



# TOWN OF EXETER, NEW HAMPSHIRE

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

## LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet virtually via ZOOM (see connection info below\*) on Thursday, December 3<sup>rd</sup>, 2020 at 7:00 P.M. to consider the following:

**APPROVAL OF MINUTES:** November 12 and November 19, 2020

### **NEW BUSINESS: PUBLIC HEARINGS**

The continued 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.

The application of Exeter Hospital, Inc. for a site plan review for the proposed construction of a 6,417 square foot Cancer Center building addition and associated site improvements on the hospital campus at 5 Alumni Drive. The subject property is located in the H-Healthcare zoning district. Tax Map Parcel #65-132. Case #20-11.

The application of Chinburg Development, LLC for an amendment to a previously approved subdivision known as "Bramble Meadow" which is located off of Brentwood Road and Spruce Street. The proposed amendment is specific to the development of Lot #5 of this subdivision. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #63-93. Case #20-18.

### **OTHER BUSINESS**

#### **EXETER PLANNING BOARD**

*Langdon J. Plumer, Chairman*

*Posted 11/20/20: 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/83098355914>*

*To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 830 9835 5914*

*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](mailto:extvg@exeternh.gov) or 603-418-6425 with any technical issues.*

**TOWN OF EXETER  
PLANNING BOARD  
November 12, 2020  
VIRTUAL MEETING  
DRAFT MINUTES**

**Zoom ID: 865 2698 8440**

**Phone: 1 646 558 8656**

**I. PRELIMINARIES:**

**BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Pete Cameron, Clerk, Gwen English, John Grueter, Jennifer Martel, Molly Cowan, Select Board Representative, and Pete Steckler, Alternate.

**STAFF PRESENT:** Town Planner Dave Sharples

**II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM, indicated Alternate Pete Steckler was active for Mr. Brown 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**

October 22, 2020

Mr. Cameron recommended edits to Line 57, 68, 109, 231, 239, 250, 252.

The Board agreed the abbreviations in line 57 legal and 239 TRC were okay.

Ms. English recommended edit to line 118.

Mr. Steckler recommended edits to line 88 and line 110 and to review line 128 to see if it was a question.

***Ms. English motioned to approve the October 22, 2020 meeting minutes, as amended. Mr. Grueter seconded the motion. A roll call vote was taken Grueter – aye, Cowan – aye, Steckler – aye, Cameron – aye, Martel – aye, English – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.***

43 **IV. NEW BUSINESS**

44 **PUBLIC HEARINGS**

45 1. The continued public hearing on the application of Cabernet Buildings for the subdivision of an  
46 existing 13.3-acre parcel located at 120 Kingston Road into four (4) single-family residential lots. The  
47 subject property is located in the R-1, Low Density Residential zoning district  
48 Tax Map Parcel #101-8-1  
49 Case #20-13

50  
51 Chair Plumer read the Public Hearing Notice out loud.

52  
53 Christian Smith noted he and the owner Tim Mason were here after appearing at the last meeting they  
54 were down to two points: the capacity of the pipe underneath John West Road, which David confirmed  
55 with Jen Mates and Mr. Perkins at the DPW has no issue with the culvert, and the recommendation for  
56 rain gardens which the builder will put in stone drip edges for the roof runoff to be collected in. The  
57 stone trenches have more volume than a rain garden and infiltrate faster. Mr. Sharples acknowledged  
58 the DPW email backs up what Mr. Smith stated about the culvert under John West Road.

59  
60 Mr. Smith read out loud his letter supporting the criteria for granting a waiver for the drainage analysis.  
61 Mr. Smith noted the large barn and garage were coming down which is 9,275 SF of impervious surface  
62 with no infiltration. The area of paved driveways and roof are 8,200 SF which is a net reduction.

63  
64 Mr. Grueter noted he walked the area as a representative of the Heritage Commission and wondered  
65 about the large Oak trees they were told would stay, which is not shown on the site plan. Mr. Smith  
66 noted they were outside the area of proposed development based on the change in regulations. Mr.  
67 Mason noted he took pictures and there was no reason to take down the tree in the setback and  
68 another large tree had a split and he was not sure of its fate. Mr. Grueter clarified that was on Lot 2?  
69 Mr. Mason indicated yes, where the existing home was and offered to put a note on the plan. Chair  
70 Plumer agreed it should be noted on the plan.

71  
72 Chair Plumer asked about the drainage and introducing water into the basement's foundation. Mr.  
73 Smith noted the strips were 2-3' deep and set a foot off the foundation and have no problems with  
74 basement infiltration, however the subsurface would be treated with sealant.

75  
76 Chair Plumer opened the hearing to the public for comments and questions at 7:22 PM.

77  
78 Ms. English asked if the house on Lot 1 would be torn down and Mr. Smith noted it would be rebuilt.  
79 Ms. English asked about the leach field being re-used and Mr. Smith noted it could be. Mr. Mason noted  
80 the home was built in 1956 or so and never determined a modern leach field area but the soils may be  
81 suitable for a modern-day septic system.

82

83 Ms. English asked if the intermittent stream on the southwest side of the large wetland was further  
84 away as possible from any development and Mr. Smith noted it was and added drainage allows the  
85 wetland to drain under John West Road.

86

87 Chair Plumer closed the hearing to the public at 7:26 PM for deliberations and asked Mr. Smith to read  
88 the criteria into the record.

89

90 Mr. Smith read the criteria for a request for a waiver from Section 7.9 for a formal drainage analysis.

91

92 Mr. Smith noted in addition to not being detrimental to public health, safety or welfare or injurious to  
93 other properties the topography conveys to the southwest of a large wetland matrix at the south end of  
94 the parcel. There will be a stone drip edge for roof runoff, no new roadway, no deforestation. The area  
95 of development is a historic hayfield. The size overall of the land draining to the analysis point is very  
96 large in comparison to the area of disturbance and results in a net reduction. The two buildings being  
97 taken down are greater in size than the driveways. It would not provide any additional information to  
98 do an evaluation. 63% of the parent parcel is preserved from disturbance consistent with the intent of  
99 the regulations.

100

101 **Ms. English motioned after reviewing the criteria for granting waivers that the request of Cabernet**  
102 **Buildings, LLC (PB Case #20-13) for a waiver from Section 7.9 requiring the submission of a formal**  
103 **drainage analysis be approved. Mr. Grueter seconded the motion. A roll call vote was taken Martel –**  
104 **aye, Steckler – aye, English – aye, Cowan – aye, Grueter – aye, Cameron – aye and Plumer – aye. With**  
105 **all in favor, the motion passed 7-0-0.**

106

107 Mr. Sharples read out loud the proposed Conditions of Approval:

108

- 109 1. An electronic As-Built Plan of the entire property with details acceptable to the Town shall be  
110 provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in a dwg or dxf  
111 file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;
- 112 2. All monumentation shall be set prior to the issuance of the first Certificate of Occupancy;
- 113 3. The driveway access for Lot 2 shall be off John West Road. No driveway access on Lot 2 shall be  
114 allowed from Kingston Road and this shall be noted on the final plans.
- 115 4. All new homes shall be constructed with stone trenches around the foundations to promote  
116 stormwater infiltration and this shall be noted on the plans.
- 117 5. A note shall be added to the final plans that the large oak tree on Lot 2 shall remain.

118

119 **Mr. Grueter motioned that the request of Cabernet Builders (PB Case #20-13) for Subdivision approval**  
120 **be approved with the conditions outlined by the Town Planner. Mr. Cameron seconded the motion. A**  
121 **roll call vote was taken Steckler – aye, Cameron – aye, Grueter – aye, Martel – aye, Cowan – aye,**  
122 **English – aye and Plumer – aye. With all in favor, the motion passed unanimously.**

123

- 124 2. The application of Keith Wheeler and Heather Wheeler for a minor subdivision of the existing 30,277  
125 square foot parcel located at 286 Water Street to create one new residential lot. The subject property is  
126 located in the R-2, Single Family Residential zoning district

127 Tax Map Parcel #87-17

128 Case #20-17

129

130 Chair Plumer read out loud the Public Hearing Notice.

131

132 Mr. Sharples indicated the application was ready to be heard.

133

134 **Mr. Cameron motioned to open the application of Keith Wheeler and Heather Wheeler for a minor**  
135 **subdivision (Planning Board Case #20-17). Ms. Martel seconded the motion. A roll call vote was taken**  
136 **English – aye, Martel – aye, Cowan – aye, Grueter – aye, Steckler – aye, Cameron – aye and Plumer –**  
137 **aye. With all in favor, the motion passed 7-0-0.**

138

139 Mr. Sharples noted the application is for a minor subdivision of an existing 30,277 SF parcel located on  
140 Water Street. There was no TRC review but the staff reviewed and had no comments. The applicants  
141 are asking for no waivers and meet the dimensional and density requirements per the Code  
142 Enforcement Officer, Doug Eastman.

143

144 Henry Boyd of Millennium Engineering presented the application on behalf of the Wheelers. The lot is  
145 on the corner of Dewey and Water Street. The subdivision is to create two parcels dividing it nearly in  
146 half. One lot will have 15,277 SF with the existing home, small garage, associated patio, paved driveway  
147 and shed. Lot 2 will have a flat area to the south on the tree line. The topography is shown on sheet 2  
148 goes from elevation 11 at the street to elevation 33 at the tree line. A driveway permit was obtained  
149 from the DPW. There are no wetlands.

150

151 Mr. Sharples posted the plan. Ms. Martel posted sheet 2. Mr. Boyd showed the location of the  
152 topography and permitted driveway.

153

154 Mr. Steckler asked if the driveway was in the best possible location for sight distance and Mr. Boyd  
155 noted further North would get worse. The Housing Authority entrance is across from the driveway.

156

157 Chair Plumer opened the hearing to the public and being none closed the hearing to the public at 7:45  
158 for deliberations.

159

160 Mr. Sharples posted a list of the conditions of approval which he read out loud, as follows:

161

- 162 1. An electronic As-Built Plan of the entire property with details acceptable to the Town shall be  
163 provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in a dwg or dxf  
164 file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;
- 165 2. All monumentation shall be set prior to the issuance of the first Certificate of Occupancy;

166

167 **Mr. Cameron motioned that the request of Keith Wheeler and Heather Wheeler (Planning Board Case**  
168 **#20-15) for a Minor Subdivision approval be approved with the conditions read into the record by the**  
169 **Town Planner. Mr. Grueter seconded the motion. A roll call vote was taken Cowan – aye, English –**

170 **aye, Steckler – aye, Cameron – aye, Martel – aye, Grueter – aye and Plumer – aye. With all in favor,**  
171 **the motion passed 7-0-0.**

172

173 3. The application of NH Industrial Properties LLC for a minor subdivision of the existing 1.14-acre parcel  
174 located at 47 Hampton Road to create one new residential lot. The subject property is located in the R-  
175 2, Single Family Residential zoning district

176 Tax Map Parcel #87-17

177 Case #20-17

178

179 Chair Plumer read out loud the public hearing notice.

180

181 Mr. Sharples noted the applicant wants to address the issues raised in his memo before returning.

182

183 **Mr. Cameron motioned to continue the application of NH Industrial Properties, LLC for a minor**  
184 **subdivision, Planning Board Case #20-17, to December 17, 2020 at 7:00 PM. Ms. English seconded the**  
185 **motion. A roll call vote was taken English – aye, Martel – aye, Cameron – aye, Steckler – aye, Cowan –**  
186 **aye, Grueter – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.**

187

188 4. The application of OSRAM Sylvania, Inc. for a lot line adjustment between properties located at 129  
189 and 131 Portsmouth Avenue. The purpose of the adjustment is to adjust the location of the lot line in  
190 the previously approved subdivision of Tax Map Parcel #52-112. The subject properties are located in  
191 the C-2, Highway Commercial and CT-Corporate Technology Park zoning districts

192 Case #20-16

193

194 Chair Plumer read out loud the public hearing notice.

195

196 Mr. Sharples noted the application was ready to be heard.

197

198 **Ms. English motioned to open the application of OSRAM Sylvania, Inc. for a lot line adjustment,**  
199 **Planning Board Case #20-16. Mr. Cameron seconded the motion. A roll call vote was taken Steckler –**  
200 **aye, Cameron – aye, Grueter – aye, Cowan – aye, English – aye, Martel – aye and Plumer – aye. With**  
201 **all in favor, the motion passed 7-0-0.**

202

203 Mr. Sharples noted the lot line adjustment application and supporting documents dated September 15,  
204 2020 are enclosed in the Board's packets. A condition of approval was that Building C be removed prior  
205 to transfer of the lot and to record a notice of obligation when the plan is recorded. Building C violated  
206 the setback. The owner wants Building C to remain and comply. This will correct that. TRC had no  
207 comments.

208

209 Gordon Leedy of Tighe & Bond represents OSRAM Sylvania and noted Eric Nelson and Luke Picket of  
210 Cain Co. the proposed purchasers of the property were present also.

211

212 Mr. Leedy posted the plan showing 32-acres and the minor subdivision which created two lots. The new  
213 lot line will keep access and 50' setback. The new lot 112 has 15.08 acres going to 15.26 acres and the  
214 other will have 16.94 acres going to 16.75 acres.

215

216 Mr. Grueter asked about access for Building B and Mr. Leedy noted both buildings will have access off  
217 the existing driveway for now. There is no parking for Building B yet. Site plan issues will come later.  
218 Chair Plumer asked if there would be easements and Mr. Leedy noted yes the original subdivision  
219 required recording easements prior to conveyance.

220

221 Chair Plumer opened the hearing to the public for comments and questions at 7:58 PM and being none  
222 closed the hearing to the public for deliberations.

