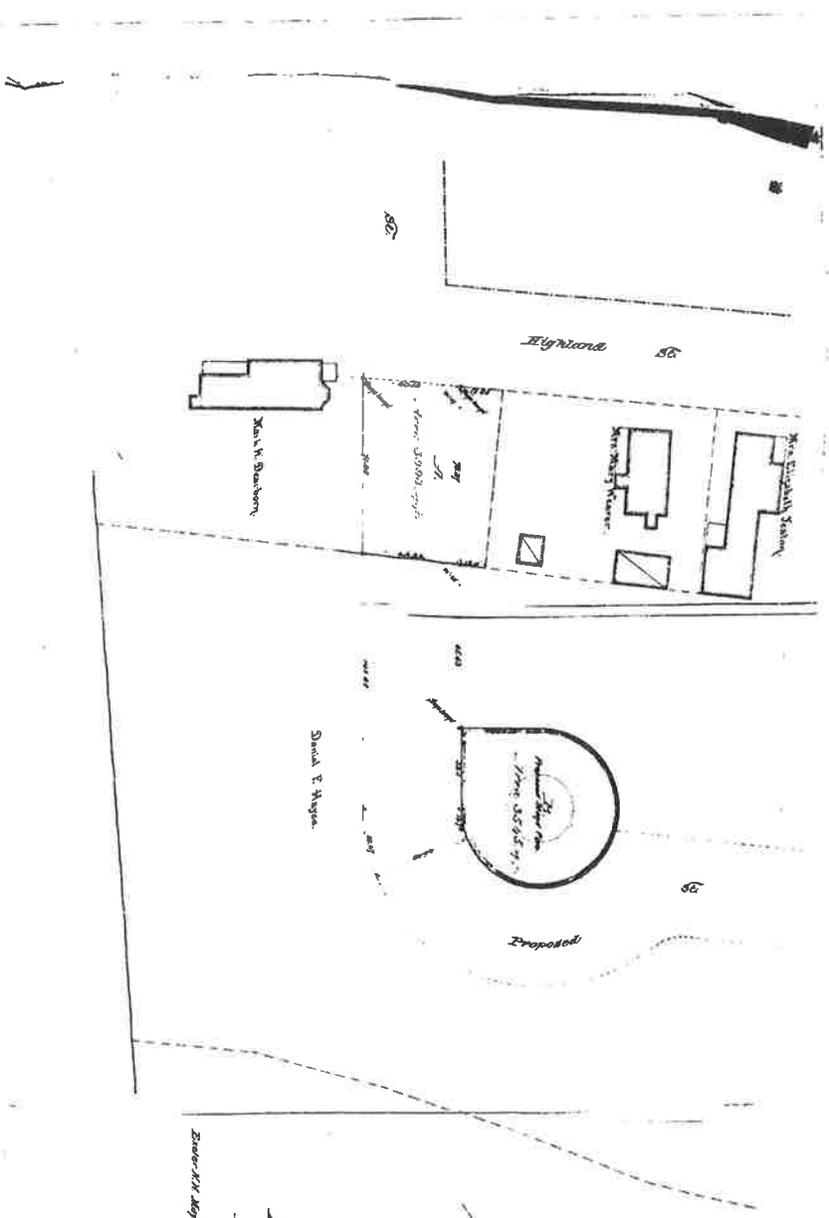
Witness my hand, William H. Palmer, Justice of the Peace.

Sold a piece of this lot to Thomas Coyle May 26, 1890.
Measuring 6 + 8. A. K. W. Green.

Received and Recorded
June 14, 1890
Gilman D. Hoyle, Register.

Exeter Water Works
to
Hoyes.
D. C.
del.

Know all men by these Presents,
That the Exeter Water Works, a Corporation duly organized and located at Exeter, in the County of Rockingham and State of New Hampshire,
for and in consideration of the sum of One dollar and other good considerations to it in hand before the abovesaid Joseph H. Hoyes, of said Exeter, well and truly paid by David F. Hoyes, of said Exeter, have granted, remised, released, and forever quitclaimed, and by these presents do grant, remise, release and forever quitclaim unto the said David F. Hoyes his heirs and assigns forever,
A right of way for himself his heirs and assigns for all purposes whatsoever over the following described parcel of land, situated in said Exeter, commencing at the Southwest corner thereof at a stone bound on Highland Street, thence running Southeastwardly on said Highland Street forty and twenty one hundredths feet to a stone bound at land now or formerly of Mark H. Denton, thence Northwestwardly by said land of said Denton seventy one and ninety eight one hundredths feet to land of said grantee; thence Northwardly by said land of said grantee forty and twenty four one hundredths feet to a bound fixed; thence Southwardly seventy three and thirty seven one hundredths feet to the bound aforesaid, being lot marked A: on plan herewith recorded, with the further right to open and dedicate the same to the public use as a public highway and build thereon a public highway with suitable side marks or procure the same to be laid out as a public highway and a public highway with suitable side marks to be built thereon, And in case said grantee his heirs or assigns shall dedicate said land to the public use as a highway as aforesaid, or procure the same to be laid out on such said grantee his successors or assigns shall not be entitled to receive any damages in consequence of the dedicating laying out or building such public highway over said land, and said grantee his successors or assigns shall do place over and care for its water



00102

Zone-KK May 1988

Land purchased
by
EXETER WATER WORKS
from
Dana F. Hayes & Mark W. Dunning
date 22. 2. 94



Not drawn
Nominally As-built
Survey by
William B. Hayes
1994

Commonwealth of Massachusetts,
Suffolk County, ss. Oct. 2, A. D. 1889, Then Personally ap-
peared Richard P. Kellouell, Assignee, acknowledged the foregoing
instrument to be his free act and deed
Before me, Henry G. Nichols,
Justice of the Peace.

Received and Recorded
June 14, 1890, Edmund D. Hoyle, Register.

I Know all men by these Presents,
That David S. Hayes, of Exeter in the County of
Rockingham and State of New Hampshire,
for and in consideration of the sum of one dollar, to me in
hand before the delivery hereof, well and truly paid by the
Exeter Water Works of said Exeter, a corporation by law duly
established, the receipt whereof I do truly acknowledge, have
given, granted, bargained and sold, and by these presents do
give, grant, bargain, sell, alien, enfeoff, convey and confirm,
unto the said Exeter Water Works, its successors and assigns
forever,

Hayes
in
Exeter
Water Works
Nov
du M + Co.

A certain tract of land situate in said Exeter + described as fol-
lows: Beginning at a stone bound at the most southerly
corner of the granted premises and running thence north-
westerly bounded southerly by land of grantor, thirty two
and one half (32.5) feet to a tangent point; thence run-
ning by a curved line of thirty two and one half (32.5) feet
radius one hundred and fifty three and fifteen hundredths (153.
15) feet bounded by other land of the grantor to another tangent
point, thence southerly, thirty two and one half (32.5) feet
to the point of beginning; containing 3545 square feet, in the
same more or less.

Also the right to pass and repass over and upon the following
described parcel of land and to maintain in repair and under the
same ^{all pipes, spouts and other} appurtenances necessary for the purposes of said corporation.
Also to enter upon said parcel at all times for the purpose of re-
pairing or changing said pipes or appurtenances; the said parcel
being bounded and described as follows: Beginning at the
southerly corner of the granted premises, at land of the Exe-
ter Water Works and running thence northerly to and
through the stone bound mentioned in the above described
parcel of land a distance of ninety eight and thirteen hund-
reds (98-13) feet to the second tangent point as above men-
tioned; thence by a curve to the right of thirty two and one
half (32.5) feet radius, twelve and seventy six hundredths
(12.76) feet to a point; thence northerly forty (40) feet to
a point; thence by curve line of seventy two and five tenths
(72.5) feet radius twenty eight and forty seven hundredths (28-
47) feet to a tangent point; thence southerly one hundred

PLAN Revised 5/1979 - See Microfilm No A-00102

two and fifty eight hundredths (102.68) feet to land of said City Water Works, thence Northwest along land of said City Water Works. forty and twenty four hundredths (40.24) feet to point of beginning. Reserving to the said grantor his heirs and assigns the right to open and dedicate to the public in a public highway all or any portion of the premises herein described, except such part as is embraced in a circle of thirty two and one half feet radius, the center thereof being the center of the stand-pipe, and build thereon, a public highway, with suitable side-walks, or procure the same to be laid out as a public highway, and a public highway with suitable side-walks to be built thereon, without any claim for damages on the part of said grantee, its successors or assigns, and in case a public highway is dedicated, laid out and built over the whole or any part of said premises said grantee its successors or assigns, shall so place and care for its water pipes as not to interfere with the use thereof as a public highway; said grantee to have in said premises occupied as a public highway such rights as are secured to it in any public highway by virtue of its charter.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging to it the said City Water Works, its successors and assigns to it and them only, proper use and benefit forever. And I the said grantor for myself and my heirs, executors and administrators and assigns, do hereby covenant grant and agree to and with the said City Water Works and its successors and assigns, that I and the said City Water Works and its successors and assigns, shall and will defend and defend the said City Water Works and its successors and assigns, and all seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid, that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said City Water Works its successors and assigns, against the lawful claims and demands of any person or persons whatsoever.

And I Etta J. Hayes, wife of said Daniel F. Hayes in consideration aforesaid, do hereby relinquish my right of dower in the premises mentioned.

(In witness whereof we do hereby solemnly swear and name all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises, and in each and every part thereof as are granted heretofore, as are secured or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1887, entitled, "An act to exempt the Tenement of families from attachment and levy or sale on execution" or by any other Statute or Statutes of said State.)

In Witness Whereof we have hereunto set our hands and seals this fourteenth day of June, in the year of our Lord 1890

Joseph F. Higgins
John C. Neill
J. W. Tilton
James O. Hayes

Daniel F. Hayes
Etta J. Hayes



Know all Men by these Presents,

THAT The Exeter Hospital, a corporation organized under the Laws of the State of New Hampshire and having its place of business at Exeter, County of Rockingham, State of New Hampshire,

Exeter Hospital
to
Exeter Water Works

in consideration of One Dollar to it paid by The Exeter Water Works, a corporation organized under the Laws of the State of New Hampshire and having its place of business at Exeter, aforesaid,

Decl. to
Exeter Water Works

the receipt whereof it does do hereby acknowledge, ^{has} and ^{has} for itself and its successors, ^{has} by these presents, give, grant, bargain, sell, and convey unto the said The Exeter Water Works, its successors ^{heirs} and assigns, forever,

A certain tract of land situate in said Exeter on the Easterly side of a certain right of way leading from the Northerly side of Highland Street over land of Exeter Water Works (to be conveyed to the grantor) and land of Florence W. Walsh in a North-easterly direction to land of Lyman E. Collishaw and being bounded as follows:

Beginning at a stone post at the Southwesterly corner of the granted premises on said right of way at a point 162.4 feet Northeasterly of a stone post at the Southwesterly corner of other land of grantor at said Highland Street and then running North 22 degrees 48 minutes East 155.1 feet along said right of way to a stone post at said Collishaw land; thence turning and running South 62 degrees 47 minutes East 90.1 feet by said Collishaw land to a point at other land of grantor; thence turning and running South 18 degrees 22 minutes West 148.6 feet by said other land of grantor to a point; thence turning and running still by other land of grantor North 67 degrees 12 minutes West 101.3 feet to the stone post at the point of beginning.

Being a part of the premises acquired by grantor by deed of Florence W. Walsh recorded in Rockingham Registry of Deeds.

The grantee by accepting this deed, as a further consideration for the premises hereby conveyed, covenants for itself, its successors and assigns, that it will not erect any structure of any kind or description or any part thereof upon the premises hereby conveyed within a distance of thirty feet from the boundary lines of said premises abutting upon other premises of the grantor, and it covenants further that no structure shall be erected upon the premises except a standpipe or reservoir for the storage of water of said grantee. In the event of a breach of covenant by the grantee, its successors or assigns, the grantor may, by its agents and without process of law, enter upon the granted premises and remove such structure without liability for damages or other injury occasioned thereby.

Conveying also the right of grantor over the right of way Westerly of the granted premises and other premises of grantor as conveyed to Exeter Hospital Inc. by Florence W. Walsh. ^{he} ^{has} and ^{has} to hold the aforesaid premises, with all the privileges and appurtenances thereunto belonging to the said grantee, its successors ^{heirs} and assigns, to their use and behoof forever. And it does ^{he} ^{has} covenant with the said grantee its successors ^{heirs} and assigns; that it is lawfully seized in fee of the afore-described premises; that they are free of all incumbrances; that it ^{has} have good right to sell and convey the same to the said grantee in manner aforesaid; and that ^{he} ^{has} and its successors ^{heirs} will warrant and defend the same premises to the said grantee its successors ^{heirs} and assigns, forever, against the lawful claims and demands of all persons, whomsoever.

And I -----

in consideration aforesaid, do hereby relinquish ----- right of dower in the before mentioned premises. And we, and each of us, hereby release our several rights of Homestead in said premises, under and by virtue of any law of this State.

In Witness whereof The ^{Exeter Hospital} ^{has} hereunto set its hand and seal, this 17th day of May in the year of our Lord one thousand nine hundred and forty-six.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Frances T. Kuslak
By William A. Young (L.S.)
Its President

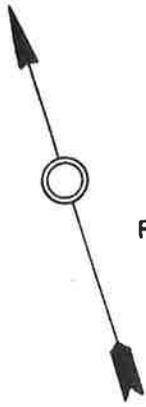
STATE OF NEW HAMPSHIRE, Rockingham ss. May 17th, 1946.

Then the above named William A. Young, president of Exeter Hospital, personally appearing, acknowledged the above instrument to be his free act and deed of the Exeter Hospital.

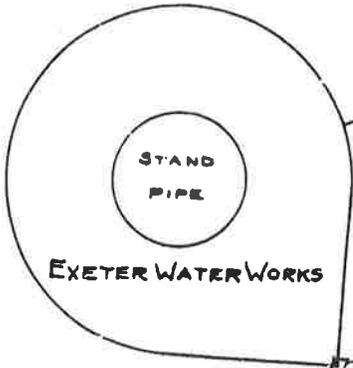
Before me,
..... Frances T. Kuslak Justice of the Peace.

Received and recorded MAY 28, 1946 P.M. 1946
..... John W. [Signature] Register.

01281



FLORENCE W. WALSH



RIGHT OF WAY

N 22° 48' E
155.7

S 62° 47' E
90.7

101.3
N 67° 12' W

148.6
S 16° 22' W

82.9

101.4

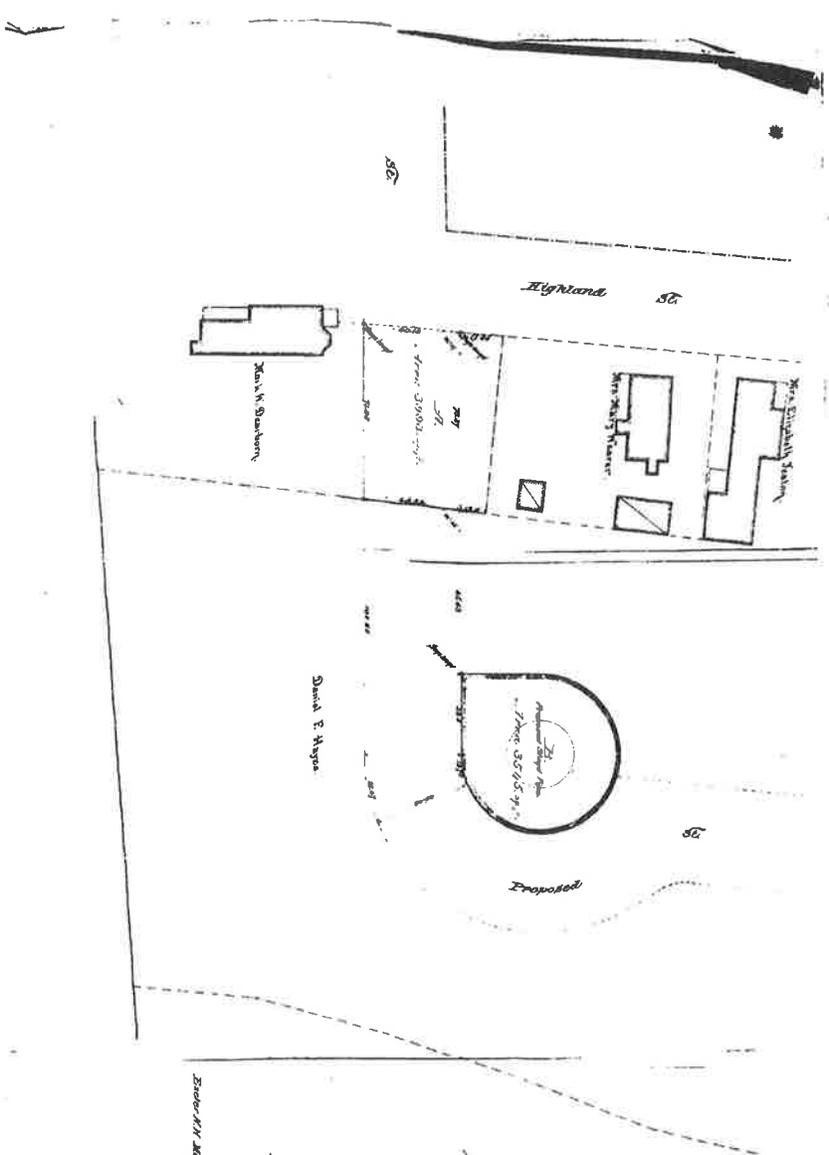
EXETER HOSPITAL

EXETER HOSPITAL

HIGHLAND ST.

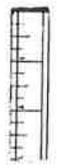
PROSPECT AVE.

Recorded January 31st 1946.



00102

Land purchased
by
Exeter Water Works
from
Daniel T. Hayes & John W. Starnes
June 27th 1894
Exeter, N.H.



See Plans:
Aerial View of Exeter
May 12, 1894
William B. Hayes,
Engineer

Know all Men by these Presents,

THAT I, Lyman E. Collishaw of Exeter, Rockingham County, New Hampshire,

Collishaw

to
Walsh

for and in consideration of the sum of **one dollar and other considerations,**
to me in hand, before the delivery hereof well and truly paid by **Florence W. Walsh of said Exeter**

del. to
P.Gardner

the receipt whereof **I** do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said **Walsh, her heirs and assigns forever,**

A certain tract of land on Prospect Hill, in said Exeter, adjoining the land which Pauline Brunn conveyed to Wilhelm Brunn by deed, dated 18 Jan. 1913, (Rockingham Deeds, Vol. 649, p. 441) the premises conveyed by this deed being bounded as follows; beginning at an iron pipe at the Northwesterly corner of the lot so-conveyed by Pauline to Wilhelm Brunn (which pipe is at the Northwesterly corner of lot #7 on the plan below referred to) thence running Northeasterly by other land of the grantor in a line which is the Northwesterly side of said lot #7 projected, exactly thirty (30) feet to a point; thence turning and running Southeasterly in a line parallel with the Northeasterly side of lots #7 and #8 on the plan below referred to and in said line projected to a point where said line projected intersects the Northwesterly side-line of lot #10 on said plan projected NorthEasterly; thence turning at a right angle and running Southwesterly by other land of the grantor to the Northeasterly corner of the tract in which Daniel F. Hayes granted an easement to The Exeter Water Works (which tract is the second tract described in the deed of said Hayes to said Water Works, Rockingham Deeds, Vol. 522, P. 259) thence turning and running Westerly by said Easement tract somewhat over forty feet to the stand-pipe lot owned by said Water Works; thence following the curve of the stand-pipe lot to the corner of lot #8 on said plan-land formerly of said Wilhelm Brunn; thence running Northwesterly by lots 8 & 7- said Wilhelm Brunnland- to the point begun at. The plan above referred to is called "Plan accompanying deed Charles H. Walker to Pauline Brunn" and is filed in Rockingham Registry of Deeds, Vol. 637, P. 460. Together with a right of way and other incidental rights to be enjoyed in common by the grantor, his heirs and assigns, the grantee, his heirs and assigns and The Exeter Water Works over said easement tract and the land lying southeasterly of said easement-tract to Highland Street, (being a part of the premises described in deed of Charles H. Walker to me.)

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to **her** the said **Walsh** and **her** heirs and assigns, to **her** and their only proper use and benefit forever. And **I** the said **Collishaw for myself** and **my** heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said **Walsh** and **her** heirs and assigns, that until the delivery hereof **I am** the lawful owner of the said premises, and **am** seized and possessed thereof in **my** own right and fee simple; and have full power and lawful authority to grant and convey the same in **my** own right and fee simple; and I do hereby warrant and defend the same to the said **Walsh** and **my** heirs, executors and administrators, shall and will warrant and defend the same to the said **Florence W. Walsh** and **her** heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, **Edna F. Collishaw** wife of the said **Lyman E. Collishaw** in consideration aforesaid, do hereby **relinquish** my right of dower in the **above** mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights that we have in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 1, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy on execution," or by any other Statute or Statutes of said State.

In Witness whereof we have hereunto set our hand and seal **at** this **_____** day of **September** **the _____** of our Lord one thousand nine hundred and **A.D. 1931**
SIGNED, SEALED AND DELIVERED IN PRESENCE OF US: **"John F." cancelled** before execution.
"Florence W." inserted
John H. Elkins
Lyman E. Collishaw (L.S.)
John F. Walsh
Edna F. Collishaw (L.S.)

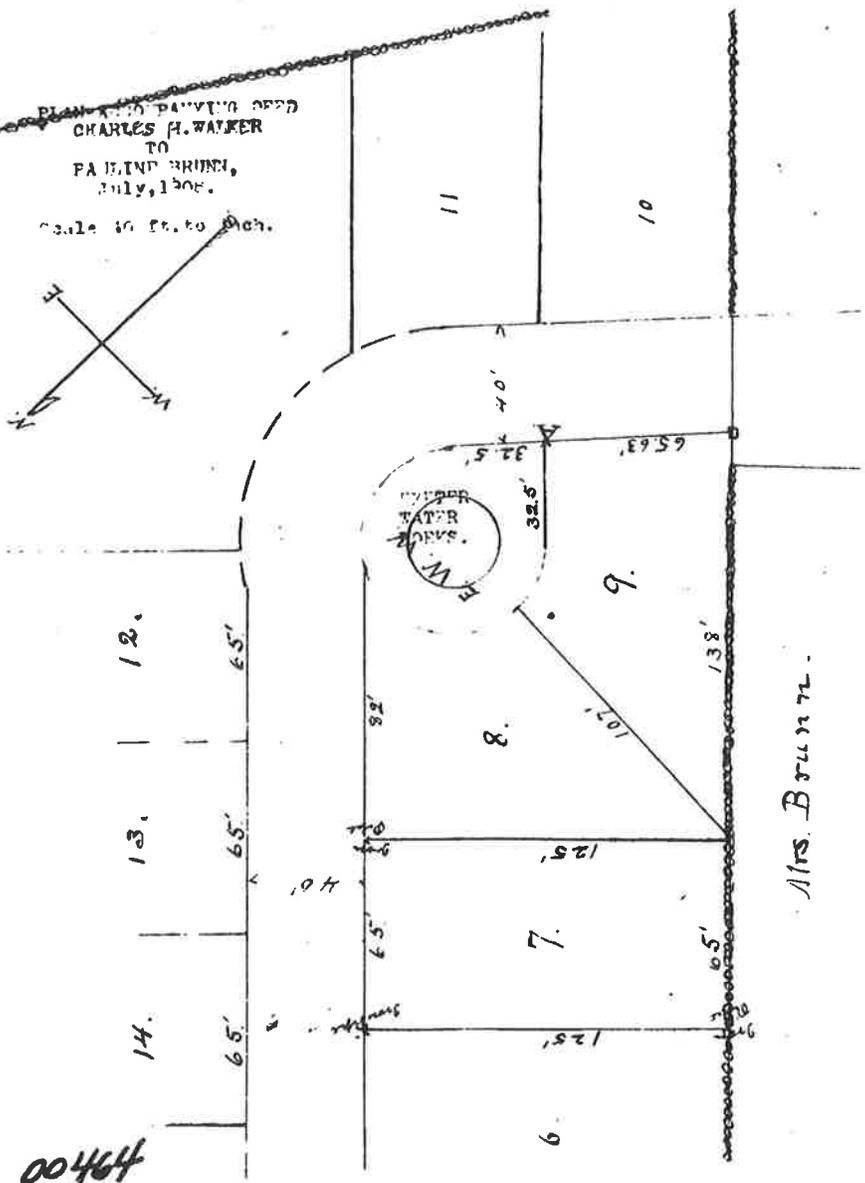
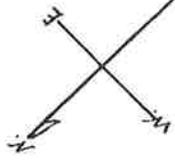
STATE OF NEW HAMPSHIRE, Rockingham, ss. September 16th A. D. 19 31.
Personally appeared the above named **Lyman E. Collishaw and Edna F. Collishaw** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

BEFORE ME, **John H. Elkins** Justice of the Peace.
Received and recorded **Sept. 19, 11 A.M.** 19 31. **John W. A. Gardner** Register.

