



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, October 22nd, 2020 at 7:00 P.M. to consider the following:

APPROVAL OF MINUTES: October 8, 2020

NEW BUSINESS: PUBLIC HEARINGS

A request by Brian Griset for the reconsideration of a yield plan with regard to the waiver request from the perimeter buffer strip requirement in conjunction with a proposed single-family condominium open space development. The properties are located off of Tamarind Lane and Cullen Way in the R-1, Low Density Residential and NP-Neighborhood Professional zoning districts. Tax Map Parcel S #96-15 and #81-53. PB Case #20-2.

Continued public hearing on the application of Phillips Exeter Academy for a Wetlands Conditional Use Permit and site plan review for the proposed construction of a new 60-bed dormitory on the school campus. The subject property is located on Front Street and Tan Lane in the R-2, Single Family Residential zoning district. Tax Map Parcel #72-209. Case #20-12.

The application of Phillips Exeter Academy for a Shoreland Conditional Use Permit to permit wetland impact within the district setbacks and buffers for the proposed repairs to the existing Hill Bridge crossing the Exeter River, and associated improvements. The subject property is located at 2 Gilman Lane, in the R-2, Single Family Residential zoning district. Tax Map Parcel #71-118 and #83-1. Case #20-14.

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

OTHER BUSINESS

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 10/09/20: 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 access the meeting, click this link: <https://exeternh.zoom.us/j/83108351272>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 831 0835 1272

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 access the meeting 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: October 15, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: Brian Griset Yield Plan PB Case #20-2

As previously noted, the applicant submitted a Yield Plan in advance of an Open Space Development as required per Section 7.7.1 of the Zoning Ordinance that states: "The dwelling unit density shall be determined using a "Yield Plan" which shall be provided by the applicant and reviewed and accepted by the Planning Board prior to proposing an Open Space Development Plan." The subject parcel is located off of Tamarind Lane and Cullen Way, in the R-1, Low Density Residential district and is identified as Tax Map Parcel #96-15.

The Applicant has appeared before the Board on several occasions. At the September 10th, 2020 meeting the Planning Board voted to grant the Applicant's request for a waiver from a portion of the 100' perimeter buffer strip in accordance with Section 9.6.1.2 of the Site Plan Review and Subdivision Regulations regarding the encroachment of the proposed roadway entering the buffer strip. At this same meeting, the Board denied the Applicant's request for a waiver from a portion of the 100' perimeter buffer strip in accordance with Section 9.6.1.2 of the Site Plan and Subdivision Regulations regarding Lot 5. It was noted that essentially Lot 5 would be absorbed into another lot after the waiver denial, and would therefore be an approval of a yield plan for 12 units. Subsequently, the Board voted to accept the Applicant's request for a yield plan approval of a 12-unit single-family open space development.

The applicant has raised a question regarding the criteria the Board applied. The Board applied the waiver criteria as set forth in Section 13.7 and did not consider the criteria set forth in the last sentence of Section 9.6.1.2. In the attached email dated September 10, 2020, Attorney Pasay, on behalf of the applicant, stated that the Board did not address the correct waiver criteria. After my initial review of Section 9.6.1.2 I agreed and placed the item on this agenda for reconsideration. However, after further thought, a more careful reading of Section 13.7, and a discussion with our legal counsel, I now feel that the waiver request needs to meet the criteria in Section 13.7 and the criteria in the provision itself. Section 13.7 states: "The Planning Board shall not approve any waivers

from these regulations unless it shall make the following findings based upon the evidence presented to it in each specific case:" "Any" waiver is clear that it applies to all waiver request and there is no language like "unless otherwise specified" or similar text that would allow an exception to apply a different criteria set forth in another part of the regulations.

The Board did deny the waiver request because they found that the waiver did not satisfy three of the five criteria in Section 13.7 but did not consider the additional criteria in Section 9.6.1.2. After consultation with our legal counsel, they have suggested that we continue with the reconsideration to include an analysis of the additional criteria.

I provide two motions below as there were two distinct requests under the same provision. One pertaining to the proposed roadway and the other regarding lot 5. You voted in favor of the waiver regarding the roadway but I have to assume that you applied the criteria in Section 13.7 and not the additional criteria so I would ask the Board to consider that criteria as well during reconsideration.

Planning Board Motions

Waiver Motions

Perimeter Buffer Waiver Motion # 1: After reviewing the criteria in Section 13.7 and Section 9.6.1.2 to waive a portion of the 100' perimeter buffer strip in accordance with Section 9.6.1.2 of the Site Plan Review and Subdivision Regulations regarding the encroachment of the proposed roadway entering the buffer strip, I move that the waiver request of Brian Griset (PB Case #20-2) be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Perimeter Buffer Waiver Motion # 2: After reviewing the criteria in Section 13.7 and Section 9.6.1.2 to waive a portion of the 100' perimeter buffer strip in accordance with Section 9.6.1.2 of the Site Plan Review and Subdivision Regulations regarding Lot 5, I move that the waiver request of Brian Griset (PB Case #20-2) be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED

Thank You.

Town of Exeter



Barbara Mcevoy <bmcevoy@exeternh.gov>

Fwd: waiver

1 message

Thu, Oct 15, 2020 at 4:24 PM

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

----- Forwarded message -----
From: **Justin L. Pasay** <jpasay@dtclawyers.com>
Date: Thu, Sep 10, 2020 at 8:24 PM
Subject: waiver
To: David Sharples <dsharples@exeternh.gov>

Dave -

Section 9.6.1.2 of the Subdivision/Site Plan regulations outlines a DIFFERENT waiver standard for perimeter buffer strip:

Perimeter Buffer Strip: For all open space/cluster developments and standard subdivisions, except minor subdivisions, a required vegetated buffer strip of 100-foot width in the RU or R1 districts and 50-foot width in all other allowed districts shall be provided between any proposed lots, septic system, or service road and the perimeter lot line of the tract. The buffer strip shall be comprised of natural or planted vegetation. The first 50-feet in width for RU and R1 districts and 25-feet in width for other allowed districts measured from Site and Subdivision Regulations amended October 10, 2019 9-20 the external abutting property line shall be left natural and not to be disturbed by construction activities with the exception of access roads into the subdivision. Primary access and secondary access roads, utilities, and services shall be allowed to cross the buffer zone. Where roads may interfere with the buffer strip, the developer shall propose additional planting in the area of the interference. The Board may approve a partial or total waiver to the buffer strip if the configuration or location of the parcel, with consideration of abutting properties, warrants flexibility to the proposed green space. (Also, see Zoning Ordinance Article 7.3.1)

This is the criteria we argued in all our correspondence and oral argument. Board is not addressing the correct waiver criteria.

j

Justin L. Pasay, Esq.