223

224 Mr. Sharples noted the two standard conditions will apply:

225

- 226 1. An electronic As-Built Plan of the entire property with details acceptable to the Town shall be  
227 provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in a dwg or dxf  
228 file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;
- 229 2. All monumentation shall be set prior to the issuance of the first Certificate of Occupancy;

230

231 ***Ms. English motioned that the request of OSRAM Sylvania, Inc. (Planning Board Case #20-16) for a Lot***  
232 ***Line Adjustment approval be approved with the conditions outlined. Mr. Grueter seconded the***  
233 ***motion. A roll call vote was taken Martel – aye, English – aye, Cowan – aye, Grueter – aye, Cameron –***  
234 ***aye, Steckler – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.***

235

## 236 V. OTHER BUSINESS

237

- 238 1. Request for Extension of Conditional Approval (expires 12/6/20) for Exeter Station Properties, LLC – 1  
239 Rockingham Street  
240 Case #18-11

241

242 Mr. Sharples read out loud the letter dated October 14, 2020 requesting a one-year extension of the  
243 original approval dated 12/16/18 which was extended to 12/6/2020 for further time to implement the  
244 volume of excavation which is significantly greater and more costly due to construction material  
245 increases associated with COVID-19. This is the second extension request.

246

247 Chair Plumer opened the hearing to the public for comments and questions at 8:02 PM and being none  
248 closed the hearing to the public for deliberations.

249

250 ***Mr. Grueter motioned to extend the approval of Exeter Station Properties, LLC, Planning Board Case***  
251 ***#18-11 to 12/6/2020. Ms. English seconded the motion.***

252

253 ***Mr. Grueter amended the motion to change the date of extension to 12/10/2020. Ms. English***  
254 ***seconded the amendment.***

255

256 ***A roll call vote was taken Martel – aye, English – aye, Cowan – aye, Grueter – aye, Steckler – aye,***  
257 ***Cameron – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.***

258

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

260 Mr. Sharples noted there would be an update to impact fees. The Master Plan Oversight Committee  
261 met and Bruce Mayberry was hired as a Planning Consultant to complete the update on school and  
262 recreation impact fees. They went to the Select Board Monday night.

263 Mr. Sharples noted he will send out the latest updates on impact fee changes and zoning amendments  
264 to the Board for the December 17, 2020 meeting.

265 **VII. CHAIRPERSON'S ITEMS**

266 Chair Plumer indicated the next meetings will be November 19, 2020, December 3, 2020 and December  
267 17, 2020.

268

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

270 **IX. ADJOURN**

271 ***Mr. Grueter motioned to adjourn the meeting. Mr. Cameron seconded the motion. A roll call vote***  
272 ***was taken, all were in favor, the motion passed unanimously.***

273

274 The meeting adjourned at 8:07 PM.

275

276 Respectfully submitted,

277 Daniel Hoijer,

278 Recording Secretary



**TOWN OF EXETER  
PLANNING BOARD  
November 19, 2020  
VIRTUAL MEETING  
DRAFT MINUTES**

Zoom ID: 881 3382 1337

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, Nancy Belanger, Alternate and Pete Steckler, Alternate.

**STAFF PRESENT:** Town Planner Dave Sharples

**II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 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**

November 12, 2020 - Tabled

**IV. NEW BUSINESS**

**PUBLIC HEARINGS**

1. 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

Chair Plumer read the Public Hearing Notice and indicated the applicant has requested to be removed from the agenda until such time as they are ready to proceed.

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

45  
46 Chair Plumer read the Public Hearing Notice out loud.

47  
48 Mr. Sharples noted the application is ready to be heard.

49  
50 **Mr. Cameron motioned to hear Planning Board Case #20-3. Ms. Martel seconded the motion. A roll**  
51 **call vote was taken Cameron – aye, Martel – aye, English – aye, Grueter – aye, Brown – aye, Cowan –**  
52 **aye and Plumer – aye. With all in favor, the motion passed 7-0-0.**

53  
54 Mr. Sharples noted the applicant has requested site plan review for the construction of a drive-thru  
55 canopy and reconstruction of the existing parking lot. The HDC reviewed and recommended conditions.  
56 Staff and UEI reviewed the plans and supporting documents and UEI provided comments dated March 4,  
57 2020. There were no concerns with access or emergency services. There are six waiver requests.

58  
59 Christopher Berry of Berry Surveying & Engineering presented the proposed plan to add a drive-thru  
60 canopy and changes to the parking lots and access. The site currently contains 4,000 SF and an existing  
61 bank. There are two curb cuts being reduced to one on Center Street. Access to the parking lot would  
62 be through Ladd's Lane. No changes to water, sewer or other utilities. Impervious surface will be  
63 reduced from 76% to 64% and stormwater treatment via rain garden. The drive-thru will have a window  
64 and teller station, atm, concrete pad with two drive-thru lanes. The dumpster will be on a pad with  
65 chain link and barrier/screening. The upper parking lot will be resurfaced, and the off-site  
66 encroachment removed. Parking will be reduced from 25 spaces to 21. There are waivers requested.

67  
68 Vice-Chair Brown asked about the conditions of the Historic District Commission and the existing ATM  
69 whether it will be eliminated, and Mr. Berry noted the existing atm will remain also.

70  
71 Ms. Martel asked about the lighting plan and Mr. Berry noted the only addition will be the canned  
72 lighting in the canopy. There are two cobra style fixtures which provide light to the area which are not  
73 controlled by the bank.

74  
75 Ms. Tyner asked about the triangle area shown between the two parking areas and Mr. Berry indicated  
76 there was an 18" curb change between the parking arrays.

77  
78 Ms. English asked if exiting on Center Street would be both left and right turn and Mr. Berry indicated  
79 there would be no restriction. Ms. English recommended signage to direct customers to the new  
80 entrance on Ladd's Lane.

81  
82 Ms. Martel asked about the rain garden and proposed groundcover which Mr. Berry indicated would be  
83 mown grass except where plants are shown.

84

85 Ms. Belanger expressed concerns about three lanes exiting onto Center Street. Mr. Berry indicated they  
86 were discussed with DPW and UEI. The third lane is not under the canopy. Chair Plumer recommended  
87 painting lines. Vice-Chair Brown noted he is a customer at the 80 Main Street branch which uses the  
88 same exit style with their drive-thru canopy and three lanes work well. Mr. Cameron noted he drove  
89 around and echoed Mr. Brown's comments about the three lanes converging to two easily. It is a  
90 rational approach to what they want to achieve.

91

92 Chair Plumer opened the hearing to the public for comments and questions at 8:34 PM.

93

94 Mr. Grueter questioned the cars backing onto Ladd Lane. If someone came around the corner while  
95 someone was backing out there could be an issue. Ms. English noted she was not comfortable with cars  
96 backing onto Ladd Lane and questioned whether those five spots were necessary and raised the issue of  
97 snow plowing and the expense to the bank of removal as well as pedestrian use on Ladd Lane. Mr.  
98 Grueter agreed with Ms. English and recommended two or three parallel spots. Mr. Berry noted the five  
99 spots are important to the bank. The bank already takes care of snow removal as it has no snow storage  
100 now. Ms. Martel agreed the angled parking backing onto Ladd Lane is a concern especially during busy  
101 events and questioned where a passenger would get out – could the space be wider or have a landing  
102 area. Ms. Martel liked Mr. Grueter's idea of parallel spaces or eliminating. Ms. English asked if parallel  
103 spaces could be added to the upper lot and Mr. Berry noted it would not meet the requirement of the  
104 12' lane. The landing platform or widening are feasible. Chair Plumer noted a paved walkway could  
105 allow pedestrians to come down the sidewalk to Center Street sidewalk. Mr. Berry noted he could  
106 reduce the radius and carry the sidewalk to the pole.

107

108 Ms. Tyner asked how often the back-parking lot is used and Mr. Berry noted there are 3-5 employees  
109 who use it regularly, sometimes more and the bank expects as business grows the need for employees  
110 will also. Ms. Tyner noted she was not as bothered by the backing out as there is not much traffic on  
111 Center Street. Without a walkway or direct path, people would cut across the lot. Vice-Chair Brown  
112 questioned whether there could be a walking area between the arrays or a stair. Extending the sidewalk  
113 around the corner makes a lot of sense.

114

115 Ms. Martel expressed concerns with the trash enclosure and the plant material. The proximity of the  
116 dumpster to Ladd House and the historic bank building would like to see something more attractive  
117 there than black chain link, perhaps faux wood. The three Pagoda Dogwood would not likely survive in  
118 the urban environment with the snow area and she recommended choosing something else.

119

120 Ms. English questioned the outlet structure size and the tree on the same spot, also the landscape  
121 boulders in the upper lot and if the area could be landscaped. Mr. Berry noted snow plowing would  
122 quickly destroy any landscaping. The boulders are to prevent cars from getting into trouble if they go  
123 too far down the slope.

124

125 Mr. Steckler noted he appreciated the rain garden/stormwater treatment and asked about the use of  
126 pervious pavers in the upper lot. Mr. Berry noted it was discussed with the applicant and decided  
127 against since it would require different maintenance, different plowing contractors and the area to be

128 dug down to reset the materials below. Ms. Martel asked if the half-spot in the upper lot could be  
129 landscaped and Mr. Berry agreed it could be. Chair Plumer asked the direction of the water flow in the  
130 upper lot and Mr. Berry noted toward the back, zero grade changes, it would be milled and repaved with  
131 a small reduction in the amount of pavement at the boundary line which will be saw cut.

132

133 Chair Plumer closed the hearing to the public at 8:00 PM for deliberations and requested Mr. Berry go  
134 over the six waiver requests. Mr. Sharples noted he had no conditions of approval for the waivers.

135

136 Mr. Berry noted the first waiver requested was width behind parking which is being reduced from 20' to  
137 16.' The standard aisle which is adequate is 16' and would be a hardship to the bank if denied because  
138 the project could not move forward.

139

140 **Ms. Martel motioned after reviewing the criteria for granting waivers that the request of People's**  
141 **United Bank (PB Case #20-3) for a waiver from Section 9.13.6 of the Site Plan Review & Subdivision**  
142 **Regulations to reduce the minimum aisle width within the parking area be approved. Mr. Cameron**  
143 **seconded the motion. A roll call vote was taken Grueter – aye, Martel – aye, English – aye, Cowan –**  
144 **aye, Cameron – aye, Brown – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.**

145

146 Mr. Berry indicated the next waiver request was for the curb-cut radius of 10' as the sidewalk would be  
147 essentially gobbled up and create curb-cuts larger than needed. The applicant would also like to add  
148 shortening the radius to allow the sidewalk to be continued around the corner to the pole. This  
149 requirement would impede walkability of downtown and create confusion at the entrance/exit lanes by  
150 having it appear there are more lanes than there are.

151

152 **Vice-Chair Brown motioned after reviewing the criteria for granting waivers that the request of**  
153 **People's United Bank (PB Case #20-3) for a waiver from Section 9.14.9 of the Site Plan Review &**  
154 **Subdivision Regulations to permit a proposed curb-cut radii of 10' for a private driveway and the**  
155 **changes as discussed during the meeting in that area be approved. Ms. English seconded the motion.**  
156 **A roll call vote was taken Brown – aye, Cameron – aye, Cowan – aye, English – aye, Martel – aye,**  
157 **Grueter – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.**

158

159 Mr. Berry noted the next waiver request was for not backing into a public street for the five spaces  
160 abutting Ladd Lane which has a low volume of traffic. There are situations in downtown with busier  
161 areas where cars back out of spaces. The loss of these spaces may push the applicant to not move  
162 forward with the project or be able to increase business.

163

164 **Mr. Cameron motioned after reviewing the criteria for granting waivers that the request of People's**  
165 **United Bank (PB Case #20-3) for a waiver from Section 9.13.5 of the Site Plan Review and Subdivision**  
166 **Regulations to allow proposed parking to back onto a public street be approved. Vice-Chair Brown**  
167 **seconded the motion.**

168

169 Ms. Martel noted introducing a wide curb cut where there is no curb cut today in a pedestrian area will  
170 make pedestrians feel like they are walking through a parking lot and damage the character of the

171 neighborhood. It is not an appropriate place to park. Ms. English expressed concerns with winter  
172 conditions and the grading which may cause drivers to be more careless backing out.

173

174 ***A roll call vote was taken Grueter – nay, Martel – nay, Cowan – nay, Cameron – aye, English – nay,***  
175 ***Brown – aye, and Plumer – aye. With 3 in favor and 4 opposed, the motion failed.***

176

177 Mr. Sharples recommended with the plan needing to be redesigned that the applicant meet with the  
178 engineer and come back. Mr. Berry noted the parallel parking recommendations could be balanced with  
179 green space as a compromise. Mr. Grueter noted this may allow the aisle to be wider, from 20' to 16.'  
180 A waiver may be required for the parallel spots.

181

182 Ms. Martel noted she felt more comfortable tabling and having the plan redrawn because it affects the  
183 planting plan, sidewalk and curb extension. Chair Plumer agreed. Mr. Cameron recommended allowing  
184 Mr. Berry to present the remaining waiver requests so he would have an idea of whether the other  
185 three waivers will be addressed. Vice-Chair Brown agreed.

186

187 Mr. Berry noted the next waiver is for 24' wide commercial drive requirement which will be 30.' Two  
188 curb-cuts are being reduced to one 30.' This was reduced from 35.'

189

190 ***Mr. Grueter motioned after reviewing the criteria for granting waivers that the request of People's***  
191 ***United Bank (PB Case #20-3) for a waiver from Section 9.14.9 of the Site Plan Review & Subdivision***  
192 ***Regulations to permit a proposed curb-cut of 30 feet for a commercial exit be approved. Ms. English***  
193 ***seconded the motion. A roll call vote was taken Brown – aye, Cameron – aye, Cowan – aye, English –***  
194 ***aye, Martel – aye, Grueter – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.***

195

196 Mr. Berry noted the next waiver was for percentage of slope. The maximum grade in a parking lot is  
197 typically 7% the regulations require 5% and 6% is proposed. Most of the existing grade on the property  
198 is between 6.5% and 7%. If the request is denied the bank will have no opportunity for redevelopment  
199 at this site as there are only so many ways to make up the difference with the existing slope conditions.