Vertical handwritten note on the right margin: "I have a duplicate of this deed in my possession."

PLAN AND PAVING BEDD
CHARLES H. WALKER
TO
PAULINE BRUNE,
July, 1908.

Scale 10 ft. to 1 in.



Mrs. Bruner.

00464

1" = []

B3164 P0227

EASEMENT

NOW COMES Seacoast Mental Health Center Resource Group, Inc., of 1145 Sagamore Avenue, Portsmouth, County of Rockingham and State of New Hampshire, and for good and valuable consideration grants to the Town of Exeter, a municipal corporation of the State of New Hampshire, with a business address of 10 Front Street, Exeter, New Hampshire, a certain right of way as described herein.

Seacoast Mental Health Center Resource Group, Inc., is the owner of a certain parcel of real estate located at the intersection of Highland Street and Prospect Avenue, in Exeter, New Hampshire, conveyed to the Grantor by warranty deed of Kathleen E. Foss, Florence W. Marcotte, Barbara Ellen Binette, Marguerite J. Field and Phyllis W. Wentworth, dated October 7, 1994, and recorded in the Rockingham County Registry of Deeds.

Seacoast Mental Health Center Resource Group, Inc., hereby grants an easement to the Town of Exeter and its invitees to pass over land of the Grantor to access land of the Town of Exeter abutting and lying easterly of the Grantor's land.

Said right of way shall begin at the southeast corner and shall be over the paved parking lot, with access being at the northeast corner of the Grantor's premises in an area designated as a snow storage area.

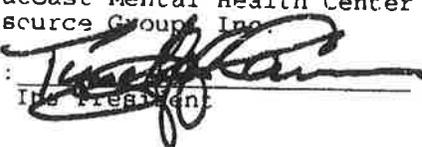
The Town of Exeter, its heirs, successors and assigns, shall have the right to pass over the Grantor's land to access its property, so long as that property is used for a purpose permitted by the then applicable Exeter Zoning Ordinance and Land Use Regulations. Grantee's use of the Easement shall not unreasonably interfere with the Grantor's use of the land. Grantor reserves the right to change the location of the Easement, so long as said change does not unreasonably interfere with Grantee's access.

The Grantor reserves the right to use the area within the Easement for access and parking.

This Easement, and all the terms herein, shall be binding upon and inure to the benefit of the parties, their heirs, successors and assigns.

Signed this 10th day of June, 1996.

Seacoast Mental Health Center
Resource Group, Inc.

By: 
Its President

0029729

JUL 1 12 45 PM '96

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

B3164 P0228

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

June 10, 1996

Personally appeared Timothy J. Connors, duly authorized on behalf of Seacoast Mental Health Center Resource Group, Inc., known to me or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained,

Before me,


NOTARY PUBLIC
JUSTICE OF THE PEACE



My commission expires on
January 5, 2000

MEMORANDUM

Ref: 1925A

To: Jay Couture, Executive Director
Seacoast Mental Health Center

From: Stephen G. Pernaw, P.E., PTOE

Subject: Proposed Health Center Expansion
Exeter, New Hampshire

Date: February 21, 2020

BACKGROUND

Pernaw & Company, Inc. has conducted this traffic evaluation on behalf of the Seacoast Mental Health Center, the project proponent, to establish peak-period traffic generation estimates for the proposed building expansion at 30 Magnolia Lane, in Exeter, New Hampshire. This effort involved researching available NHDOT traffic count data and conducting driveway counts at the existing facility. The purpose of this memorandum is to summarize the data collection effort, and our future projections regarding traffic demand.

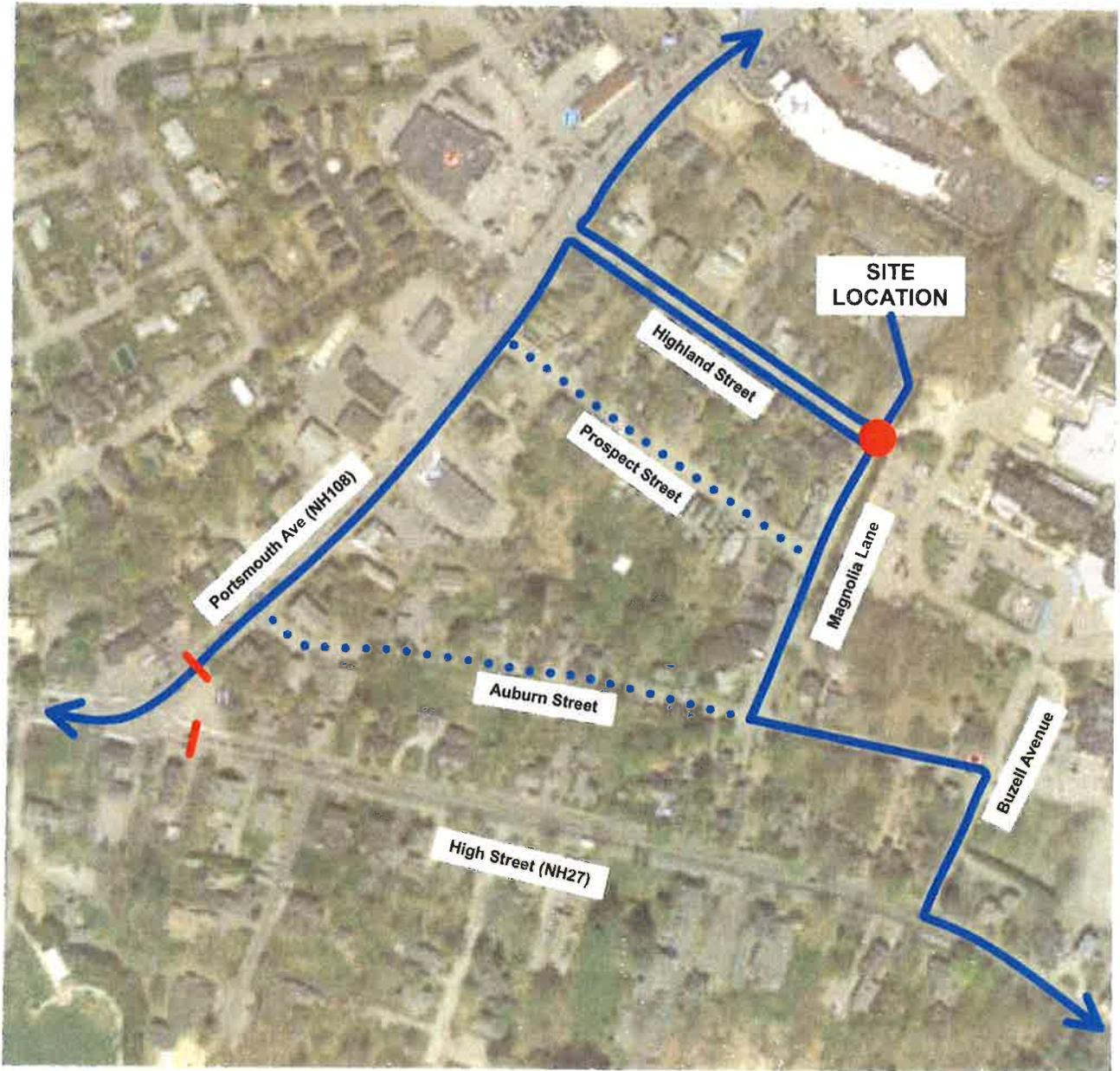
PROPOSED DEVELOPMENT

According to the plan entitled "*Site Development Plan*" (see Attachment 1) the existing one-story building has a gross floor area of 7,969 sf and the proposed building addition will increase the gross floor area to 13,295 sf (+5,326 sf). The proposed basement (1,900 sf) will be utilized for utilities and storage only, and will not affect the trip generating characteristics of the site.

Access to the site will continue to be provided via the existing driveway at the end of Magnolia Lane. On-site parking for 62 vehicles (including 3 accessible spaces) is proposed.

The site is bounded by the Hampton Inn & Suites to the north, the Exeter Hospital Campus to the east and residential dwelling units to the south and west.

Figure 1 shows the location of the subject site with respect to the area street system, along with the location of recent traffic counts conducted in the area.



-  = AUTOMATIC TRAFFIC RECORDER LOCATION (NH DOT)
-  = INTERSECTION TURNING MOVEMENT COUNT LOCATION
-  = PRIMARY ACCESS ROUTES
-  = SECONDARY ACCESS ROUTES

1925A



Figure 1

Site Location / Travel Routes

Traffic Evaluation, Proposed Health Center Expansion, Exeter, New Hampshire

EXISTING CONDITIONS

AREA ROADWAY VOLUMES

Research at the NHDOT revealed that short-term Automatic Traffic Recorder counts were conducted on Portsmouth Avenue (NH108 south of Auburn Avenue) and on High Street (NH27&111 east of Portsmouth Avenue) in September 2017. The location of these count stations is shown on Figure 1.

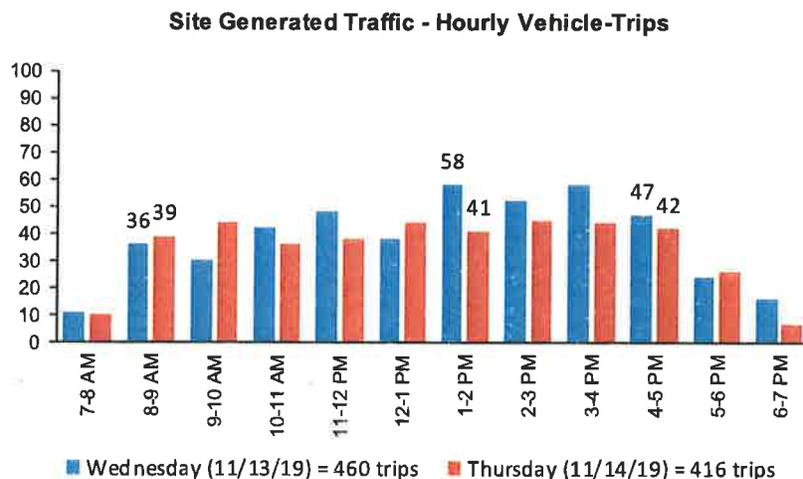
This section of Portsmouth Avenue carried an estimated Annual Average Daily Traffic (AADT) volume of 11,154 vehicles per day (vpd) in 2018. High Street carried an estimated AADT volume of 7,957 vpd in 2018. This data is summarized graphically on Page 4 and demonstrates that traffic demand in the study area typically reaches peak levels during the AM and PM commuter periods on weekdays (see Attachments 2-5).

EXISTING TRAVEL ROUTES

Figure 1 identifies the primary access routes to/from the subject site. Highland Street will primarily be used to reach points north and south on Portsmouth Avenue. To a lesser extent, Prospect Street and Auburn Street will be utilized as a secondary means of access to/from points south on Portsmouth Avenue. Points east on High Street will be reached by via the Magnolia Lane-Auburn Street-Buzell Avenue route.

EXISTING SITE GENERATED VOLUMES

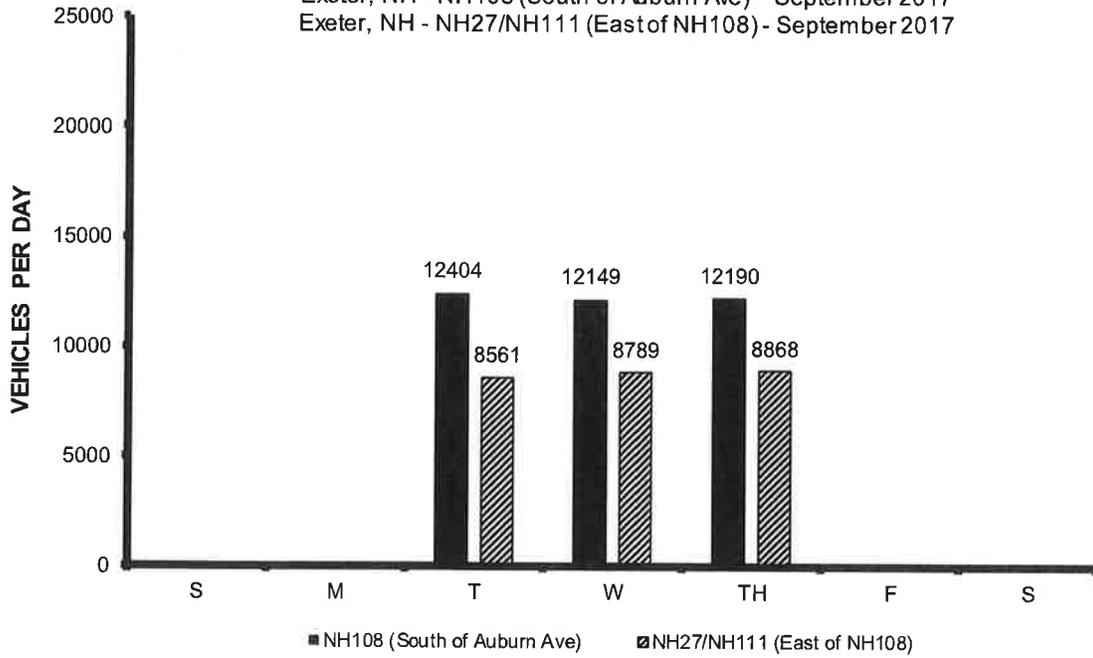
Pernaw & Company, Inc. conducted 12-hour driveway counts on two consecutive weekdays at the existing site driveway on Magnolia Lane to establish the trip generating characteristics of the existing facility. These counts were conducted from 7:00 AM to 7:00 PM on Wednesday, November 13 and Thursday, November 14, 2019. The highest hourly traffic volume generated by the site totaled 65 vehicle-trips (35 arrivals, 30 departures) and occurred from 1:15 to 2:15 PM on Wednesday. Attachment 6 contains additional details pertaining to the full counts.



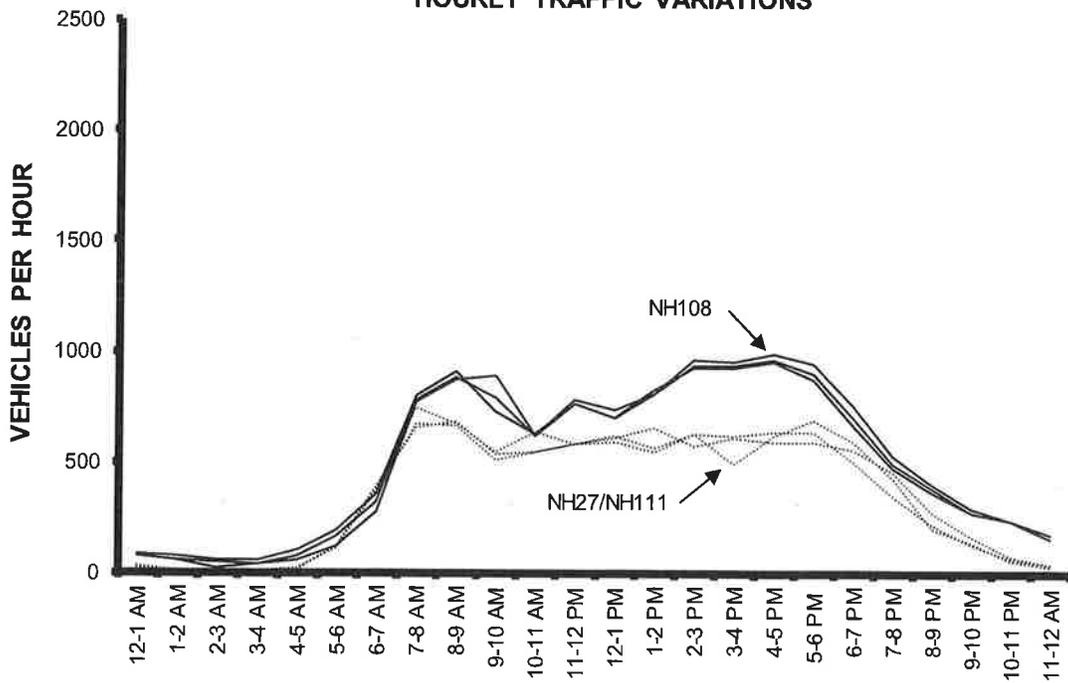
This chart demonstrates that the peak traffic hour for site traffic does not coincide with the typical peak hour periods for the adjacent street system (7-9 AM, 4-6 PM).

DAILY TRAFFIC VARIATIONS

Exeter, NH - NH108 (South of Auburn Ave) - September 2017
 Exeter, NH - NH27/NH111 (East of NH108) - September 2017



HOURLY TRAFFIC VARIATIONS



POST-EXPANSION TRAFFIC VOLUMES

To estimate the quantity of vehicle-trips that will be produced by the proposed building addition at the Seacoast Mental Health Center, Pernaw & Company, Inc. considered several standard trip generation rates published by the Institute of Transportation Engineers (ITE)¹. In this particular case, the trip rates associated with the existing facility exceed those for a typical medical office building. Consequently, the traffic count data was utilized in determining “local” trip generation rates that are unique to this specific health center. The following table summarizes the results of the trip generation analyses. This table shows that the proposed expansion of the building would generate +25 vehicle-trips during the weekday AM peak hour and +36 vehicle-trips during the PM peak hour (see Attachment 7).

Table 1		Trip Generation Summary		
		Existing Site ¹ (7,969 sf)	Proposed Addition ² (5,326 sf)	Post Development (13,295 sf)
AM Street Peak Hour (8:00-9:00, 8:15-9:15 AM)				
Entering		8 veh	+5 veh	13 veh
Exiting		<u>30 veh</u>	<u>+20 veh</u>	<u>50 veh</u>
Total		38 trips	+25 trips	63 trips
AM Generator Peak Hour (9:15-10:15, 9:45-10:45 AM)				
Entering		22 veh	+15 veh	37 veh
Exiting		<u>28 veh</u>	<u>+18 veh</u>	<u>46 veh</u>
Total		50 trips	+33 trips	83 trips
PM Generator Peak Hour (12:15-1:15, 1:15-2:15 PM)				
Entering		28 veh	+19 veh	47 veh
Exiting		<u>29 veh</u>	<u>19 veh</u>	<u>48 veh</u>
Total		57 trips	+38 trips	95 trips
PM Street Peak Hour (3:30-4:30, 3:45-4:45 PM)				
Entering		33 veh	+22 veh	55 veh
Exiting		<u>21 veh</u>	<u>+14 veh</u>	<u>35 veh</u>
Total		54 trips	+36 trips	90 trips

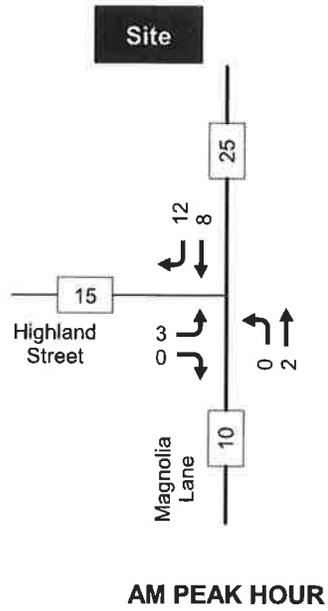
¹Driveway counts on 11/13/19 (Wednesday) and 11/14/19 (Thursday), averaged

²Existing trip generation rate applied to 5,326 sf addition

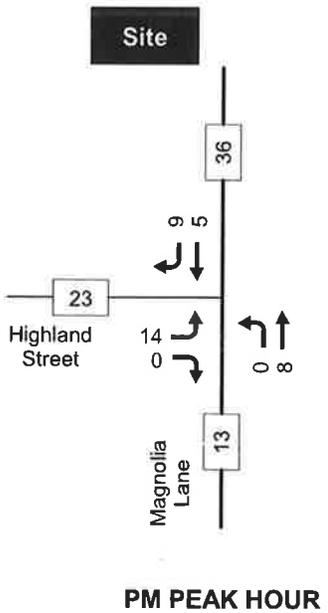
It should be noted that an increase of +36 trips during the weekday PM peak hour period (worst case) translates into less than one additional arrival or departure every minute, on average. Further, the net increase will be reduced as one group will utilize Highland Street for access and the remainder will utilize Magnolia Lane.

Figure 2 shows the distribution of the additional site traffic based on the travel patterns observed at the Magnolia Lane/Highland Street/Existing Site Driveway intersection.

¹ Institute of Transportation Engineers, *Trip Generation*, 10th edition (Washington, D.C., 2017).



AM PEAK HOUR



PM PEAK HOUR

Figure 2

Site Generated Traffic Volumes - Proposed Building Addition

Traffic Evaluation, Proposed Health Center Expansion, Exeter, New Hampshire

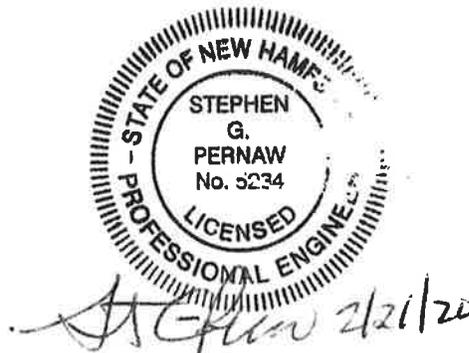
CONCLUSIONS

Based upon the existing conditions data collected at the subject site at 30 Magnolia Lane and the trip generation and trip distribution analyses contained herein, Pernaw & Company, Inc. finds that:

1. The two-day traffic counts conducted on the existing site driveway revealed that the existing facility generated hourly traffic volumes of 36-39 vehicle-trips during the AM peak hour, 41-58 vehicle-trips during the midday (1:00 to 2:00 PM), and 42-47 vehicle-trips during the typical PM peak hour period.
2. The proposed building addition has the potential to increase the trips generated by the site from 54 trips (existing) to 90 trips (proposed) or an increase of 36 trips, during the worst-case weekday PM peak hour period.
3. Highland Street is expected to accommodate an additional +23 vehicles during the PM peak hour, and Magnolia Lane will accommodate approximately +13 vehicles. This translates into approximately one additional vehicle every two minutes, on average, on Highland Street, and even less on Magnolia Lane.
4. Increases of this order of magnitude are inconsequential from a traffic operations, capacity and safety standpoint.
5. The site driveway approach to Highland Street should continue to operate under STOP sign control. Physical modifications to the Highland Street/Magnolia Lane/Existing Site Driveway intersection are not necessary to safely and efficiently accommodate the anticipated traffic increases associated with the proposed building addition at the Seacoast Mental Health Center.

CC: Christopher Rice, T.F. Moran, Inc.