Donahue, Tucker & Ciandella, PLLC

111 Maplewood Ave., Suite D

Portsmouth, NH 03801

Phone (603) 766-1686

Fax (603) 766-1687

Email: jpasay@dtclawyers.com

**TOWN OF EXETER
PLANNING BOARD
September 10, 2020
VIRTUAL MEETING
APPROVED MINUTES
Zoom ID: 859 4737 9305
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, Jennifer Martel, Molly Cowan, Select Board Representative, Robin Tyner, Alternate, Pete Steckler, Alternate and Nancy Belanger, Alternate.

STAFF PRESENT: Town Planner Dave Sharples

II. CALL TO ORDER: Chair Plumer called the meeting to order at 6:33 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 - Tabled

July 23, 2020

August 13, 2020

August 20, 2020

August 27, 2020

IV. NEW BUSINESS

PUBLIC HEARINGS

1. Second 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.

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Mr. Sharples indicated the CIP was presented at the August 13, 2020 meeting and tabled until now. Sent letter of recommendation for public safety project with slight revisions regarding phasing. Felt was reasonable recommendation. Also recommended garage be approved. The Board can open it up to the public and then decide whether to approve this.

Mr. Cameron asked if the traffic, parking and pedestrian analysis will begin in 2023 and why it was being postponed? Mr. Sharples indicated yes, it went to the voters and was defeated. Wanted to keep in but put out a couple of years. Mr. Cameron noted he was concerned walkway repairs should be moved up. Mr. Sharples noted it is funded for 2021. The plan to extend the walkway was done as part of park. Due to safety concerns are asking for \$25,000 for this year. DPW predicts five years of use after. Mr. Cameron noted there is liability with continued use of that walkway. Mr. Sharples indicated he didn't notice hearing for safety issues. Chair Plumer noted it is safe enough to walk on, it is just a good time to take care of it. Mr. Grueter indicated the feasibility study (public safety project) looks at the possibility of renovating the current building.

Mr. Steckler asked if the Board would consider doubling Conservation Commission funds again this year to \$100,000? Ms. English indicated she would propose increasing the Conservation fund to \$75,000. Ms. Tyner indicated she agreed with increasing to \$75,000 or \$100,000. Chair Plumer indicated with potential financial challenges feel \$75,000 is appropriate.

Mr. Grueter moved to adopt the CIP. Ms. English seconded the motion. A roll call vote was taken Plumer – aye, Brown – aye, English – aye, Grueter – aye, Martel – aye, Cowan – aye, and Cameron – aye. The motion passed 7-0-0.

2. Continuation of the application of Brian Griset for review of a Yield Plan in conjunction with a proposed 16-unit single-family condominium open space development and associated site improvements on property located off of Tamarind Lane and Cullen Way
R-1, Low Density Residential and NP-Neighborhood Professional zoning districts
Tax Map Parcel S-#96-15 and #81-53
Case #20-2

Chair Plumer indicated he received a letter that Jeff Christiansen is representing the abutters.

Mr. Christiansen indicated the property in question as well as the abutting property came out of a 75-acre parcel. The Planning Board in 1971 claimed it could support 45 homes on the land. The 1991 agreement determined that all lots together could support 78 lots as clustered subdivision or 15 as conventional subdivision. Could only support five lots, at most ten. Are proposing 13 lots. This many lots don't fit on this land and will largely changed the character of the land and is not reasonable or feasible for the yield plan.

Robert Lietz of 3 Tamarind indicated the proposed neighborhood does not make any sense. It will completely change the character of the neighborhood. There is an unlawful transfer of density.

85 Approval would be irresponsible and set a bad precedent. Needs to go through Town Meeting to
86 transfer density. Makes no sense in a town planning perspective.

87

88 Attorney Justin Pasay noted Mr. Griset will offer a brief rebuttal. Understand that Town Counsel has
89 given a legal opinion and trust that opinion.

90

91 Mr. Griset noted he has had enough of lawyers arguing back and forth. Attorney Britton's letter
92 submitted recently just offers more obstruction and confusion to the Board. The 1991 agreement says
93 the land may be developed in any fashion corresponding to the most recent zoning regulations.

94

95 Mr. Griset indicated it states that my contract with the Town is a transfer of density. The Board does
96 not have the power to eliminate a contract. Now have legal opinion and trust that it stated that existing
97 contract is out of the Planning Board's purview. Properties are contiguous and in the R-1 zone. Rose
98 Farm is a prime example of this. Mr. Britton stated the Town never voted for transfer of density. That is
99 not true. Proposing an encouraged and permitted plan as of the adoption of Article 7, authorized use of
100 contiguous properties when contemplating yield plans. Town code enforcement officer said we have
101 the right to retain density. Mr. Keich said our plan appeared to comply to regulations. Standard in
102 Exeter is if yield plan is reasonably achievable, been reviewed by many parties within town that offered
103 no further objection, no substantial argument towards two partial waivers for perimeter buffers.
104 Believe we meet waiver criteria.

105

106 Lauren Knott indicated she trusts the Planning Board will do what's right and review with critical eye.
107 Think about precedent that may be set. Have applicant put in fewer units.

108

109 Chair Plumer closed the hearing to the public at 7:30 PM.

110

111 Vice-Chair Brown indicated he couldn't talk about the legal opinion in public session but is relying on the
112 legal opinion we've received. Mr. Cameron agreed.

113

114 ***Vice-Chair Brown moved to go into non-public session pursuant to 91-A:3(II)(1) legal advice. Mr.***
115 ***Cameron seconded the motion. A roll call vote was taken Plumer – aye, Brown – aye, Grueter – aye,***
116 ***Cameron – aye, English – aye, Martel – aye, and Cowan – aye. The motion passed 7-0-0.***

117

118 The meeting was closed to the public at 7:38 PM.

119

120 The meeting was reopened to the public at 8:09 PM.

121

122 Mr. Sharples noted the road crossing the buffer is entering site. Once inside the site the roadway can't
123 be in the buffer. We have dealt with this before. Attorney Pasay addressed the criteria at the last
124 meeting.

125

126 ***Ms. Martel motioned to grant the waiver request of Brian Griset, Planning Board Case #20-2, for a***
127 ***waiver a portion of the 100' perimeter buffer strip in accordance with Section 9.6.1.2 of the Site Plan***
128 ***Review and Subdivision Regulations regarding the encroachment of the proposed roadway entering***

129 ***the buffer strip after reviewing the criteria for granting waivers. Vice-Chair Brown seconded the***
130 ***motion. A roll call vote was taken Plumer – aye, Brown – aye, Grueter – aye, Cameron – aye, English –***
131 ***aye, Martel – aye, and Cowan – aye. The motion passed 7-0-0.***

132
133 Mr. Sharples indicated the majority of Lot 5 is in the buffer.

