



TOWN OF EXETER, NEW HAMPSHIRE

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

LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet virtually via ZOOM (see connection info below*) on Thursday, November 12th, 2020 at 7:00 P.M. to consider the following:

APPROVAL OF MINUTES: October 22, 2020

NEW BUSINESS: PUBLIC HEARINGS

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

The application of Keith and Heather Wheeler for a minor subdivision of the existing 30,277 square foot parcel located at 286 Water Street to create one new residential lot. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel # 64-18. Case #20-15.

The application of NH Industrial Properties LLC for a minor subdivision of the existing 1.14-acre parcel located at 47 Hampton Road to create one new residential lot. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #87-17. Case #20-17.

The application of OSRAM Sylvania, Inc. for a lot line adjustment between properties located at 129 and 131 Portsmouth Avenue. The purpose of the adjustment is to adjust the location of the lot line in the previously approved subdivision of Tax Map Parcel #52-112. The subject properties are located in the C-2, Highway Commercial and CT- Corporate Technology Park zoning districts. Case #20-16.

OTHER BUSINESS

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

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 10/30/20: 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/86526988440>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 865 2698 8440

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

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

More instructions for how to access the meeting can be found here:

<https://www.exeternh.gov/townmanager/virtual-town-meetings>

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

1 TOWN OF EXETER

2 PLANNING BOARD

3 October 22, 2020

4 VIRTUAL MEETING

5 DRAFT MINUTES

6 Zoom ID: 831 0835 1272

7 Phone: 1 646 558 8656

8 I. PRELIMINARIES:

9
10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete
11 Cameron, Clerk, Gwen English, John Grueter, Jennifer Martel, Molly Cowan, Select Board
12 Representative, Pete Steckler, Alternate and Nancy Belanger, Alternate.

13
14 **STAFF PRESENT:** Town Planner Dave Sharples

15
16 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM and read out loud the
17 meeting preamble which indicated that an emergency exists and the provisions of RSA 91-A:2 III (b) are
18 being invoked. As federal, state and local officials have determined gatherings of ten or more people
19 pose a substantial risk to the community and the meeting imperative to the continued operation of
20 Town and government and services which are vital to public, health, safety and confidence. This
21 meeting will be conducted without a quorum physically present in the same location and welcome
22 members of the public accessing the meeting remotely.

23
24 **III. OLD BUSINESS**

25
26 **APPROVAL OF MINUTES**

27
28 October 8, 2020

29
30 Mr. Steckler recommended edits to Lines 73 and 83. Ms. English recommended changing
31 Buildings to Builders.

32
33 ***Mr. Grueter motioned to approve the October 8, 2020 meeting minutes, as amended. Mr.***
34 ***Cameron seconded the motion. A roll call vote was taken Cameron – aye, Plumer – aye,***
35 ***Brown – aye, Grueter – abstain, English – aye, Martel – aye and Cowan – aye. A vote was***
36 ***taken, the motion passed 6-0-1.***

39 **IV. NEW BUSINESS**

40

41 **PUBLIC HEARINGS**

42

43 1. A request by Brian Griset for the reconsideration of a yield plan with regard to the waiver request
44 from the perimeter buffer strip requirement in conjunction with a proposed single-family condominium
45 open space development. The properties are located off Tamarind Lane and Cullen Way in the R-1, Low
46 Density Residential and NP-Neighborhood Professional zoning districts.

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

48 Case #20-2

49

50 Chair Plumer read the Public Hearing Notice out loud.

51

52 Mr. Sharples indicated the applicant has been before the Board on several occasions. On September 10,
53 2020 the Board granted a waiver from Section 9.6.1.2 the 100' perimeter buffer strip, for the portion
54 that encroached upon the roadway and denied the waiver request from 9.6.1.2 for Lot 5 leaving the
55 yield plan with 12 units of single-family open space subdivision. The last sentence of 9.6.1.2 states the
56 Board may approve a partial or total waiver to the buffer strip. Attorney Pasay emailed on September
57 10, 2020 indicating he felt the Board did not address the correct waiver criteria. Legal was consulted
58 who agreed that both the criteria of 13.7 and 9.6.1.2 need to be reviewed. Three of the five criteria in
59 13.7 were not met in the denial for Lot 5. Additional criteria were not considered. Mr. Sharples
60 indicated the Board should reconsider both waivers utilizing all of the criteria from 13.7 and 9.6.1.2.

61

62 Mr. Sharples indicated he received an email from Lisa Bleicken who is here to present that email. A
63 letter dated September 21, 2020 was received from Attorney Pasay arguing the waiver requests.