Attachments



ATTACHMENTS



Transportation Data Management System

List View All DIRs

Location ID	82153082	MPO ID	
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID	S0000108	LRS Loc Pt.	
SF Group	04	Route Type	
AF Group	04	Route	NH 108
GF Group	E	Active	Yes
Class Dist Grp	Default	Category	3
Seas Class Grp	Default		
WIM Group	Default		
QC Group	Default		
Funct'l Class	Minor Arterial	Milepost	
Located On	Portsmouth Ave		
Loc On Alias	NH 108 (PORTSMOUTH AVE) SOUTH OF AUBURN AVE		
	PR	MP	PT
More Detail			

Directions: 2-WAY

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2018	11,154 ³		9		10,285 (92%)	869 (8%)	Grown from 2017
2017	10,935	992	9		10,146 (93%)	789 (7%)	
2016	12,607 ³				11,498 (91%)	1,109 (9%)	Grown from 2015
2015	12,360 ³						Grown from 2014
2014	12,000						

1-5 of 11

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
------------	------------	--------	--------	--------	--------	--------	--------	--------	--------

Date	Int	Total
Thu 9/14/2017	60	12,190
Wed 9/13/2017	60	12,149
Tue 9/12/2017	60	12,404
Fri 7/18/2014	60	14,958
Thu 7/17/2014	60	14,869
Wed 7/16/2014	60	14,427
Tue 7/15/2014	60	14,105
Mon 7/14/2014	60	13,985

Year	Annual Growth
2018	2%
2017	-13%
2016	2%
2015	3%
2014	-5%
2011	0%
2008	-2%
2005	4%



Transportation Data Management System



[Excel Version](#)

Weekly Volume Report			
Location ID:	82153082	Type:	SPOT
Located On:	Portsmouth Ave	:	
Direction:	2-WAY		
Community:	EXETER	Period:	Mon 9/11/2017 - Sun 9/17/2017
AADT:	10935		

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg	Graph
12:00 AM		75	78	90				81	0.7%
1:00 AM		56	55	77				63	0.5%
2:00 AM		26	49	55				43	0.4%
3:00 AM		38	40	63				47	0.4%
4:00 AM		63	74	105				81	0.7%
5:00 AM		125	169	195				163	1.3%
6:00 AM		275	319	357				317	2.6%
7:00 AM		771	786	804				787	6.4%
8:00 AM		874	885	911				890	7.3%
9:00 AM		889	794	731				805	6.6%
10:00 AM		622	618	628				623	5.1%
11:00 AM		781	764	763				769	6.3%
12:00 PM		742	705	701				716	5.8%
1:00 PM		813	810	825				816	6.7%
2:00 PM		969	936	927				944	7.7%
3:00 PM		955	934	931				940	7.7%
4:00 PM		992	961	954				969	7.9%
5:00 PM		946	901	876				908	7.4%
6:00 PM		756	701	665				707	5.8%
7:00 PM		533	494	472				500	4.1%
8:00 PM		404	383	368				385	3.1%
9:00 PM		297	280	275				284	2.3%
10:00 PM		242	240	236				239	2.0%
11:00 PM		180	173	181				171	1.4%
Total	0	12,404	12,149	12,190	0	0	0		
24hr Total		12404	12149	12190				12,248	
AM Pk Hr		9:00	8:00	8:00					
AM Peak		889	885	911				895	
PM Pk Hr		4:00	4:00	4:00					
PM Peak		992	961	954				969	
% Pk Hr		8.00%	7.91%	7.83%				7.91%	



List View All DIRs

Location ID	82153083	MPO ID	
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID	S0000027	LRS Loc Pt.	
SF Group	04	Route Type	
AF Group	04	Route	NH 27
GF Group	E	Active	Yes
Class Dist Grp	Default	Category	3
Seas Class Grp	Default		
WIM Group	Default		
QC Group	Default		
Funct'l Class	Minor Arterial	Milepost	
Located On	High St		
Loc On Alias	NH 27/NH 111 (HIGH ST) EAST OF NH 108 (PORTSMOUTH AVE)		
	PR	MP	PT
More Detail			

Directions: 2-WAY

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2018	7,957 ³		10		7,335 (92%)	622 (8%)	Grown from 2017
2017	7,801	745	10		7,239 (93%)	562 (7%)	
2016	8,825 ³				8,048 (91%)	777 (9%)	Grown from 2015
2015	8,652 ³						Grown from 2014
2014	8,400						

1-5 of 11

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
------------	------------	--------	--------	--------	--------	--------	--------	--------	--------

Date	Int	Total
Thu 9/14/2017	60	8,868
Wed 9/13/2017	60	8,789
Tue 9/12/2017	60	8,561
Fri 7/18/2014	60	9,712
Thu 7/17/2014	60	10,516
Wed 7/16/2014	60	9,508
Tue 7/15/2014	60	9,648
Mon 7/14/2014	60	9,656

Year	Annual Growth
2018	2%
2017	-12%
2016	2%
2015	3%
2014	-3%
2011	-2%
2008	-3%
2005	3%



Transportation Data Management System



Excel Version

Location ID:	82153083	Type:	SPOT
Located On:	High St	:	
Direction:	2-WAY		
Community:	EXETER	Period:	Mon 9/11/2017 - Sun 9/17/2017
AADT:	7801		

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg	Graph
12:00 AM		11	21	29				20	0.2%
1:00 AM		8	17	16				14	0.2%
2:00 AM		9	11	10				10	0.1%
3:00 AM		6	14	14				11	0.1%
4:00 AM		24	14	27				22	0.2%
5:00 AM		120	122	117				120	1.4%
6:00 AM		390	366	386				381	4.4%
7:00 AM		656	677	745				693	7.9%
8:00 AM		680	670	676				675	7.7%
9:00 AM		542	516	548				535	6.1%
10:00 AM		546	545	643				578	6.6%
11:00 AM		588	587	587				587	6.7%
12:00 PM		592	610	616				606	6.9%
1:00 PM		548	655	562				588	6.7%
2:00 PM		626	578	628				611	7.0%
3:00 PM		618	615	492				575	6.6%
4:00 PM		643	590	621				618	7.1%
5:00 PM		643	593	690				642	7.3%
6:00 PM		505	560	593				553	6.3%
7:00 PM		350	457	428				412	4.7%
8:00 PM		220	279	201				233	2.7%
9:00 PM		128	170	144				147	1.7%
10:00 PM		68	79	63				70	0.8%
11:00 PM		40	43	32				38	0.4%
Total	0	8,561	8,789	8,868	0	0	0		
24hr Total		8561	8789	8868				8,739	
AM Pk Hr		8:00	7:00	7:00					
AM Peak		680	677	745				701	
PM Pk Hr		4:00	1:00	5:00					
PM Peak		643	655	690				663	
% Pk Hr		7.94%	7.70%	8.40%				8.01%	

Seacoast Mental Health Center - Driveway Counts

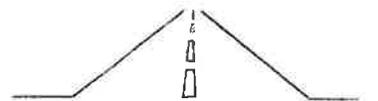
Wednesday, November 13, 2019

	Outbound	Inbound	Both	
7:00 AM	0	3	3	
7:15 AM	1	2	3	
7:30 AM	1	0	1	
7:45 AM	1	3	4	11
8:00 AM	0	4	4	12
8:15 AM	3	8	11	20
8:30 AM	2	10	12	31
8:45 AM	3	6	9	36
9:00 AM	1	2	3	35
9:15 AM	3	1	4	28
9:30 AM	1	6	7	23
9:45 AM	3	13	16	30
10:00 AM	4	8	12	39
10:15 AM	2	6	8	43
10:30 AM	7	6	13	49
10:45 AM	3	6	9	42
11:00 AM	4	3	7	37
11:15 AM	7	4	11	40
11:30 AM	10	5	15	42
11:45 AM	5	10	15	48
12:00 PM	6	1	7	48
12:15 PM	2	4	6	43
12:30 PM	3	4	7	35
12:45 PM	7	11	18	38
1:00 PM	3	7	10	41
1:15 PM	7	5	12	47
1:30 PM	8	8	16	56
1:45 PM	9	11	20	58
2:00 PM	11	6	17	65
2:15 PM	1	2	3	56
2:30 PM	4	3	7	47
2:45 PM	13	12	25	52
3:00 PM	8	7	15	50
3:15 PM	4	5	9	56
3:30 PM	3	8	11	60
3:45 PM	12	11	23	58
4:00 PM	12	3	15	58
4:15 PM	7	2	9	58
4:30 PM	6	5	11	58
4:45 PM	9	3	12	47
5:00 PM	7	0	7	39
5:15 PM	4	1	5	35
5:30 PM	6	0	6	30
5:45 PM	3	3	6	24
6:00 PM	4	2	6	23
6:15 PM	3	0	3	21
6:30 PM	0	1	1	16
6:45 PM	6	0	6	16
12-Hour Total	229	231	460	65
AM Peak Hour (8:00 - 9:00 AM)	8	28	36	
AM Gen Peak (9:45 - 10:45 AM)	16	33	49	
PM Gen Peak (1:15 - 2:15 PM)	35	30	65	
PM Peak Hour (3:45 - 4:45 PM)	37	21	58	

Thursday, November 14, 2019

	Outbound	Inbound	Both	
7:00 AM	0	0	0	
7:15 AM	1	3	4	
7:30 AM	0	2	2	
7:45 AM	0	4	4	10
8:00 AM	0	7	7	17
8:15 AM	2	10	12	25
8:30 AM	2	5	7	30
8:45 AM	1	12	13	39
9:00 AM	2	6	8	40
9:15 AM	5	5	10	38
9:30 AM	5	6	11	42
9:45 AM	8	7	15	44
10:00 AM	9	6	15	51
10:15 AM	3	3	6	47
10:30 AM	4	5	9	45
10:45 AM	2	4	6	36
11:00 AM	8	4	12	33
11:15 AM	6	4	10	37
11:30 AM	1	2	3	31
11:45 AM	6	7	13	38
12:00 PM	5	2	7	33
12:15 PM	4	7	11	34
12:30 PM	2	7	9	40
12:45 PM	7	10	17	44
1:00 PM	8	4	12	49
1:15 PM	5	3	8	46
1:30 PM	6	3	9	46
1:45 PM	5	7	12	41
2:00 PM	7	3	10	39
2:15 PM	4	6	10	41
2:30 PM	4	2	6	38
2:45 PM	10	9	19	45
3:00 PM	3	7	10	45
3:15 PM	3	3	6	41
3:30 PM	5	9	14	49
3:45 PM	11	3	14	44
4:00 PM	9	5	14	48
4:15 PM	3	4	7	49
4:30 PM	6	2	8	43
4:45 PM	9	4	13	42
5:00 PM	6	2	8	36
5:15 PM	5	0	5	34
5:30 PM	3	0	3	29
5:45 PM	7	3	10	26
6:00 PM	1	0	1	19
6:15 PM	3	0	3	17
6:30 PM	2	0	2	16
6:45 PM	1	0	1	7
12-Hour Total	209	207	416	51
AM Peak Hour (8:15 - 9:15 AM)	7	33	40	
AM Gen Peak (9:15 - 10:15 AM)	27	24	51	
PM Gen Peak (12:15 - 1:15 PM)	21	28	49	
PM Peak Hour (3:30 - 4:30 PM)	28	21	49	

CALCULATION SHEET



Stephen G. Parnaw & Company, Inc.

Project:	Exeter MOB	Job Number:	1925A
Calculated By:	SP	Date:	2/19/2020
Checked By:	CA	Date:	2/19/2020
Sheet No:	1	Of:	1
Subject:	Trip Generation Derivation		

Given:

Existing facility = 7,969 sf

Proposed building addition = 5,326 sf

Driveway counts at existing facility:

	Wed	Thur	Local Trip Rate			ITE Trip Rate	Conclusion
			Wed	Thur	Avg.		
AM PEAK HOUR IN	8	7					
AM PEAK HOUR OUT	28	33					
AM PEAK HOUR TOTAL	36	40	4.52	5.02	<u>4.77</u>	2.78	Use average local trip rate
AM GENERATOR IN	16	27					
AM GENERATOR OUT	33	24					
AM GENERATOR TOTAL	49	51	6.15	6.40	<u>6.27</u>	3.53	Use average local trip rate
PM GENERATOR IN	35	21					
PM GENERATOR OUT	30	28					
PM GENERATOR TOTAL	65	49	8.16	6.15	<u>7.15</u>	4.10	Use average local trip rate
PM PEAK HOUR IN	37	28					
PM PEAK HOUR OUT	21	21					
PM PEAK HOUR TOTAL	58	49	7.28	6.15	<u>6.71</u>	3.46	Use average local trip rate

Calculate trips for new addition using local trip rates:

AM PEAK HOUR TOTAL	5,326	x	4.77	=	25	(+5 arrivals, +20 departures)
AM GENERATOR TOTAL	5,326	x	6.27	=	33	(+15 arrivals, +18 departures)
PM GENERATOR TOTAL	5,326	x	7.15	=	38	(+19 arrivals, +19 departures)
PM PEAK HOUR TOTAL	5,326	x	6.71	=	36	(+22 arrivals, +14 departures)



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

April 18, 2019

Monica F. Kieser, Esquire
Hoefle, Phoenix, Gormley & Roberts, P.A.
127 Parrott Avenue
POB 4480
Portsmouth, New Hampshire 03802-4480

Re: Zoning Board of Adjustment Case #19-06
Variance Request – Seacoast Mental Health Center Resource Group
30 Prospect Avenue, Exeter, N.H. Tax Map Parcel #65-146

Dear Attorney Kieser:

This letter will serve as official confirmation that the Zoning Board of Adjustment, at its April 16th, 2019 meeting, voted to grant the above-captioned application for a variance from Article 5, Section 5.1.2 A. & B. for expansion of a non-conforming use to permit the proposed construction of a 6,000 square foot addition to the existing structure, as presented. This approval was granted with the condition that site plan review by the Planning Board would be necessary, and requested that particular attention being given to the review of the proposed lighting and traffic in conjunction with abutters' concerns.

If you should have any questions, please do not hesitate to contact the Building Department office.

Sincerely,

Laura J. Davies
Chairwoman
Exeter Zoning Board of Adjustment

cc: Seacoast Mental Health Center Resource Group
John P. Lorden, P.E., MSC a division of TFMoran, Inc.
Adam Wagner, AIA, Market Square Architects
Dave Sharples, Town Planner
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Whitten, Deputy Assessor

LJD:bsm

Town of Exeter
Zoning Board of Adjustment
April 16, 2019, 7 PM
Town Offices Nowak Room
Final Minutes

I. **Preliminaries**

Members Present: Chair Laura Davies, Vice-Chair Joanne Petito, Robert Prior, Christopher Merrill - Alternate, Esther Olson-Murphy - Alternate

Members Absent: Kevin Baum, Rick Thielbar, Martha Pennell - Alternate, Hank Ouimet - Alternate

Others Present: Doug Eastman

Call to Order: Chair Davies called the meeting to order at 7:02 PM.

II. **New Business**

- A. The application of Roger Elkus for a variance from Article 4, Section 4.3, Schedule II - Density & Dimensional Regulations - Residential to permit the creation of a residential single-family lot with less than the required minimum lot width. The subject property is located at 181 High Street in the R-2, Single Family Residential zoning district. Tax Map Parcel #70-119. Case #19-05.

Henry Boyd Jr. of Millennium Engineering spoke about the application on behalf of owners Roger Elkus and Sue Argue. Mr. Boyd said that at 74,000 square feet, their lot is large enough to encompass five lots of the requisite size. However, their proposed subdivision doesn't have the required 100 feet of frontage, it only has 90 feet of frontage. The proposed lot complies with the ordinance in every other aspect, and would require no setback or other variances. He argued that the lot would fit well in the neighborhood; he found 50 lots in the tax map which were not conforming, mostly created prior to zoning control.

Mr. Boyd briefly discussed the five variance request criteria. Criteria 1) and 2) The variance will not be contrary to the public interest and the spirit of the ordinance is observed: yes, because the variance will allow a good and reasonable use, and more than adequate lot width is provided at 90 feet. Criteria 3) Substantial justice is done: yes, as discussed in his response to 1), 2), and 5); there are no problems with access or visibility. Criteria 4) The values of surrounding properties are not diminished: yes, because this lot would be the same size as most lots in the neighborhood, and larger than some. Criteria 5) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship: yes, because it would deny a good use of the property, with 90% of the required width.

Chair Davies opened the discussion to the public.

Robbi Lynn Ward of 179 High Street stated that she opposes the requested variance due to its potential effect on her property value. She consulted a 1981 NH real estate book on the definition of property value, and it said that if there is a quiet, serene, park-like abutting

45 property and a single family or multi family home is put in its place, that will have a diminishing
46 effect on the direct abutting property. There is a deck on her house that overlooks the green
47 space of the lot, and taking that away would affect her resale value.

48 Ms. Ward continued that prior to purchasing her property, she researched 181 and 179
49 High Street, which was a nonconforming lot at the time; the rules have been in place since
50 1973. The current owners of 181 High Street came to the town and asked to make a change to
51 the lot, but it was not pursued and she assumed they could not subdivide it.

52 Ms. Ward felt that this proposal does not meet criteria 1),4), and 5), and a denial would
53 not be a hardship for the owners.

54 Chris Dowd of 3 Ridgewood Terrace, which is across the street from the lot, said that
55 when he purchased the house in July 2018, he learned that the apparently vacant lot across the
56 street was part of an existing nonconforming lot. They assumed that that part of the lot would
57 always be green space. He added that it provides privacy to their property.

58 Matt Forsyth of 4 Ridgewood Terrace, a direct abutter, said he would prefer not to grant
59 the exemption in order to maintain the spaciousness of the neighborhood they're accustomed
60 to. Mr. Boyd's argument about similar sized lots is specious, since those were created before
61 the regulation was enacted. A decision was made to change that ordinance, so they shouldn't
62 use standards from before the regulations were in place.

63 Mr. Boyd rebutted that the owners have the right to build a structure where they're
64 proposing to build the structure, so whether a variance is granted or not, they have the right to
65 build a separate structure on the property. There could be a house there anyway, and it might
66 have to be a condominium. A nicely built, single-family house on its own lot will not diminish the
67 values of abutting property, and it's not contrary to the spirit of the neighborhood. He argued
68 that no benefit would be gained by the public by denying this application.

69 Ms. Petito asked what the hardship to the owner would be in building a house that does
70 fit within regulations. Mr. Boyd said that in his experience, banks are reluctant to lend on
71 condominiums. Ms. Petito asked why it would need to be a condo, and Mr. Boyd said that the
72 owners can't keep two houses. Mr. Prior said they'd purchased a single family home on a large
73 lot, and nothing has changed since they purchased, so where's the hardship? Mr. Boyd said the
74 hardship is in the inability to do much with the land. Mr. Prior responded that they bought a
75 piece of property that way, and there's no hardship. Chair Davies suggested that not being
76 allowed to use their property could be a potential hardship.

77 Chair Davies closed the session to the public.

78 Chair Davies asked that the Board go through and discuss the criteria.

79 Mr. Prior said that he doesn't see a problem with criteria 1) or 2). The variance will not
80 be contrary to the public interest, and the spirit of the ordinance is observed. It would be a single
81 family home on an empty lot on Ridgewood Terrace, which is appropriate. Criteria 3) Substantial
82 justice is done: Yes. He understands the reservations of the abutters in seeing a house where
83 they currently see trees, but it's not a conflict with the spirit of the neighborhood. Chair Davies
84 added that it's not the abutters' land; the owners can clear cut or do anything they wish with
85 their land. Mr. Prior continued with criteria 4), Values of surrounding properties are not
86 diminished. Chair Davies said that value is dependent on circumstances. Whether greater
87 density brings up values or drops them down depends on whether it's appropriate or appealing.
88 Both High Street and Ridgewood Terrace have high density and high value, and additional

89 density would not affect values to the general market. Good quality homes in keeping with the
90 neighborhood will not cause any property value loss in the neighborhood.

91 Mr. Prior continued with criteria 5), Literal enforcement of the ordinance would result in
92 unnecessary hardship: no, he doesn't see a tremendous hardship in this case. The applicants
93 purchased a large single family home on a large piece of property. There are three lots which
94 were formerly all one parcel. The garage for 181 High Street was converted to a single family
95 home as 179 High Street. It should have been carved out differently at the time, but wasn't. It's
96 a very large lot, but it's the nature of that large, attractive house that it be on a large lot. It's not
97 an existing parcel of land that is burdened with a hardship because of constraints like wetlands.
98 Chair Davies said that if you consider hardship as not using the property to its potential, that's
99 the hardship. Mr. Prior responded that none of that language is in the definition. Ms. Petito said
100 that it addresses special conditions where the property can't be reasonably used; reasonable
101 use is not necessarily the use that the owners want. Ms. Olson-Murphy pointed out that they
102 could still build on the lot.

103 Chair Davies said there's a thin case for hardship, but it would be a shame if it doesn't
104 get developed, since it's a good use for that area. She addressed those who like seeing the
105 trees by pointing out that it's not their property, and it can and likely will be developed at some
106 point. Mr. Merrill asked for confirmation that the Board can't do anything with the idea that the
107 use of the property could be worse later than as proposed now, and Mr. Prior said that was
108 correct. Chair Davies said they're only dealing with the variance in front of them. At some point,
109 there will be some creative use of this lot, but that's not under the Board's control. Mr. Prior
110 observed that a vote against this variance may result in a worse situation for the abutters.
111

112 **MOTION:** Ms. Petito moved to deny the application of Roger Elkus for a variance from Article 4,
113 Section 4.3, Schedule II - Density & Dimensional Regulations - Residential to permit the
114 creation of a residential single-family lot with less than the required minimum lot width for the
115 property located at 181 High Street. Mr. Prior seconded. All were in favor.

116
117 B. The application of Seacoast Mental Health for a variance from Article 5, Section
118 5.1.2 A. & B. for expansion of a non-conforming use to permit the proposed
119 construction of a 6,000 square foot addition to the existing structure located at 30
120 Prospect Avenue. The subject property is located in the R-2, Single Family
121 Residential zoning district. Tax Map Parcel #65-146. Case #19-06.
122

123 Monica Kieser, president of the Board of Directors of Seacoast Mental Health, spoke
124 about their variance application. They are bringing forward a new proposal that addresses some
125 of the concerns of the ZBA and the abutting neighbor who spoke at the November 2018
126 meeting. At that time, they were proposing a larger, 8,100 square foot addition to the property,
127 configured like a T, which protruded more towards the residential area. One abutter had
128 expressed her concern about the expansion toward her property, the dumpster, and the HVAC
129 system, and the ZBA members had been concerned about parking populations. In response,
130 they looked at a way to configure the interior space of the expansion differently to create a
131 smaller proposal that did not extend further back toward the residential neighborhood than the
132 current building.

133 Ms. Kieser said that Chris Rice of TFMoran looked at the parking calculation with Doug
134 Eastman, and Mr. Eastman said the professional office space category is appropriate, and also
135 did not think that basement space needs to be part of the calculation. If you adopt Mr.
136 Eastman's analysis, they have more parking than what they need with the 48 spaces there now.
137 In the proposal, they've reconfigured the parking in a way to pick up 9 spaces (not 10 as in the
138 application), for a total of 57 spaces, 10 more than required. The abutter also stated at the last
139 meeting that she had not noticed issues with parking.

140 Chair Davies said that one concern from the abutter was noise and vibration from the
141 mechanicals. Ms. Kieser said there is already a fence screening all sides; they've proposed
142 additional screening, but will also be getting newer mechanicals which should create less noise
143 and vibration. They could additionally move them closer to the building, to the extent that the
144 utility companies would allow.

145 Chair Davies said that they had done a good job of taking feedback and coming back
146 with new plan. She asked Ms. Kieser to go through the criteria on the requested expansion of
147 nonconforming use.

148 Ms. Kieser discussed criteria 1) and 2) together, the variance will not be contrary to the
149 public interest and the spirit of the ordinance is observed. She said that obviously the use does
150 conflict with the ordinance, but it doesn't conflict with the ordinance in a way that undermines
151 the ordinance's basic objective, part of which is to lessen congestion and ensure safety. Parking
152 is adequate. The expansion will accommodate 6 - 8 new employees with new office visits.
153 Parking will be increased by 9 spaces, which is more than enough. They are along a COAST
154 bus route, and people also walk to the office. There are office staff based in Exeter who don't
155 see clients at the center; they go out to school systems, pediatric practices, and the hospital,
156 and make home-based visits. Not everyone comes into the center for services.

157 Ms. Kieser continued by saying another objective of this ordinance is to promote health
158 and general welfare. She said that the new addition does not threaten public safety; it actually
159 promotes welfare, because with it they can provide more services. Promote adequate light and
160 air: it conforms to all required yard setbacks, and it does not protrude toward residential area
161 further than existing. Avoiding undue concentration of population: it's consistent with the
162 historical use of property. There would be a little more traffic/clients but not an undue
163 concentration, particularly in this area with commercial spaces, the hotel, and the hospital. It's
164 not impacting transportation and provision of solid waste, and would have no effect on natural
165 resources. Granting the requested variance does not conflict with the ordinance's basic zoning
166 objectives, alter the essential character, or threaten public safety or welfare.