200

201 ***Ms. English motioned after reviewing the criteria for granting waivers that the request of People's***  
202 ***United Bank (PB Case #20-3) for a waiver from Section 5.6.3 of the Zoning Ordinance to a reduction in***  
203 ***the size of parking spaces be approved. Mr. Grueter seconded the motion. A roll call vote was taken***  
204 ***Grueter – aye, English – aye, Cameron – aye, Brown – aye, Cowan – aye, Martel – aye and Plumer –***  
205 ***aye. With all in favor, the motion passed 7-0-0.***

206

207 Mr. Berry reviewed his notes of items to address at the next meeting which included the dumpster,  
208 green space in the upper lot half parking space, sidewalk, tree/outlet structure, modify tree style,  
209 pedestrian platform. Ms. English added and landscaping plans for the parallel parking green space.

210

211 ***Mr. Cameron motioned to table the application of People's United Bank (PB Case #20-3) to the***  
212 ***Planning Board's meeting scheduled for December 3, 2020 at 7:00 PM. Vice-Chair Brown seconded the***  
213 ***motion. A roll call vote was taken Grueter – aye, Martel – aye, English – aye, Cowan – aye, Cameron –***  
214 ***aye, Brown – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.***

215 **V. OTHER BUSINESS**

216

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

218 Mr. Sharples noted the Solar Array information is due today and the Transportation Alternatives bid for  
219 the spring sidewalk project had a few responses.

220 **VII. CHAIRPERSON'S ITEMS**

221 Chair Plumer indicated the next meetings will be on December 3, 2020 and December 17, 2020.

222

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

224 **IX. ADJOURN**

225 *Vice-Chair Brown motioned to adjourn the meeting. Mr. Grueter seconded the motion. A roll call vote*  
226 *was taken, all were in favor, the motion passed unanimously.*

227

228 The meeting adjourned at 8:49 PM.

229

230 Respectfully submitted,

231 Daniel Hoijer,

232 Recording Secretary



# TOWN OF EXETER

## Planning and Building Department

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

[www.exeternh.gov](http://www.exeternh.gov)

---

**Date:** November 23, 2020  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** Exeter Hospital Inc. PB Case #20-11

The Applicant is seeking site plan review approval for the proposed construction of a 6,417 square foot Cancer Center building addition and associated site improvements on the hospital campus at 5 Alumni Drive. The subject property is located in the H-Healthcare zoning district. Tax Map Parcel #65-132.

The Applicant submitted a site plan and supporting documents, dated July 14, 2020 and are enclosed for your review. There was no Technical Review Committee review of the application, however, it was reviewed independently by Town Departments and also by Underwood Engineers, Inc. (UEI). A copy of the TRC comment letter, dated November 13, 2020 and UEI comments, dated October 23<sup>rd</sup> are enclosed for your review.

The Applicant has subsequently submitted revised plans and supporting documents dated November 20, 2020 and are enclosed for your review. A second comment letter from UEI was received dated November 23, 2020 and is also enclosed for your review. You will note that a few comments still remain and I will work with the applicant on those and update the Board at the meeting.

The applicant is requesting three waivers in their letter dated June 16, 2020. However, after consultation with the applicant, they are withdrawing the third waiver regarding the performance guarantee. 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.

### **Waiver Motions:**

**High Intensity Soils Survey (HISS) waiver motion:** After reviewing the criteria for granting waivers, I move that the request of Exeter Hospital Inc. for a waiver from Section 7.4.10, 7.5.4 and 7.7.5 of the Site Plan Review and Subdivision Regulations to provide High Intensity Soil Survey information be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

**Surveyed Property Lines waiver motion:** After reviewing the criteria for granting waivers, I move that the request of Exeter Hospital Inc. for a waiver from Section 7.4.12



# TOWN OF EXETER

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**Surveyed Property Lines waiver motion:** After reviewing the criteria for granting waivers, I move that the request of Exeter Hospital Inc. for a waiver from Section 7.4.12



requiring surveyed property lines with angles, bearings and distances be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED

**Planning Board Motion:**

**Site Plan Motion:** I move that the request of Exeter Hospital, Inc. (PB Case #20-11) for Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

# TOWN OF EXETER

## *Planning and Building Department*

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

[www.exeternh.gov](http://www.exeternh.gov)

---

**Date:** November 13, 2020

**To:** Barry Gier, P.E. Jones & Beach Engineers  
Colin Lavery, Project Manager, Exeter Hospital  
Philip Chaput, Senior Director of Facilities Planning & Project Management, Exeter Hospital

**From:** Dave Sharples, Town Planner

**Re:** Site Plan Review TRC Comments  
PB Case #20-11 Exeter Hospital, Inc. 6,400 SF Addition – Cancer Center  
Tax Map Parcel #65-132

The following comments are provided as a follow-up for technical review of the site plans and supporting documents submitted on 7/14/20 for the above-captioned project. (No TRC meeting was scheduled and materials were reviewed independently by Town departments).

### **TOWN PLANNER COMMENTS**

- UEI will review and comment under separate cover
- I do not support a waiver from Section 12.1.
- Up-lighting prohibited unless on case by case

### **PUBLIC WORKS COMMENTS**

No comments received to date

### **FIRE DEPARTMENT COMMENTS**

E-mail from Lt. Jason Greene dated 10/7/20 attached.

### **NATURAL RESOURCE PLANNER COMMENTS**

No comments

Please submit any revised plans along with a letter responding to these comments (and other review comments, if applicable) no later than November 20, 2020, but sooner if possible, to allow staff adequate time to review the revisions and responses prior to the planning board hearing.



Barbara Mcevoy &lt;bmcevoy@exeternh.gov&gt;

**Re: TRC - PB #20-11 Exeter Hospital, Inc.**

1 message

Jason Greene &lt;jgreene@exeternh.gov&gt;

Wed, Oct 7, 2020 at 1:07 PM

To: Barbara McEvoy &lt;bmcevoy@exeternh.gov&gt;

Hi Barb,  
The hospital has strict regulations. FD is good.

**Jason**

Lt. Jason Greene  
Fire Prevention  
Exeter Fire Department  
20 Court St.  
Exeter, NH 03833  
(603) 773-6133

On Mon, Oct 5, 2020 at 2:34 PM Barbara McEvoy <bmcevoy@exeternh.gov> wrote:

Good afternoon everyone,

Just an FYI ~~~ this project is finally going forward (it was originally received & distributed in August).

There will be no scheduled TRC ~~~ please review the materials and provide your comments and/or concerns to our office at your earliest convenience.

Not sure at this time when it will fit into the PB queue for public hearing but please try to have comments back to us by Wed. October 21st, 2020.

Thanks!

Have a great day !

😊 ~~~barb

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

From: **Barbara McEvoy** <bmcevoy@exeternh.gov>

Date: Wed, Aug 5, 2020 at 11:18 AM

Subject: TRC - PB #20-11 Exeter Hospital, Inc.

To: Dave Sharples <dsharples@exeternh.gov>, Doug Eastman <deastman@exeternh.gov>, Jason Greene <jgreene@exeternh.gov>, Jennifer Mates <jmates@exeternh.gov>, Justin Pizon <jpizon@exeternh.gov>, Kathleen Croteau <kcroteau@exeternh.gov>, Kristen Murphy <kmurphy@exeternh.gov>, Paul Vlasich <pvlasic@exeternh.gov>, Stephan Poulin <spoulin@exeternh.gov>

Good morning everyone,

Attached please find a site plan review application and plans, dated 7/14/20 for the proposed construction of a 6,417 SF Cancer Center and associated site improvements on the Exeter Hospital Campus at 5 Alumni Drive.

There will be no scheduled TRC ~~~ please review the materials and provide your comments and/or concerns to our office at your earliest convenience.

Not sure at this time when it will fit into the PB queue for public hearing but please try to have comments back to us by Thursday, 8/20/20.

Thanks!

Have a great day !

😊 ~~~barb

Jen~~ UEI review 🙏 ?? Thanks!

Drainage Analysis (Rev. 6-18-20).pdf

(please see other attachments below)

2608.00

November 23, 2020

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

**Re: Exeter Hospital Cancer Center  
Design Review Engineering Services  
Exeter, New Hampshire**

**Site Information:**

---

Tax Map/Lot#:	65/131	Review No. 2
Address:	5 Alumni Drive	
Lot Area:	14.55 ac	
Proposed Use:	Institutional / Medical	
Water:	Town (existing)	
Sewer:	Town (existing)	
Zoning District:	H	
Applicant:	Exeter Hospital, 5 Alumni Drive, Suite 20, Exeter, NH 03833	
Design Engineer:	Jones & Beach Engineers, Stratham, NH	

**Application Materials Received:**

- Site plan set entitled “Renovation and Addition, Exeter Medical Oncology” latest revision 11/16/2020, prepared by Jones & Beach.
- Response letter to initial review, prepared by Jones & Beach.
- Drainage Analysis, revised 11/12/2020, prepared by Jones & Beach.

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.

General and Administrative Comments

1. **Signatures:** No exception taken

- 2. Construction Traffic and Staging:** No exceptions taken, however we note that the construction staging plan is noted in several places on G1 to be C1A, not C4. Please update the reference.

Design Plans

- 3. Zoning Parameters:** No exception taken
- 4. Area of Disturbance:** The response notes the area has been added to sheet G1, but the note cannot be found.
- 5. Construction Entrance:** No exception taken
- 6. Underground Electrical:**
- No exception taken
  - No exception taken
  - No exception taken
  - The expanded site area shown indicates a valve next to the alignment of the proposed underground electrical. Is this a valve for a water service? The line the valve serves should be shown to alert the Contractor to a crossing.
- 7. Existing Steam Piping:**
- Please note the information will be required for the record drawings.
  - During construction, once the information is known, an engineered sketch should be submitted to Underwood Engineers proposing any alignment or invert changes to existing or proposed pipes.
- 8. CB1:**
- No exception taken
  - The recommendation for a 5' diameter structure was not related to capacity, but rather about better and safer access.
  - No exception taken
- 9. Roof Drains:** No exception taken
- 10. Grease Trap:** No exception taken
- 11. Courtyards:**
- No exception taken
  - No exception taken
  - No rendering was provided.
- 12. Sewer:**
- No exception taken
- 13. Water and Fire:** No exceptions taken

Stormwater Design and Modeling

- 14. Grease Hoods:** No exception taken
- 15. BMPs:** No exception taken
- 16. Tc:** No exception taken
- 17. Drainage Area Limits:** No exception taken



**18. Model Warnings:** Acknowledged

**19. Treatment:** The original comment still stands. No evidence has been provided to confirm treatment will be provided to the required limits for any of the parameters. Provide TSS, nitrogen, and phosphorous calculations for the WQV per the Exeter Site and Subdivision Regulations section 9.3.2.6.

**20. Climate Risk:** No exception taken

**21. Groundwater:** UE takes no exception to the proposed investigation during construction, however the comment has not been sufficiently addressed. The plans should include the proposed practice and remediation strategy, requiring that the contractor advance the investigation with the design engineer present to evaluate the underlying soil and groundwater condition. The detail should be updated to include the liner and any specifics associated with its construction.

**Additional note – A plan unrelated to this project is included as page 67 of 71 in the pdf. This plan should be removed.**

Detail Sheets

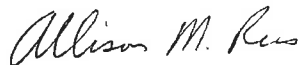
**22. Retaining Walls:** No exception taken

A written response is required to facilitate future reviews.

Please contact us if you have any questions.

Very truly yours,

UNDERWOOD ENGINEERS, INC.



Allison M. Rees, P.E.  
Project Manager



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



2608.00

October 23, 2020

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

**Re: Exeter Hospital Cancer Center  
Design Review Engineering Services  
Exeter, New Hampshire**

**Site Information:**

---

Tax Map/Lot#:	65/131	Review No. 1
Address:	5 Alumni Drive	
Lot Area:	14.55 ac	
Proposed Use:	Institutional / Medical	
Water:	Town (existing)	
Sewer:	Town (existing)	
Zoning District:	H	
Applicant:	Exeter Hospital, 5 Alumni Drive, Suite 20, Exeter, NH 03833	
Design Engineer:	Jones & Beach Engineers, Stratham, NH	

**Application Materials Received:**

- Site plan set entitled “Renovation and Addition, Exeter Medical Oncology” dated 6/25/20, prepared by Jones & Beach.
- Site plan application materials prepared by Jones & Beach.
- Drainage Analysis, dated 6/18/20, prepared by Jones & Beach.

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.

General and Administrative Comments

1. **Signatures:** The final plan set should be signed by the Surveyor on the Existing Conditions Plan.

## **2. Construction Traffic and Staging:**

- Please review construction traffic access; Highland Street and Magnolia Lane are both small residential side streets. The proposed construction schedule for the project is unknown but the applicant should be aware that the Seacoast Mental Health Center on Magnolia Lane is proposing a significant addition in the near future as well.
- It appears likely that large equipment, e.g. crane concrete trucks, large excavators, lulls, etc., will be required to complete the work. The existing grease trap should be protected during construction.
- Where is the staging area for equipment and material?

### Design Plans

- 3. Zoning Parameters:** The existing and proposed building coverage and open space percentages should be listed on sheet C2, Note 2.
- 4. Area of Disturbance:** The entire area of disturbance should be listed, including all demolition area and the trenchwork to the genset for the underground electrical.
- 5. Construction Entrance:** The location of a construction entrance should be shown on the plans.
- 6. Underground Electrical:**
  - The proposed pull box is shown directly over an existing drain line and in close proximity to CB1 and should be relocated.
  - The proposed UGE line is shown too close to the existing 12" water line on the west side of the proposed building and should be rerouted.
  - The sawcut lines on the Demolition Plan will need to be revised to reflect the proposed work. Pavement repairs should be called out as patch or full overlay as appropriate?
  - The location of the existing generator should be shown on the plans.
- 7. Existing Steam Piping:**
  - The depth, size, and material of the existing steam pipes should be shown on the plans.
  - Please note potential conflicts with the existing steam pipes cannot be evaluated at this time until more information is provided. Potential conflicts include the proposed retaining wall, proposed UGE crossing, stormwater chambers, and sewer pipe P-400.
- 8. CB1:**
  - Four existing pipes and one proposed pipe are shown for CB1, but only 3 existing inverts and one proposed invert are listed on Sheet C3.
  - The invert out is twenty feet below the rim. Replacement of this structure will require a substantial excavation area. Upsizing to a 5' diameter structure should be considered.