134
135 Vice-Chair Brown noted he believed the criteria has not been met for this lot and is not in the spirit of
136 the ordinance. Have a 100' buffer for a reason. Usually will consider for minor encroachments. One
137 less unit is not unreasonable for a yield plan. It meets criteria for #1 but don't think it is unique enough
138 to meet #2. There is not a particular hardship for one unit.

139
140 Mr. Sharples indicated he did not believe it varies the Master Plan or zoning ordinance. Hearing that it
141 does not satisfy criteria #2, 3 or 4.

142
143 ***Ms. English motioned to deny the request of Brian Griset, Planning Board Case #20-2 for a waiver of a***
144 ***portion of the 100' perimeter buffer strip in accordance with Section 9.6.1.2 of the Site Plan and***
145 ***Subdivision Regulations regarding Lot 5, after reviewing the criteria for granting waivers. Mr.***
146 ***Cameron seconded the motion. A roll call vote was taken Plumer – aye, Brown – aye, Grueter – aye,***
147 ***Cameron – aye, English – aye, Martel – aye, and Cowan – aye. The motion passed 7-0-0.***

148
149 Mr. Sharples noted essentially Lot 5 would be absorbed into another lot after the last denial, would be
150 for approval of yield plan for 12 units.

151
152 ***Mr. Grueter motioned to accept the request of Brian Griset, Planning Board Case #20-2 for a yield plan***
153 ***approval of a 12-unit single-family open space development. Vice-Chair Brown seconded the motion.***
154 ***A roll call vote was taken Plumer – aye, Brown – aye, Grueter – aye, Cameron – aye, English – aye,***
155 ***Martel – aye, and Cowan – nay. The motion passed 6-1-0.***

156
157 3. The application of Tuck Realty Corp. for a site plan review for the proposed construction of a 13,000
158 S.F. single-story "Primrose School" daycare facility and associated site improvements on the property
159 located at 5 McKay Drive
160 C-2 Highway Commercial zoning district
161 Tax Map Parcel #55-3 (Unit #1)
162 Case #20-8

163
164 Ms. Martel recused herself. Chair Plumer activated Alternate Pete Steckler.

165
166 Mr. Sharples indicated this is for Site Plan Review for a daycare facility. The applicant submitted plans in
167 May and revised plans were submitted after staff review. TRC had no further comments. Applicant has
168 addressed all of my comments. UEI is still finishing comments. Site was approved for commercial use in
169 2015. Changed layout and use since then. Overall footprint is almost identical. Drainage remains the
170 same. Asked for traffic memo with use changed. Asking for same waivers as before. Roadway already
171 built. Residential units built. Not a Town road but the road has been inspected.

172

Please see additional
plan attachments under
“Supporting Documents”
posted for this meeting



TOWN OF EXETER

Planning and Building Department

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www.exeternh.gov

Date: October 15, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: Phillips Exeter Academy PB Case #20-12

The Applicant is seeking approval of a site plan review and Wetlands Conditional Use Permit application for the proposed construction of a new dormitory on the school campus in the approximate location of the existing Fisher Theater off of Front Street and Tan Lane. The subject property is located in the R-2, Single Family Residential zoning district and is identified as Tax Map Parcel #72-209.

The Applicant appeared before the Board at the October 8th, 2020 meeting and presented their application and plans.

The Board granted the following waivers in conjunction with the project at that meeting:

- Section 9.3.6.4. - Grading within 5 feet of property line
- Section 9.13.1. - Parking spaces (number required) - to permit less off-street parking than required

The Board tabled further discussion on the application until the October 22, 2020. The Board was in discussion about snow storage at the rear of the parking area and the applicant stated that they would revise the plans in hopes of coming up with a mutually agreeable alternative. The applicant has submitted revised plans (enclosed). The plans now show that no snow storage shall be located beyond the wall.

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

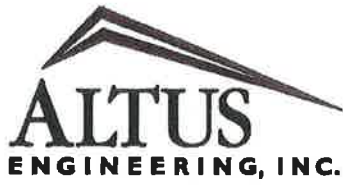
Planning Board Motion:

Conditional Use Permit (Wetlands) Motion: After reviewing the criteria for a Wetlands Conditional Use permit, I move that the request of Phillips Exeter Academy (PB Case #20-12) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Site Plan Motion: I move that the request of Phillips Exeter Academy (PB Case #20-12) for Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

October 15, 2020

RECEIVED

Town of Exeter
Planning Board
10 Front Street
Exeter, NH 03833

OCT 15 2020

EXETER PLANNING OFFICE

**RE: Application for Site Plan Review
Phillips Exeter Academy New Dorm (Remove Fisher Theater)
Case #20-12**

Dear Board Members,

On behalf of Phillips Exeter Academy (Academy), Altus Engineering, Inc. (Altus) is submitting the attached Snow Storage Plan to address comments from the October 8, 2020 Planning Board meeting. During the meeting, some board members expressed concern with the Academy placing snow "over" the proposed retaining wall located at the north end of the parking lot for the new dormitory. Although the proposed design was providing a sediment trap around the proposed snow storage area, there were comments about potential sediment transport, runoff, and the stability of the sediment barrier that could impact the wetlands. Altus and the Academy revisited this area and looked at various options to meet the concerns of the Board. The revised plan extends the retaining wall to the north to allow the snow storage to remain above the wall and to provide pre-treatment, treatment, and retention to the snow runoff. This option eliminates the need to place any snow "over" the wall and into the wetland buffer and all snow runoff will go through a best management practice for pre-treatment and treatment before discharging to the wetland and intermittent stream to the north.

Based on the revised plan, the overall impact areas for the Wetlands Conditional Use Permit application have minor changes. Because much of the area for the wall expansion was already included in the impact area for the drain outlet, the increased impact to the wetland buffer is only 150 square feet, approximately a 1.5% increase.

Table 1: Revised Wetland Impacts

	<i>Poorly Drained</i>		<i>Inland Stream (Intermittent Stream)</i>	
	Wetland	Buffer	Wetland	Buffer
Temporary Impacts	0	50	0	350
No changes	0	50	0	350
Permanent Impacts	0	300	0	10,250
Revised	0	300	0	10,400



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

Altus has checked the drainage calculations and model based on the propose revisions. The stormwater infiltration Gallery B is adequately sized to accommodate the additional are from the wall expansion. The addition of 200 square feet of impervious area to the gallery has a negligible result on the stormwater modelling. The peak flows results are the same for both the 2- year and 50-year storm events, while the 10 year and 25 year storms increase by 0.02 and 0.01 cubic feet per second (cfs) respectively.