167 Ms. Kieser continued on to criteria 3), substantial justice will be done by granting the
168 variance. She said that there is no benefit to the public by denying the variance that would
169 outweigh the hardship to the center. Regarding criteria 4), the surrounding property values are
170 not diminished by granting the variance, she said that there is a generous open buffer area and
171 fencing, and no one is going to suffer a negative effect to their property value. On criteria 5),
172 denial of the variance results in an unnecessary hardship, she said that the Center is subject to
173 special conditions. They have a property that straddles different zones: it's located in R-2 but
174 abuts the Hospital Zone and the Commercial-2 Zone. It's accessed by a right of way, and has
175 no frontage of its own. It's a single story building, with mechanicals in the eaves, so they can't
176 simply build up and avoid expansion on the ground. They'd have to shut down during the

177 construction, which is not possible, because they have a contract with the state to provide these
178 services. They can't relocate the Center because they need to respond to the hospital for
179 emergent cases. She discussed the point that no fair and substantial relationship exists
180 between the general public purposes of the ordinance and its specific application in this
181 instance by saying that the proposed use is reasonable. This is a scaled down and more
182 sensitive proposal. They're adding 9 spaces, for 10 more spaces than they need, and this will
183 cover the small increase in traffic.

184 Ms. Petito asked if increased numbers of people are seeking the types of treatment they
185 provide. Jay Couture, the Executive Director of Seacoast Mental Health, affirmed that there is
186 an increased demand for services. Currently, they can't accommodate extra staff, so there are
187 no openings for first time appointments in Exeter for adults, and the soonest children's
188 appointment would be in late June. She said that they need additional space to meet the need.

189 Chair Davies opened the discussion to the public.

190 Tom Montgomery spoke on behalf of Kim Montgomery, the owner of 14 Highland Street,
191 which is a direct abutter but not listed on the plan. He said that she spoke at ZBA in November
192 about her concerns on noise and trash removal. There are also floodlights on the back side of
193 the property not connected to motion detectors. She's asking the board to consider that
194 Seacoast Mental Health is nonconforming to the R-2 district, and 45% of property line abuts
195 private residences. Ms. Montgomery wrote that section 5.1.4 of Exeter zoning ordinance says
196 that a non-conforming use shall be allowed to continue as long as the purpose, manner or
197 extent does not change, but this would be a change to extent with facility, staff, and patient load.
198 She argued that with its proximity to the hospital, it should be considered a healthcare facility,
199 not a professional center. Ordinance 5.2.b on special exceptions requires that the use is so
200 designed to be operated so that public wellbeing will be protected, but the abutters' wellbeing is
201 a concern. Highland Street is a residential area with many families, and Seacoast Mental Health
202 patients travel through these densely populated streets. 5.2.c, permitted use shall not be
203 considered in determining the compatibility for proposed use; her statement asked if the
204 variance for nonconforming would be granted today if they proposed to build a new facility. The
205 structure is 5 - 6 times the size of the residences in the area. 5.2.e, there is adequate onstreet
206 parking, and loading causes minimal interference with abutting streets. Ms. Montgomery has
207 witnessed the center's parking lot at full or nearly full conditions. 5.2.h, use shall not adversely
208 affect abutting or nearby properties, but she argued that the parking overflow will have a
209 deleterious effect. Ms. Montgomery's argument concluded by saying Seacoast Mental Health
210 would be better served by relocating than expanding. Chair Davies pointed out that ordinance
211 5.2 doesn't apply. The proposal doesn't have to meet the special exception criteria, because
212 this is a zoning exemption.

213 Rachel Trabelsi of 12 Highland Street said that traffic and parking are her main
214 concerns. The only entrance is from two residential streets. She's seen overflow parking on both
215 left and right side of Prospect Avenue, causing safety issues. Also, there used to be a motion
216 detector for the lights, but floodlights were recently installed that light up the inside of her house.
217 She's tried to get this addressed but has not gotten a response. She has also seen clients
218 leaving the Center and cutting through private property. She agreed that Exeter is underserved
219 for mental health, but suggested that there could be other solutions than expansion, such as
220 office sharing.

221 Janice Booth, a longtime resident of 28 Prospect Street, which is at the corner of
222 Prospect Street and Prospect Avenue, said that this used to be a nice residential area but now
223 is like Route 1. Originally, traffic to the Center was intended to go through a cutoff from the
224 hospital property, but they closed off that road and now the neighborhood is stuck with all the
225 traffic. She would like Seacoast Mental Health to at least impress on their clients to be mindful
226 of the residential area. Parking is an issue as well.

227 Gerry Hamel of 17 Little Pine Lane, who owns 26 Highland Street, said that Seacoast
228 Mental Health has been a good neighbor, but he can see the concerns about parking. He added
229 that the road going into the facility is only 22 feet wide, and asked if they were planning to
230 expand it. With an increase in the size of the building, he felt that the driveway would need to be
231 altered in the future. Chair Davies said that there was a 40 foot right of way, but that's not
232 necessarily the width of the pavement. There's no indication that it will be changed.

233 Chris Rice of TFMoran said that traffic is a Planning Board purview item, and they will
234 conduct a traffic study for that situation, including information such as parking counts and
235 anticipated demand. Ms. Kieser said that they could address the lighting issue, for example by
236 putting them on a timer. She will speak to administrative staff so that they can filter such issues
237 to the correct people more directly. There was once access to the Center through the hospital,
238 but the hospital expanded and the access changed. The hospital has told them they can't go
239 back. She pointed out there's some conflicting information about parking on streets from
240 abutters. If people are parking in a no parking zone, this is an enforcement issue that can be
241 addressed outside of this process. They don't own the right of way, so they likely won't be
242 modifying it. Chair Davies asked that they determine who owns the right of way and look at that
243 issue with the Planning Board. Gerry Hamel suggested it was owned by the town. Doug
244 Eastman clarified that the town owns access to where the water tower used to be, but it's not
245 necessarily town property.

246 Mr. Prior asked if there a hole or gate in the fence allowing some people to travel on foot
247 off of the property not through the right of way. Ms. Kieser said she had walked the property that
248 day and that it has a tall fence in good condition, but there's a ledge that drops off at a steep
249 grade they may be using for access. Mr. Prior said the abutters would appreciate them doing
250 anything possible to prevent clients from cutting through private property to access Highland
251 Street.

252 Phil Shaput, Senior Director of Facilities Planning and Project Management at Exeter
253 Hospital, said the hospital has no opposition to their proposal. Regarding the gate, there was a
254 fair amount of traffic cutting through this gate from Portsmouth Ave to High Street, so it was
255 closed years ago. The hospital would be happy to trim trees, although there is sensitivity along
256 that route because the ED is there. Mr. Prior asked if the hospital could offer parking spaces to
257 staff at Seacoast Mental Health. Mr. Shaput responded that he can discuss it, but there's tight
258 parking now and they're talking about some growth on campus.

259 Doug Eastman stated for the record that the proposal shall comply based on the use
260 with the number of parking spaces. He has determined the use as professional office and done
261 the calculations.

262 Chair Davies closed the session to the public.

263 Chair Davies asked if the Board had any concerns about the code enforcement officer's
264 determination on the parking, but all accepted his determination. She said if that were the case,

265 there is more than adequate parking for the use. Other concerns from abutters were traffic and
266 lighting. The applicants indicated they'd be willing to address the lighting concern. She would
267 like to request that the Planning Board pay special attention to that, since it's more their
268 purview. Mr. Prior suggested that enforcement might be lacking on traffic and parking in that
269 neighborhood, and perhaps the Police Department could pay extra attention, but that's also
270 outside their purview. Chair Davies said that the applicant has expressed a willingness to
271 address concerns.

272 Ms. Petito went through the variance criteria again for the Board. Criteria 1) and 2) are
273 that the variance is not contrary to the public interest and the spirit of the ordinance is observed.
274 It must not alter essential character of neighborhood, threaten public safety or welfare or
275 otherwise injure public rights. Chair Davies said that abutters may wish there were not this
276 nonconforming use, but it's already there. She asked the Board to consider whether the
277 expansion of the nonconforming use would affect the neighborhood in the ways described. Ms.
278 Petito agreed that they have to consider the incremental effect, not the whole. Chair Davies said
279 that the new part of the building is on the side closest to the hotel. They haven't encroached
280 further towards residential side, so it's not a concern here. Ms. Petito said they are adding six to
281 eight staff and some corresponding office visits. Mr. Prior stated that this doesn't change the
282 essential character, but it does add traffic, so a traffic study is appropriate. This is the Planning
283 Board's purview. Chair Davies suggested they mention traffic in the approval.

284 Ms. Petito discussed criteria 3), substantial justice: the benefit to the applicant should not
285 be outweighed by harm to the general public. Chair Davies said that the applicant does provide
286 a benefit to the public. This use should not provide harm to immediate neighbors if the lighting,
287 parking, and traffic are addressed. Ms. Petito said that they provide a service to the community
288 by nature of what they do, which will be increased by this application. Chair Davies said some of
289 the testimony was about the neighborhood in general, not about this existing or proposed use.
290 Mr. Prior added that there have been issues with Highland Street in front of the Planning Board
291 before.

292 Ms. Petito continued with criteria 4), values of surrounding properties are not diminished
293 by granting the variance. Mr. Prior said they'd heard no testimony on property values.

294 Ms. Petito discussed criteria 5), denial of the variance results in an unnecessary
295 hardship. She said the proposed use is a reasonable one. Chair Davies added that she sees
296 legitimate need for the expansion, and they are providing a public service. They can't close
297 down to build up, and they need to be near the hospital. This is a fully developed area. Mr. Prior
298 said they're burdened by being in an R-2 Zone but abutting more the compatible Commercial
299 Zone and hospital district. Chair Davies said this is a dependent use; it needs to be near the
300 hospital, which grew in a residential neighborhood. This causes some stress with abutting uses.
301 Mr. Prior concluded by saying there's no evidence that the application does not meet any of the
302 five requirements for a variance.

303

304 **MOTION:** Mr. Prior moved to approve the application of Seacoast Mental Health for a variance
305 from Article 5 as proposed, with the note that they expect that this will go to the Planning Board
306 for site approval, to pay particular attention to issues of lighting and traffic on site. Ms. Petito
307 seconded. All were in favor.

308

309 **III. Other Business**

310 A. Approval of Minutes: January 15, February 19 and March 19, 2019

311 1. January 15th 2019 - The Board determined that these minutes were
312 previously amended but not approved.

313 **MOTION:** Mr. Prior moved to approve the minutes of January 15th meeting. Mr. Merrill
314 seconded. Ms. Petito abstained as she was not present at that meeting, and the motion passed
315 4-0-1.

316 2. February 19th 2019 - The Board determined that these minutes were
317 previously approved.

318 3. March 19th 2019 - Ms. Petito asked that in lines 137-151, regarding the
319 abutters' notice, they add the information that the abutters list was not
320 distributed to the Board.

321 **MOTION:** Mr. Merrill moved to approve the minutes of March 19th as amended. Ms. Esther-
322 Olson seconded. Mr. Prior abstained as he was not present at that meeting, and the motion
323 passed 4-0-1.

324

325 Chair Davies said that she attended a training session on the Right to Know Law
326 regarding a non public session. They have to vote to go into a non public session, and they
327 need to cite the reason why it needs to be a non public session before they go into it. They must
328 keep separate minutes on the non public session. They have to vote to go out of the non public
329 session, and once in public session, they must discuss whether the minutes will be public or not.

330

331 **IV. Adjournment**

332

333 **MOTION:** Mr. Prior moved to adjourn. Ms. Esther-Olson seconded. All were in favor and the
334 meeting was adjourned at 9:34 PM.

335

336 Respectfully Submitted,

337 Joanna Bartell

338 Recording Secretary



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

February 25, 2020

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

**Re: High Intensity Soil Survey (Site Plan Regulations § 7.5.4) – Waiver Request
Seacoast Mental Health Center Building Addition
Tax Map 65, Lot 146
30 Magnolia Lane, Exeter, NH**

Dear Mr. Sharples,

On behalf of our client, Seacoast Mental Health Center Resource Group, we respectfully request a waiver to forgo the requirement for a High Intensity Soil Survey (HISS) (§7.5.4). We request a waiver based on the responses provided below:

- The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property*
The granting of the waiver to forgo the requirement for a HISS will not be detrimental to the public safety, health, or welfare or injurious to other property because all on site subsurface systems were designed using field data in conjunction with online soil mapping. All surface and subsurface drainage practices were designed to adhere to both State and Town regulations.
- 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 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 because the site is currently serviced by Town sewer and there are no septic systems proposed.
- 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*
There are no physical, shape or topographical conditions of the property that would present a hardship to the owner for the requirement of performing a HISS. However, the site is currently being serviced by Town sewer and Test Pits/Infiltration Testing were performed in the areas where drainage improvements are proposed.



4. *The granting of the waiver will not be contrary to the spirit and intent of the regulations*
The granting of the waiver to forgo the requirement for a HISS will not be contrary to the spirit and intent of the regulations because data from test pits and infiltration testing that were performed on site, along with data collected using USDA Web Soil Survey, have been implemented in the design process to ensure that existing soil properties are accurately depicted.

5. *The waiver will not, in any manner, vary the provisions of the Zoning Ordinance or Master Plan.*
The waiver will not, in any manner, vary the provisions of the Zoning Ordinance or Master Plan because ample resources were consulted to make certain that a conservative design would result for all proposed drainage practices. Based on on site observations and online soil data, it is our opinion that all drainage practices will function properly and will not result in adverse effects to the general public or abutting properties.

Please let me know if you need any additional information.

Respectfully submitted,
TFMoran, Inc.



Dylan Erickson, EIT
Project Engineer

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 25, 2020

To: Dylan Erikson, EIT, TF Moran, Inc.
Monica Kieser, Esq., Board of Directors, Seacoast Mental Health Center

From: Dave Sharples, Town Planner

Re: Site Plan Review TRC Comments
PB Case #20-5 Seacoast Mental Health Center, 30 Magnolia Lane
Tax Map Parcel #65-146

The following comments are provided as a follow-up after review of the revised plans and supporting documents submitted on 2/26/20 (additional materials submitted 3/3/20) for the above-captioned project. The TRC meeting scheduled for 3/19/20 was cancelled.

TOWN PLANNER COMMENTS

1. Are there any known environmental hazards on the site? If so, provide detail.
2. Will any smoke, odors, or excessive noise be generated by the proposal? If so, please describe.
3. If applicable, list state permits required and the status of each.
4. Remove General Note 3 on Sheet C-02. The Town does not record site plans.
5. Change "Director" to "Department" in General Note 4.
6. Suggest adding the requirement that the as-built plan shall be in NH State Plane Coordinates to General Note 17 (M) as this will be a recommended condition of approval.
7. Identify who the recipient(s) is/are of the required documents outlined in General Note 17 (O). Recommend that the Town receive copies.
8. Although there are two 8" maples identified on the Existing Conditions Plan, please verify that you have met the requirements of Section 7.4.7 and there are no significant trees (20" or greater caliper dbh).
9. G 17 calls for 6" of loam for disturbed areas not otherwise treated but everywhere else loam depth is noted is 4". Suggest revising.
10. Show the limits of clearing/disturbance on the plan and the proposed tree line and total square footage of disturbance. The existing treeline ends near the existing concrete

headwall in the northerly side of the site. Confirm this is accurate and adjust if necessary.

11. The proposed snow storage areas appear inadequate for the amount of pavement to be plowed. Suggest providing signage along the guardrail that snow cannot be plowed into the bioretention area. Note 3 on Sheet C-06 regarding this is recognized but signage would likely be more effective.
12. The trip generation memo by Stephen Pernaw concludes that the increase in traffic by the addition is “inconsequential from a traffic operations, capacity, and safety standpoint” and that “physical modifications to the Highland Street/Magnolia Street/Existing Site Driveway are not necessary”. While I have no comment on these conclusions, does Mr. Pernaw feel that the intersections of Magnolia Lane and High Street and Highland St and Portsmouth Ave can accommodate the additional traffic and no physical modifications are necessary at these locations?
13. The elevations provided appear to meet our architectural guidelines as the addition will mimic the existing building.
14. The use of VGC throughout the site is noted and appreciated. Please remove/revise the Parking Lot Section detail on Sheet C-12 that shows Bit concrete curbing that is not found anywhere on the proposed plans.
15. The lighting plan should show 0.0 at all property lines. There should be no spillover lighting onto adjacent properties.
16. Provide information required per Section 9.20.3 thru 9.20.5 are met. Suggest installing a timer on the lights to be shut off/dimmed by 10pm if not in use per Section 9.20.4.4.
17. I will defer to the engineer’s to complete the technical review of the drainage but offer the following comments regarding the proposal:
 - a. There is a rip rap channel on the adjacent property to the north that appears related to the runoff from this site. Who put this there and who maintains it?
 - b. Have you considered porous pavement at this size to reduce the footprint of the stormwater bmp’s?
 - c. Provide an O & M manual covering all proposed bmp’s and include a checklist that will need to be completed annually and submitted to the Town as described in Section 9.5.2.6.
 - d. There are significantly steep slopes along the northerly property line and the utmost care should be taken to avoid any additional runoff being directed to these areas.
18. Provide rationale for proposing an additional 14 parking stalls above what the ordinance requires. Please include any current issues you have with parking availability. Is your parking lot full now? Is there spillover parking onto adjacent public streets?
19. It is difficult to tell from the plans if you are encroaching any further to the abutters to the south. It doesn’t appear so but please verify this. I do note a proposed stockade fence but is this along the existing treeline?

20. Was the landscape plan created by a Licensed Landscape Architect? Are the plantings low maintenance and chosen for all site conditions? Will irrigation be required for all areas as stated in Note 9 on Sheet C-08?
21. Strongly suggest reviewing the center pea stone strip. It is very narrow and thus unable to accommodate any plantings. While there are several ways to solve this, you could reduce the amount of parking you need as you are proposing 14 additional stalls than required (see note above) or consider a one way loop with angled parking. Either of these would reduce the impervious area and allow for landscaping in this strip.
22. If applicable, please confirm that all proposed erosion control matting shall be fully biodegradable.
23. Provide waiver from Section 9.3.6.4. regarding grading within 5' of a property line.
24. Please submit revised plans, as applicable, and a response letter addressing all TRC and UEI comments.

PUBLIC WORKS COMMENTS

The following comments are based on the information provided by the applicant to the Planning Department, received February 26, 2020.

1. The plans should be stamped and signed by a licensed Professional Engineer and/or Land Surveyor.
2. In addition to Digsafe, add DPW (603-773-6157) to be contacted to locate water, sewer, and drainage.
3. The O&M plan should be a separate document that addresses the maintenance of the drainage system after construction and should include a plan that labels all of the drainage features and snow storage areas.
4. Submit the "Preliminary Application to Connect" for the additional water, sewer, and drainage flows. Existing use can be based on design flows or historical meter readings.
5. ADD NOTE: The contractor must obtain a valid utility pipe installer's license and the job supervisor or foreman must be certified by the town prior to working on any water, sewer, or drainage pipes that are in a town street or right of way, or that will connect or may be connected to a town water, sewer, or drainage system. A licensed supervisor or foreman must be present at the job site at all times during construction of these utilities.
6. The Drainage Study should address how the project will comply with Site & Subdivision Regulations Section 9.3.2 Stormwater Management for Redevelopment.
7. Add note regarding the hours of the outdoor lighting operations according to Site Plan regulation Section 9.20.4. There is a 10 pm lighting curfew to turn off or reduce intensity of the lights.

Site Layout Plan

8. Parking lot layout:

- a. What is the purpose of the 2.5-foot wide center island? Could this be eliminated to improve the driveway widths?
 - b. Describe why there is more parking than required. There are several parking spaces that could be eliminated to improve the safety of the parking lot.
 - c. The intersection of the driveway as it enters the parking area has the potential for conflicting left turn movements.
 - d. Provide a sketch of the fire ladder truck maneuvering through the parking lot.
9. What is the elevation of the proposed light pole near the entrance in relation to the abutting residence? The light should not shine into the abutting residence.

Site Grading & Drainage Plan

10. The proposed utility pole and lighting conduits should be shown on the plans. Coordinate with Unitil for the pole location. Gas and electric layouts approved by Unitil are required for the final plans and prior to scheduling a pre-construction meeting.
11. The existing conditions should show the slope and drainage spillway on the abutting property to the north (hotel).
12. Is there an easement for the existing drainage outfall onto the abutting property? It is recommended that this outfall location be reused. The proposed outfall location will direct flow behind the abutting hotel where there is no drainage infrastructure to collect it. The stormwater would pond behind a retaining wall that was likely not designed to accommodate this condition. If the outfall is moved to the proposed location on the plans, a drainage easement from the abutter will be required.
13. Have the soils been evaluated to determine that the stormwater in the proposed infiltration system will not break out of the side slope?
14. Provide vehicle access to the proposed detention basin for future maintenance.
15. Although the proposed retaining wall at the northwest corner of the building addition is only 2-feet high, it is recommended that a geotechnical engineer evaluate this due to the proximity of the building and steep slope.
16. Proposed CB-1 is too close to the water service.

Lighting Plan

17. All outdoor lights must be Dark Sky compliant. Provide information about the proposed lights.
18. There should be no light cast onto the abutting properties.

Details

19. The parking lot section detail shows bituminous concrete curb, which requires a waiver. Total pavement depth of less than 4 inches also requires a waiver.

20. The bituminous sidewalk detail shows a pavement depth of 2 inches. A waiver is required for less than 2.5-inches.
21. The versa-lok detail references profile drawings that were not included in the plan set.

FIRE DEPARTMENT COMMENTS

Basic requirement of the Exeter Fire Department. This list is not all inclusive and other requests may be made during the review process. Unless specifically required by code, some room for compromise is open.

(Rev 5: 9/7/2017) Architectural Review:

- Interior utility room access
- Interior sprinkler room access
- Adequate attic access (sized for FF, if applicable)
- Catwalk access in unfinished areas that have sprinklers (handrails preferred)
- If building has truss roof or floors, must display sign according to ordinance 1301. Knox box required for all buildings with fire alarm or sprinkler systems (ordinance 1803)

Civil/Site Review:

- Hydrant near site access and towards rear of site (if applicable)

Sprinkler Review:

- NFPA 13(R,D) sprinkler system where required
- FDC: 4-inch storz with at least 18" clearance to ground
- Electric bell (no water motor gong)
- Attic protection in 13R systems

Fire Alarm Review:

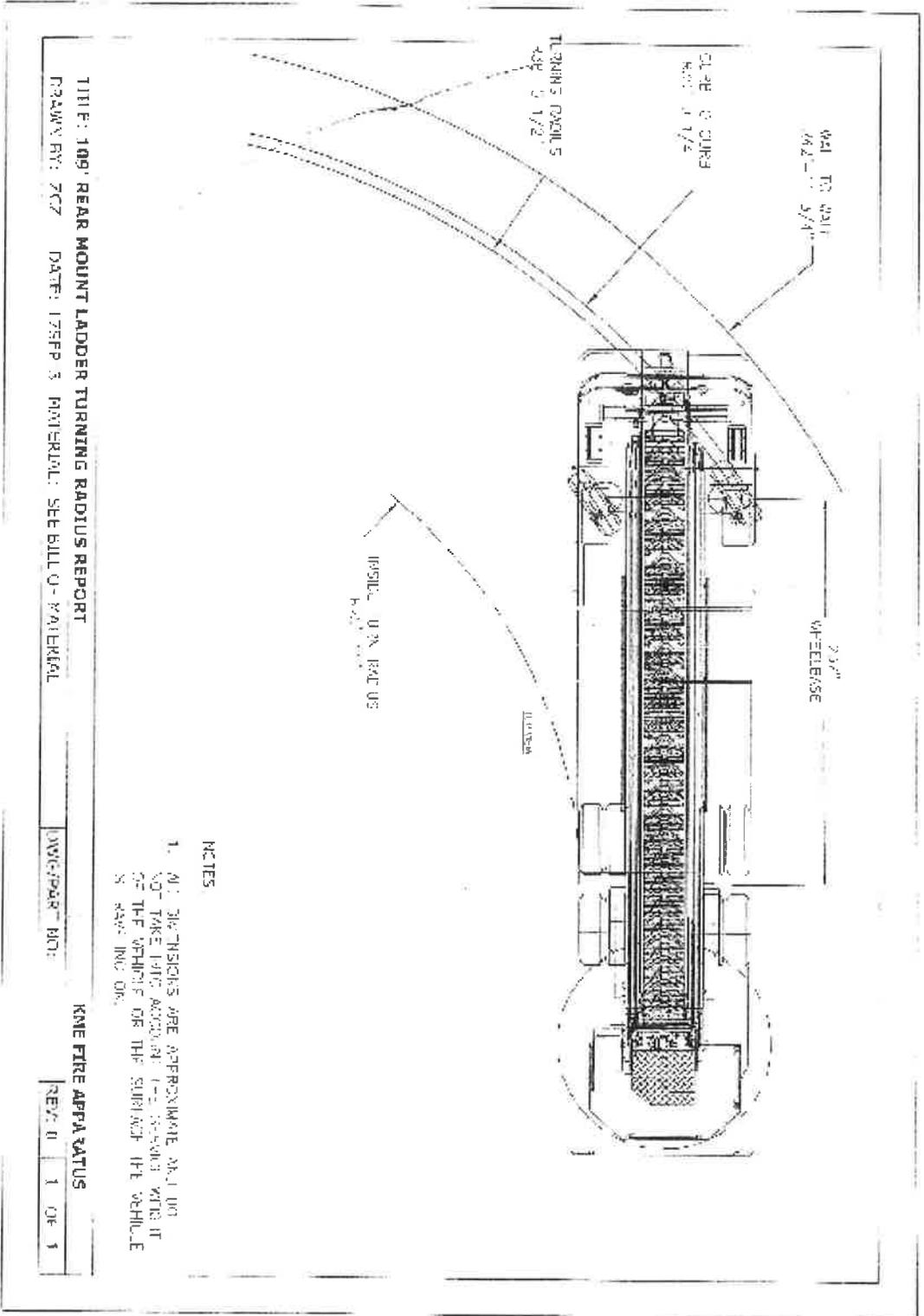
- Single red beacon or strobe indicator on exterior (not horn-strobe)
- NFPA72 Fire Alarm System where required
- Cat 30 keys for pull stations and FACP

Elevators:

- Heat and smoke top and bottom (heats for the shunt trip)
- Dimensions to accommodate a stretcher (usually a 2500 lbs) 3'6" by 7' at a minimum
- Elevator recall to appropriate floor during an activation
- Sprinkler protection top and bottom if ANY combustible material in shaft. (can omit per NFPA 13 guidelines)
- Phone in car needs to be able to dial 911

L1 - Ladder Truck Turning Radius Dimensions – diagram attached.