- The structure should be evaluated for buoyancy potential. A test pit should be performed to determine the groundwater elevation.
- 9. Roof Drains:** It is unclear where roof drains will discharge. Please indicate the location on the plans.
- 10. Grease Trap:** It is unclear how the grease trap will be accessed for cleanings.
- 11. Courtyards:**
- The landscape plans note four Nyloplast drains in the southern Terrace Courtyard where the Civil plans show just one catch basin. Two Nyloplast drains are shown in the western Terrace Courtyard where just one catch basin is shown on the Civil drawings. Coordination is needed.
  - The proposed elevation of the drainage structure in the Terrace Courtyard is higher than the bottom of wall elevation. In general, additional spot grades should be added to clarify intent of grading of all courtyards.
  - The rendering at the end of the plan set does not match the site and landscaping plans. Coordination is needed.
- 12. Sewer:**
- The plans should define where the responsibility of the Site Contractor and the Building Mechanical Contractor start and end.
  - The grease trap and parallel sewer service are at approximately elevation 55 to 58, and will have to be dropped somewhere to connect to the line through the building at approx. elevation 48. Will this be done inside or outside the building?
- 13. Water and Fire:**
- No new service line is shown. Will the water and sprinkler lines to the new building be routed internally from the existing connecting buildings?
  - The size of the fire line should be approved by the Exeter Fire Department.
  - Please confirm the existing line has adequate size and pressure to supply the new addition.
  - No hydrants are shown on the plans. Is there a hydrant in the vicinity?
  - The plans should be reviewed by the Exeter Fire Department for confirmation of accessibility and fire truck turning movements.

### Stormwater Design and Modeling

- 14. Grease Hoods:** Grease hoods are mentioned in the narrative, but not shown on the plan set. Coordination is needed.
- 15. BMPs:** In section 2.4, there is a statement that says there is potential in the increase to the peak rate of runoff. It says this will be mitigated by BMPs, but does not list what BMPs will be used.
- 16. Tc:** A direct entry of 5 minutes for the time of concentration (Tc) was used throughout the model, but no explanation is provided. In general, a 6 min minimum Tc is required per NRCS. A discussion of Tc assumptions should be included in the report.



- 17. Drainage Area Limits:** The limits of the drainage area in the southwest corner cannot be confirmed. Please label the existing contour elevations.
- 18. Model Warnings:** It is noted there is a warning stating "Submerged Pond 103 Primary device #1 OUTLET by 0.42'." in the Hydrocad model. Please confirm this warning message has been vetted for the 25 and 50-year storms.
- 19. Treatment:** The narrative indicates treatment will be provided through the underground infiltration system, but no numbers or backup is provided to show this is the case. Provide TSS, nitrogen, and phosphorous calculations for the WQV per the Exeter Site and Subdivision Regulations section 9.3.2.6.
- 20. Climate Risk:** Please note Exeter regulation section 9.3.3.6 requires the applicant to evaluate the effects of sea level rise. A discussion should be added to the narrative.
- 21. Groundwater:** Provide the elevation of the groundwater in the area of the proposed chambers so we can confirm the groundwater will not impact the storage volume.

Detail Sheets


- 22. Retaining Walls:** The walls must be designed and stamped by an Engineer licensed in the State of NH.

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



# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

November 13, 2020

Town of Exeter  
Attn. David Sharples, Town Planner  
10 Front Street  
Exeter, NH 03833

RECEIVED

NOV 20 2020

EXETER PLANNING OFFICE

**RE: Response Letter  
5 Alumni Drive, Exeter, NH  
Tax Map 65, Lot 131  
JBE Project No. 19139**

Dear Mr. Sharples,

We are in receipt of comments from Allison Reese, P.E. and Robert Saunders, P.E. from Underwood Engineers dated October 23, 2020. Review comments are listed below with our responses in bold.

### General and Administrative Comments

1. **Signatures:** *The final plan set should be signed by the Surveyor on the Existing Conditions Plan.*  
**RESPONSE: The Existing Conditions Plan has been stamped by the Surveyor.**

2. **Construction Traffic and Staging:**

- *Please review construction traffic access: Highland Street and Magnolia Lane are both small residential side streets. The proposed construction schedule for the project is unknown by the applicant should be aware that the Seacoast Mental Health Center on Magnolia Lane is proposing a significant addition in the near future as well.*  
**RESPONSE: Construction traffic will enter through Alumni Drive via Portsmouth Avenue. Notes to this effect have been added to Sheet C4.**
- *It appears likely that large equipment, e.g. crane concrete trucks, large excavators, lulls, etc., will be required to complete the work. The existing grease trap should be protected during construction.*  
**RESPONSE: Existing grease trap to be replaced and relocated, see revised plans.**
- *Where is the staging area for equipment and material?*  
**RESPONSE: A construction staging plan has been added to the plan set, see Sheet C4.**

Design Plans

3. **Zoning Parameters:** *The existing and proposed building coverage and open space percentages should be listed on sheet C2, Note 2.*

**RESPONSE:** Existing and proposed building coverage and open space information has been added to the Site Plan notes, see Sheet G1.

4. **Area of Disturbance:** *The entire area of disturbance should be listed, including all demolition area and the trenchwork to the genset for the underground electrical.*

**RESPONSE:** Total area of disturbance has been added to Grading and Drainage notes, see Sheet G1.

5. **Construction Entrance:** *The location of a construction entrance should be shown on the plans.*

**RESPONSE:** Temp. Construction Entrance has been added, see Sheet C4.

6. **Underground Electrical:**

- *The proposed pull box is shown directly over an existing drain line and in close proximity to CB1 and should be relocated.*

**RESPONSE:** The proposed pull box has been relocated to provide additional separation between utilities.

- *The proposed UGE line is shown too close to the existing 12" water line on the west side of the proposed building and should be rerouted.*

**RESPONSE:** The proposed UGE has been relocated to the extent practicable to provide separation.

- *The sawcut lines on the Demolition Plan will need to be revised to reflect the proposed work. Pavement repairs should be called out as patch or full overlay as appropriate?*

**RESPONSE:** This has been addressed on the plans.

- *The location of the existing generator should be shown on the plans.*

**RESPONSE:** Plans have been updated to depict the existing generator.

7. **Existing Steam Piping:**

- *The depth, size, and material of the existing steam pipes should be shown on the plans.*

**RESPONSE:** Exact locations of steam pipes is unknown. Contractor is required to locate to determine exact size, location, & depth prior to start of construction to determine potential conflicts.

- *Please note potential conflicts with the existing steam pipes cannot be evaluated at this time until more information is provided. Potential conflicts include the proposed retaining wall, proposed UGE crossing, stormwater chambers, and sewer pipe P-400.*

**RESPONSE:** Exact locations of steam pipes is unknown. Contractor is required to locate to determine exact size, location, & depth prior to start of construction to determine potential conflicts.

8. **CBI:**

- *Four existing pipes and one proposed pipe are shown on CBI, but only 3 existing inverts and one proposed invert are listed on Sheet C3.*  
**RESPONSE: CBI has been updated to show all pipes.**
- *The invert out is twenty feet below the rim. Replacement of this structure will require a substantial excavation area. Upsizing to a 5' diameter structure should be considered.*  
**RESPONSE: Ex CBI has been evaluated for capacity. 4' catch basin is sufficient.**
- *The structure should be evaluated for buoyancy potential. A test pit should be performed to determine the groundwater evaluation.*  
**RESPONSE: The existing catch basin at this location has had no buoyancy issues. We will re-evaluate once test pit has been completed.**

9. **Roof Drains:** *It is unclear where roof drains will discharge. Please indicate the location on the plans.***RESPONSE: Roof drain connection locations are included.**10. **Grease Trap:** *It is unclear how the grease trap will be accessed for cleanings.***RESPONSE: Grease trap is to be replaced and relocated.**11. **Courtyard:**

- *The landscape plans note four Nyloplast drains in the southern Terrace Courtyard where the Civil plans show just one catch basin. Two Nyloplast drains are shown in the western Terrace Courtyard where just one catchin basin is shown on the Civil drawings. Coordination is needed.*  
**RESPONSE: Landscape and Civil Plans have been coordinated on revised plans.**
- *The proposed elevation of the drainage structure in the Terrace Courtyard is higher than the bottom of wall elevation. In general, additional spot grades should be added to clarify intent of grading of all courtyards.*  
**RESPONSE: Detail courtyard grading is shown on revised landscape plans.**
- *The rendering at the end of the plan set does not match the site and landscaping plans. Coordination is needed.*  
**RESPONSE: Rendering has been updated as required.**

12. **Sewer:**

- *The plans should define where the responsibility of the Site Contractor and the Building Mechanical Contractor start and end.*  
**RESPONSE: See Utility Note #24, Sheet G1.**
- *The grease trap and parallel sewer service are at approximately elevation 55 to 58, and will have to be dropped somewhere to connect to the line through the building at approx. elevation 48. Will this be done inside or outside the building?*  
**RESPONSE: Sewer design has been updated and clarified. Responsibilities has been clarified.**

### 13. *Water and Fire:*

- *No new service line is shown. Will the water and sprinkler lines to the new building be routed internally from the existing connection buildings?*  
**RESPONSE: New services will be routed through the existing buildings.**
- *The size of the fire line should be approved by the Exeter Fire Department.*  
**RESPONSE: No comments from Fire Department have been received.**
- *Please confirm the existing line has adequate size and pressure to supply the new addition.*  
**RESPONSE: Existing water line has been evaluated for capacity and found to be sufficient.**
- *No hydrants are shown on the plans. Is there a hydrant in the vicinity?*  
**RESPONSE: Hydrants have been depicted on the Existing Conditions Plan.**
- *The plans should be reviewed by the Exeter Fire Department for confirmation of accessibility and fire truck turning movements.*  
**RESPONSE: Plans have been provided to the Fire Department.**

### Stormwater Design and Modeling

14. **Grease Hoods:** *Grease hoods are mentioned in the narrative, but not shown on the plan set. Coordination is needed.*  
**RESPONSE: Grease hoods have been added to the catch basin detail.**
15. **BMPs:** *In section 2.4, there is a statement that says there is potential in the increase to the peak runoff. It says this will be mitigated by MPs, but does not list what BMPs will be used.*  
**RESPONSE: Peak discharge is mitigated by the underground detention system.**
16. **Tc:** *A direct entry of 5 minutes for the time concentration (Tc) was used throughout the model, but no explanation is provided. Is general a 6 min minimum Tc is required per NRCS. A discussion of TC assumptions should be included in the report.*  
**RESPONSE: Watersheds were evaluated for Tc. It was determined that the minimum Tc per NRCS at 6 min should be utilized.**
17. **Drainage Area Limits:** *The limits of the drainage area in the southwest corner cannot be confirmed. Please label the existing contour elevations.*  
**RESPONSE: Additional contour labels have been added to clarify drainage areas.**
18. **Model Warnings:** *It is noted there is a warning stating "Submerged Pond 103 Primary device #1 OUTLET by 0.42'." in the HydroCAD model. Please confirm this warning message has been vetted for the 25 and 50-year storms.*  
**RESPONSE: All HydroCAD warnings have been reviewed and resolved as required.**
19. **Treatment:** *The narrative indicates treatment will be provided through the underground infiltration system, but no numbers or backup is provided to show this is the case. Provide TSS, nitrogen, and phosphorous calculations for the WQV per the Exeter Site and Subdivision Regulations section 9.3.2.6.*  
**RESPONSE: Treatment is being accomplished by use of a Filterra Peak Divergence unit to remove impurities.**

20. **Climate Risk:** Please note Exeter regulations section 9.3.3.6 requires the applicant to evaluate the effects of sea level rise. A discussion should be added to the narrative.

**RESPONSE:** A climate risk section has been added to the drainage narrative addressing these issues.

21. **Groundwater:** Provide the elevation of the groundwater in the area of the proposed chambers so we can confirm the groundwater will not impact the storage volume.

**RESPONSE:** Storage area has been modified in plan set. Due to existing utilities in area of storage, test pit will be performed at time of construction. If required, system will be lined to ensure capacity.

Detail Sheets

22. **Retaining Walls:** The walls must be designed and stamped by an Engineer licensed in the State of NH.

**RESPONSE:** A note to this effect has been added to the Grading and Drainage notes, see note #29, Sheet G1.

If you have any questions, please feel free to contact our office. Thank you for your time.

Very truly yours,

**JONES & BEACH ENGINEERS, INC.**



Barry Gies, P.E.  
Vice President

cc: Exeter Hospital (via email)



RECEIVED

JUL 14 2020

# TOWN OF EXETER, NH EXETER PLANNING OFFICE APPLICATION FOR SITE PLAN REVIEW

### OFFICE USE ONLY

**THIS IS AN APPLICATION FOR:**

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

# 20-11	APPLICATION #
7/14/20	DATE RECEIVED
125.00	APPLICATION FEE
360.00	PLAN REVIEW FEE
380.00	ABUTTERS FEE
	LEGAL NOTICE FEE
\$ 865.00	TOTAL FEES

pr. 7/14/20 v# 35134

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

1. NAME OF LEGAL OWNER OF RECORD: Exeter Hospital

TELEPHONE: ( ) \_\_\_\_\_

ADDRESS: 5 Alumni Drive, Suite 20, Exeter, NH 03833

2. NAME OF APPLICANT: Exeter Hospital

ADDRESS: 5 Alumni Drive, Suite 20, Exeter, NH 03833

TELEPHONE: ( ) \_\_\_\_\_

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

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

4. DESCRIPTION OF PROPERTY: Exeter Hospital

ADDRESS: 5 Alumni Drive, Exeter, NH 03833

TAX MAP: 65 PARCEL #: 131 ZONING DISTRICT: H

AREA OF ENTIRE TRACT: 14.55 Acres PORTION BEING DEVELOPED: 0.3 Acres





5. ESTIMATED TOTAL SITE DEVELOPMENT COST \$ 1.13 Million

6. EXPLANATION OF PROPOSAL: Construction of 6417 SF Cancer Center on the Exeter Hospital Campus

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

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

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

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. _____	_____
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:

NAME: Barry Gier, P.E., Jones & Beach Engineers, Inc.