*Rainfall Intensities reflect 15% Increase per AOT	2-Yr Storm (3.69 inch)	10-Yr Storm (5.64 inch)	25-Yr Storm (7.18 inch)	50-Yr Storm (8.61 inch)
POA #1				
Pre	2.24	4.70	6.32	7.53
Post	1.57	3.36 3.38	5.18 5.19	7.21
Net Change	-0.67	-1.34 -1.32	-1.14 -1.13	-0.32

We feel that the proposed plan revision provides an improvement to the project. The Academy will not place snow on the north side of the retaining wall in the wetland buffer. The proposed snow storage will drain to a deep sump catch basin that will collect sediment as a pre-treatment structure and can be easily maintained from the parking lot area. In addition, the snow runoff will drain to the sub-surface stormwater gallery for retention, infiltration, and treatment. And these improvements will only impact an additional 150 square feet of buffer area.

Fifteen (15) copies of the following material are included in this application for the Planning Board.

1. Revised Plans: Site Plan and Snow Storage Plan (11" x 17")
2. Wetlands Conditional Use Permit – Revised

We look forward to meeting with the Planning Board on October 22nd to discuss the proposed revision. If you have any questions please do not hesitate to contact us.

Sincerely,

Cory D. Belden, PE
Project Manager

Enclosures

CDB/cdb/5030_PB Response ltr_101520

E-copy (w/encl.):

Heather H. Taylor, Campus Planner/Architect, Phillips Exeter Academy
Geoff Gaunt, SLAM Collaborative, Architect
Jeff Clifford, PE, Altus Engineering

**Town of Exeter
 Planning Board Application
 Conditional Use Permit: Wetland Conservation Overlay District**

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)

See Attachment - A

Wetland Conservation Overlay District Impact (in square footage):

Temporary Impact	Wetland:	(SQ FT.)	Buffer:	(SQ FT.)
	<input type="checkbox"/> Prime Wetlands	_____	<input type="checkbox"/> Prime Wetlands	_____
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands	_____
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input type="checkbox"/> Vernal Pools (>200SF)	_____
	<input type="checkbox"/> VPD	_____	<input type="checkbox"/> VPD	_____
	<input type="checkbox"/> PD	_____	<input checked="" type="checkbox"/> PD	<u>50 sf</u>
	<input type="checkbox"/> Inland Stream	_____	<input checked="" type="checkbox"/> Inland Stream	<u>350 sf</u>
Permanent Impact	Wetland:		Buffer:	
	<input type="checkbox"/> Prime Wetlands	_____	<input type="checkbox"/> Prime Wetlands	_____
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands	_____
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input type="checkbox"/> Vernal Pools (>200SF)	_____
	<input type="checkbox"/> VPD	_____	<input type="checkbox"/> VPD	_____
	<input type="checkbox"/> PD	_____	<input checked="" type="checkbox"/> PD	<u>300 sf</u>
	<input type="checkbox"/> Inland Stream	_____	<input checked="" type="checkbox"/> Inland Stream	10,250 sf 10,400 sf

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

See Attachment - A

Describe how the proposal meets conditions in Article 9.1.6.B of the Zoning Ordinance (attached for reference):

See Attachment - A

9.1.6. B: Conditions: Prior to issuance of a conditional use permit, the Planning Board shall conclude and make a part of the record, compliance with the following criteria:

1. That the proposed use is permitted in the underlying zoning district;
2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;
3. A wetland scientist has provided an impact evaluation that includes the "functions and values" of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or the greater hydrologic system.
4. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer;
5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;
6. The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater functional value than the impacted wetland
7. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, the applicant has included a restoration proposal revegetating any disturbed area within the buffer with the goal to restore the site as nearly as possible to its original grade and condition following construction.
8. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.;



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

Attachment A

CONDITIONAL USE PERMIT APPLICATION

For

NEW DORMITORY (FORMER FISHER THEATER)

Detailed Proposal including intent, project description, and use of property:

The project consists of the construction of a new dormitory in the location of the existing Fisher Theater on the Phillips Exeter Academy (PEA) campus. The new dormitory will replace the existing theater's metal Butler building that was completed in 1972. This new 60-bed dormitory is a part of a long-term housing plan to consolidate some of the Academy's "house dorms" and accommodate beds that are lost as the Academy renovates the larger brick dorms due to ADA upgrades. It is important to note there is no increase to the enrollment at the Academy associated with this dorm.

Site improvements include driveway improvements for emergency vehicle access and faculty parking, stairs, walkway improvements, patios for outdoor gathering spaces, utilities, and stormwater improvements. The existing site was constructed in the early 1970's prior to stormwater regulations and was developed into the buffer. The new building will be constructed in the approximate location of the existing Fisher Theater, maintaining the existing building setback and the proposed project will not further encroach into the buffer area. There will be new parking in the wetland setback that will also provide a staging area for fire access. A retaining wall will be constructed at the north end of the parking area to limit the fill and impacts to the wetland buffer. Approximately 75 square feet of the wall extends into the limited use buffer. All of the walkways on the north side of the building and north faculty patio area within the buffer will be constructed using porous materials, which will reduce the total impervious area within the limited use buffer by approximately 600 square feet, and approximately 875 square feet for the overall buffer area. The proposed stormwater management improvements include; deep sump catch basins, three (3) stormwater management galleries to treat, infiltrate, and control runoff from the site, three (3) small raingardens to treat roof runoff prior to discharging to the wetlands, as well as porous paving surfaces to reduce the impervious site coverage. Therefore, the proposed site will provide improved water quality discharge to the wetlands.

10/14/2020



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

Justification:

The applicant and their architect performed extensive analysis of the Academy's needs and building code requirements to design the proposed building within the available space. The surrounding area is constrained by the Forester-Ball Music Theater and Dow Barn and the Front Street and Dow House dormitories. These constraints and the building's functional requirement dictated the building configuration and parking requirements. The existing Fisher Theater that will be demolished for the construction of the new dormitory is within the 75-foot setback. The new dormitory will be in the approximate same location and will not encroach closer to the wetlands. Surrounding site improvements will also be located within the wetland setback, but the use of porous materials will reduce the impervious areas in the buffer and the new improvements will provide stormwater treatment to all new impervious areas.

Mitigation

The mitigation proposal seeks to provide improved stormwater quality runoff from the site and to the adjacent wetland by providing treatment to the new impervious areas, where no current treatment exists. The proposed project will construct three new subsurface stormwater galleries and three small raingardens to treat the proposed impervious areas prior to discharging to the wetlands. The proposed stormwater galleries and raingardens will provide improved water quality in the watershed by managing and treating runoff that currently leaves the site untreated.