NATURAL RESOURCE PLANNER COMMENTS - None



TITLE: 109' REAR MOUNT LADDER TURNING RADIUS REPORT
 DRAWN BY: ZCZ DATE: 12SEP 5 MATERIAL: SEE BILL OF MATERIAL
 DWG/PART NO: KNE FIRE APPARATUS REV: 0 1 OF 1

NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND DO NOT TAKE INTO ACCOUNT THE BOUNDS AND IRREGULARITIES OF THE SURFACE OF THE VEHICLE AS SHOWN ON.

2535.00

March 25, 2020

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

**Re: Seacoast Mental Health Center Building Addition Site Plan Review
Design Review Engineering Services
Exeter, New Hampshire**

Site Information:

Tax Map/Lot#:	65/146	Review No. 1
Address:	30 Magnolia Lane	
Lot Area:	1.59 ac	
Proposed Use:	Existing mental health facility	
Water:	Town (existing)	
Sewer:	Town (existing)	
Zoning District:	R-2	
Applicant:	Seacoast Mental Health Center Resource Group, 1145 Sagamore Ave., Portsmouth, NH 03801	
Design Engineer:	TF Moran, Bedford, NH	

Application Materials Received:

- Site plan set entitled “Proposed Building Addition” dated February 25, 2020, prepared by TF Moran.
- Site plan application materials prepared by TF Moran.
- Stormwater Management Assessment dated February 25, 2020, prepared by TF Moran.

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. Please note a Traffic Evaluation memo was included in the submittal, but was not reviewed by Underwood Engineers.

General and Administrative Comments

1. Neither the plans nor the drainage report bear any professional stamps. The resubmittal should be stamped by the surveyor and professional engineer responsible for the work.
2. The narrative on the application form states 59 parking spaces where 58 are shown on the site plan.

ph 603.230.9898
fx 603.230.9899
99 North State Street
Concord, NH 03301
underwoodengineers.com

3. Please confirm the size of the existing water and sewer services are adequate for the additional loads, including the proposed irrigation system.
4. Discussion of construction activities should be addressed in the plan set, including staging area, location of employee and visitor parking during construction, any phasing, and routing of construction vehicle traffic.
5. HISS Waiver Request: We have reviewed the information provided by the applicant and we concede that 50% of the site is comprised of Urban Complexes. It appears that the applicant has endeavored to meet the intent of the HISS mapping and UE is inclined to support their request for a waiver of a formal HISS. With that said, UE has significant concerns, as outlined in comments 16, 23, and 25 below, that will require additional soils investigation and evaluation.

Existing Conditions and Demolition Plans

6. Note 12 on the Existing Conditions plan should also indicate the Contractor shall call the Town of Exeter DPW, as Exeter is not a member of Digsafe.
7. Please clarify the purpose and Owners of the easements listed in notes 14 through 16 on the Existing Conditions Plan.
8. Test pit locations should be shown on the Existing Conditions plan.
9. If any materials, such as curbing or the shed, are to be salvaged to the Owner and/or reused, this should be indicated on the Demolition Plan.

Site Plan

10. Parking: It is noted 44 parking spaces are required, while 58 are proposed. Please indicate why the extra spaces are needed, as a decrease in impervious area would be beneficial for natural resources and would decrease the amount of stormwater runoff.

11. ADA Parking:

- The ADA parking spots are shown with an 8' width, where 9' width is required by the Town of Exeter. A waiver request should be submitted.
- Following up on the bullet above, ADA spaces must have dedicated "no parking" areas adjacent to them. The northern most accessible space does not have such an area.
- ADA spaces are generally required to be the closest spaces to the front door, the proposed locations do not appear to satisfy that requirement, however perhaps the interior operational composition of the building supports the proposed location.
- It appears that the application identifies 8 spaces within the row with the ADA spaces, however one of those spaces is at the end of the walk to the front doors. Typically, that space is not desirable (by the business) to serve as a parking space and often serves as the area striped between two ADA spaces.
- The ADA space identified as a Van space is typically to the left of its dedicated striping.



12. **Utility Service:** Not unrelated to comment 9 above, the utility pole currently feeding the underground service to the building is denoted for removal or relocation, however its replacement appears to be missing from the site plans.
13. **Emergency Access:** Please confirm the proposed layout will accommodate ladder truck turning movements.
14. **Pedestrian Flow:** Consider creating a break in the parking lot island to allow users to cross through, particularly when the island is snow covered.
15. **Retaining Wall (abutters):** The retaining wall in the middle of the proposed parking lot (approximately 53' long, TOW 95.0, BOW 92.5) is constructed within feet of the property line. The Wall, according to the detail, requires geotextile tie-backs that would potentially extend over the property boundary. Please clarify intent.
16. **Retaining Wall (slope):** The taller retaining wall, near the northwest corner of the parcel needs to be designed not only against the soil being proposed against it, but the infiltration practice being proposed behind it. A geotechnical evaluation of the wall and the slope it is proposed on, may be warranted.
17. **Guardrail and Plantings:** Guardrail extends behind the dumpster corral. While the purpose of the guardrail behind the corral is unclear, the guardrail appears to be in conflict with the Arborvitae. The screening value of the Arborvitae behind the corral is also unclear. Please coordinate to make the design intent clear.
18. **Bituminous Curb:** A waiver request will be required for the use of bituminous curbing.

Grading and Drainage Plan

19. **Legend:** The soils linetype (and call-outs) should be added to the legend, and the soil type call-outs should be added to the plan if the lines are being depicted.
20. **Roof Drains:** Roof drains should be shown on the drawing, if applicable.
21. **BioRetention Area:** The bottom of the basin is planted with a number of bushes and shrubs. Please confirm that the proposed species are salt tolerant. Revise as necessary.
22. The proposed grading is not decipherable under the rip-rap hatching. A view with no hatching or a blow-up detail may be needed to ensure the final grading meets the intent.
23. **Slope Stability:** While it appears that the existing basin infiltrates the majority of the stormwater it receives, the proposed condition has the potential to increase the infiltration volume 15%. The presence of the Hotel and associated retaining walls immediately downstream of the infiltration practice is concerning. The applicant may wish to seek the services of a Geotechnical Engineer to evaluate the existing slope against the proposed increases in water being directed for infiltration into it.

Detail Sheets

24. **BioRetention Area Section:** The detail is more of a profile than a section and is potentially confusing as presented. Consider revising it to be either section or profile, but not a hybrid.



Stormwater Design and Modeling

- 25. Building Roof Routing:** Both the existing and the proposed model has the roof captured separately and routed to the drainage system. It is unclear how this is occurring in the existing condition and the renderings do not lend insight into how it will be conducted in the post condition, specifically how the proposed condition will be routed to PP-6. Please confirm.
- 26. PP-6** is a 6" diameter pipe. UE questions the appropriateness of considering it a pond in the HydroCAD model. Please confirm that the 6" pipe will be adequate in the post condition to convey the increases in roof run-off.
- 27. Infiltration Rate:** The permeability tests generally yielded infiltration rates of 0.1 to 0.15 in/hr, however the stormtech system is modelled using a rate of 0.483 in/hr. Despite what appears to be an infiltration rate higher than that supported by the field test, the model is registering 0.0 cfs discarded through exfiltration.
- 28. Model Routing:** The stormtech system discharges to the BioRetention area, however the model has it discharging to the Point of Interest bypassing the BioRetention area. Please confirm and update the model or plans accordingly.
- 29. FreeBoard:** The BioRetention area is predicted to have a peak elevation of 84.05' in the 50-year storm, however the New Hampshire Stormwater Manual, Volume 2 indicates a 1' minimum freeboard should be maintained in the 50-year event.
- 30. BioRetention Discharge:** Unlike the existing condition, the proposed condition installs an underdrain within the BioRetention Area that results in a direct discharge over the slope toward the abutting parcel to the north. Not only does this create additional slope stability concerns, but will likely require an easement for the water being discharged. A Geotechnical Study may be warranted.
- 31. 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





Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists



May 19, 2020

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

**Re: Seacoast Mental Health Center Building Addition Site Plan
 Waiver Request - Section 9.20.1. – Light trespass on adjacent properties**

Dear Mr. Sharples,

On behalf of our client, Seacoast Mental Health Center Resource Group, we provide the following responses to the criteria listed in Section 13.7 of the Town of Exeter Site Plan Regulations for the proposed Building Addition at 30 Magnolia Lane in Exeter, NH. The following responses are provided in order to request a waiver from Section 9.20.1. regarding outdoor lighting trespassing on adjacent properties (photometric readings greater than 0.0 foot-candles at property lines):

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

The granting of the waiver to allow light trespass onto adjacent properties will not be detrimental to the public safety, health or welfare or injurious to other property because the majority of photometric readings on abutting property range from 0.1-0.2 foot-candles. These readings are minimal and are shown in areas where substantial wooded buffers are in place.

2. 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 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 because due to the width of the lot at the access driveway to the site, a proposed light pole providing the minimum amount of lighting to ensure vehicular safety will result in minimal lighting encroachment onto neighboring properties. In order to uniformly light and provide safe illumination levels for vehicular and pedestrian traffic, the internal light poles will need to be set at a 20' height, which will result in minimal lighting spill over to abutting properties.

3. 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

Due to the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result because the access driveway to the parking area and building requires lighting for safety, and due to the lot width at this location, lighting exceeds the maximum allowable foot-candle values at the property line. In order to provide lighting in a uniform manner for the site, light poles must be proposed in the internal areas of the parking lot rather at the perimeter. Lighting proposed on the perimeter of the lot would result in inconsistent lighting throughout the parking area and would be unsafe for vehicles and pedestrians.





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MAY 26 2020

April 15, 2020

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

EXETER PLANNING OFFICE

**Re: Seacoast Mental Health Center Building Addition Site Plan
 Waiver Request - Section 9.3.6.4. – Grading within 5' of property line**

Dear Mr. Sharples,

On behalf of our client, Seacoast Mental Health Center Resource Group, we provide the following responses to the criteria listed in Section 13.7 of the Town of Exeter Site Plan Regulations for the proposed Building Addition at 30 Magnolia Lane in Exeter, NH. The following responses are provided in order to request a waiver from Section 9.3.6.4. regarding grading within 5' of a property line:

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

The granting of the waiver to allow grading within 5' of the property line will not be detrimental to the public safety, health or welfare or injurious to other property because the proposed grading is only located on the Seacoast Mental Health Center Building lot and will not take place on abutting property. In addition, there are substantial wooded buffers at the boundaries where grading takes place within 5' of the property line.

2. 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 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 because the proposed grading in close proximity to the property line is proposed in order to make an existing drainage practice compliant with Town Site Plan Regulations. In addition to drainage compliance, grading within 5' of the property line will result in a proposed parking area that will accommodate the parking demand for the building use.

3. 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

Due to the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result because there are existing steep slopes along the majority of the property boundaries for the subject lot. In order to construct the proposed building addition, grading within 5' of the property line must take place to achieve reasonable parking lot elevations relative to the existing building, as well as to propose parking lot grading that will ensure vehicular and pedestrian safety.





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May 26, 2020

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

RECEIVED

MAY 26 2020

EXETER PLANNING OFFICE

**Re: March 25, 2020
 Seacoast Mental Health Center Building Addition Site Plan Review
 PB Case #20-5 – Site Plan Review TRC Comments**

Dear Mr. Sharples,

On behalf of our client, Seacoast Mental Health Center Resource Group, we provide the following responses to the comments that have resulted from the Town of Exeter’s review for the proposed Building Addition at 30 Magnolia Lane in Exeter, NH. The comments are shown in italics, and responses are shown in bold.

Town Planner Comments

1. *Are there any known environmental hazards on the site? If so, provide detail.*

There are no reports or site observations showing environmental hazards on site.

2. *Will any smoke, odors, or excessive noise be generated by the proposal? If so, please describe.*

There are no proposed site conditions that will generate any smoke, odors, or excessive noise.

3. *If applicable, list state permits required and the status of each.*

Required permits are listed on the Cover Sheet. There are no anticipated state permits for this project.

4. *Remove General Note 3 on Sheet C-02. The Town does not record site plans.*

General Note 3 on Sheet C-02 has been removed.

5. *Change “Director” to “Department” in General Note 4.*

General Note 4 on Sheet C-02 has been revised.

6. *Suggest adding the requirement that the as-built plan shall be in NH State Plane Coordinates to General Note 17 (M) as this will be a recommended condition of approval.*

The requested coordinate requirements have been added to Note 17 – M.

7. *Identify who the recipient(s) is/are of the required documents outlined in General Note 17 (O). Recommend that the Town receive copies.*

The recipients of the required document have been added to Note 17 – O.



8. *Although there are two 8" maples identified on the Existing Conditions Plan, please verify that you have met the requirements of Section 7.4.7 and there are no significant trees (20" or greater caliper dbh).*

Significant trees have been identified in the field and added to the existing conditions plan.

9. *Grading Note 17 calls for 6" of loam for disturbed areas not otherwise treated but everywhere else loam depth is noted as 4". Suggest revising.*

Grading Note 17 has been revised to call for 4" of loam to be distributed.

10. *Show the limits of clearing/disturbance on the plan and the proposed tree line and total square footage of disturbance. The existing treeline ends near the existing concrete headwall in the northerly side of the site. Confirm this is accurate and adjust if necessary.*

The limit of disturbance line is shown on Sheet C-07. The total square footage of disturbance has been added to the disturbance label.

11. *The proposed snow storage areas appear inadequate for the amount of pavement to be plowed. Suggest providing signage along the guardrail that snow cannot be plowed into the bioretention area. Note 3 on Sheet C-06 regarding this is recognized but signage would likely be more effective.*

A sign prohibiting snow storage behind the guardrail has been added to the Site Layout Plan. The proposed snow storage areas have been expanded. If the maximum capacity of the proposed snow storage areas is met, any additional snow shall be disposed of off site.

12. *The trip generation memo by Stephen Pernaw concludes that the increase in traffic by the addition is "inconsequential from a traffic operations, capacity, and safety standpoint" and that "physical modifications to the Highland Street/Magnolia Street/Existing Site Driveway are not necessary". While I have no comment on these conclusions, does Mr. Pernaw feel that the intersections of Magnolia Lane and High Street and Highland St and Portsmouth Ave can accommodate the additional traffic and no physical modifications are necessary at these locations?*

See attached memo provided by Stephen G. Pernaw & Company, Inc.

13. *The elevations provided appear to meet our architectural guidelines as the addition will mimic the existing building.*

Comment noted.

14. *The use of VGC throughout the site is noted and appreciated. Please remove/revise the Parking Lot Section detail on Sheet C-12 that shows Bit concrete curbing that is not found anywhere on the proposed plans.*

The parking lot section detail has been revised to show vertical granite curb.

15. *The lighting plan should show 0.0 at all property lines. There should be no spillover lighting onto adjacent properties.*

A waiver for this requirement has been requested. Please see attached.

16. *Provide information required per Section 9.20.3 thru 9.20.5 are met. Suggest installing a timer on the lights to be shut off/dimmed by 10pm if not in use per Section 9.20.4.4.*

A note has been added to the plan specifying that timers are to be installed on lights in order to automatically dim by 10pm.

17. *I will defer to the engineer's to complete the technical review of the drainage but offer the following comments regarding the proposal:*
- a. *There is a rip rap channel on the adjacent property to the north that appears related to the runoff from this site. Who put this there and who maintains it?*

The rip rap channel on the adjacent property was not put in place by Seacoast Mental Health Center, and Seacoast Mental Health Center does not maintain it.

- b. *Have you considered porous pavement at this size to reduce the footprint of the stormwater bmp's?*

Due to the type of facility on site and the maintenance required for porous pavement, it is not desirable to propose porous pavement on site.

- c. *Provide an O & M manual covering all proposed bmp's and include a checklist that will need to be completed annually and submitted to the Town as described in Section 9.5.2.6.*

An Operations and Maintenance Manual for the proposed drainage practices has been attached.

- d. *There are significantly steep slopes along the northerly property line and the utmost care should be taken to avoid any additional runoff being directed to these areas.*

The underdrain outlet from the bio retention area is being discharged in the direction of the steep slope. However, the proposed discharge location matches the existing discharge location of the drainage practice, and a rip rap apron is proposed to dissipate energy from flows leaving the pipe. In addition to these design considerations, minimal flows are leaving the pipe in the highest evaluated storm intensity (0.2 cfs during the 50-year storm), making any scouring of the slope from discharge of this pipe unlikely.

18. *Provide rationale for proposing an additional 14 parking stalls above what the ordinance requires. Please include any current issues you have with parking availability. Is your parking lot full now? Is there spillover parking onto adjacent public streets?*

The existing parking lot for the facility is often at capacity. During times where shift changes overlap, there is limited parking available to accommodate employees. Family therapy is a service provided at the facility, and often times, families come to the facility in multiple vehicles which increases the amount of vehicles on site. We feel that proposing the most parking on site will avoid having vehicles parking illegally onsite, or overflow of parking to Magnolia Lane.

19. *It is difficult to tell from the plans if you are encroaching any further to the abutters to the south. It doesn't appear so but please verify this. I do note a proposed stockade fence but is this along the existing treeline?*

The only proposed condition in the adjacent to the southern property boundary is the extension of existing fence. The extension is proposed at the back of the existing sidewalk, at the top of the slope. The proposed fence does not encroach on to abutting property.

20. *Was the landscape plan created by a Licensed Landscape Architect? Are the plantings low maintenance and chosen for all site conditions? Will irrigation be required for all areas as stated in Note 9 on Sheet C-08?*

The landscape plan was created by a Licensed Landscape Architect. A certification note has been added to the plan, and will be stamped for the final plan submittal. The plantings have been selected to blend with the existing landscape plantings to remain, and are appropriate for the site conditions. Note 9, has been revised to state, that irrigation is at the owners discretion, as proposed plantings will not require irrigation once established.

21. *Strongly suggest reviewing the center pea stone strip. It is very narrow and thus unable to accommodate any plantings. While there are several ways to solve this, you could reduce the amount of parking you need as you are proposing 14 additional stalls than required (see note above) or consider a one way loop with angled parking. Either of these would reduce the impervious area and allow for landscaping in this strip.*

We feel that maximizing parking on site will best serve the need for parking for the facility. The center strip is required in order to maintain the proposed stormwater collection system. The strip also provides a physical barrier between the two rows of interior parking. Additional landscaping has been provided in this area.

22. *If applicable, please confirm that all proposed erosion control matting shall be fully biodegradable.*

The erosion control fabric specified is biodegradable and is suitable for the proposed slopes on site.

23. *Provide waiver from Section 9.3.6.4. regarding grading within 5' of a property line.*

Please see the attached waiver.

24. *Please submit revised plans, as applicable, and a response letter addressing all TRC and UEI comments.*

Revised plans and a response letter will be provided for both the TRC and UEI comments.

PUBLIC WORKS COMMENTS

The following comments are based on the information provided by the applicant to the Planning Department, received February 26, 2020.

1. *The plans should be stamped and signed by a licensed Professional Engineer and/or Land Surveyor.*

Final plans will be stamped and signed prior to submittal of final plans.

2. *In addition to Digsafe, add DPW (603-773-6157) to be contacted to locate water, sewer, and drainage.*

Note 16-H on Sheet C-02 has been revised per DPW request.

3. *The O&M plan should be a separate document that addresses the maintenance of the drainage system after construction and should include a plan that labels all of the drainage features and snow storage areas.*

An Operation and Maintenance Manual has been attached.

4. *Submit the "Preliminary Application to Connect" for the additional water, sewer, and drainage flows. Existing use can be based on design flows or historical meter readings.*

The completed Preliminary Application to Connect Utilities is attached.

5. *ADD NOTE: The contractor must obtain a valid utility pipe installer's license and the job supervisor or foreman must be certified by the town prior to working on any water, sewer, or drainage pipes that are in a town street or right of way, or that will connect or may be connected to a town water, sewer, or drainage system. A licensed supervisor or foreman must be present at the job site at all times during construction of these utilities.*

The above note has been added to the General Notes on Sheet C-02.

6. *The Drainage Study should address how the project will comply with Site & Subdivision Regulations Section 9.3.2 Stormwater Management for Redevelopment.*

Sections have been added to the stormwater report stating the treatment efficiencies of the proposed practices as well as channel protection requirements. In addition, the report has been revised to show that the proposed design is in accordance with the requirements set forth in Env-Wq 1500. BMP and GRV worksheets have been attached to illustrate that the proposed drainage design is in accordance with the requirements set forth in Section 9.3.2 of the Site Plan Regulations for the Town of Exeter.

7. *Add note regarding the hours of the outdoor lighting operations according to Site Plan regulation Section 9.20.4. There is a 10 pm lighting curfew to turn off or reduce intensity of the lights.*

An automatic timer has been proposed for light poles in order to reduce the intensity of the proposed lighting at the lighting curfew. Please see note on lighting plan.

Site Layout Plan

8. *Parking Lot Layout:*
- What is the purpose of the 2.5-foot wide center island? Could this be eliminated to improve the driveway widths?*

The purpose of the center island is to accommodate the stormwater collection system. In addition, the center island provides a physical barrier between rows of interior parking.

- Describe why there is more parking than required. There are several parking spaces that could be eliminated to improve the safety of the parking lot.*

Justification for additional parking is provided in comment 21 above.

- The intersection of the driveway as it enters the parking area has the potential for conflicting left turn movements.*

A stop bar has been added at the end of the rear drive aisle in order to avoid conflicts with left turn traffic entering the site.

- Provide a sketch of the fire ladder truck maneuvering through the parking lot.*

A plan showing the movement of the fire ladder truck has been added to the plan set.

9. *What is the elevation of the proposed light pole near the entrance in relation to the abutting residence? The light should not shine into the abutting residence.*

The proposed light pole is over 100 feet from the residence and the pole elevation is above the peak of the abutting building. Footcandle readings are minimal at the property line and will be 0.0 at the building. A waiver request has been attached to allow footcandle readings in excess of 0.0 at property lines.