ADDRESS: PO Box 219, Stratham, NH 03885

PROFESSION: Civil Engineer TELEPHONE: (603) 772-4746

11. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:

Construction of 6,417 S.F. Cancer Center building. The project requires the reconfiguration of existing drainage and sewer lines within the project area. This project also requires the emergency power to be re-routed through the development area.



**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)

N/A

**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).

Yes, demolition of existing building section of hospital between Outpatient Center and

Perry Building.

**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

6/20/20

OWNER'S SIGNATURE

Benny W. Goo

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



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

TAX MAP SEE ATTACHED ABUTTERS LIST  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_

TAXMAP \_\_\_\_\_  
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**Please attach additional sheets, if needed**



# SITE PLAN REQUIREMENTS

## 7.4 Existing Site Conditions Plan

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

APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.1 Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.2 Location of the site under consideration, together with the current names and addresses of owners of record, of abutting properties and their existing land use.
<input 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 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.
Waiver <input type="checkbox"/>	<input type="checkbox"/>	7.4.10 A High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof. Such soil surveys shall be prepared by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.



<input checked="" type="checkbox"/>	<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."
Waiver <input type="checkbox"/>	<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"/>	<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"/>	<input type="checkbox"/>	7.4.14 The location, elevation, and layout of existing catch basins and other surface drainage features.
<input checked="" type="checkbox"/>	<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"/>	<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"/>	<input type="checkbox"/>	7.4.17 The location of all existing easements, rights-of-way, and other encumbrances.
<input checked="" type="checkbox"/>	<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"/>	<input type="checkbox"/>	7.4.19 All other features which would fully explain the existing conditions of the site.
<input checked="" type="checkbox"/>	<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"/> Waiver	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.6 Location and timing patterns of proposed traffic control devices.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.7 The location, width, curbing and paving of all existing and proposed streets, street rights-of-way, easements, alleys, driveways, sidewalks and other public ways. The plan shall indicate the direction of travel for one-way streets. See Section 9.14 – Roadways, Access Points, and Fire Lanes for further guidance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.8 The location, size and layout of off-street parking, including loading zones. The plan shall indicate the calculations used to determine the number of parking spaces required and provided. See Section 9.13 – Parking Areas for further guidance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.9 The size and location of all proposed public and private utilities, including but not limited to: water lines, sewage disposal facilities, gas lines, power lines, telephone lines, cable lines, fire alarm connection, and other utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.10 The location, type, and size of all proposed landscaping, screening, green space, and open space areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.11 The location and type of all site lighting, including the cone(s) of illumination to a measurement of 0.5-foot-candle.
<input 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 type="checkbox"/> N/A	<input type="checkbox"/>	7.5.13 The type and location of all solid waste disposal facilities and accompanying screening.



<input type="checkbox"/> N/A	<input type="checkbox"/>	7.5.14 Location of proposed on-site snow storage.
<input checked="" type="checkbox"/> X	<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"/> X	<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"/> X	<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
- 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
- 7.13 Yield Plan

**Letter of Authorization**

I, Kevin O'Leary, Sr. VP/CFO, Treasurer of Exeter Hospital, Inc., 5 Alumni Drive, Suite 205, Exeter, NH 03833, owner of property located in Exeter, NH, known as Tax Map 65, Lot 131-4, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property for the Oncology Building. The parcel is located on 5 Alumni Drive in Exeter, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

  
\_\_\_\_\_  
Witness

Kevin O'Leary,  
Sr. VP, CFO/Treasurer  
Exeter Hospital, Inc.

7/9/2020  
Date



Warranty Deed

1838 173

U.S. Rev. Stamps \$8.25

14575  
SEP 30 11 02 AM '66

I, MILDRED M. VROOM,  
of Exeter Rockingham County, State of  
New Hampshire, for consideration paid, grant to EXETER HOSPITAL,

of Exeter  
(Street) (Town or City)  
Rockingham County, State of  
New Hampshire, with WARRANTY covenants the following des-  
cribed premises: (Description and encumbrances, if any)

An undivided one-half interest in and unto a certain lot of land, with the buildings thereon, situated in the Town of Exeter, in the County of Rockingham, and the State of New Hampshire, on Auburn Street, and bounded and described as follows: On the North and west sides by land of Gilman Brothers, East by a proposed Street and South by the highway.

Also an undivided one-half interest in and unto a certain tract of land, situated in said Exeter, on Auburn Street, and bounded and described as follows: Commencing at a point on said Street, by land of Sargent; thence running Northerly by land of Sargent one hundred eighty-eight (188) feet to land of the Exeter Hospital; thence running Westerly along said Hospital land twenty (20) feet to an iron post driven in the ground; thence running Southeasterly by land of Charles A. Larrabee to said Auburn Street and point of beginning.

Being the same premises conveyed to Clifford H. Vroom and Mildred M. Vroom by Covenant to Stand Seized of Alvin M. Vroom, dated July 10, 1942, and recorded in Rockingham Records, Book 996, Page 459. The said Clifford H. Vroom died April 10, 1966.

This conveyance is subject to the 1966 real estate taxes assessed by the Town of Exeter which are to be paid by the grantee.

And I being unmarried ~~XXXXXXXXXXXXXXXXXXXX~~ release to said Grantee all rights of ~~XXXXXXXXXXXXXXXXXXXX~~ homestead and other interests therein.

WITNESS my hand and seal this 27th day of Sept., 1966.

Witness:

*John Wehins*

Mildred M. Vroom

STATE OF NEW HAMPSHIRE  
Rockingham, ss.

MILDRED M. VROOM

*Mildred M. Vroom*

Sept. 29, 1966

Personally appeared, being known to me (or satisfactorily proven) to be the person or persons who subscribed to the within instrument and acknowledged that the same was <sup>her</sup> voluntary act and deed and was executed for the purposes therein contained.

Before me,

U. S. Federal Revenue Stamps  
in sum of \$8.25  
affixed and cancelled on this  
instrument.

*John Wehins*

Justice of the Peace.

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

**RECEIVED**

JUL 14 2020

EXETER PLANNING OFFICE

June 25, 2020

Exeter Planning Board  
Attn. Langdon Plumer, Chair  
10 Front Street  
Exeter, NH 03833

**RE: Site Plan Review Application  
5 Alumni Drive, Exeter, NH  
Tax Map 65, Lot 131-4  
JBE Project No. 19139**

Dear Mr. Plumer

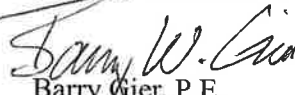
On behalf of our client and owner, Exeter Hospital, Inc., we respectfully submit a Site Plan Review Application for the Planning Board. The intent of this application is to construct a 6,417 S.F. Cancer Center at the existing Exeter Hospital Campus.

The following are included with this Site Plan Review Application:

1. Fee Check in the amount of \$865.00.
2. Completed Site Plan Review Application with Checklist.
3. Waiver Request.
4. Letter of Authorization.
5. Current Deed.
6. Abutters List with three (3) sets of mailing labels.
7. Tax Map.
8. Seven (7) Full Size Plan Sets.
9. Fifteen (15) Half Size Plan Sets.
10. Two (2) Drainage Reports.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**

  
Barry Gier, P.E.  
Vice President

cc: Colin Laverty, Exeter Hospital, Inc. (application & plans via email)



## SITE PLAN REVIEW APPLICATION CHECKLIST

A COMPLETED APPLICATION FOR SITE PLAN REVIEW MUST CONTAIN THE FOLLOWING

1. Application for Hearing ( x )
2. Abutter's List Keyed to Tax Map ( x )  
(including the name and business address of every engineer, architect,  
land surveyor, or soils scientist whose professional seal appears on any  
plan submitted to the Board)
3. Completed- " Checklist for Site Plan Review" ( x )
4. Letter of Explanation ( x )
5. Written Request for Waiver (s) from " Site Plan Review and Subdivision  
Regulations" (if applicable) ( x )
6. Completed "Preliminary Application to Connect and /or Discharge to Town  
of Exeter- Sewer, Water or Storm Water Drainage System(s)"( if applicable) ( x )
7. Planning Board Fees ( x )
8. Seven (7) full-sized copies of Site Plan ( x )
9. Fifteen (15) 11"x17" copies of the final plan to be submitted **TEN DAYS**  
**PRIOR** to the public hearing date. ( x )
10. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and  
all consultants. ( x )

**NOTES:** All required submittals must be presented to the Planning Department office for distribution to other Town departments. Any material submitted directly to other departments will not be considered.

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

June 16, 2020

Town of Exeter Planning Board  
Attn: Lang Plumer, Chairman  
10 Front Street  
Exeter, NH 03833

RECEIVED

JUL 14 2020

EXETER PLANNING OFFICE

**RE: Waiver Request Letter  
5 Alumni Drive, Exeter, NH  
Tax Map 65, Lot 131-4  
JBE Project No. 19139**

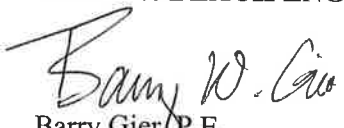
Dear Mr. Plumer:

We respectfully request waivers from the following sections featured in the Site Plan Review and Subdivision Regulations for the Town of Exeter, New Hampshire:

1. **Section 7.4.10, 7.5.4 and 7.7.5 – “High Intensity Soil Survey”** - These sections require high intensity soil survey map for the proposed construction site. The proposed construction site has been previously developed and therefore HISS mapping would serve to practical purpose, therefore, the applicant respectfully requests a waiver to these Sections.
2. **Sections 7.4.12 – “Surveyed Property Lines”** – This section required surveyed property lines with angles, bearings, and distances. The proposed construction is located approximately 200’ from the nearest property line. Depiction of the existing property line would require the plans to be depicted at a scale too great for the proposed construction. Therefore, the applicant respectfully requests a waiver to this requirement.
3. **Sections 12.1 – “Performance Guarantee”** - We respectfully request a waiver from Section 12.1 requiring a Performance Guarantee for the proposed construction. Exeter Hospital is a local known entity that will fulfill its obligations during construction of the proposed improvements.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very Truly Yours,  
**JONES & BEACH ENGINEERS, INC.**

  
Barry Gier, P.E.  
Vice President

**RECEIVED**

JUL 14 2020

**EXETER PLANNING OFFICE**

**ABUTTERS LIST (DIRECT)  
AS OF  
JUNE 12, 2020  
FOR  
EXETER HOSPITAL  
5 ALUMNI DRIVE, EXETER, NH  
JBE PROJECT No. 19139**

**OWNER OF RECORD/APPLICANT:**

TAX MAP 65/ LOT 131-4 – SUBJECT PROPERTY  
TAX MAP 65/ LOTS 128, 129, 130, 131, 131-1, 131-2 & 131-3 – ABUTTING  
PROPERTIES  
TAX MAP 71 / LOT 28, 47, 47-1, 48, 49, 53 & 54 – ABUTTING PROPERTIES  
EXETER HOSPITAL INC.  
EXETER HEALTH RESOURCES INC  
EXETER MED REAL INC  
5 ALUMNI DR SUITE 205  
EXETER, NH 03833  
BK 1838 / PG 0173 (09/30/66)  
BK 3958 / PG 0562 (02/22/03)  
BK 2390 / PG 0972  
BK 2894 / PG 0615 (10/09/91)  
BK 1838 / PG 0173 (09/30/66)  
BK 3709 / PG 0392 (01/15/02)  
BK 3463 / PG 1617 (03/29/00)  
BK 4697 / PG 1350 (08/21/06)

**ABUTTERS:**

65/116  
ARANOSIAN OIL CO  
557 NO STATE ST  
CONCORD, NH 03301  
1691/0034

65/117  
ISERNIA OF NEW HAMPSHIRE LLC  
LOCASCIO OF NEW HAMPSHIRE LLC  
166-11 14<sup>TH</sup> ROAD  
BEECHHURST, NY 11357  
4888/2934 (02/22/08)

65/123  
EXETER TOWN OF  
10 FRONT STREET  
EXETER, NH 03833

65/127  
65/127A  
R E L COMMONS LLC  
C/O WJP DEVELOPMENT LLC  
1 CATE ST STE 520  
PORTSMOUTH, NH 03801  
4446/2615 (03/04/05)

65/134  
ALUMNAE DRIVE LLC  
61 BRENTWOOD RD  
EXETER, NH 03833  
4530/0316 (08/11/05)

65/135  
DUNKIN DONUTS TAX DEPT  
130 ROYALL ST PC#301734  
PO BOX 9141  
CANTON, MA 02021  
2195/0850

65/136  
CHATHAM EXETER HAS LLC  
C/O CHATHAM LODGING TRUST  
222 LAKEVIEW AVE SUITE 200  
WEST PALM BEACH, FL 33401  
5470/0948 (08/07/13)

65/145  
LEEDBERG TROY  
26 HIGHLAND ST  
EXETER, NH 03833  
6025/2931 (08/13/19)

65/146  
SEACOAST MENTAL HEALTH CENTER  
RESOURCE GROUP INC  
1145 SAGAMORE AVE  
PORTSMOUTH, NH 03801  
3074/1703 (10/12/94)

65/147  
EXETER HOSPITAL INC  
5 ALUMNI DR  
EXETER, NH 03833  
6102/0393 (04/09/20)

65/148  
L&N COOPER FAMILY REV TR  
DUDLEY MARION (LIFE ESTATE)  
27 HIGHLAND ST  
EXETER, NH 03833  
6032/1243 (08/22/19)

65/164  
BOOTH JOHN R & JANICE S IRREV TRUST  
BOOTH JOHN R & JANICE S TRUSTEES  
28 PROSPECT ST  
EXETER, NH 03833  
5424/0536 (03/28/13)

65/165  
CLARK WILLIAM A  
1465 WOODBURY AVE #218  
PORTSMOUTH, NH 03801  
4713/1065 (08/07/06)

70/12  
ROCCO CELIA C REV TR  
ROCCO CELIA C TRUSTEE  
1 SLEEPY HOLLOW RD  
EXETER, NH 03833  
3705/2726 (01/08/02)

71/25  
COWAN BARBARA LIV TR  
COWAN BARBARA TRUSTEE  
2 MAGNOLIA LN  
EXETER, NH 03833  
3225/2408 (06/26/97)