In addition, the proposed walkway and patio within the buffer area will be constructed with porous materials. The result will be a decrease of approximately 875 square feet of impervious area within the wetlands buffer. Approximately 740 square feet of impervious area within the limited use buffer will be removed and replaced with porous materials, resulting in a net decrease of approximately 650 square feet of impervious surface in the limited use buffer.

On August 11, 2020 the project team met with the Conservation Commission to review the Conditional Use Permit application. During this meeting the primary concerns of the Conservation Commission were the snow storage in the buffer. They requested that the Academy remove invasive species in the wetland to improve the wetlands, thus increasing the functions and value of the wetland by allowing the non-invasive species to thrive. The Academy agreed to this request and have included the removal of the invasive species in the proposed project.

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

On August 18, 2020 the Zoning Board of Adjustment (ZBA) granted a Variance to allow a forty-five foot building height where thirty-five is allowed and a Special Exception for expansion of an existing non-conforming use in the Residential (R-2) zoning district.

Describe how your proposal meets the conditions of Article 9.1.6.B of the Town of Exeter Zoning Ordinance:

1. That the proposed use is permitted in the underlying zoning district;

The project involves expansion of an existing non-conforming use within the R-2 zoning district. On August 18, 2020 the Zoning Board of Adjustment (ZBA) granted a Special Exception for expansion of an existing non-conforming use in the Residential (R-2) zoning district.

2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;

The site is an existing developed site with an existing building, site improvements, and utilities servicing the existing Fisher Theater. The proposed dormitory will be in the location of the existing building and utilize many of the existing utility services. The surrounding area is constrained by existing buildings site improvements. The proposed building will not encroach any closer to the wetlands. The proposed site will provide stormwater management and treatment with best management practices (stormwater infiltration galleries and raingardens) to a site that does not have any current treatment, therefore improving the condition of the runoff to the wetlands. Surrounding site improvements will also be located within the wetland setback, but will use porous materials to reduce the impervious areas and provide stormwater treatment to all new impervious areas. In addition, the Academy agreed to the Conservation Commission request to remove the invasive species in the wetland.

The design team feels that the proposed project has considered the existing conditions and site restraints and the proposed project is the least detrimental alternative to the wetlands and buffer. In effect, the project is providing a significant improvement to the wetlands and buffer by:

1. A reduction in the amount of impervious surface in the buffer;
2. Improved stormwater quality to flows entering the wetlands; and
3. Improved health, by the removal of invasive species within the wetlands.

3. A wetland scientist has provided an impact evaluation that includes the "functions and values" of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or the greater hydrologic system.

Gove Environmental Services, Inc. (GES) completed a Functions and Values assessment for the proposed project and determined that "*It is not anticipated that the existing wetland functional value will be impacted.*" See Attachment B - Wetlands Functions and Values by GES, dated July 13, 2020.

- 4. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer.**

The proposed site will provide stormwater management and treatment to an existing site that does not current have any treatment. In addition to the providing stormwater treatment, the walkways and patio area in the buffer will be constructed of porous materials to reduce the impervious coverage. By using porous surfaces, the impervious cover in the buffer will be reduced. The combination of reducing impervious cover and providing stormwater treatment will minimize any detrimental impacts on the wetland or wetland buffer.

- 5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;**

There are no direct impacts to the wetlands. The site is an existing developed site that currently has no stormwater management. The wetland buffer will be maintained and treatment will be provided to the new impervious areas. The function and value of the wetland should not be impacted and the project will not create a hazard to individual or public health, safety or welfare. Invasive species will be removed from the wetlands as part of this project.

- 6. The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater functional value than the impacted wetland;**

Due to the existing development on the site and around the existing wetland, there is not an opportunity to increase the buffer. However, there will be additional trees and plantings within the buffer, the impervious area in the buffer will be reduced, and stormwater treatment will be provided.

- 7. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, that the landowner agrees to restore the site as nearly as possible to its original grade and condition following construction;**

The vegetation will be reestablished at the temporary impact area and the reconstructed walkway will be restored to original grade.

- 8. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.**

There are no direct impacts to wetlands, therefore, does not require a New Hampshire Department of Environmental Services Permit required under RSA 482-A or a United States Army Corps of Engineers Permit as required under Section 404 of the Clean Water Act. The proposed project does not occur within the 250-foot protected shoreland, as regulated under the Comprehensive Shoreland Protection Act (RSA 483-B), and does not require a permit. NHDES Alteration of Terrain (AoT) Bureau also concurred on April 30, 2020 that the proposed project does not require an AOT permit.

Please see additional
plan attachments under
“Supporting Documents”
posted for this meeting



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: October 15, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: Phillips Exeter Academy PB Case #20-14

The Applicant has submitted a Shoreland Conditional Use Permit application seeking approval to permit wetland impacts within the district setbacks and buffers for the proposed repairs to the existing Hill Bridge located on the Academy campus (crossing the Exeter River) and associated improvements. The subject property is located at 2 Gilman Lane, in the R-2, Single Family Residential zoning district. Tax Map Parcel #71-118 and #83-1.

The Applicant submitted the application, plans and supporting documents on September 8th, 2020. These documents and plans are enclosed for your review. Plan sheets G-3 and G-6 are specific to the Shoreland CUP application. There was no Technical Review Committee review of the application, however, it was reviewed by Kristen Murphy, our Natural Resource Planner and the Conservation Commission.

Copies of the NH DES Wetland and Shoreland applications have been provided by the Applicant in an electronic format and are available for viewing on the Town website under "Supporting Documents" for this meeting.

The Applicant appeared before the Conservation Commission at their October 13th, 2020 meeting to discuss the Shoreland Conditional Use Permit. The Conservation Commission voted unanimously to recommend to the Planning Board that the Shoreland CUP application be approved with the condition that the Applicant provide closure signage that identifies the water quality benefits of respecting the closure and indicates an alternative river access point nearby. Please see attached memo from CC Chair Andrew Koff, dated October 14, 2020.

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

Planning Board Motion:

Shoreland Conditional Use Permit Motion: After reviewing the criteria for a Shoreland Conditional Use permit, I move that the request of Phillips Exeter Academy (PB Case #20-14) for a Shoreland Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Town of Exeter

RECEIVED

SEP - 8 2020



EXETER PLANNING OFFICE

Planning Board Application for Conditional Use Permit: Shoreland Protection District

PERMIT APPLICATION FOR REPAIRS TO PHILLIPS EXETER ACADEMY HILL BRIDGE

OWNER: PHILLIPS EXETER ACADEMY

OWNER REPRESENTATIVE: MARK LEIGHTON, FACILITIES

SIGNATURE: _____

A handwritten signature in black ink, appearing to be 'ML', written over a horizontal line.