Site Grading & Drainage Plan

10. *The proposed utility pole and lighting conduits should be shown on the plans. Coordinate with Unutil for the pole location. Gas and electric layouts approved by Unutil are required for the final plans and prior to scheduling a pre-construction meeting.*

The proposed relocated utility pole has been shown on sheet C-06. Conceptual lighting conduits have been shown on the plan. A note has been added to the site plan stating that utility pole and underground service relocation are to be coordinated with utility provider. There is no proposed gas utility work on site.

11. *The existing conditions should show the slope and drainage spillway on the abutting property to the north (hotel).*

Slopes within 10 to 15 feet of the property line are shown in the plan set. The drainage spillway to the North is owned and maintained by the abutting property. In addition, the proposed stormwater management measures were designed in order to prevent erosion and an increase in peak flows downstream of the site.

12. *Is there an easement for the existing drainage outfall onto the abutting property? It is recommended that this outfall location be reused. The proposed outfall location will direct flow behind the abutting hotel where there is no drainage infrastructure to collect it. The stormwater would pond behind a retaining wall that was likely not designed to accommodate this condition. If the outfall is moved to the proposed location on the plans, a drainage easement from the abutter will be required.*

The outfall locations used in the existing condition (broad crested weir and culvert at headwall) are being maintained in the proposed condition. In the existing condition, there is a low point in the berm at el. 83.75 that allows runoff to discharge from the basin/property during higher intensity storm events. Based on the contours provided by on the ground survey, the discharge from this weir is directed towards the rear of the abutting hotel. In the proposed condition, the underdrain discharge pipe outlet is directed in the same manner as the existing weir. The peak discharge rate at this location is being reduced in the proposed condition, and therefore, will not have any adverse impacts on abutting properties. Please see the attached updated grading plan and drainage analysis.

13. *Have the soils been evaluated to determine that the stormwater in the proposed infiltration system will not break out of the side slope?*

A detail has been added showing a proposed barrier adjacent to the Stormtech practice that will prevent break out of the side slope.

14. *Provide vehicle access to the proposed detention basin for future maintenance.*

A parking space has been striped off and a "No Parking – Maintenance Vehicles Only" sign has been added.

15. *Although the proposed retaining wall at the northwest corner of the building addition is only 2-feet high, it is recommended that a geotechnical engineer evaluate this due to the proximity of the building and steep slope.*

The proposed retaining wall at the northwest corner of the building is to be designed by a Professional Engineer. Stamped shop drawings provided by said engineer will take into account the walls proximity to the building addition and steep slopes. Said shop drawing of the retaining wall is to be approved by the site civil engineer prior to construction.

16. *Proposed CB-1 is too close to the water service.*

The location of CB-1 has been shifted to provide clearance from the existing water service.

Lighting Plan

17. *All outdoor lights must be Dark Sky compliant. Provide information about the proposed lights*

All proposed lighting is Dark Sky compliant. See attached cut sheets providing additional lighting information.

18. *There should be no light cast onto the abutting properties.*

A waiver has been requested in order to allow lighting footcandle levels exceeding 0.0 at property lines.

Details

19. *The parking lot section detail shows bituminous concrete curb, which requires a waiver. Total pavement depth of less than 4 inches also requires a waiver.*

The parking lot section detail has been updated to show vertical granite curbing. The total pavement thickness has been revised to show 4".

20. *The bituminous sidewalk detail shows a pavement depth of 2 inches. A waiver is required for less than 2.5-inches.*

The bituminous sidewalk detail has been updated to show a bituminous thickness of 2.5-inches.

21. *The versa-lok detail references profile drawings that were not included in the plan set.*

Stamped shop drawings of retaining walls are to be submitted by the contractor prior to construction and are to be reviewed for approval by the site civil engineer.

FIRE DEPARTMENT COMMENTS

Basic requirement of the Exeter Fire Department. This list is not all inclusive and other requests may be made during the review process. Unless specifically required by code, some room for compromise is open.

(Rev 5: 9/7/2017) Architectural Review:

- *Interior utility room access*

A room has been added in the basement. See attached floor plan.

- *Interior sprinkler room access*

A room has been added in the basement. See attached floor plan.

- *Adequate attic access (sized for FF, if applicable))*

An attic access hatch has been added at the landing of Stairwell 170.

- *Catwalk access in unfinished areas that have sprinklers (handrails preferred)*

A general note has been added on Sheet A1.01.

- *If building has truss roof or floors, must display sign according to ordinance 1301. Knox box required for all buildings with fire alarm or sprinkler systems (ordinance 1803)*

A general note has been added to Sheet A1.01.

Civil/Site Review:

- *Hydrant near site access and towards rear of site (if applicable)*

A hydrant has been added near the site access driveway. Interior fire suppression has also been proposed.

Sprinkler Review:

- *NFPA 13(R,D) sprinkler system where required*
- *FDC: 4-inch storz with at least 18" clearance to ground*
- *Electric bell (no water motor gong)*
- *Attic protection in 13R systems*

Fire Alarm Review:

- *Single red beacon or strobe indicator on exterior (not horn-strobe)*
- *NFPA72 Fire Alarm System where required*
- *Cat 30 keys for pull stations and FACP*

Prior to issuance of permit drawings the design team, including the architect and MEP engineers, will work with town departments such as fire, to confirm design criteria.

Elevators:

- *Heat and smoke top and bottom (heats for the shunt trip)*
- *Dimensions to accommodate a stretcher (usually a 2500 lbs) 3'6" by 7' at a minimum*
- *Elevator recall to appropriate floor during an activation*
- *Sprinkler protection top and bottom if ANY combustibile material in shaft. (can omit per NFPA 13 guidelines)*
- *Phone in car needs to be able to dial 911*

There is no elevator associated with this project.

L1 - Ladder Truck Turning Radius Dimensions – diagram attached.

See attached Truck Movement Plan.

We appreciate your continued assistance with regard to this project. If you have any questions or comments, please feel free to contact our office.

Sincerely,
TFMoran Inc.



Dylan K. Erickson, EIT
Project Engineer



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
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MAY 26 2020

EXETER PLANNING OFFICE

May 26, 2020

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

**Re: March 25, 2020
 Seacoast Mental Health Center Building Addition Site Plan Review
 Underwood Engineers Design Review Comments**

Dear Mr. Sharples,

On behalf of our client, Seacoast Mental Health Center Resource Group, we provide the following responses to the comments that have resulted from the Underwood Engineers review for the proposed Building Addition at 30 Magnolia Lane in Exeter, NH. The comments are shown in italics, and responses are shown in bold.

General and Administrative Comments

- Neither the plans nor the drainage report bear any professional stamps. The resubmittal should be stamped by the surveyor and professional engineer responsible for the work.*

Professional stamps will be provided on the final site plans and drainage report.

- The narrative on the application form states 59 parking spaces where 58 are shown on the site plan.*

The correct parking count for the project is 54 spaces.

- Please confirm the size of the existing water and sewer services are adequate for the additional loads, including the proposed irrigation system.*

The proposed irrigation has been removed from the plan.

- Discussion of construction activities should be addressed in the plan set, including staging area, location of employee and visitor parking during construction, any phasing, and routing of construction vehicle traffic.*

A construction staging area has been added to the site preparation plan. The remaining parking spaces are to be used by employees and visitors. The construction sequence is shown on Sheet C-12. Construction vehicles are to utilize the existing vehicular routing in the parking area.

- HISS Waiver Request: We have reviewed the information provided by the applicant and we concede that 50% of the site is comprised of Urban Complexes. It appears that the applicant has endeavored to meet the intent of the HISS mapping and UE is inclined to support their request for a waiver of a formal HISS. With that said, UE has significant concerns, as outlined in comments 16, 23, and 25 below, that will require additional soils investigation and evaluation.*

Response noted.



Existing Conditions and Demolition Plans

6. *Note 12 on the Existing Conditions plan should also indicate the Contractor shall call the Town of Exeter DPW, as Exeter is not a member of Digsafe.*

Note 12 on the Existing Conditions Plan has been corrected.

7. *Please clarify the purpose and Owners of the easements listed in notes 14 through 16 on the Existing Conditions Plan.*

The purpose and owners of the aforementioned easements have been clarified on the Existing Conditions Plan.

8. *Test pit locations should be shown on the Existing Conditions plan.*

Test pit locations have been added to the Existing Conditions Plan.

9. *If any materials, such as curbing or the shed, are to be salvaged to the Owner and/or reused, this should be indicated on the Demolition Plan.*

Labels have been added to the Site Preparation plan calling for the existing granite curb to be stockpiled for reuse. The existing shed is to be salvaged and relocated.

Site Plan

10. *Parking: It is noted 44 parking spaces are required, while 58 are proposed. Please indicate why the extra spaces are needed, as a decrease in impervious area would be beneficial for natural resources and would decrease the amount of stormwater runoff.*

We feel that maximizing parking on site will best serve the need for parking for the facility. The center strip is required in order to maintain the proposed stormwater collection system. The strip also provides a physical barrier between the two rows of interior parking. Additional landscaping has been provided in this area.

11. *ADA Parking:*

- The ADA parking spots are shown with an 8' width, where 9' width is required by the Town of Exeter. A waiver request should be submitted.*

The width of the proposed ADA parking has been revised to 9'.

- Following up on the bullet above, ADA spaces must have dedicated "no parking" areas adjacent to them. The northern most accessible space does not have such an area.*

A 5' wide 'no parking' area has been added to the northern most accessible space.

- ADA spaces are generally required to be the closest spaces to the front door, the proposed locations do not appear to satisfy that requirement, however perhaps the interior operational composition of the building supports the proposed location.*

Two of the three proposed ADA parking spaces have been relocated adjacent to the main entrance of the existing building.

- It appears that the application identifies 8 spaces within the row with the ADA spaces, however one of those spaces is at the end of the walk to the front doors. Typically, that space is not desirable (by the business) to serve as a parking space and often serves as the area striped between two ADA spaces.*

The space in front of the end of the existing walk out as been striped.

- *The ADA space identified as a Van space is typically to the left of its dedicated striping.*

The ADA van space has been shifted so that it is to the left of the striping.

12. *Utility Service: Not unrelated to comment 9 above, the utility pole currently feeding the underground service to the building is denoted for removal or relocation, however its replacement appears to be missing from the site plans.*

A proposed utility pole location has been added to the Site Layout Plan. The installation of the utility pole is to be coordinated with Eversource during construction.

13. *Emergency Access: Please confirm the proposed layout will accommodate ladder truck turning movements.*

Please see the attached Truck Movement Plan showing the ladder truck turning movements. A parking space has been removed in order to accommodate the movement of the truck.

14. *Pedestrian Flow: Consider creating a break in the parking lot island to allow users to cross through, particularly when the island is snow covered.*

A raised walkway and striped off areas have been provided for a pedestrian cross through.

15. *Retaining Wall (abutters): The retaining wall in the middle of the proposed parking lot (approximately 53' long, TOW 95.0, BOW 92.5) is constructed within feet of the property line. The wall, according to the detail, requires geotextile tie-backs that would potentially extend over the property boundary. Please clarify intent.*

The Versa-Lok wall with geosynthetic reinforcement has been substituted for a vertical Versa-Lok model that does not use geosynthetic reinforcement. Per the manufacturer, the vertical Versa-Lok is suitable for applications where the wall is 3 ft in height or less, so this model would be acceptable in this scenario.

16. *Retaining Wall (slope): the taller retaining wall, near the northwest corner of the parcel needs to be designed not only against the soil being proposed against it, but the infiltration practice being proposed behind it. A geotechnical evaluation of the wall and the slope it is proposed on.*

The limits of the proposed retaining wall have been reduced. Since the bottom of the proposed retaining wall is approximately 3' above the top of the proposed infiltration chambers, we do not feel that the retaining wall will be impacted by the drainage practice. A stamped design drawing will be provided by a New Hampshire Professional Engineer and the location of the proposed drainage practice relative to the retaining wall will be taken into account.

17. *Guardrail and plantings: Guardrail extends behind the dumpster corral. While the purpose of the guardrail behind the corral is unclear, the guardrail appears to be in conflict with the arborvitaes. The screening value of the arborvitaes behind the corral is also unclear. Please coordinate to make the design intent clear.*

The guardrail layout has been revised to avoid conflict with landscaping.

18. *Bituminous Curb: A waiver request will be required for the use of bituminous curbing.*

Vertical granite curb is proposed on site.

Grading and Drainage Plan

19. *Legend: The soils linetype (and call-outs) should be added to the legend, and the soil type call-outs should be added to the plan if the lines are being depicted.*

Soil linetypes and soil type call-outs are shown in the legend on Page C-02.

20. *Roof Drains: Roof Drains should be shown on the drawing, if applicable.*

There are no existing or proposed roof drains associated with the project.

21. *Bioretention Area: The bottom of the basin is planted with a number of bushes and shrubs. Please confirm that the proposed species are salt tolerant. Revise as necessary.*

The proposed basin plantings have been revised to show salt tolerant species.

22. *The proposed grading is not decipherable under the rip-rap hatching. A view with no hatching or a blow-up detail may be needed to ensure the final grading meets the intent.*

A detailed view of the outlet grading has been provided on Sheet C-07.

23. *Slope stability: while it appears that the existing basin infiltrates the majority of the stormwater it receives, the proposed condition has the potential to increase the infiltration volume 15%. The presence of the Hotel and associated retaining walls immediately downstream of the infiltration practice is concerning. The applicant may wish to seek the services of a geotechnical engineer to evaluate the existing slope against the proposed increases in water being directed for infiltration into it.*

The existing bioretention basin has been revised in order to propose the collection of percolating stormwater via an underdrain, and will no longer infiltrate to native soils. The bottom of the proposed infiltration chambers are at el. 84.83, and existing grade at the northern limit of the chamber area is approximately el. 86.5. Therefore, infiltration of stormwater from chambers will occur below the elevation of the proposed fill slope, and would not result in break out of said slope. An impervious barrier has been added at the northern limit of the Stormtech chambers in order to ensure that break out of the slope will not occur (see detail). The proposed retaining wall adjacent to the infiltration practice has been reduced and is upstream of the practice.

Detail Sheets

24. *Bioretention Area Section: the detail is more of a profile than a section and is potentially confusing as presented. Consider revising it to be either section or profile, but not a hybrid.*

The bioretention area detail provided is TFM's standard detail and is required in order to show the filter media, underdrain, etc. proposed within the bioretention basin. The bioretention area detail is required in order to show the depth of materials relative to surface features and elevations.

Stormwater Design and Modeling

25. *Building Roof Routing: Both the existing and the proposed model has the roof captured separately and routed to the drainage system. It is unclear how this is occurring in the existing condition and the renderings do not lend insight into how it will be conducted in the post condition, specifically how the proposed condition will be routed to PP-6. Please confirm.*

There are no existing or proposed roof drains. The drainage model has been revised to reflect this.

26. *PP-6 is a 6" diameter pipe. UE questions the appropriateness of considering it a pond in the HydroCAD model. Please confirm that the 6" pipe will be adequate in the post condition to convey the increases in roof run-off.*

There are no existing or proposed roof drains. The drainage model has been revised to reflect this.

27. *Infiltration rate: The permeability tests generally yielded infiltration rates of 0.1 to 0.15 in/hr, however the stormtech system is modelled using a rate of 0.483 in/hr. Despite what appears to be an infiltration rate higher than that supported by the field test, the model is registering 0.0 cfs discarded through exfiltration.*

The proposed infiltration rate is based on the results from Infiltration Test #2 at Test Pit #3. The infiltration rate used in the analysis was 0.483 in/hr. This was determined by taking the lowest measured infiltration rate of 0.965 in/hr and dividing by a factor of safety of 2. This is the preferred NHDES Alteration of Terrain method to determining infiltration rates based on field measurements.

28. *Model Routing: The stormtech system discharges to the Bioretention area, however the model has it discharging to the Point of Interest bypassing the Bioretention area. Please confirm and update the model or plans accordingly.*

The discharge location of the stormtech system is located northeast (or downslope) of the overflow weir for the bioretention basin, and is not being discharged into the basin itself.

29. *Freeboard: The bioretention area is predicted to have a peak elevation of 84.05' in the 50-year storm, however the New Hampshire Stormwater Manual, Volume 2 indicates a 1' minimum freeboard should be maintained in the 50-year event.*

The design and analysis have been revised in order to provide the minimum freeboard for the infiltration basin.

30. *Bioretention discharge: unlike the existing condition, the proposed condition installs an underdrain within the bioretention area that results in a direct discharge over the slope toward the abutting parcel to the north. Not only does this create additional slope stability concerns, but will likely require an easement for the water being discharged. A geotechnical study may be warranted.*

The proposed discharge location for the underdrain outlet matches the discharge location for the overflow weir in the existing condition. The peak discharge rate for this location does not increase in the proposed location. In addition, a rip rap apron has been proposed at the discharge point which is sized to accommodate the anticipated flow leaving the pipe. The underdrain outlet pipe is only discharging 0.1 cfs in the 50-year storm, which is unlikely to erode the existing slope. Based on the reduction in peak discharge rate and low likelihood that erosion of the slope will occur, we do not feel that an easement or geotechnical study will be necessary.

31. *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/prapp).*

Project related information has been added to the PTAPP database.

We appreciate your continued assistance with regard to this project. If you have any questions or comments, please feel free to contact our office.

Sincerely,
TFMoran Inc.



Dylan K. Erickson, EIT
Project Engineer



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

RECEIVED

MAY 26 2020

EXETER PLANNING OFFICE

DATE: February 13, 2018
TO: Applicants
FROM: Planning & Building Department
RE: Preliminary Application to Connect and/or Discharge to Town of Exeter Sewer, Water and/or Storm Drainage System(s)

Attached is the "Preliminary Application to Connect and/or Discharge to Town of Exeter Sewer, Water or Storm Water Drainage System(s)". This Application form must be completed by the applicant or the applicant's authorized agent for projects that are subject to Planning Board approval or for a change of use. It is a prerequisite for submission of the "Applications for Sewer Service, Water Service and Storm Drainage Work." All of the application forms referenced above must be completed and approved prior to the issuance of a building permit. This application is intended to address a number of different scenarios and therefore, all sections may not be applicable to your particular situation. Please read the application carefully and fill out as completely as possible. If there are any questions, please feel free to contact the Planning and Building Department Offices. All forms must be submitted to the Planning and Building Department Office for review and distribution.

Please Note: Any approval(s) granted in conjunction with this application will be valid for a period of one (1) year from the date of such approvals(s).



TOWN OF EXETER - DEPARTMENT OF PUBLIC WORKS

**PRELIMINARY APPLICATION TO CONNECT AND/OR DISCHARGE TO TOWN OF EXETER
SEWER, WATER, AND/OR STORMWATER DRAINAGE SYSTEM(S)**

Project Name Seacoast Mental Health Center – Building Addition
Project Location 30 Magnolia Lane
Applicant/Owner Name Seacoast Mental Health Center Resource Group, Inc.
Mailing Address 1145 Sagamore Avenue, Portsmouth, NH 03801
Phone Number 603-957-5709 email mkieser@hpgrlaw.com
Project Engineer Dylan Erickson, EIT (TFMoran, Inc.)
Mailing Address 170 Commerce Way, Suite 102, Portsmouth, NH 03801
Phone Number 603-431-2222 email derickson@tfmoran.com

Type of Discharge/Connection Sewer Water Stormwater

Application completed by

Name Dylan Erickson, EIT

Signature  Date May 20, 2020

Reviewed and verified by Planning & Building Department _____

DESIGN FLOWS

The water and sewer design flow shall be based upon the New Hampshire Code of Administrative Rules, Env-Wq 1000 Subdivisions; Individual Sewage Disposal Systems, Table 1008-1 Unit Design Flow Figures (current version) or other methodology which may be deemed acceptable by the Town of Exeter. The minimum fee for a single-family residential unit is based on the design flow for two (2) bedrooms. Existing water and sewer flows may be based on meter readings for the current use.

If the proposed discharge is non-residential or is residential but exceeds 5,000 gallons per day (gpd), Section C must be completed. Certain water and sewer discharges must be approved by the State of New Hampshire Department of Environmental Services by way of permit and plan submittals. It is the responsibility of the applicant to ensure submittals are made to the state through the town is necessary. Final town approval cannot be made without the state's approval if required.

Stormwater design flows are based on the drainage analysis prepared by the applicant using the most current published precipitation data available.

APPROVALS ARE VALID FOR PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL

SECTION A: PROPOSED NEW CONNECTIONS OR MODIFICATION OF EXISTING CONNECTIONS

SANITARY SEWER

Description of work Building addition resulting in additional discharge to existing sewer

Title of plan "Proposed Building Addition"

Total design flow (gpd) 667 GPD

**For any non-residential discharge or residential discharge exceeding 5,000 GPS, or for a change of use, complete Section C of this form.*

Approved _____ Date _____
Water & Sewer Managing Engineer

WATER

Description of work Building addition requiring additional water volume

Title of plan "Proposed Building Addition"

Total design flow (gpd) 667 GPD

Approved _____ Date _____
Water & Sewer Managing Engineer

STORMWATER

Description of work N/A – Not connecting to municipal drainage

Title of plan _____

Total design flow
(10-year storm, CFS) _____

Approved _____ Date _____
Highway Superintendent

APPROVALS ARE VALID FOR PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL

SECTION B: IMPACT FEES

Provide the following information to determine if a water and/or sewer impact fee will be required for a new development or a change or increase in use.

Current/prior Use(s)

Describe current use(s) Mental Health Facility

<u>Use</u>	<u>Unit Flow (gpd)</u>	<u>Total Existing Flow</u>
Sewer = 400 gpd		
Water = 400 gpd		
Total existing flow		<u>800 gpd</u>

Proposed Use(s)

Describe proposed use(s) Mental Health Facility (Building Addition)

<u>Use</u>	<u>Unit Design Flow (gpd)</u>	<u>Total Design Flow</u>
Sewer = 667 gpd		
Water = 667 gpd		
Total proposed flow		<u>1,334 gpd</u>

Impact Fees (80% of the design flow)

Change in flow rate (gpd) _____ x 0.8 = Impact Fee flow rate (gpd) _____

If there is a decrease in flow rates, no water or sewer impact fee will be charged. If there is an increase in flow rates, a water and/or sewer impact fee will be charged using the following formula:

Sewer Impact Fee: Flow increase (gpd) 227 x \$4.85 = \$1,100.95
 Water Impact Fee: Flow increase (gpd) 227 x \$2.00 = \$454.00

Approved by Town of Exeter

Town Planner _____ Date _____
 Water & Sewer Managing Engineer _____ Date _____

APPROVALS ARE VALID FOR PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL

SECTION C: SANITARY SEWER CLASSIFICATION AND BASELINE MONITORING

(NON-RESIDENTIAL DISCHARGES OR RESIDENTIAL DISCHARGE OVER 5,000 GPD)

In accordance with Title 40 of the Code of Federal Regulations, Part 403 Section 403.14, information provided herein shall be available to the public without restriction except as specified in 40 CFR Part 2. A discharge permit will be issued on the basis of the information provided in this section.

In accordance with all terms and conditions of the Town of Exeter, New Hampshire Ordinances Chapter 15, all persons discharging wastewater into the town's facilities shall comply with all applicable federal, state, and local Industrial Pre-treatment rules.

PART I - USER INFORMATION

Property Owner Name Seacoast Mental Health Center Resources Group, Inc.
Owner's Representative TFMoran, Inc.
Address 1145 Sagamore Avenue, Portsmouth, NH 03801
Phone 603-957-5709 email mkieser@hpgrlaw.com
Tenant Name (tenant same as owner)
Address _____
Phone _____ email _____

PART II - PRODUCT OR SERVICE INFORMATION

Products Manufactured N/A
Services Provided Comprehensive mental health services (psychiatric, substance abuse, etc.)
SIC Code(s) 80939902 Building Area (SF) 13,294 (Total Proposed)
Number of Employees 47 Days/week of operation 5 Shifts per day N/A

PART III - CATEGORY OF SEWER DISCHARGE

Type of Discharge Septic Proposed Existing Change of Use
Water Use (gpd) 1,334 (from Section A)

Check all that apply:

- Domestic waste only (toilets & sinks)
- Domestic waste plus some process wastewater
- Federal pre-treatment standards (40 CFR) applies

PART IV - CLASSIFICATION DETERMINATION
staff)

(to be completed by Town

CLASS 1 - SIGNIFICANT OR CATEGORICAL INDUSTRIAL USER _____

CLASS 2 - MINOR INDUSTRIAL OR COMMERCIAL USER _____

CLASS 3 - INSIGNIFICANT INDUSTRIAL OR COMMERCIAL
USER _____

CLASS 4 - NON-SYSTEM USER, OR DISCONTINUED SERVICE _____

See attached sheet for the basis of the determination.