71/26  
GREGORY THOMAS K  
CHIARELLA KAREN  
8 MAGNOLIA LN  
EXETER, NH 03833  
4643/2215 (04/17/06)

71/27  
BELLAVANCE ANNE MARGARET  
C/O BROWN ANNE MARGARET  
10 MAGNOLIA LN  
EXETER, NH 03833  
5055/0511 (10/01/09)

71/29  
A & M EDWARDS FAMILY REV TR  
EDWARDS ALBERT AND MARSHA TRUSTEES  
46 AUBURN ST  
EXETER, NH 03833  
4917/1122 (05/16/08)

71/41  
BELTISTA GROUP LLC  
20 PORTSMOUTH AVE #142  
STRATHAM, NH 03885

71/42  
ZAJANO EMILY A  
MURRAY JASON M  
82 HIGH ST  
EXETER, NH 03833  
5976/2323 (01/16/19)

71/43  
ADAMS TODD H  
ADAMS MAURA J  
86 HIGH ST  
EXETER, NH 03833  
5770/0571 (11/04/16)

71/44  
SCHWARZ BENJAMIN  
SCHWARZ CHRISTINA  
90 HIGH ST  
EXETER, NH 03833  
5733/2184 (07/15/16)

71/45  
ALLEN DAVID C  
ALLEN TERYN M  
92 HIGH ST  
EXETER, NH 03833  
3566/2181 (04/13/01)



71/46  
DAGOSTINO ANDREW  
4 BUZELL AVE  
EXETER, NH 03833  
4876/1697 (01/07/08)

71/50  
GILMAN GREGORY S  
GILMAN JULIE DUPRE  
96 HIGH ST  
EXETER, NH 03833  
3808/0552 (07/24/02)

71/51-1, 51-2 & 51-3  
AVVACATO LLC  
100 HIGH ST  
EXETER, NH 03833  
5134/0471 (08/12/10)

71/51-4  
TLP HOLDINGS LLC  
377 BRACKETT RD  
RYE, NH 03870  
5026/1836 (06/26/09)

71/52  
BIGOS ROBERT W  
93 WALKER LANE  
FREMONT, NH 03044  
3126/0200

71/55  
BECKER DAVID J  
JONES RACHAEL M  
116 HIGH ST  
EXETER, NH 03833

71/56  
COWAN JANICE P REVOCABLE TRUST  
COWAN JANICE P TRUSTEE  
118 HIGH ST  
EXETER, NH 03833  
5818/0490 (05/19/17)

71/58  
GAUTHIER ROGER E  
GAUTHIER BARBARA J  
2 ROCKY HILL  
EXETER, NH 03833  
3810/2142 (07/31/02)

71/67  
ROCCO ASSET REALTY TRUST  
ROCCO ANDREW M TRUSTEE  
3 SLEEPY HOLLOW LN  
EXETER, NH 03833  
5167/0049 (11/03/10)

71/91  
SMITH PETER A REV LIVING TR  
SMITH PETER A TRUSTEE  
121 HIGH ST  
EXETER, NH 03833  
4519/2464 (07/20/05)

71/92  
MEYERS AND SHIN REV TRUST  
MEYERS MARTIN P & SHIN SUJEONG TTEES  
113 HIGH ST  
EXETER, NH 03833

71/93  
CAMPBELL ANNE M REV TR  
CAMPBELL ANEE M TRUSTEE  
111 HIGH ST  
EXETER, NH 03833  
4745/0264 (12/12/06)

71/94  
WENGER GREGORY JOSEPH  
WENGER LISA BASSETT  
101 HIGH ST  
EXETER, NH 03833  
5965/2109 (12/03/18)

71/95  
95 HIGH STREET INVEST TRUST  
27 GARLAND ST  
EXETER, NH 03833  
3077/1925

**ENGINEERS/SURVEYORS:**

JONES & BEACH ENGINEERS, INC.  
ATTN: BARRY GIER, P.E.  
PO BOX 219  
STRATHAM, NH 03885

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](http://www.exeternh.gov)

---

**Date:** November 24, 2020  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** Chinburg Development, LLC PB Case #20-18

The applicant, Chinburg Development, LLC is seeking an amendment to a previously approved subdivision known as "Bramble Meadow" which is located off of Brentwood Road and Spruce Street. The proposed amendment is specific to the development of Lot #5 of this subdivision. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #63-93. Case #20-18.

As the Board may remember, the Board approved a five lot subdivision for the subject property and the decision letter is enclosed for your review. As you also may remember, an abutter has had water issues on his property adjacent to the subject parcel. After a thorough review of the potential drainage, the Planning Board approved a plan showing the final grades and any change to those grades would require further review and approval from the Town. The current owner is seeking to modify the final grades as shown on the revised plans.

The revision also includes the filling of a wetland on the lot. There is no regulated wetland buffer associated with this wetland as the Town excludes man-made drainage features from our wetland buffer regulations but it still requires State review. The Conservation Commission did review the proposed State permit to fill in the wetland and took no objection but did recommend that the constructed swale and other drainage be properly designed. Their memorandum is enclosed for your review. Staff is currently reviewing the proposal and DPW may request UEI review. I will update the Board on the status of our review at the meeting.

### **Planning Board Motion:**

**Plan Amendment Motion:** I move that the request of Chinburg Development, LLC (PB Case #20-18) for a plan amendment regarding new grading on Lot 5 be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



## TOWN OF EXETER, NEW HAMPSHIRE

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

[www.town.exeter.nh.us](http://www.town.exeter.nh.us)

**TO:** Eben Lewis  
NH DES Wetlands Bureau  
Pease Field Office  
222 International Dr., Suite 175  
Portsmouth, NH 03801

**RE:** Review of Wetland Fill Application for 569SF Wetland Fill for a Single Family Home on Brentwood Rd

Project Location: Brentwood Road, Exeter, NH  
Map/Lot: Map 63, Lots 93-  
NHDES File No: Unknown  
CC Review Date: Meeting 11/10/20

The Exeter Conservation Commission reviewed the proposed project and associated application materials at their monthly meeting as noted above. During the November 10<sup>th</sup> meeting, the commission voted unanimously to the following:

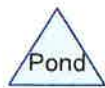
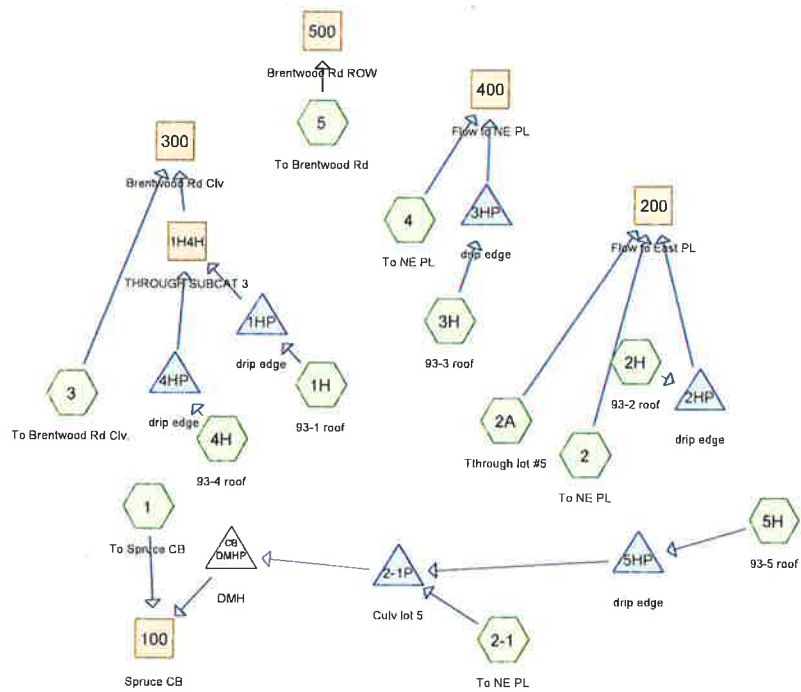
- They have reviewed the application and recommend the wetland application **be approved with the following condition:** That the constructed swale and other drainage features for this lot be properly designed to capture all the water coming off the property so that abutters will not be affected by runoff.

A handwritten signature in cursive script, appearing to read "Andrew Koff".

---

Andrew Koff  
Chair, Exeter Conservation Commission

cc: Jim Gove, GES Inc.  
Exeter Planning Board



**Routing Diagram for PROPOSED lot 5 rev 11-20**  
 Prepared by {enter your company name here}, Printed 11/12/2020  
 HydroCAD® 10.00-25 s/n 01754 © 2019 HydroCAD Software Solutions LLC

**PROPOSED lot 5 rev 11-20**

Prepared by {enter your company name here}

HydroCAD® 10.00-25 s/n 01754 © 2019 HydroCAD Software Solutions LLC

Spruce St., Exeter  
Type III 24-hr 50-Yr. Rainfall=8.60"

Printed 11/12/2020

Page 2

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points x 3  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment 1: To Spruce CB** Runoff Area=13,008 sf 34.54% Impervious Runoff Depth=5.83"  
Flow Length=164' Tc=13.7 min CN=77 Runoff=1.59 cfs 0.145 af

**Subcatchment 1H: 93-1 roof** Runoff Area=5,006 sf 50.62% Impervious Runoff Depth=6.91"  
Tc=6.0 min CN=86 Runoff=0.89 cfs 0.066 af

**Subcatchment 2: To NE PL** Runoff Area=42,770 sf 4.09% Impervious Runoff Depth=4.74"  
Flow Length=427' Tc=22.1 min CN=68 Runoff=3.54 cfs 0.388 af

**Subcatchment 2-1: To NE PL** Runoff Area=19,891 sf 8.23% Impervious Runoff Depth=5.59"  
Flow Length=124' Tc=9.4 min CN=75 Runoff=2.65 cfs 0.213 af

**Subcatchment 2A: Tthrough lot #5** Runoff Area=10,521 sf 0.00% Impervious Runoff Depth=5.22"  
Flow Length=172' Tc=12.1 min CN=72 Runoff=1.21 cfs 0.105 af

**Subcatchment 2H: 93-2 roof** Runoff Area=4,423 sf 54.15% Impervious Runoff Depth=6.31"  
Tc=6.0 min CN=81 Runoff=0.73 cfs 0.053 af

**Subcatchment 3: To Brentwood Rd Clv.** Runoff Area=108,817 sf 3.61% Impervious Runoff Depth=5.10"  
Flow Length=584' Tc=20.5 min CN=71 Runoff=9.99 cfs 1.063 af

**Subcatchment 3H: 93-3 roof** Runoff Area=3,410 sf 49.27% Impervious Runoff Depth=6.07"  
Tc=6.0 min CN=79 Runoff=0.55 cfs 0.040 af

**Subcatchment 4: To NE PL** Runoff Area=5,796 sf 0.00% Impervious Runoff Depth=3.44"  
Flow Length=111' Tc=6.9 min CN=57 Runoff=0.51 cfs 0.038 af

**Subcatchment 4H: 93-4 roof** Runoff Area=2,958 sf 56.80% Impervious Runoff Depth=6.43"  
Tc=6.0 min CN=82 Runoff=0.50 cfs 0.036 af

**Subcatchment 5: To Brentwood Rd** Runoff Area=7,803 sf 44.41% Impervious Runoff Depth=5.83"  
Flow Length=166' Slope=0.0250 '/' Tc=8.7 min CN=77 Runoff=1.10 cfs 0.087 af

**Subcatchment 5H: 93-5 roof** Runoff Area=2,981 sf 100.00% Impervious Runoff Depth=8.36"  
Tc=6.0 min CN=98 Runoff=0.58 cfs 0.048 af

**Reach 1H4H: THROUGH SUBCAT 3** Avg. Flow Depth=0.06' Max Vel=0.25 fps Inflow=0.52 cfs 0.014 af  
n=0.080 L=468.0' S=0.0117 '/' Capacity=45.98 cfs Outflow=0.12 cfs 0.014 af

**Reach 100: Spruce CB** Inflow=4.04 cfs 0.358 af  
Outflow=4.04 cfs 0.358 af

**Reach 200: Flow to East PL** Inflow=4.71 cfs 0.503 af  
Outflow=4.71 cfs 0.503 af

**Reach 300: Brentwood Rd Clv** Inflow=10.02 cfs 1.076 af  
Outflow=10.02 cfs 1.076 af



**PROPOSED lot 5 rev 11-20**

Prepared by {enter your company name here}

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Spruce St., Exeter  
Type III 24-hr 50-Yr. Rainfall=8.60"

Printed 11/12/2020

Page 3

**Reach 400: Flow to NE PL**

Inflow=0.61 cfs 0.044 af  
Outflow=0.61 cfs 0.044 af

**Reach 500: Brentwood Rd ROW**

Inflow=1.10 cfs 0.087 af  
Outflow=1.10 cfs 0.087 af

**Pond 1HP: drip edge**

Peak Elev=72.52' Storage=1,020 cf Inflow=0.89 cfs 0.066 af  
Discarded=0.03 cfs 0.052 af Primary=0.52 cfs 0.014 af Outflow=0.55 cfs 0.066 af

**Pond 2-1P: Culv lot 5**

Peak Elev=68.61' Storage=210 cf Inflow=2.65 cfs 0.213 af  
12.0" Round Culvert n=0.013 L=145.0' S=0.0070 '/ Outflow=2.47 cfs 0.213 af

**Pond 2HP: drip edge**

Peak Elev=71.97' Storage=553 cf Inflow=0.73 cfs 0.053 af  
Discarded=0.05 cfs 0.043 af Primary=0.60 cfs 0.010 af Outflow=0.65 cfs 0.053 af

**Pond 3HP: drip edge**

Peak Elev=70.99' Storage=418 cf Inflow=0.55 cfs 0.040 af  
Discarded=0.05 cfs 0.034 af Primary=0.25 cfs 0.006 af Outflow=0.30 cfs 0.040 af

**Pond 4HP: drip edge**

Peak Elev=71.33' Storage=425 cf Inflow=0.50 cfs 0.036 af  
Discarded=0.09 cfs 0.036 af Primary=0.00 cfs 0.000 af Outflow=0.09 cfs 0.036 af