64

65 Attorney Pasay indicated he is at his office with Mr. Griset. Attorney Pasay provided bulleted
66 arguments in support of both waivers in the document. Attorney Pasay argued that imposing the
67 regulation does not accomplish the purpose of the regulation. Density has already been reduced from
68 18-13. The point of the regulation is to buffer incompatible uses from one another, to lessen the impact
69 of development on the neighboring community and to encourage the presence of green space.

70

71 Attorney Pasay indicated the area abuts a 31-acre unimproved property with no impacts to public
72 safety, health or the wetlands. The location of the road ensures the least impact to wetlands possible.
73 Imposing the perimeter buffer doesn't provide a buffer for incompatible area, the lot next to it is vacant
74 unimproved land. It doesn't lessen the impact of development on surrounding properties and doesn't
75 improve more green space. Lot 5 has no impact to public safety, health or the wetlands. Plan reviewed
76 by Town engineer and TRC. It is a unique property burdened by wetlands. Granting would facilitate
77 another very similar property being added to the Exeter Green subdivision. Mr. Griset could apply for a
78 minor subdivision for Lot 5 tomorrow is evidence the proposed use is reasonable.

79

80 Attorney Pasay offered the waiver request is for 50% which would create 75' of separation. 28 Cullen
81 Way is between the building envelope and Lot 5. Mr. Griset would consider a 30% waiver to preserve

82 50' of no cut buffer, allowing 3,000 SF building envelope and 90-100' separation between Lot 5 and 28
83 Cullen Way. In a minor subdivision the setback requirement is 15' only 40' from Cullen Way. Attorney
84 Pasay noted denial would result in a hardship versus a minor inconvenience in that denial of Lot 5 is a
85 7.5% reduction in the overall density for the property, a loss of 20% of the net value after expenses. The
86 proceeds are going to the medical expenses for Mr. Griset's spouse. If Lot 5 could be created tomorrow
87 with no perimeter buffer it is evidence this is a reasonable proposal. Attorney Pasay indicated he did
88 not recall any substantial rebuttal from abutters that the waiver criteria is no satisfied.

89

90 Chair Plumer opened the hearing to the public for comments and questions at 7:28 PM.

91

92 Lisa Bleicken of Tamarind Lane noted she sent a letter today and did not think the criteria of 13.7 was
93 applied to waiver #1. The yield plan indicated mitigation with 31 acres owned by the Menendez Trust
94 which is no longer a part of the project. The applicant has stated he could pursue development of this
95 parcel in two mixed used buildings. To consider the Menendez property as untouched green space or
96 conservation land when it is no longer attached to the project should not be considered in either of
97 these waiver requests. This road already requires other waivers. Wetland, CUP and shoreland
98 protection CUP and waivers required in subdivision asked for 4' reduction in roadway and different
99 curbs and no sidewalks. The natural vegetative buffer strip required to lessen impact of development
100 on neighboring communities' wetlands and other features as stated in 7.3.1, where are the wetland
101 boundaries in relation to the road and cul-de-sac? May be an overlap in perimeter buffer waivers. The
102 road is problematic as a result of self-created hardship created by the applicant. Motion #2 denied by
103 the Board based on the failure to satisfy 13.7.2, 3 and 4 does not meet the Exeter Green dimensional
104 requirements and does not even fit within the perimeter buffer.

105

106 Attorney Pasay responded that Exeter Green has specific dimensional requirements and Lot 5 added a
107 greater floor area, 1500 SF. Water and wetland and stream preservation are the least impactful.

108

109 Patrick Flaherty of 8 Tamarind noted the buildings have been reduced from 18-13 which is a meaningful
110 reduction. There are many ways the buffer could be reduced more detrimental than the proposal.
111 Don't see any reason why waivers should be approved.

112

113 Attorney Pasay indicated the building envelope is twice what's required. The property is unique by
114 virtue of its location to the wetlands.

115

116 Mr. Griset noted the Menendez Trust property should be taken into consideration. It is undeveloped.

117

118 Laura Knott noted the applicant has worked on the property or close to two years now and reopened
119 the case to add one more lot, adding six weeks to the timeline he has been pushing and thinks he has an
120 ulterior motive. The applicant's choices should not be considered a hardship.

121

122 Chair Plumer closed the hearing to the public at 7:44 PM.

123

124 Attorney Pasay noted the intent is to lessen impact on the neighboring communities and to Cullen
125 whose difference is adding three or four houses.

126

127 Vice-Chair Brown asked if Mr. Sharples could summarize the reason the waivers were reopened more
128 succinctly. From his understanding and the memo the Board did not apply enough of the criteria? Some
129 but not all vote would be more restrictive not less. Six criteria should be considered.