Determined by _____ Title _____ Date _____

Approved _____ Date _____
Water & Sewer Managing Engineer

PART V - CERTIFICATION

I have personally examined and am familiar with the information submitted in this section for the above name use. The information provided is true, accurate and complete. I am aware that there are significant penalties from federal, state and/or town regulatory agencies for submitting false information, including the possibility of fine and/or imprisonment.

I acknowledge and agree to pay all charges incurred for monitoring, testing and subsequent analysis performed on the Town of Exeter sewer, water and/or stormwater drainage system(s), in the course of determining the town's ability to serve the project. Further, I acknowledge and agree that failure to accurately declare said flow requirements shall be sufficient cause to deny access to the Town of Exeter sewer, water and/or stormwater drainage system(s).

Signature of Applicant _____ Date May 20, 2020

Name of Property Owner Seacoast Mental Health Center Resource Group, Inc.

APPROVALS ARE VALID FOR PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL

USER CLASSIFICATION SYSTEM FOR INDUSTRIAL DISCHARGE

CLASS 1: SIGNIFICANT INDUSTRIAL USER

Any industry and/or commercial establishment that:

- Is subject to National Pre-treatment standards as outlined in 40 CFR (Code of Federal Regulations) 403.5 (a) (b).
- Discharges a non-domestic waste stream of 5,000 GPD, or more.
- Contributes a non-domestic waste stream totaling 5% or more of the average dry weather hydraulic or organic (BOD<TSS< etc.) capacity of the Town of Exeter Sewer Treatment Facility.
- Has the reasonable potential, in the opinion of the POT Supervisor, to adversely affect the treatment plant, its workers, or the collection system by reason of inhibition, pass-through pollutants, or sludge contamination.

CLASS 2: MINOR INDUSTRIAL USERS

Small industries and commercial establishments (e.g. restaurants, auto repair shops, cleaners, etc.) whose individual discharges do not significantly impact the Town of Exeter Sewer Treatment Facility or systems, degrade receiving water quality or contaminate the sludge. Industries that have the potential to discharge a non-domestic or process waste stream, but at the present time discharge only sanitary waste, may also be included in this class. However, this class shall not include any categorical industries. Industries and commercial establishments in this classification will require a permit and be subject to all inspection, compliance monitoring, enforcement, and reporting requirements of the pretreatment program.

CLASS 3: INSIGNIFICANT INDUSTRIAL USERS

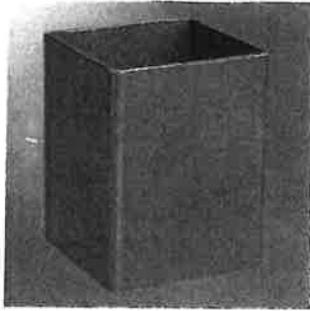
Users which will be eliminated from participation in Exeter's Pretreatment Program. These include industries and/or commercial establishments that discharge only domestic waste (toilets and sinks only) into the municipal sewer system or do not have any reasonable chance of discharging a non-domestic waste stream to the POTW. Class 3 users will be required to notify the Exeter Sewer Division of any change in discharge quantity or character.

CLASS 4: NON-SYSTEM USER

Any industry, business or commercial establishment identified in the Master List of Industrial Users that are not connected to the Exeter Sewer system or which has ceased to discharge to the system.

Industries and/or commercial establishments classified as Class 1 or Class 2 users will be regulated individually and have specific effluent limitations (including conventional pollutants, where necessary) in the discharge permit. All Class 1 and Class 2 users will require a State Discharge Permit, and be subject to all inspection, compliance monitoring, and enforcement and reporting requirements of the pretreatment program.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #		Type
Project		
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39" mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

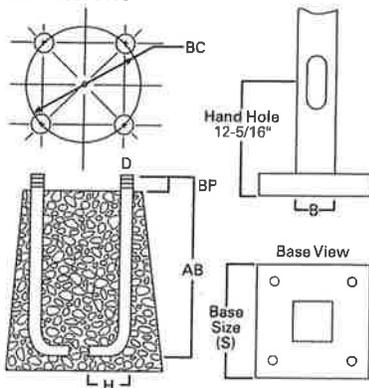
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4"	A=0.120"	10=10'	S=Square Steel Base	F=Dark Bronze	2=2-3/8" O.D. Tenon (4" Long)	1=Single	X=None	A=1/2" Tapped Hub ³
	5=5"	M=0.188"	15=15'		G=Galvanized Steel	3=3-1/2" O.D. Tenon (5" Long)	2=2 at 180°	2=2'	B=3/4" Tapped Hub ³
	6=6"	X=0.250"	20=20'		J=Summit White	4=4" O.D. Tenon (6" Long)	3=Triple ²	3=2.5'	C=Convenience Outlet ⁴
			25=25'		K=Carbon Bronze	9=3" O.D. Tenon (4" Long)	4=4 at 90°	4=4'	E=GFCI Convenience Outlet ⁴
			30=30'		L=Dark Platinum	6=2-3/8" O.D. Tenon (6" Long)	5=2 at 90°	6=6'	G=Ground Lug
			35=35'		R=Hartford Green	7=4" O.D. Tenon (10" Long)	X=None	8=8'	H=Additional Hand Hole ⁵
			39=39'		S=Silver	A=Type A Drilling			V=Vibration Damper
					T=Graphite Metallic	C=Type C Drilling			
					V=Grey	E=Type E Drilling			
					W=White	F=Type F Drilling			
					X=Custom Color	G=Type G Drilling			
					Y=Black	J=Type J Drilling			
						K=Type K Drilling			
				M=Type M Drilling					
				N=Type N Drilling					
				R=Type R Drilling					
				S=Standard Upsweep Arm					
				Z=Type Z Drilling					

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



See technical information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

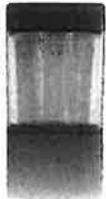
Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

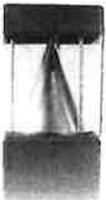
1. Catalog number includes pole with hardware kit, Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

BOLLARD LIGHTING

QUICK SHIP



Glass
CAV19SFGQ



LED Cone Reflector
CAV19SFRLLQ



Square Louvers
CAV19SFLSQ



L70
25°C 147,000 Hours

Cavalier Square Flat Bollards

Listing & Ratings:

CSA: Listed for Wet Locations, ANSI/UL 1598, 8750
IP65 Sealed LED Compartment.

Finish:

Textured Architectural Bronze or Black Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

Style:

Clear Prismatic Borosilicate Glass Refractor, Specially Designed Aluminum Cone Reflector or Internal Louvers

Lens:

Clear Polycarbonate Vandal-Resistant Lens

Mounting Options:

Mounting Kit with 8" Anchor Bolts, Included.

Radiant LED:

Aluminum Boards

Wattage:

Array: 14.5w, System: 17w; (70w HID Equivalent)

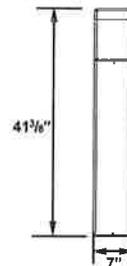
Driver:

Electronic Driver, 120-277V, 50/60Hz or 347V, 50/60Hz; Less Than 20% THD and PF>0.90. Standard Internal Surge Protection 2kV. 0-10V Dimming Standard for a Dimming Range of 100% to 10%; Dimming Source Current is 150 Microamps.

Warranty:

5-Year Warranty for -40°C to +40°C Environment.
See Page 2 for Projected Lumen Maintenance Table.

Dimensions:



The Pemco Cavalier Bollards with choice of optics are designed to replace HID lighting systems up to 70w MH or HPS. These fixtures are ideal for retail centers, industrial parks, schools and universities, public transit and airports, office buildings and medical facilities.

Specifications and Features:

Housing:

Extruded Aluminum Housing with Flush Mounting Base & Vandal-Resistant Screws, Flat Top, Internal Ballast Tray for Easy Maintenance. Bollards Can Be Cut to Custom Lengths Upon Request.

ORDERING FORMAT

Example: CAV19SFRLLQF1X15U5KZ36SF

1X15

Model	Optics	Wattage	Driver	CCT	Color	Height	Options
CAV19SFGQ=Square Flat Bollard with Glass	C=Type III* F=Wide Beam Spread	1X15=15w	U=120-277V C=347V	3K=3000K 4K=4000K 5K=5000K	Z=Bronze B=Black C=Custom (Consult Factory)	(Leave Blank)=42" Standard Height 36=36" Height 30=30" Height	SF=Single Fuse DF=Double Fuse SP=Surge Protection GF1=GFCI Outlet, 15A, 120V BU=Battery Backup, 90 Minutes
CAV19SFRLLQ=Square Flat Bollard with LED Cone Reflector	*CAV19SFGQ and CAV19SFRLLQ only						
CAV19SFLSQ=Square Flat Bollard with Square Louvers							

QUICK SHIP Quick Ship option for Standard heights & colors only



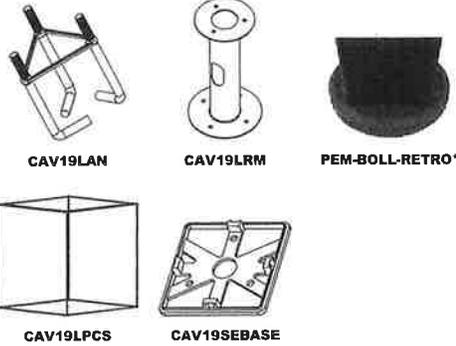


BOLLARD LIGHTING

L70
25°C **147,000 Hours**

Cavalier Square Flat Bollards

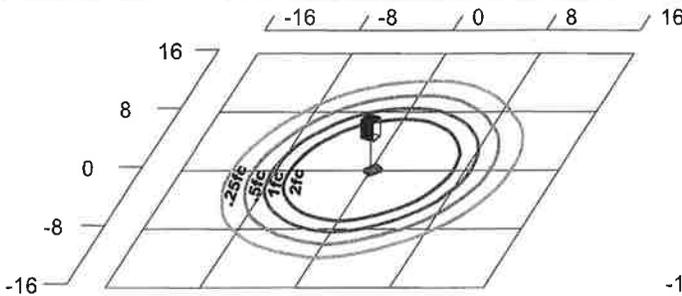
Accessories & Replacement Parts:



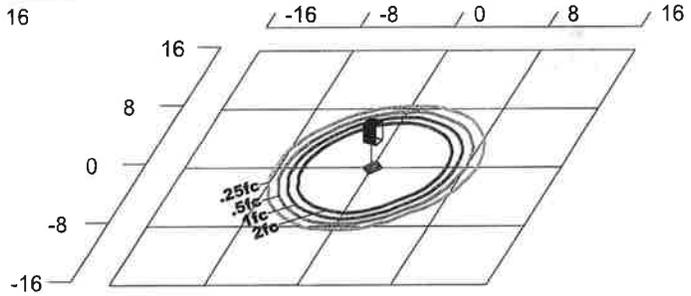
*Shown Mounted

Mounting Accessories (Order Separately, Field Installed)		Replacement Parts (Order Separately, Field Installed)	
CAV19LAN4	Mounting Kit, Includes Bracket & Three (3) 4" Anchor Bolts	CAV19LPCS	Replacement Square Polycarbonate Vandal-Resistant Lens
CAV19LAN8	Mounting Kit, Includes Bracket & Three (3) 8" Anchor Bolts	CAV19SEBASE*	Die Cast Base Plate with Powdercoat Finish Over a Chromate Conversion Coating.
CAV19LAN12	Mounting Kit, Includes Bracket & Three (3) 12" Anchor Bolts	*Specify Color: Z=Bronze, B=Black	
CAV19LAN15	Mounting Kit, Includes Bracket & Three (3) 15" Anchor Bolts	For Replacement Battery Backup, see the LED Battery Backup Specification Sheet.	
CAV19LRM	Root Mount Kit		
PEM-BOLL-RETRO*	Bollard Retrofit Base Kit Adapts New Bollards to Most Existing Bolt Patterns. Fits CAV 11-19 Bollards. Die Cast with Powdercoat Finish, Hardware Included. 1 1/2" Dia. x 1 1/2" H		
*Specify Color: Z=Bronze, B=Black, C=Custom (Consult Factory)			

Photometric Data



CAV19SFGQF1X15U5K
Type V
Grid in feet, Mounting Height = 3.5 ft.



CAV19SFRLQF1X15U5K
Type V
Grid in feet, Mounting Height = 3.5 ft.

Photometric Performance

LED Board Watts	Drive Current (mA)	Input Watts	Optics	5000 CCT 80 CRI					4000 CCT 80 CRI					3000 CCT 80 CRI				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Radiant 15w	116	17	CAV19SFG Glass	1,125	68	1	3	1	1,080	64	1	3	1	905	53	1	3	1
			CAV19SFRL Cone Reflector	1,519	89	1	3	1	1,458	86	1	3	1	1,225	72	1	3	1
			CAV19SFRL Type III Optic	1,081	64	0	3	1	989	58	0	2	1	918	54	0	2	1

Projected Lumen Maintenance

Data shown for 5000 CCT			Compare to MH			
TM-21-11	Input Watts	Initial	25,000 Hrs	50,000 Hrs	100,000 Hrs	Calculated L70@ 25°C
L70 Lumen Maintenance @ 25°C / 77°F	17	1.00	0.95	0.90	0.80	147,000
TM-21-11	Input Watts	Initial	25,000 Hrs	50,000 Hrs	100,000 Hrs	Calculated L70@ 50°C
L70 Lumen Maintenance @ 50°C / 122°F	17	1.00	0.89	0.78	0.55	67,000
TM-21-11	Input Watts	Initial	25,000 Hrs	50,000 Hrs	100,000 Hrs	Calculated L80@ 40°C
L80 Lumen Maintenance @ 40°C / 104°F	17	1.00	0.92	0.85	0.70	66,000

NOTES:

- Projected per IESNA TM-21-11. Data references the extrapolated performance projections for the 116mA base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.
- Compare to MH box indicates suggested Light Loss Factor (LLF) to be used when comparing to Metal Halide (MH) systems.

DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 62%, the Prevail fixture replaces 150-450W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics

Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 18,900 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical

LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Mounting

Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish

Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty

Five-year warranty.

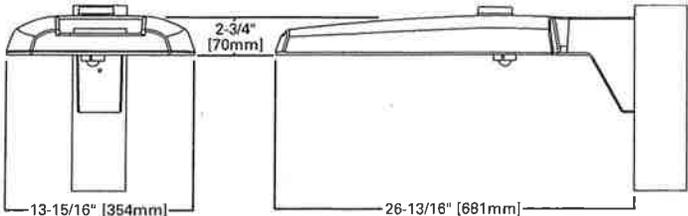


PRV PREVAIL

LED

AREA / SITE / ROADWAY LUMINAIRE

DIMENSIONS



CERTIFICATION DATA

UL and cUL Wet Location Listed
 IP66-Rated
 3G Vibration Rated
 ISO 9001
 DesignLights Consortium® Qualified*
 Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA

Electronic LED Driver
 0.9 Power Factor
 <20% Total Harmonic Distortion
 120-277V/50 and 60Hz,
 347V/60Hz, 480V/60Hz
 -40°C Minimum Temperature Rating
 +40°C Ambient Temperature Rating

EPA

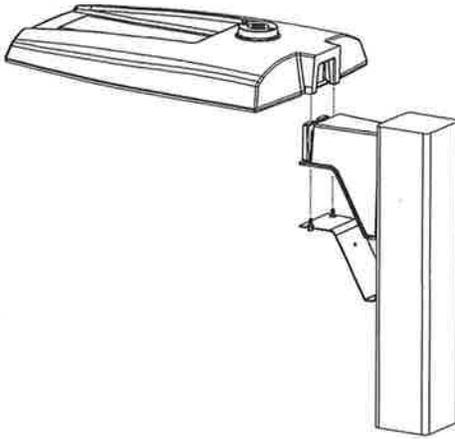
Effective Projected Area (Sq. Ft.): 0.75

SHIPPING DATA

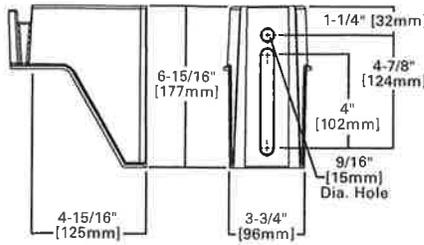
Approximate Net Weight:
 20 lbs. (9.09 kgs.)



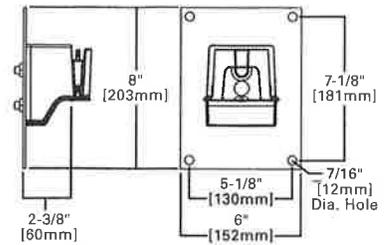
VERSATILE MOUNT SYSTEM



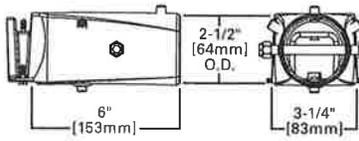
POLE MOUNT ARM



WALL MOUNT



MAST ARM MOUNT



MOUNTING CONFIGURATIONS AND EPAS

Wall Mount

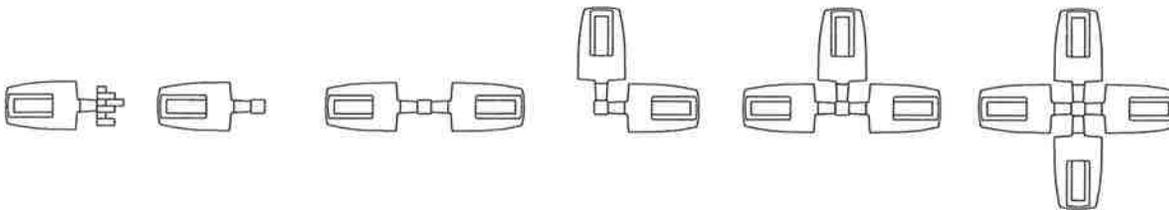
Arm Mount Single
EPA 0.75

Arm Mount 2 @ 180°
EPA 1.50

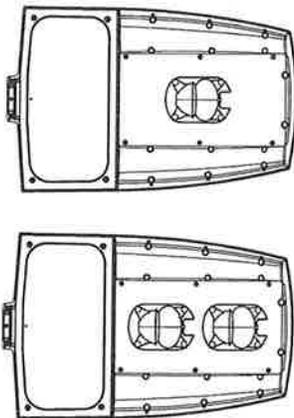
Arm Mount 2 @ 90°
EPA 1.50

Arm Mount 3 @ 90°
EPA 2.25

Arm Mount 4 @ 90°
EPA 3.00



OPTICAL CONFIGURATIONS



POWER AND LUMENS

Light Engine	A15	A25	A40	A60	
Nominal Power (Watts)	57W	87W	143W	163W	
Input Current @ 120V (A)	0.49	0.76	1.23	1.34	
Input Current @ 277V (A)	0.22	0.35	0.54	0.60	
Input Current @ 347V (A)	0.18	0.28	0.45	0.49	
Input Current @ 480V (A)	0.13	0.21	0.33	0.35	
Type II	Lumens	6,139	10,204	15,073	18,830
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
Type III	Lumens	6,192	10,292	15,203	18,992
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4
Type IV	Lumens	6,173	10,261	15,157	18,935
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5
Type V	Lumens	6,393	10,627	15,697	19,610
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4

NOTE: Lumen output for standard bronze fixture color. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.

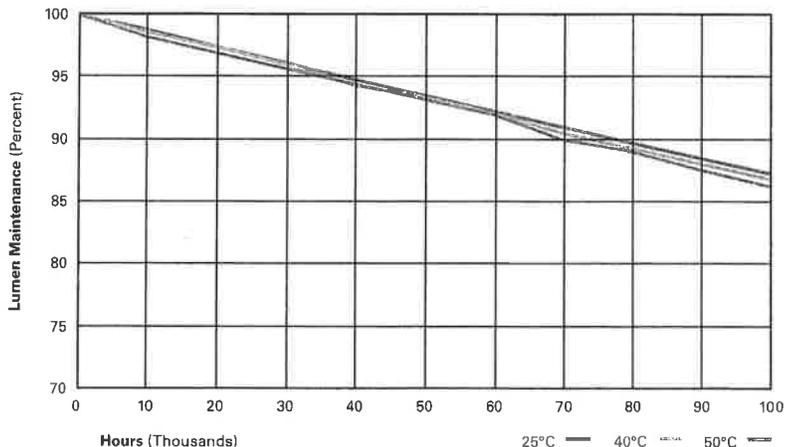
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	Theoretical 100,000 Hours	Theoretical L70 (Hours)*
25°C	> 96%	> 93%	> 92%	> 87%	> 260,000
40°C	> 96%	> 93%	> 92%	> 87%	> 255,000
50°C	> 95%	> 92%	> 91%	> 86%	> 250,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

CONTROL OPTIONS

0-10V (D)

This fixture is offered standard with 0-10V dimming driver(s). The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

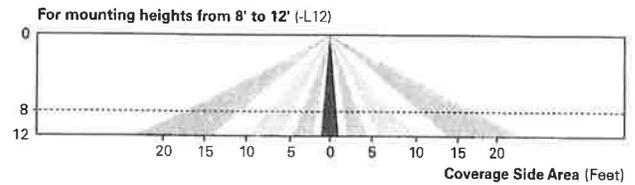
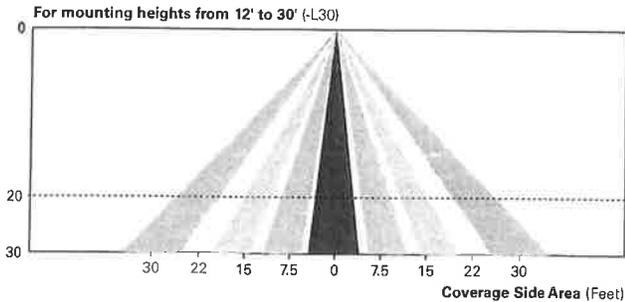
Photocontrol (PER and PER7)

Photocontrol receptacles (PER and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (MSP/DIM-LXX, MSP/X-LXX and MSP-LXX)

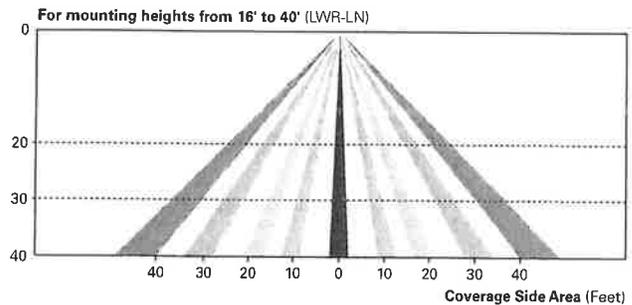
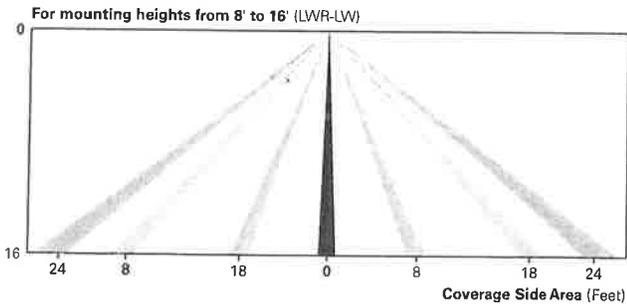
These sensors are factory installed in the luminaire housing. When the MSP/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MSP/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MSP-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity.