**Pond 5HP: drip edge**

Peak Elev=73.88' Storage=1,054 cf Inflow=0.58 cfs 0.048 af  
Discarded=0.02 cfs 0.048 af Primary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.048 af

**Pond DMHP: DMH**

Peak Elev=67.63' Inflow=2.47 cfs 0.213 af  
12.0" Round Culvert n=0.013 L=70.0' S=0.0050 '/ Outflow=2.47 cfs 0.213 af

**Total Runoff Area = 5.220 ac Runoff Volume = 2.282 af Average Runoff Depth = 5.25"**  
**88.33% Pervious = 4.611 ac 11.67% Impervious = 0.609 ac**

**PROPOSED lot 5 rev 11-20**

Prepared by {enter your company name here}

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Spruce St., Exeter  
Type III 24-hr Custom Rainfall=7.01"

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Page 4

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points x 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

<b>Subcatchment 1: To Spruce CB</b>	Runoff Area=13,008 sf 34.54% Impervious Runoff Depth=4.37" Flow Length=164' Tc=13.7 min CN=77 Runoff=1.20 cfs 0.109 af
<b>Subcatchment 1H: 93-1 roof</b>	Runoff Area=5,006 sf 50.62% Impervious Runoff Depth=5.38" Tc=6.0 min CN=86 Runoff=0.70 cfs 0.051 af
<b>Subcatchment 2: To NE PL</b>	Runoff Area=42,770 sf 4.09% Impervious Runoff Depth=3.42" Flow Length=427' Tc=22.1 min CN=68 Runoff=2.53 cfs 0.280 af
<b>Subcatchment 2-1: To NE PL</b>	Runoff Area=19,891 sf 8.23% Impervious Runoff Depth=4.16" Flow Length=124' Tc=9.4 min CN=75 Runoff=1.98 cfs 0.158 af
<b>Subcatchment 2A: Tthrough lot #5</b>	Runoff Area=10,521 sf 0.00% Impervious Runoff Depth=3.84" Flow Length=172' Tc=12.1 min CN=72 Runoff=0.89 cfs 0.077 af
<b>Subcatchment 2H: 93-2 roof</b>	Runoff Area=4,423 sf 54.15% Impervious Runoff Depth=4.81" Tc=6.0 min CN=81 Runoff=0.57 cfs 0.041 af
<b>Subcatchment 3: To Brentwood Rd Clv.</b>	Runoff Area=108,817 sf 3.61% Impervious Runoff Depth=3.73" Flow Length=584' Tc=20.5 min CN=71 Runoff=7.29 cfs 0.777 af
<b>Subcatchment 3H: 93-3 roof</b>	Runoff Area=3,410 sf 49.27% Impervious Runoff Depth=4.59" Tc=6.0 min CN=79 Runoff=0.42 cfs 0.030 af
<b>Subcatchment 4: To NE PL</b>	Runoff Area=5,796 sf 0.00% Impervious Runoff Depth=2.32" Flow Length=111' Tc=6.9 min CN=57 Runoff=0.33 cfs 0.026 af
<b>Subcatchment 4H: 93-4 roof</b>	Runoff Area=2,958 sf 56.80% Impervious Runoff Depth=4.93" Tc=6.0 min CN=82 Runoff=0.39 cfs 0.028 af
<b>Subcatchment 5: To Brentwood Rd</b>	Runoff Area=7,803 sf 44.41% Impervious Runoff Depth=4.37" Flow Length=166' Slope=0.0250 '/' Tc=8.7 min CN=77 Runoff=0.83 cfs 0.065 af
<b>Subcatchment 5H: 93-5 roof</b>	Runoff Area=2,981 sf 100.00% Impervious Runoff Depth=6.77" Tc=6.0 min CN=98 Runoff=0.47 cfs 0.039 af
<b>Reach 1H4H: THROUGH SUBCAT 3</b>	Avg. Flow Depth=0.03' Max Vel=0.14 fps Inflow=0.06 cfs 0.003 af n=0.080 L=468.0' S=0.0117 '/' Capacity=45.98 cfs Outflow=0.02 cfs 0.003 af
<b>Reach 100: Spruce CB</b>	Inflow=3.09 cfs 0.267 af Outflow=3.09 cfs 0.267 af
<b>Reach 200: Flow to East PL</b>	Inflow=3.32 cfs 0.360 af Outflow=3.32 cfs 0.360 af
<b>Reach 300: Brentwood Rd Clv</b>	Inflow=7.29 cfs 0.780 af Outflow=7.29 cfs 0.780 af

**PROPOSED lot 5 rev 11-20**

Prepared by {enter your company name here}

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Spruce St., Exeter  
Type III 24-hr Custom Rainfall=7.01"

Printed 11/12/2020

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**Reach 400: Flow to NE PL**

Inflow=0.33 cfs 0.027 af  
Outflow=0.33 cfs 0.027 af

**Reach 500: Brentwood Rd ROW**

Inflow=0.83 cfs 0.065 af  
Outflow=0.83 cfs 0.065 af

**Pond 1HP: drip edge**

Peak Elev=72.51' Storage=1,020 cf Inflow=0.70 cfs 0.051 af  
Discarded=0.03 cfs 0.048 af Primary=0.06 cfs 0.003 af Outflow=0.09 cfs 0.051 af

**Pond 2-1P: Culv lot 5**

Peak Elev=68.38' Storage=122 cf Inflow=1.98 cfs 0.158 af  
12.0" Round Culvert n=0.013 L=145.0' S=0.0070 '/' Outflow=1.91 cfs 0.158 af

**Pond 2HP: drip edge**

Peak Elev=71.96' Storage=550 cf Inflow=0.57 cfs 0.041 af  
Discarded=0.05 cfs 0.038 af Primary=0.20 cfs 0.003 af Outflow=0.24 cfs 0.041 af

**Pond 3HP: drip edge**

Peak Elev=70.93' Storage=402 cf Inflow=0.42 cfs 0.030 af  
Discarded=0.05 cfs 0.029 af Primary=0.08 cfs 0.001 af Outflow=0.12 cfs 0.030 af

**Pond 4HP: drip edge**

Peak Elev=71.03' Storage=272 cf Inflow=0.39 cfs 0.028 af  
Discarded=0.09 cfs 0.028 af Primary=0.00 cfs 0.000 af Outflow=0.09 cfs 0.028 af

**Pond 5HP: drip edge**

Peak Elev=73.13' Storage=780 cf Inflow=0.47 cfs 0.039 af  
Discarded=0.02 cfs 0.039 af Primary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.039 af

**Pond DMHP: DMH**

Peak Elev=67.39' Inflow=1.91 cfs 0.158 af  
12.0" Round Culvert n=0.013 L=70.0' S=0.0050 '/' Outflow=1.91 cfs 0.158 af

**Total Runoff Area = 5.220 ac Runoff Volume = 1.681 af Average Runoff Depth = 3.86"  
88.33% Pervious = 4.611 ac 11.67% Impervious = 0.609 ac**

**PROPOSED lot 5 rev 11-20**

Prepared by {enter your company name here}

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Spruce St., Exeter  
Type III 24-hr wqv Rainfall=1.00"

Printed 11/12/2020

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Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points x 3  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

<b>Subcatchment 1: To Spruce CB</b>	Runoff Area=13,008 sf 34.54% Impervious Runoff Depth=0.05" Flow Length=164' Tc=13.7 min CN=77 Runoff=0.00 cfs 0.001 af
<b>Subcatchment 1H: 93-1 roof</b>	Runoff Area=5,006 sf 50.62% Impervious Runoff Depth=0.20" Tc=6.0 min CN=86 Runoff=0.02 cfs 0.002 af
<b>Subcatchment 2: To NE PL</b>	Runoff Area=42,770 sf 4.09% Impervious Runoff Depth=0.00" Flow Length=427' Tc=22.1 min CN=68 Runoff=0.00 cfs 0.000 af
<b>Subcatchment 2-1: To NE PL</b>	Runoff Area=19,891 sf 8.23% Impervious Runoff Depth=0.03" Flow Length=124' Tc=9.4 min CN=75 Runoff=0.00 cfs 0.001 af
<b>Subcatchment 2A: Tthrough lot #5</b>	Runoff Area=10,521 sf 0.00% Impervious Runoff Depth=0.01" Flow Length=172' Tc=12.1 min CN=72 Runoff=0.00 cfs 0.000 af
<b>Subcatchment 2H: 93-2 roof</b>	Runoff Area=4,423 sf 54.15% Impervious Runoff Depth=0.10" Tc=6.0 min CN=81 Runoff=0.00 cfs 0.001 af
<b>Subcatchment 3: To Brentwood Rd Clv.</b>	Runoff Area=108,817 sf 3.61% Impervious Runoff Depth=0.01" Flow Length=584' Tc=20.5 min CN=71 Runoff=0.00 cfs 0.002 af
<b>Subcatchment 3H: 93-3 roof</b>	Runoff Area=3,410 sf 49.27% Impervious Runoff Depth=0.07" Tc=6.0 min CN=79 Runoff=0.00 cfs 0.000 af
<b>Subcatchment 4: To NE PL</b>	Runoff Area=5,796 sf 0.00% Impervious Runoff Depth=0.00" Flow Length=111' Tc=6.9 min CN=57 Runoff=0.00 cfs 0.000 af
<b>Subcatchment 4H: 93-4 roof</b>	Runoff Area=2,958 sf 56.80% Impervious Runoff Depth=0.11" Tc=6.0 min CN=82 Runoff=0.00 cfs 0.001 af
<b>Subcatchment 5: To Brentwood Rd</b>	Runoff Area=7,803 sf 44.41% Impervious Runoff Depth=0.05" Flow Length=166' Slope=0.0250 '/' Tc=8.7 min CN=77 Runoff=0.00 cfs 0.001 af
<b>Subcatchment 5H: 93-5 roof</b>	Runoff Area=2,981 sf 100.00% Impervious Runoff Depth=0.79" Tc=6.0 min CN=98 Runoff=0.06 cfs 0.005 af
<b>Reach 1H4H: THROUGH SUBCAT 3</b>	Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af n=0.080 L=468.0' S=0.0117 '/' Capacity=45.98 cfs Outflow=0.00 cfs 0.000 af
<b>Reach 100: Spruce CB</b>	Inflow=0.00 cfs 0.002 af Outflow=0.00 cfs 0.002 af
<b>Reach 200: Flow to East PL</b>	Inflow=0.00 cfs 0.000 af Outflow=0.00 cfs 0.000 af
<b>Reach 300: Brentwood Rd Clv</b>	Inflow=0.00 cfs 0.002 af Outflow=0.00 cfs 0.002 af

**PROPOSED lot 5 rev 11-20**

Prepared by {enter your company name here}

HydroCAD® 10.00-25 s/n 01754 © 2019 HydroCAD Software Solutions LLC

Spruce St., Exeter  
Type III 24-hr wqv Rainfall=1.00"

Printed 11/12/2020

Page 7

**Reach 400: Flow to NE PL**

Inflow=0.00 cfs 0.000 af  
Outflow=0.00 cfs 0.000 af

**Reach 500: Brentwood Rd ROW**

Inflow=0.00 cfs 0.001 af  
Outflow=0.00 cfs 0.001 af

**Pond 1HP: drip edge**

Peak Elev=70.51' Storage=3 cf Inflow=0.02 cfs 0.002 af  
Discarded=0.02 cfs 0.002 af Primary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.002 af

**Pond 2-1P: Culv lot 5**

Peak Elev=67.53' Storage=0 cf Inflow=0.00 cfs 0.001 af  
12.0" Round Culvert n=0.013 L=145.0' S=0.0070 '/' Outflow=0.00 cfs 0.001 af

**Pond 2HP: drip edge**

Peak Elev=70.00' Storage=0 cf Inflow=0.00 cfs 0.001 af  
Discarded=0.00 cfs 0.001 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.001 af

**Pond 3HP: drip edge**

Peak Elev=69.50' Storage=0 cf Inflow=0.00 cfs 0.000 af  
Discarded=0.00 cfs 0.000 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.000 af

**Pond 4HP: drip edge**

Peak Elev=70.50' Storage=0 cf Inflow=0.00 cfs 0.001 af  
Discarded=0.00 cfs 0.001 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.001 af

**Pond 5HP: drip edge**

Peak Elev=71.08' Storage=30 cf Inflow=0.06 cfs 0.005 af  
Discarded=0.02 cfs 0.005 af Primary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.005 af

**Pond DMHP: DMH**

Peak Elev=66.48' Inflow=0.00 cfs 0.001 af  
12.0" Round Culvert n=0.013 L=70.0' S=0.0050 '/' Outflow=0.00 cfs 0.001 af

**Total Runoff Area = 5.220 ac Runoff Volume = 0.013 af Average Runoff Depth = 0.03"  
88.33% Pervious = 4.611 ac 11.67% Impervious = 0.609 ac**





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NOV 2 2020

EXETER PLANNING OFFICE

# TOWN OF EXETER, NH APPLICATION FOR SUBDIVISION

### OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

( ) OPEN SPACE DEVELOPMENT

(X) STANDARD SUBDIVISION (Amendment)

( ) NUMBER OF LOTS 5

#20-18	APPLICATION
11/2/20	DATE RECEIVED
\$ 125.00	APPLICATION FEE
—	PLAN REVIEW FEE
250.00	ABUTTER FEE
—	LEGAL NOTICE FEE
—	INSPECTION FEE
\$ 375.00	TOTAL FEES
—	AMOUNT REFUNDED

pd. 11/2/20 ✓ #9046

1. NAME OF LEGAL OWNER OF RECORD: CHINBURG DEVELOPMENT, LLC

ADDRESS: 3 PENSTOCK WAY NEWMARKET, NH 03857

TELEPHONE: 603 868-5995

2. NAME OF APPLICANT: SAME AS OWNER

ADDRESS: \_\_\_\_\_

TELEPHONE: ( ) \_\_\_\_\_

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

N/A

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

4. DESCRIPTION OF PROPERTY:

ADDRESS: Partially constructed 5-lot subdivision off Brentwood Road & Spruce Street

TAX MAP: 63 PARCEL #: 93 ZONING DISTRICT: R2

AREA OF ENTIRE TRACT: 4.96 AC PORTION BEING DEVELOPED: 4.96 AC



5. **EXPLANATION OF PROPOSAL:** \_\_\_\_\_

To amend the house size to a larger structure & modify grading around the house and swale on lot #5, but maintaining the approved drainage flow path and consistency with the approved drainage analysis.