February 2017



Town of Exeter Planning Board Application

Conditional Use Permit: Shoreland Protection District In accordance with Zoning Ordinance Article: 9.3

SUBMITTAL REQUIREMENTS:

(see Conservation Commission and Planning Board meeting dates and submission deadlines)

1. One (1) electronic copy of full application, including plans (color copy if available)
2. Fifteen (15) copies of the Application
3. Fifteen (15) 11"x17" and three (3) full sized copies of the plan which must include:
 - Existing Conditions
 - a. Property Boundaries
 - b. Edge of Shoreland and associated Buffer (Shoreland Protection District – SPD)
 - c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
 - Proposed Conditions
 - a. Edge of Shoreland and Shoreland Buffers and distances to the following:
 - i. Edge of Disturbance
 - ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
 - b. Name and phone number of all individuals whose professional seal appears on the plan
4. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
5. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
6. A Town of Exeter Assessors list of names and mailing addresses of all abutters

Required Fees:

Planning Board Fee: **\$50.00** Abutter Fee: **\$10.00** Recording Fee (if applicable): **\$25.00**

The Planning Office must receive the completed application, plans and fees on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

APPLICANT	Name: Phillips Exeter Academy, attn. Mark Leighton and Ron Johnson
	Address: 20 Main Street, Exeter, NH 03833
	Email Address: mleighton@exeter.edu, rjohnson@exeter.edu
	Phone: 603-777-4436
PROPOSAL	Address: 2 Gilman Lane, Exeter, NH 03833
	Tax Map # <u>71,83</u> Lot# <u>118,L1</u> Zoning District: <u>R-2</u>
	Owner of Record:
Person/Business performing work outlined in proposal	Name: Phillips Exeter Academy
	Address: 20 Main Street, Exeter, NH 03833
	Phone: 603-777-4436
Professional that delineated wetlands	Name: Luke D Hurley, CWS, CSS, Gove Environmental Services, Inc.
	Address: 8 CONTINENTAL DRIVE BLDG 2 UNIT H, EXETER, NH 03833
	Phone: 603-778-0644

**Town of Exeter
Planning Board Application
Conditional Use Permit: Shoreland Protection District**

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)

The Project is to repair the existing Hill Bridge crossing the Exeter River, enhance scour resistance, repair river bank erosion, and improve landscaping at the ends of the Bridge. Work in the Shoreland includes temporary sediment/ erosion controls, installation of vegetation bank stabilization, bridge repairs, riprap repair for erosion resistance, landscaping, and site improvements.

Repairs to the Bridge are needed to maintain structural capacity, public safety, emergency vehicle access across the bridge to an otherwise difficult-to-access location, and continued operation, including repairs to Bridge concrete surfaces, river bank erosion repair, and repair of erosion-resistant riprap at each end of the Bridge. Temporary wetland impacts are necessary for construction access and temporary sediment and erosion controls.

Shoreland Protection District Impact (in square footage):

Water Body	
Temporary Impact	<input type="checkbox"/> 300 Foot SPD <u>38,540 sf</u> <input type="checkbox"/> 150 foot SPD <u>38,540 sf</u> <input type="checkbox"/> SPD Building Setback <u>38,540 sf</u> <input type="checkbox"/> 75 Vegetative Buffer <u>33,250 sf</u>
Permanent Impact	<input type="checkbox"/> 300 Foot SPD <u>1,260 sf</u> <input type="checkbox"/> 150 foot SPD <u>1,260 sf</u> <input type="checkbox"/> SPD Building Setback <u>1,260 sf</u> <input type="checkbox"/> 75 Vegetative Buffer <u>630 sf</u>
Impervious Lot Coverage	SF of Lot within District <u>4,800,000 sf</u> SF of Impervious within District <u>400,000 sf</u> % of Impervious within District <u>8%</u>

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

N/A

Describe how your proposal meets the conditions of Article 9.3.4.G.2 of the Zoning Ordinance (attached for reference):

- a. The Project includes temporary sediment and erosion control BMPs to to reduce sediment discharge to the Exeter River. The Project includes permanent bank stabilization to reduce erosion and sediment transport into the River, mitigating previous erosion which may enhance water quality.
- b. The Project does not include waste water discharges.
- c. Project has been reviewed by NH Natural Heritage Bureau and NH Fish & Game who have each determined no impacts to endangered and threatened species and habitats.
- d. As a repair of an existing bridge, the project does not propose a new lot or use, maintains vegetative buffer, does not increase impervious area within the shoreland, does not propose new or prohibited uses, and therefore meets Article 9.3.4.
- e. The project will repair the bridge and stabilize the nearby banks, therefore it maintains water quality, habitats, recreational and aesthetic values, reduces shoreland impacts, and therefore meets Article 9.3.1.

**TOWN OF EXETER
CONSERVATION COMMISSION MEMORANDUM**

Date: October 14, 2020
To: Planning Board
From: Andrew Koff, Chair, Exeter Conservation Commission
Subject: PEA Hill Bridge Repair and Bank Stabilization

Project Information:

Project Location:
Map/Lot: Tax Map 71-110, 83-1
NHDES File No: NA
CC Review Date: October 13, 2020 (Shoreland CUP)
PB CASE: 20-14

Following review of the submitted materials and presentation from the applicant's representative, the Conservation Commission voted unanimously that we have no objection to the issuance of the Shoreland Conditional Use Permit for bridge repair and restoration project.

This decision included consideration of the applicant's response to criteria, confirmation of post-dam removal wetland re-inspection, implementation of BMPs, timing to avoid alewife migration, maintenance of in-stream flowage, and incorporation of NHFG and NHB recommendations.

The Commission recommends that since the applicant intends to limit access to the river adjacent to the bridge by fencing the area off, the applicant provides closure signage that identifies the water quality benefits of respecting the closure and indicates an alternate river access point nearby. The intent of this is to help deter continued use of this area for river access.

If you have any questions regarding this memo, feel free to reach out to Kristen Murphy or myself.



Andrew Koff
Chair, Exeter Conservation Commission

cc: Nathan Olson

Please see additional
plan attachments under
“Supporting Documents”
posted for this meeting



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: October 16, 2020

To: Planning Board

From: Dave Sharples, Town Planner

Re: 2 Hampton Road LLC (f/k/a Wakefield Investments, Inc.)
"Windsor Crossing" – Acadia Lane
PB Case #21404

In consultation with the applicant, they have requested to be continued until the November 19, 2020 meeting at 7pm. I informed them that I would recommend continuing this application one last time and if they cannot appear before the Board at the November 19th meeting then I will recommend they be removed from the agenda until they respond to all staff's concerns and re-notice accordingly.