These occupancy sensors includes an integral photocell that can be activated with the ISHH-01 accessory for "dusk-to-dawn" control or daylight harvesting -- the factory preset is OFF. The ISHH-01 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-30'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinX Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinX to control outdoor area, site and flood lighting. WaveLinX controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

ORDERING INFORMATION

Sample Number: PRV-A25-D-UNV-T3-SA-BZ

Product Family ^{1,2}	Light Engine ³	Driver ⁴	Voltage	Distribution	Mounting	Color ⁶
PRV=Prevail	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens A60=(2 LEDs) 18,900 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V ⁵	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm WM=Wall Mount Arm	AP=Grey BZ=Bronze (Standard) BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White

Options (Add as Suffix)	Accessories (Order Separately) ¹²
7030=70 CRI / 3000K CCT ⁷ 7050=70 CRI / 5000K CCT ⁷ 10K=10kV/10kA UL 1449 Fused Surge Protective Device LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{8,9,10} LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{8,9,10} MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height MSP-L12=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height MSP-L30=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height PER=NEMA 3-PIN Twistlock Photocontrol Receptacle ¹¹ PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹¹ HSS=House Side Shield ¹⁴ HA=50°C High Ambient Temperature L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right	PRVWM-XX=Wall Mount Kit PRVMA-XX=Mast Arm Mounting Kit PRVSA-XX=Standard Arm Mounting Kit HS/VERD=House Side Shield ¹⁴ MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V ISHH-01=Integrated Sensor Programming Remote WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) ¹³

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
- DesignLights Consortium® Qualified and classified for DLC Standard, refer to www.designlights.org for details.
- Standard 4000K CCT and 70 CRI.
- Consult factory for driver surge protection values.
- Only for use with 480V Wye systems, Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.
- Extended lead times apply. Use dedicated IES files for 3000K and 5000K when performing layouts. These files are published on the Prevail luminaire product page on the website.
- LumaWatt Pro wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for LumaWatt Pro application information.
- LumaWatt Pro wireless system is not available with photocontrol receptacle (Not needed).
- Not available in conjunction with A60 lumen package at HA (High Ambient).
- Not available with MSP or LWR options.
- Replace XX with paint color.
- Requires 7-pin NEMA twistlock photocontrol receptacles.
- Option will come factory-installed. Must order one per optic as an accessory. House Side Shield not suitable for T5 distribution.

STOCK ORDERING INFORMATION

Stock Sample Number: PRVS-A25-UNV-T3

Product Family	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens A60=(2 LEDs) 18,900 Nominal Lumens	UNV=Universal (120-277V) 347=347V	T3=Type III T4=Type IV	MSP/DIM-L30=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height

NOTE: Bronze only, 4000K CCT, 120-277V, 347V, standard mounting arm, standard non-fused 10kV MOV and 0-10V dimming.

MEMORANDUM

RECEIVED

MAY 26 2020

EXETER PLANNING OFFICE

Ref: 1925A
To: Jay Couture, Executive Director
Seacoast Mental Health Center
From: Stephen G. Pernaw, P.E., PTOE
Subject: Proposed Health Center Expansion
Exeter, New Hampshire

Date: May 12, 2020

On February 21, 2020 our office published the "Traffic Evaluation Memorandum" on behalf of the Seacoast Mental Health Center for the proposed building expansion at 30 Magnolia Lane, in Exeter, New Hampshire. We are now in receipt of the Town of Exeter memorandum entitled "Site Plan Review TRC Comments" dated March 25, 2020 (revised 3/30/20). The purpose of this memorandum is to respond to Comment 12 from the Town Planner dated March 25, 2020 (revised 3/30/20).

Town Planner Comment #12: "The trip generation memo by Stephen Pernaw concludes that the increase in traffic by the addition is "inconsequential from a traffic operations, capacity, and safety standpoint" and that "physical modifications to the Highland Street/Magnolia Street/Existing Site Driveway are not necessary". While I have no comment on these conclusions, does Mr. Pernaw feel that the intersections of Magnolia Lane and High Street and Highland St and Portsmouth Ave can accommodate the additional traffic and no physical modifications are necessary at these locations?"

SGP & Co. Inc. Response: Our conclusions regarding the Highland Street/Magnolia Street/Existing Site Driveway intersection were based on a technical evaluation of the intersection turning movement count data collected at this intersection and the anticipated traffic increases due to the expansion project (see Figure 2).

The existing lane configuration at the Portsmouth Ave./Highland St. intersection is as follows:

- Portsmouth Avenue SB Approach: one exclusive left-turn lane, one exclusive through lane
- Portsmouth Avenue NB Approach: one shared through-right lane
- Highland Street WB Approach: one shared left-right lane

Although we do not have current turning movement count data for this intersection, I believe it is highly unlikely that further study would indicate that an exclusive right-turn lane is needed on Portsmouth Avenue, or that two departure lanes are needed on the Highland Street approach to Portsmouth Avenue. Regardless, it appears that right-of-way availability and the proximity of existing buildings negates the possibility of adding additional lanes to this intersection.



Since Magnolia Lane does not intersect directly with High Street, we believe the planner's comment pertains to the High Street/Buzell Avenue intersection which has the following lane configuration:

- High Street EB Approach: one exclusive left-turn lane, one exclusive through lane
- High Street WB Approach: one shared through-right lane
- Buzell Avenue SB Approach: one shared left-right lane

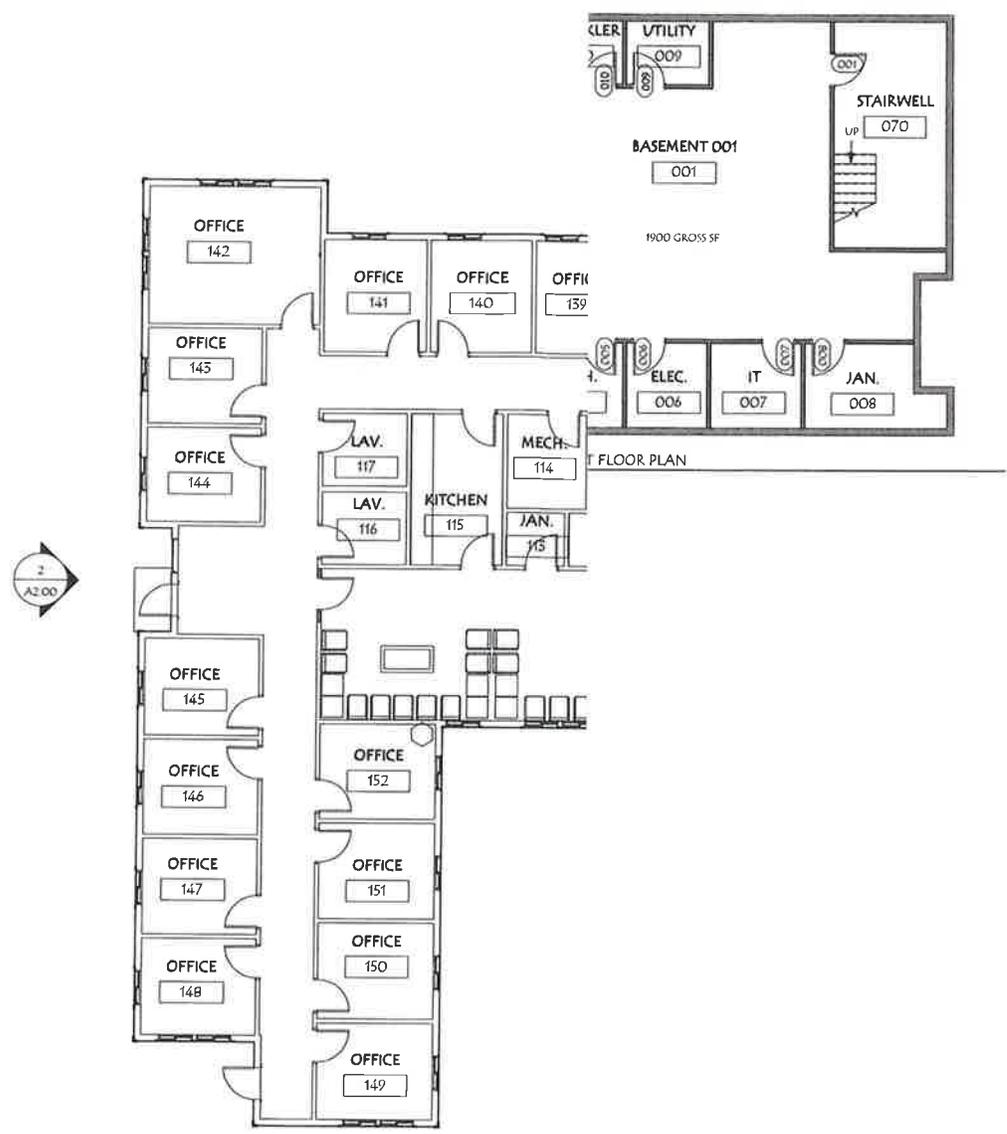
Although we do not have current turning movement count data for this intersection, I believe it is highly unlikely that further study would indicate that there is a need for an exclusive right-turn lane on High Street or that two departure lanes are needed on the Buzell Avenue approach to High Street. Right-of-way constraints are apparent at this intersection as well.

While we do not have the data needed to properly evaluate the need for auxiliary turn lanes at these two intersections, we are confident that the incremental increase in traffic from the proposed building addition would not change the results of said analyses. We are equally confident that the traffic increases shown on Figure 2 in our previous memorandum will not significantly alter the prevailing traffic conditions at these intersections.

CC: Chris Rice, P.E., T. F. Moran, Inc.
Dylan Erickson, EIT, T. F. Moran, Inc.
Monica F. Kieser, Esquire

NOT FOR CONSTRUCTION

SEACOAST MENTAL HEALTH CENTER
 30 PROSPECT AVENUE
 EXETER, NH



1 PROPOSED FIRST FLOOR PLAN
 1/8" = 1'-0"

TO BE PROVIDED TO ANY UNFINISHED AREAS THAT
 STRUCTURE WILL HAVE ACCESSIBLE EXTERIOR
 FIRE PERSONNEL AS REQUIRED BY ORDINANCE
 EXETER TOWN ORDINANCE
 A FIRE KEY VAULT (KNOX BOX) WILL BE PROVIDED AND
 THE EXETER FIRE DEPARTMENT KEY SYSTEM AS
 REQUIRED BY THE TOWN OF EXETER TOWN

Revisions:	#	Description	Date

Scale:	1/8" = 1'-0"
Drawn By:	SNH/JEH
Checked By:	PJS/ALW
Project No.:	2018041
Date:	04/24/20

Title:	FLOOR PLAN
	A1.01

2535.00

July 21, 2020

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

**Re: Seacoast Mental Health Center Building Addition Site Plan Review
Design Review Engineering Services
Exeter, New Hampshire**

Site Information:

Tax Map/Lot#:	65/146	Review No. 2
Address:	30 Magnolia Lane	
Lot Area:	1.59 ac	
Proposed Use:	Existing mental health facility	
Water:	Town (existing)	
Sewer:	Town (existing)	
Zoning District:	R-2	
Applicant:	Seacoast Mental Health Center Resource Group, 1145 Sagamore Ave., Portsmouth, NH 03801	
Design Engineer:	TF Moran, Bedford, NH	

Application Materials Received:

- Revised site plan set entitled “Proposed Building Addition” revision date April 8, 2020, prepared by TF Moran.
- Response letter prepared by TF Moran.
- Revised Stormwater Management Assessment revision date May 18, 2020, prepared by TF Moran.

Dear Mr. Sharples:

Based on our review of the above information, in addition to comments provided by the Town, we offer the following two new comments directly below under *New Comments* in accordance with the Town of Exeter Regulations and standard engineering practice.

New Comments

- A. FES9 is a new outfall directing stormwater over the slope and off site. UE has concerns about what is down stream of this new flow path.

- B. The location of the dumpster pad relative to the Stormtech system should be reconsidered. It is not uncommon for the pavement in front of dumpster corrals to experience significant loading and ultimately premature failure. The top of the Stormtech system is between 24” and 30” below the final grade. Should the applicant consider revisions per Comment 23 below, consideration should be given to the structural receiving area under the dumpster, perhaps a different typical section or extending the concrete pad further in front of the corral such that the wheel loading isn’t being transferred to pavement.

General and Administrative Comments

1. No Exception Taken
2. No Exception Taken
3. No Exception Taken
4. While it is still unclear how the construction will proceed while the parking lot still has active daily use by staff and visitors, as well as the construction employees’ vehicles and construction equipment, we have no further comments provided this is addressed during the construction phase by the Contractor at the pre-con meeting. It should be noted that parking on the Town streets should not be an option unless explicitly allowed.
5. No response necessary.

Existing Conditions and Demolition Plans

6. No Exception Taken
7. No Exception Taken
8. No Exception Taken
9. No Exception Taken

Site Plan

10. **Parking:** No exceptions taken per the response provided by the Applicant to the Town in a separate response letter.
11. **ADA Parking:** No Exception Taken
12. **Utility Service:** No Exception Taken
13. **Emergency Access:** No Exception Taken
14. **Pedestrian Flow:** No Exception Taken
15. **Retaining Wall (abutters):** UE takes no issue with the use of a specific retaining wall system, such as Versa-Lok, capable of handling the proposed grading, however the detail on C-14 indicates that geosynthetic reinforcing may be needed as low as two blocks above grade. With Versa-Lok systems having block heights of 4” – 10” typical, the intent may not be apparent to the contractor.
16. **Retaining Wall (slope):** UE is unclear as to the response received. The bottom of the infiltration practice is at elevation 84.33, whereas the retaining wall base is at elevation 81.0, over 3’ below the practice. The original comment still stands and is included below for reference.



ORIGINAL COMMENT: The taller retaining wall, near the northwest corner of the parcel needs to be designed not only against the soil being proposed against it, but the infiltration practice being proposed behind it. A geotechnical evaluation of the wall and the slope it is proposed on, may be warranted.

- 17. **Guardrail and Plantings:** No Exception Taken
- 18. **Bituminous Curb:** No Exception Taken

Grading and Drainage Plan

- 19. **Legend:** No Exception Taken
- 20. **Roof Drains:** No Exception Taken
- 21. **BioRetention Area:** No Exception Taken
- 22. The grading detail clarifies the grading intent. UE remains concerned with the stormwater flow directed over the slope to the downstream abutting parcel. We acknowledge that the Q may be reduced, the total volume is not. In addition, underground storage systems like this are only as good as their maintenance. A downstream recipient such as this mandates that the maintenance of the system must be performed diligently.
- 23. **Slope Stability:** UE does not agree with the response. The bottom of the chamber system is 84.33' and the bottom of the adjacent bio-retention area is 83' and the re-design includes and underdrain to a new outlet FES9. Perhaps the liner will cut off the flow path between the two, however, multiple trench conveyances are being constructed in the vicinity that have the potential to hydraulically reconnect the two, eg CB-8 to FES10 and DMH6 to FES13.

It appears to UE that sufficient room exists to relocate the Stormtech system southerly thereby increasing the distance between the infiltration practice and the bio-retention area as well as the downstream slope to the north. It also appears to UE that the Stormtech practice could be enlarged and reconfigured to receive the run-off entering the bio-retention area via FES10. In light of the immediate downstream receptor, UE recommends that applicant review options to mitigate the potential risk of a catastrophic slope failure.

Detail Sheets

- 24. **BioRetention Area Section:** Response noted.

Stormwater Design and Modeling

- 25. No exception taken.
- 26. No exception taken.
- 27. No exception taken.
- 28. **Model Routing:** Per response 22 above, the grading was not clear in previous submissions. The direct discharge of the Stormtech system to the embankment slope upstream of the abutters retaining wall is concerning.
- 29. No exception taken.



Page 4 of 4
David Sharples
July 21, 2020

30. UE does not take exception to the response with the clarification that the proposed project introduces a significant underground stormwater management practice that requires specific and regular maintenance. UE recommends the stormwater management plan be revised to include winter maintenance procedures that will preserve the long-term efficacy of the Stormtech system.

31. **PTAP Database:** No Exception Taken

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

Allison M. Rees, P.E.
Project Manager



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



MEMORANDUM

Ref: 1925A

To: Jay Couture, Executive Director
Seacoast Mental Health Center

From: Stephen G. Pernaw, P.E., PTOE

Subject: Proposed Health Center Expansion
Exeter, New Hampshire

Date: February 21, 2020 (Updated July 29, 2020)

BACKGROUND

Pernaw & Company, Inc. has conducted this traffic evaluation on behalf of the Seacoast Mental Health Center, the project proponent, to establish peak-period traffic generation estimates for the proposed building expansion at 30 Magnolia Lane, in Exeter, New Hampshire. This effort involved researching available NHDOT traffic count data and conducting driveway counts at the existing facility. The purpose of this memorandum is to summarize the data collection effort, and our future projections regarding traffic demand. Table 1, Figure 2 and Attachment 7 have been updated to correct an inadvertent transposition of the inbound vs. outbound trips for the subject site (total trips remain unchanged).

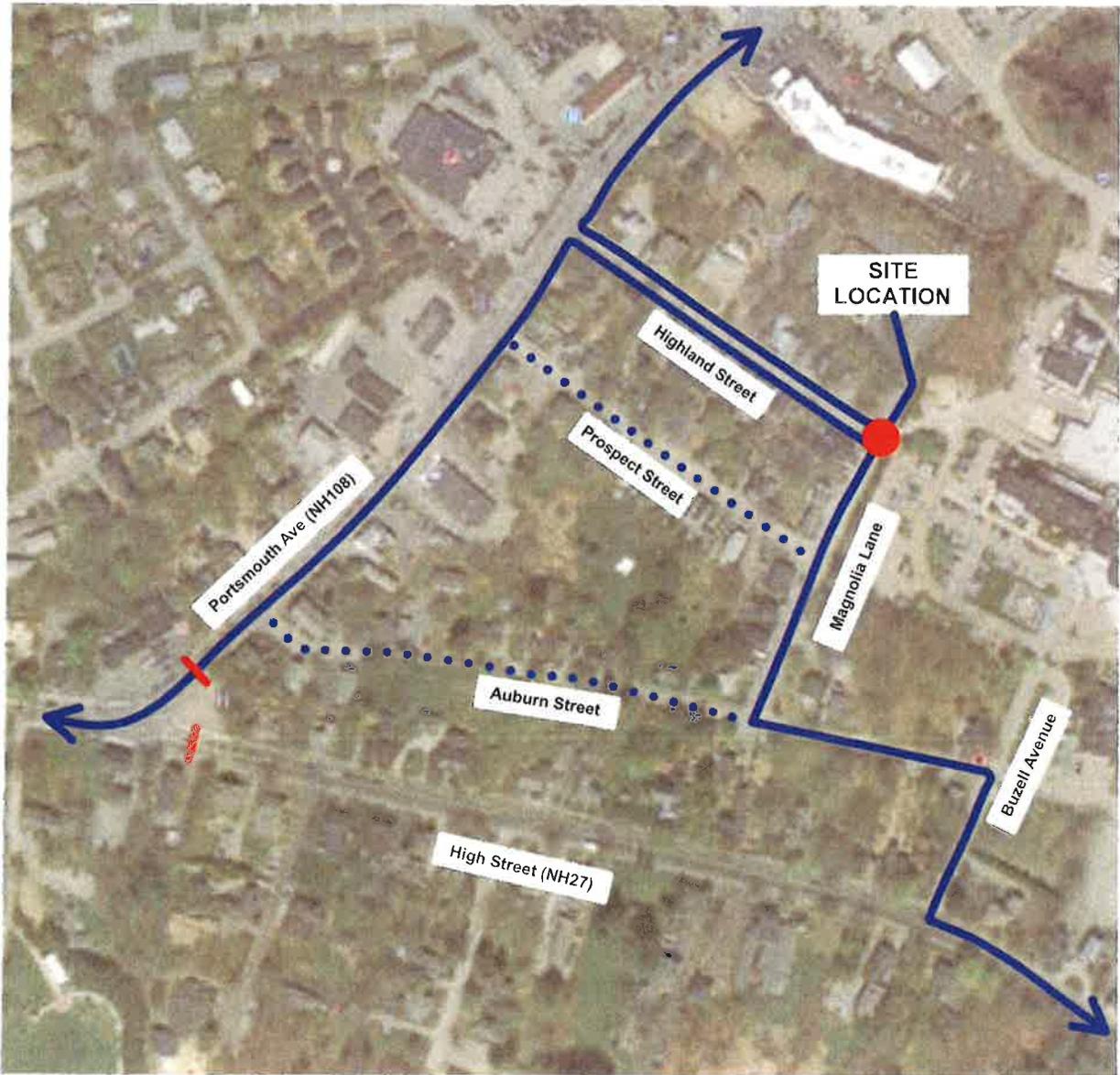
PROPOSED DEVELOPMENT

According to the plan entitled "*Site Development Plan*" (see Attachment 1) the existing one-story building has a gross floor area of 7,969 sf and the proposed building addition will increase the gross floor area to 13,295 sf (+5,326 sf). The proposed basement (1,900 sf) will be utilized for utilities and storage only, and will not affect the trip generating characteristics of the site.

Access to the site will continue to be provided via the existing driveway at the end of Magnolia Lane. On-site parking for 62 vehicles (including 3 accessible spaces) is proposed.

The site is bounded by the Hampton Inn & Suites to the north, the Exeter Hospital Campus to the east and residential dwelling units to the south and west.

Figure 1 shows the location of the subject site with respect to the area street system, along with the location of recent traffic counts conducted in the area.



-  = AUTOMATIC TRAFFIC RECORDER LOCATION (NHDOT)
-  = INTERSECTION TURNING MOVEMENT COUNT LOCATION
-  = PRIMARY ACCESS ROUTES
-  = SECONDARY ACCESS ROUTES

1925A



Figure 1

Site Location / Travel Routes

Traffic Evaluation, Proposed Health Center Expansion, Exeter, New Hampshire

EXISTING CONDITIONS

AREA ROADWAY VOLUMES

Research at the NHDOT revealed that short-term Automatic Traffic Recorder counts were conducted on Portsmouth Avenue (NH108 south of Auburn Avenue) and on High Street (NH27&111 east of Portsmouth Avenue) in September 2017. The location of these count stations is shown on Figure 1.

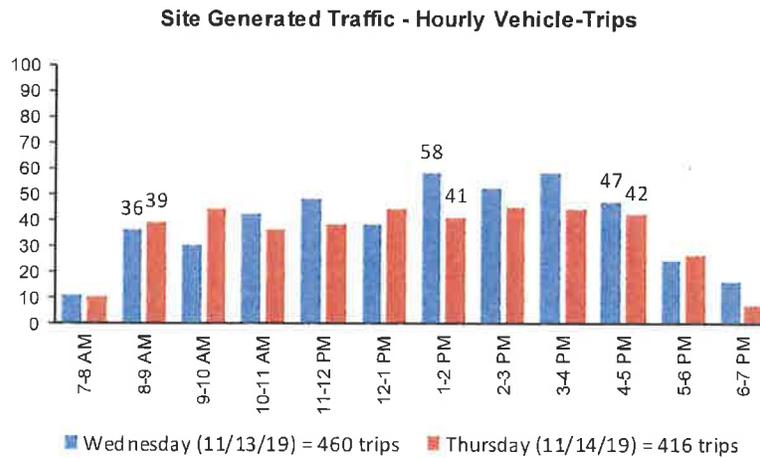
This section of Portsmouth Avenue carried an estimated Annual Average Daily Traffic (AADT) volume of 11,154 vehicles per day (vpd) in 2018. High Street carried an estimated AADT volume of 7,957 vpd in 2018. This data is summarized graphically on Page 4 and demonstrates that traffic demand in the study area typically reaches peak levels during the AM and PM commuter periods on weekdays (see Attachments 2-5).

EXISTING TRAVEL ROUTES

Figure 1 identifies the primary access routes to/from the subject site. Highland Street will primarily be used to reach points north and south on Portsmouth Avenue. To a lesser extent, Prospect Street and Auburn Street will be utilized as a secondary means of access to/from points south on Portsmouth Avenue. Points east on High Street will be reached by via the Magnolia Lane-Auburn Street-Buzell Avenue route.

EXISTING SITE GENERATED VOLUMES

Pernaw & Company, Inc. conducted 12-hour driveway counts on two consecutive weekdays at the existing site driveway on Magnolia Lane to establish the trip generating characteristics of the existing facility. These counts were conducted from 7:00 AM to 7:00 PM on Wednesday, November 13 and Thursday, November 14, 2019. The highest hourly traffic volume generated by the site totaled 65 vehicle-trips (35 arrivals, 30 departures) and occurred from 1:15 to 2:15 PM on Wednesday. Attachment 6 contains additional details pertaining to the full counts.



This chart demonstrates that the peak traffic hour for site traffic does not coincide with the typical peak hour periods for the adjacent street system (7-9 AM, 4-6 PM).