6. **ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO)** YES  
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.

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

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. Letters of Authorization	3
B. Full Plan Sets	7 (15 - 11x17's)
C. Letter of Explanation	1
D. Abutter list and labels	1 (3-sets of labels)
E.	
F.	

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

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

**NAME:** Beals Associates, PLLC  
**ADDRESS:** 70 Portsmouth Ave, 3rd Flr, Stratham, NH 03885  
**PROFESSION:** Civil Engineering **TELEPHONE** (603) 583-4860

10. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:** \_\_\_\_\_

A simple regrading and swale relocation for lot #5 due to a larger house size proposed which will require/include filling the man-made wetland on that lot. Water, sewer and underground utilities are currently installed and stubbed to the parcel.





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

(Please check with the Planning Department Office to verify) (YES/NO) YES

IF YES, LIST BELOW AND NOTE ON PLAN.

On October 17, 2019, the Exeter ZBA voted to grant a variance from Article 4.3 Schedule II to permit the proposed 5-lot subdivision, with 4-lots having less than the required minimum frontage and lot width.

**12. 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).

NO

**13. 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 TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATION" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15 OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 11-2-20 APPLICANT'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 EITHER 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.



## **SUBDIVISION 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 (16-inches diameter (caliber) or greater measured 12-inches above ground), 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 stonewalls. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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."</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.13. The lines of existing abutting streets and driveway locations within 200-feet of the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.14. The location, elevation, and layout of existing catch basins and other surface drainage features.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.16. The size and location of all existing public and private utilities, including off-site utilities to which connection is planned.</p>
<input type="checkbox"/> N/A	<input type="checkbox"/>	<p>7.4.17. The location of all existing easements, rights-of-way, and other encumbrances.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.19. All other features which would fully explain the existing conditions of the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.20. Name of the site plan or subdivision.</p>



**7.6. Subdivision Layout Plan (Pertains to Subdivisions Only)**

The purpose of this plan is to illustrate the layout of the subdivision lots, rights-of-way, easements, and other uses of land within the subdivision. It shall be prepared on reproducible mylar and be suitable for filing with the Rockingham County Registry of Deeds. The plan shall depict the following:

APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.1 Names, addresses, and telephone numbers of: the owner, applicant, and person(s) or firm(s) preparing the plan (including engineer, architect, or land surveyor).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.2 Name of the subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.3 Location of the land/site together with the names and address of all owners of record of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.4 Title, date, north arrow, scale, and Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.5 Tax map reference for land/site under consideration with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.6 Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.7 The location and dimensions of all boundary lines of the property to be expressed in feet and decimals of a foot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.8 The location and width of all existing and proposed streets, street rights-of-way, sidewalks, easements, alleys, and other public ways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.9 The locations, dimensions, and areas of all proposed lots.
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.6.10 The location of all test pits and the 4,000-square-foot septic reserve areas for each newly created lot, if applicable.
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.6.11 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"/>	7.6.12 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"/>	<input type="checkbox"/>	7.6.13 All floodplain information, including 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"/>	<input type="checkbox"/>	7.6.14 Sufficient data acceptable to the Board to determine the location, bearing, and length of all lines; sufficient data to be



		able to reproduce such lines upon the ground; and the location of all proposed monuments.
N/A	<input type="checkbox"/>	7.6.15 The location and dimensions of all property proposed to be set aside for green space, parks, playgrounds, or other public or private reservations. The plan shall describe the purpose of the dedications or reservations, and the accompanying conditions thereof (if any).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.16 A notation shall be included which explains the intended purpose of the subdivision. Indication and location of all parcels of land proposed to be dedicated to public use and the conditions of such dedications, and a copy of such private deed restriction as are intended to cover part or all of the tract.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.17 Newly created lots shall be consecutively numbered or lettered in alphabetical order. Street address numbers shall be assigned in accordance with Section 9.17 Streets of these regulations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.18 The following notations shall also be shown: <ul style="list-style-type: none"> <li>• Explanation of proposed drainage easements,</li> <li>• Explanation of proposed utility easement,</li> <li>• Explanation of proposed site easement,</li> <li>• Explanation of proposed reservations</li> <li>• Signature block for Board approval</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.19 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.

### OTHER REQUIRED PLANS (See Section indicated)

- 7.7 Construction plan
- 7.8 Utilities plan
- 7.9 Grading, drainage and erosion & sediment control plan
- N/A 7.10 Landscape plan
- 7.11 Drainage Improvements and Storm Water Management Plan
- N/A 7.12 Natural Resources Plan
- N/A 7.13 Yield Plan



SUBDIVISION APPLICATION  
CHECKLIST

A COMPLETED APPLICATION FOR SUBDIVISION MUST CONTAIN THE FOLLOWING:

1. Application for Hearing ✓
2. Abutter's List Keyed to the Tax Map  
(including the name and business address of every engineer,  
architect, land surveyor, or soil scientist whose professional  
seal appears on any plan submitted to the Board) ✓
3. Checklist for Subdivision plan requirements ✓
4. Letter of Explanation ✓
5. Written Request and justification for Waiver(s) from Site Plan Review  
and Subdivision Regulations" (if applicable) (N/A)
6. Application to Connect and/or Discharge to Town of Exeter Sewer, Water  
or Storm Water Drainage System(s) (if applicable) ✓
7. Planning Board Fees ✓
8. Seven (7) full-size copies of Subdivision Plan ✓
9. Fifteen (15) 11"x 17" copies of the final plan to be submitted **TEN DAYS**  
**PRIOR** to the public hearing date. ✓
10. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and  
all consultants. ✓

**NOTES:** All required submittals must be presented to the Planning Department Office for distribution to other Town departments. Any material submitted directly to other Departments will not be considered.

**BEALS · ASSOCIATES** PLLC

70 Portsmouth Avenue  
Stratham, New Hampshire  
0388  
603 – 583 - 4860  
Fax: 583 - 4863

October 2, 2020

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

RE: Letter of Intent  
Chinburg Development, LLC  
Amendment to Approved 5-Lot residential subdivision & LLA  
Tax Map 0063 Lot #: 0093

Dear Members of the Board:

The applicant is proposing to amend the house size to a larger structure & modify grading around the house and swale on lot #5, but maintaining the approved drainage flow path and consistency with the approved drainage analysis. The lot is served by underground utilities and municipal water & sewer services. Drainage will be mitigated by the approved bioretention dry swales on either side of the driveway pavement, and stone drip edges under the house eaves.

Thank you for your consideration.

Very truly yours,  
BEALS ASSOCIATES, PLLC

*Christian O. Smith*

Christian O. Smith P.E.  
Principal

**RECEIVED**

NOV - 2 2020

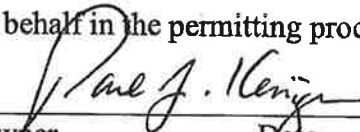
EXETER PLANNING OFFICE

**LETTER OF AUTHORIZATION**

I, Paul Kerrigan of Chinburg Development, LLC, owners of property shown as Tax Map 63, Lot 88 in Exeter, NH, do hereby authorize Beals Associates, PLLC, 70 Portsmouth Avenue, Stratham, NH, to act on my behalf in all matters to be discussed at the Exeter Planning Board hearings, other Land Use Board approval hearings, or State Permitting Agencies concerning the property previously mentioned.

I hereby appoint Beals Associates, PLLC to act on my behalf in the permitting process.

  
\_\_\_\_\_  
Witness

 Paul J. Kerrigan 11.2.20  
\_\_\_\_\_  
Owner Date



**ABUTTERS LIST  
FOR  
NH- 1213.01 CHINBURG DEVELOPMENT, LLC – EXETER, NH  
DATE October 29, 2020**

**SUBJECT PARCEL**

**TAX MAP/LOT**  
063-093

**OWNER OF RECORD**  
CHINBURG DEVELOPMENT, LLC  
3 PENSTOCK WAY  
NEWMARKET, NH 03857

**ABUTTERS**

**TAX MAP/LOT**  
063-095

**OWNER OF RECORD**  
LISA REYNOLDS REV. TRUST OF 2015  
LISA REYNOLDS  
6 BRENTWOOD RD.  
EXETER, NH 03833

063-094

KATIE MARIE LAMONTAGNE  
4 BRENTWOOD RD.  
EXETER, NH 03833

063-092

JAMES & ALEXANDRA ALLEN  
2A BRENTWOOD RD.  
EXETER, NH 03833

063-091

FRANK SHERIDAN  
2 BRENTWOOD RD.  
EXETER, NH 03833

063-090

JENNIFER HAGGETT  
68 COLUMBUS AVE.  
EXETER, NH 03833

063-089

ANDREA PUDDU & SHEENA SIMPSON  
66 COLUMBUS AVE.  
EXETER, NH 03833

063-088

CHRISTINE FRANK  
64 COLUMBUS AVE.  
EXETER, NH 03833

063-087

ELIZABETH CANADA & AMALI COWAN  
58 COLUMBUS AVE.  
EXETER, NH 03833

**ABUTTERS LIST  
FOR  
NH- 1213.01 CHINBURG DEVELOPMENT, LLC – EXETER, NH  
DATE October 29, 2020**

063-086	HUMMEL DIXIE LIVINGSTON TRUST 1997 DANIEL HUMMEL 54 COLUMBUS AVE. EXETER, NH 03833
063-083	PEDRO PEREZ-ANDREU & ELLEN GLASSNER 20 MAIN ST. EXETER, NH 03833
063-082	DAVID & NICOLE HASKELL 21 SPRUCE ST. EXETER, NH 03833
063-081	JONATHAN & ALYSA FRANCK 23 SPRUCE ST. EXETER, NH 03833
063-079	JEFFREY HOLT 87 OAK HILL RD. CONCORD, NH 03301
063-098	REINA & STANLEY ELLIS 1 BRENTWOOD RD. EXETER, NH 03833
063-097	IOIA FAMILY REV. TRUST ANTHONY & JEAN IOIA 3 BRENTWOOD RD. EXETER, NH 03833
063-096	MARY & JODY UNDERWOOD 3A BRENTWOOD RD. EXETER, NH 03833
062-111	PATRICIA WASHBURNE REV. TRUST PATRICIA WASHBURNE TRUSTEE PO BOX 38 MIDDLETON, NH 03887
062-001	PATRICK & SONYA ROBICHEAU 12 BRENTWOOD RD. EXETER, NH 03833
062-006	DAVID MAKOS 89 WASHINGTON ST. EXETER, NH 03833
062-009	BRUCE WHITE 126 LINDEN ST. EXETER, NH 03833

**ABUTTERS LIST  
FOR  
NH- 1213.01 CHINBURG DEVELOPMENT, LLC – EXETER, NH  
DATE October 29, 2020**

062-005 DONALD MORAN  
PO BOX 273  
EXETER, NH 03833

062-003 JEFFREY M. ZIMMERMAN  
18 MUNSEY DR.  
HAMPTON NH 03842

062-010 JAMES & VIRGINIA CHRISTENSON  
57 WASHINGTON ST.  
EXETER, NH 03833

**PROFESSIONALS**

ENGINEERING FIRM

BEALS ASSOCIATES, PLLC.  
70 PORTSMOUTH AVE. 3<sup>RD</sup> FLOOR  
STRATHAM, NH 03885

SOIL SCIENTIST

GOVE ENVIRONMENTAL  
8 CONTINENTAL DR. BLDG. 2 UNIT H  
EXETER, NH 03833

DEVELOPER

CHINBURG DEVELOPMENT, LLC  
ATTN: PAUL KERRIGAN  
3 PENSTOCK WAY  
NEWMARKET, NH 03857

**BEALS · ASSOCIATES** PLLC

70 Portsmouth Avenue  
3<sup>rd</sup> Floor, Unit 2  
Stratham, N.H. 03885  
Phone: (603)-583-4860  
Fax: (603)-583-4863

---

TRANSMITTAL

---

Town of Exeter  
10 Front St.  
Exeter, NH 03833

Date: November 2, 2020  
Project: NH-1213.01  
Location: Brentwood Rd.  
Via: Hand Deliver

*Items:*

**Attached: For Submittal**

**RECEIVED**

NOV -2 2020

EXETER PLANNING OFFICE

*We are sending you the following items:*

- 1 - Copy of completed Subdivision Amendment Application & fee check**
- 1 - Copy of Letter of Authorization**
- 1 - Copy of Letter of Intent**
- 1 - Copy of Abutters List w/labels (in triplicate)**
- 2 - Copies of Full-Size Plan (2 sheets)**
- 7 - Copies of 11"x17" p\Plans**

*Comments:*

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Transmitted by: Christian O. Smith, PE.

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



# TOWN OF EXETER

## *Planning and Building Department*

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**Date:** November 13, 2020  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** People's United Bank  
1 Center Street  
PB Case #20-3

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

As noted at the last meeting, the applicant appeared before the Historic District Commission on two occasions and was granted approval at their December 19<sup>th</sup>, 2019 meeting for the proposed improvements with several conditions. I trust you still have that documentation but please let me know if you need another copy.

The Applicant was requesting six (6) waivers from the Board's Site Plan Review & Subdivision Regulations. The Board took action on all of the waivers at the last meeting and approved them all except the one regarding backing out onto Ladd's Lane. There are no remaining waiver requests as upon further thought, parallel parking stalls do not require vehicles to back out onto a street and therefore no waiver request is needed for these modified stalls. The Board decided to table the application since the waiver was denied and there were several other plan changes including parallel parking along Ladd's Lane, treatment of additional greenspace, landscaping materials, modification to the sidewalk and materials of the dumpster enclosure.

The applicant has submitted plans as a result of the meeting and are enclosed for your review. In the event the Board decides to take action on the application, I will be prepared with suggested conditions of approval.

### Planning Board Motions

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

Thank You.

Enclosures