Planning Board Motions

Continuance motion: I move that the request of 2 Hampton Road LLC (PB Case #21404) for the plan modifications, be continued until the November 19, 2020 meeting at 7pm.

Thank You.



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

Date: February 11, 2020

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

RECEIVED

FEB 11 2020

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

EXETER PLANNING OFFICE

Mr. Sharples,

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

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

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

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

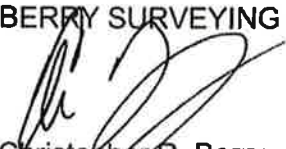
- Installation of a paved walk from the existing raised walk to the new gazebo location. BS&E estimates this small amount of hand paving work to be approximately \$6,000.00
- Installation of benches, arbors and tables as shown on the approved plan and as revised with this request. There are 3 arbors,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

- have been purchased and delivered to the project site. BS&E estimates the cost to install these items to be \$2,500.00
- Installation of the remaining trail to the turnaround against the wetlands buffer and the installation of the remaining walking loop (minor clearing and definition). We estimate this work to be \$10,000.00

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

Thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING



Christopher R. Berry
Principal, President



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



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Barrington, NH 03825
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Fax: (603) 335-4623
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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



BERRY SURVEYING & ENGINEERING

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



TOWN OF EXETER, NEW HAMPSHIRE

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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

Please see additional
plan attachments under
“Supporting Documents”
posted for this meeting



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: October 16, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: People's United Bank
1 Center Street
PB Case #20-3

In consultation with the applicant, they have requested to be continued until the November 19, 2020 meeting at 7pm. I informed them that I would recommend continuing this application one last time and if they cannot appear before the Board at the November 19th meeting then I will recommend they be removed from the agenda until they respond to all staff and UEI concerns and re-notice accordingly.

Planning Board Motions

Continuance Motion: I move that the request of People's United Bank (PB Case #20-3) for Site Plan approval be continued until November 19, 2020 at 7pm.

Thank You.

Peoples United Bank
PB # 20-3



EXETER PLANNING OFFICE

FEB 11 2020

Application 250.00
Abutters 90.00
\$ 340.00

**TOWN OF EXETER, NH
APPLICATION FOR SITE PLAN REVIEW**

RECEIVED

OFFICE USE ONLY

Bob to stop by w/ check in Wed. 2/12/20

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

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

pd. ✓ #
4800
lesm

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

1. NAME OF LEGAL OWNER OF RECORD: Chittenden Bank, C/O People's United Bank

TELEPHONE: (603) 781-1636

ADDRESS: 850 Main St, Bridgeport, CT 06604

2. NAME OF APPLICANT: Chittenden Bank, C/O People's United Bank

ADDRESS: 850 Main St, Bridgeport, CT 06604

jack.goglin@peoples.com TELEPHONE: () _____

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

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

4. DESCRIPTION OF PROPERTY: Single structure on Lot 216 with parking on Lots 205 & 216

ADDRESS: 1 Center Street

TAX MAP: 72 PARCEL #: 205 & 216 ZONING DISTRICT: C-1

AREA OF ENTIRE TRACT: Lot 216 = 0.42Ac. Lot 205 = 0.11Ac. PORTION BEING DEVELOPED: C-1



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

RECEIVED

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

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

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

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

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

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

10. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

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

11. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:

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



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

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

No

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

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

There will be no demolition to existing buildings.

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

No

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

DATE 1-15-2020

OWNER'S SIGNATURE

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



SITE PLAN REQUIREMENTS

7.4 Existing Site Conditions Plan

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

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



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



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

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

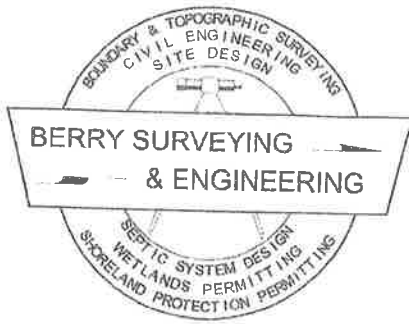
APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.1 Proposed grades and topographic contours at intervals not to exceed 2-feet with spot elevations where grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic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



<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.14 Location of proposed on-site snow storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.15 Location and description of all existing and proposed easement(s) and/or right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.16 A note indicating that: "All water, sewer, road (including parking lot), and drainage work shall be constructed in accordance with Section 9.5 Grading, Drainage, and Erosion & Sediment Control and the Standard Specifications for Construction of Public Utilities in Exeter, New Hampshire". See Section 9.14 Roadways, Access Points, and Fire Lanes and Section 9.13 Parking Areas for exceptions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.17 Signature block for Board approval

OTHER PLAN REQUIREMENTS (See Section indicated)

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



BERRY SURVEYING & ENGINEERING

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crberry@metrocast.net

January 14, 2019

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

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

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

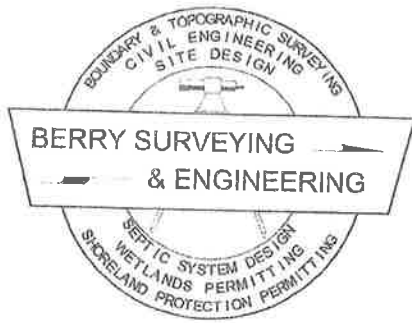
Enclosed please find the following project narrative in support of a Site Redevelopment for Chittenden Bank, C/O People's United Bank.

Background and General Narrative:

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

The Proposal:

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



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January 15, 2019

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

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

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

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

Existing Conditions:

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

Project Overview:

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

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

Proposed Bank Parking:

The Town of Exeter’s Zoning Ordinance off street parking regulations does not have a bank use. For the purposes of this parking analysis, The Parking Generation Manual 4th edition was used. The Institute of Traffic Engineers Parking Generation 4th edition is a technical information report that has been obtained from the research and experience of various transportation engineers. It was made so that parking calculations can be based off specific uses from real studies.

Land Use Code 912 (Drive-in bank)

The definition of a drive-in bank is “A bank that provides facilities for motorists who conduct financial transactions from their vehicles; many also serve patrons who walk into the building” (See Figure 1).

Figure 1: Drive-in Bank Saturday Peak Demand

**Land Use: 912
Drive-in Bank**

**Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Saturday
Location: Suburban**

Statistic	Peak Period Demand
Peak Period	12:00–2:00 p.m.
Number of Study Sites	16
Average Size of Study Sites	5,000 sq. ft. GFA
Average Peak Period Parking Demand	3.47 vehicles per 1,000 sq. ft. GFA
Standard Deviation	1.62
Coefficient of Variation	47%
Range	1.44–8.00 vehicles per 1,000 sq. ft. GFA
85th Percentile	4.66 vehicles per 1,000 sq. ft. GFA
33rd Percentile	2.78 vehicles per 1,000 sq. ft. GFA

The study conducted within the parking manual was conducted in a suburban area for a bank to determine the parking demand based on the square footage of the bank and found an average factor 3.47 spaces per 1,000 Sq. Ft. Assuming the bank is at maximum capacity, this would yield 15 required spaces. $((4,272 \text{ Sq.Ft.}/1,000 \text{ Sq.Ft.}) * 3.47 \text{ spaces per } 1,000 \text{ Sq. Ft.} = 14.8 \text{ spaces})$. In addition to the bank, there is 2,136 Sq.Ft. of office space on the second floor. Exeter’s Zoning Ordinance 5.6.6 Off-street parking schedule states that there shall be 1 parking space per 250 Sq. Ft. of gross floor area. This would yield 9 required spaces for the office use $(2,136 \text{ Sq. Ft.}/250 \text{ Sq. Ft. per space} = 8.5 \text{ spaces})$.



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Other Considerations:


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

Conclusion:

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

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

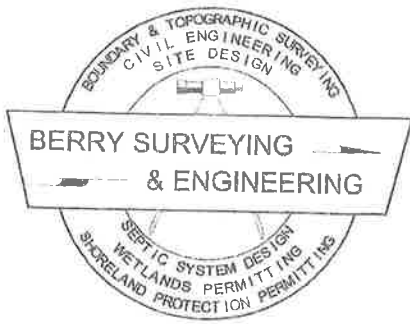
James F. Hayden
Engineering Technician



Christopher R. Berry SIT
Principal, President



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January 14, 2019

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

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

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

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

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

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

2. **Explanation:**

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

3. **Waiver Justification:**

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

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

January 14, 2020

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

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

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

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

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


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

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

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

BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician


Christopher R. Berry
Principal, President

ASSOCIATED DESIGN PARTNERS INC.
 Office: (207) 878-1751
 Fax: (207) 878-1788
 E-Mail: adp@designpartners.com
 60 Leighton Road
 Falmouth, Maine 04105

PROPOSED EXTERIOR ELEVATIONS
 1 CENTER ST. EXETER, NH

PROJECT: PEOPLES UNITED BANK CANOPY
 SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS
 FROM: 1 CENTER ST. EXETER, NH
 DATE: []

NO.	BY	DESCRIPTION	DATE

DATE: 8-13-18
 SCALE: AS NOTED
 DESIGN BY: ADP
 DRAWING BY: ADP
 FILE # 181184-01
19198
 SHEET NO. **A1**



21. EXISTING LEFT (SOUTH) SIDE ELEVATION
 SCALE: 3/8" = 1'-0"



22. EXISTING FRONT (EAST) ELEVATION
 SCALE: 3/8" = 1'-0"



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February 11, 2020

Abutters List

Owner of Record

Tax Map 72, Lots 205 & 216

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

ABUTTERS

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

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

Tax Map 72, Lots 206 & 215

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

Tax Map 72, Lot 218

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

19-063 Paolini
Center St., Exeter, NH

Page 2 of 2

Tax Map 64, Lot 50

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

Tax Map 64, Lot 49

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

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

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

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

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

Professionals

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



BERRY SURVEYING & ENGINEERING

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

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



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

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

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

Historic District Commission

December 19, 2019

Final Minutes

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

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

A

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

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

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

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

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

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

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

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

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

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

Respectfully submitted,

Elizabeth Herrick

Recording Secretary



Town of Exeter Historic District Commission

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www.exeternh.gov

Certificate of Appropriateness

Official Use Only

Application No. 4)C #19-08

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

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

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

Disposition of Application:

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

Authorized Signature: Patrick H. Jordan

Date of Authorization: 12/19/2019

Conditions of Approval:

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

② HEIGHT OF THE TAURUS + BASE TO EQUAL 6"

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

2529.00

March 4, 2020

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

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

Site Information:

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

Application Materials Received:

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

Dear Mr. Sharples:

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

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

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

General and Administrative Comments

1. Existing Roadway: We note the following:

- Governors Lane is a narrow, dead-end road with an existing width that is insufficient to accommodate regular 2-way traffic.
- The project proposes to circulate all of the bank's business traffic to it, where currently it largely serves only to accommodate employee parking in the back parcel #205.
- The proposed parking off Governors Lane has vehicles backing into the roadway, which could be problematic for vehicles travelling towards Center Street from the parking lot on Lot 205.
- The intersection of Governors Lane and Center Street appears to have a curb radius of approximately 10'.
- It appears that the layout of parking spaces along the road will reduce the amount of snow storage for the Town plows.
- Given the abutting uses and paved sidewalks to the northwest, it is presumed that pedestrians also frequent Governors Lane, no accommodations are being proposed to accommodate non-vehicular traffic.

2. Waiver Requests: Please refer to Comment 13 below for discussion of the aisle width waiver request. Additional waiver requests are required as detailed in the comments below.

3. Parking Spaces: No waiver request for the required number of parking spaces is provided. Taking into consideration that this is an existing condition and there are adjacent public parking spaces on the street, we do not object to the number of spaces being proposed. However, as the project's parking is accommodated across two separate parcels, it is a concern that a change in ownership of parcel 205 could further reduce the available parking spaces for the bank/office building. If not currently restricted, we recommend that a condition be placed on the approval that prohibits the individual sale of the parcels without the consent of the Exeter Planning Board.

4. Construction Traffic and Parking: Please address how parking will be accommodated during construction, presuming the building will remain open for business. Also, please note that traffic control may be required if the construction is disruptive to downtown vehicle movements.

Cover Sheet

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



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

Existing Conditions Plan

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

Site Plan

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



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

Grading, Erosion and Sediment Control Plan

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

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

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

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

Detail Sheets

24. Additional details: Provide details for the following:

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

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

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

Stormwater Design and Modeling

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

28. Stormwater Narrative:

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



Page 5 of 5
David Sharples
March 4, 2020

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

29. Inspection and Maintenance Manual:

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

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

A written response is required to facilitate future reviews.

Please contact us if you have any questions.

Very truly yours,

UNDERWOOD ENGINEERS, INC.



Allison M. Rees, P.E.
Project Manager



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



Please see additional
plan attachments under
“Supporting Documents”
posted for this meeting