130

131 Vice-Chair Brown indicated there doesn't need to be more testimony tonight.

132

133 ***Vice-Chair Brown motioned after reviewing the criteria for granting waivers in Sections 13.7 and***
134 ***9.6.1.2 to waive a portion of the 100' perimeter buffer strip in accordance with Section 9.6.1.2. of the***
135 ***Site Plan Review and Subdivision Regulations regarding the encroachment of the roadway entering***
136 ***the buffer strip to approve the waiver request of Brian Griset, Planning Board Case #20-2. Mr. Grueter***
137 ***seconded the motion. A vote was taken Cowan – nay, English – aye, Brown – aye, Grueter – aye,***
138 ***Cameron – aye, Martel – aye, and Plumer – aye. The motion passed 6-1-0.***

139

140 ***Vice-Chair Brown after reviewing the criteria for granting waivers in Section 13.7 and 9.6.1.2 to waive***
141 ***a portion of the 100' perimeter buffer strip in accordance with Section 9.6.1.2 of the Site Plan Review***
142 ***and Subdivision Regulations regarding Lot 5 motioned that the request of Brian Griset, Planning Board***
143 ***Case #20-2 be denied for the reasons previously stated in the record. Ms. English seconded the***
144 ***motion. A vote was taken Cowan – aye, English – aye, Brown – aye, Grueter – aye, Cameron – aye,***
145 ***Martel – aye and Plumer – aye. The motion passed 7-0-0.***

146

147 2. The continued application of Phillips Exeter Academy for a Wetlands Conditional Use Permit and Site
148 Plan Review for the proposed construction of a new 60-bed dormitory on the school campus. The
149 subject property is located on Front Street and Tan Lane
150 R-1 Single Family Residential zoning district.

151 Tax Map Parcel #72-209

152 Case #20-12

153

154 Chair Plumer read out loud the Public Hearing Notice.

155

156 Mr. Sharples indicated the hearing was tabled on 10/8/20 for the Site Plan Review and CUP for the new
157 dormitory and tearing down the old Fisher Theater. The Board granted the waiver requests for grading
158 within 5' of the property line and the number of parking spaces. During the CUP discussion the snow
159 storage behind the retaining wall, the applicant asked to come back and provide a solution. The
160 Conservation Commission recommended as a Condition of Approval that there be an invasive species
161 management plan.

162

163 Corey Belden of Altus Engineering posted the plan showing the new snow storage area. The wall would
164 be bumped back, and the deep sump catch basin would collect sand to the proposed infiltration
165 chamber. There would be 150' of additional impact and 200 SF of additional pavement. Still have 875
166 SF of reduced impervious area within the buffer and stormwater treatment it didn't have before.

167

168 Mr. Steckler, Ms. Martel and Ms. English thanked PEA for the creative solution and agreed it was a
169 better solution. Chair Plumer agreed the solution was excellent.

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Chair Plumer closed the hearing to the public at 8:15 PM.

Mr. Sharples noted a condition of approval would be the invasive species management plan to the satisfaction of the Natural Resources Planner prior to signing the final plan.

Ms. English motioned after reviewing the criteria of granting a wetlands CUP to grant the request of Phillips Exeter Academy, Case #20-12 for a CUP be approved with the condition outlined. Ms. Martel seconded the motion. A vote was taken Cameron – aye, Martel – aye, Cowan – aye, Grueter – aye, Brown – aye, English – aye and Plumer – aye. The motion passed 7-0-0.

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

1. An electronic As-Built Plan with details acceptable to the Town shall be provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in a dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;
2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting:
 - i. The SWPPP (storm water pollution prevention plan), if applicable, be submitted to and reviewed for approval by DPW prior to preconstruction meeting.
 - ii. A project schedule and construction cost estimate.
3. Third party construction inspections fees shall be paid prior to scheduling the preconstruction meeting;
4. The Storm Water System Operation & Maintenance Report in the Stormwater Management Inspection and Maintenance Manual dated September 2020 shall be completed and submitted to the Town Engineer annually on or before January 31st. This requirement shall be an ongoing condition of approval;
5. All applicable State permit approval numbers shall be noted on the final plans; All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact fees, and inspection fees(including third party inspections), prior to the issuance of a building permit or a Certificate of Occupancy whichever is applicable as determined by the Town;
6. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced, no later than the following growing season, as long as the site plan remains valid. This condition is not intended to circumvent the revocation procedures set forth in State statutes; and,
7. If determined applicable by the Exeter Department of Public Works, the applicant shall submit the land use and stormwater management information about the project using the PTAPP Online Municipal Tracking Tool (<https://ptapp.unh.edu/>). The PTAPP submittal must be accepted by DPW prior to the pre-construction meeting;

Ms. English motioned that the request of Phillips Exeter Academy, Planning Board Case #20-12 be approved subject to the conditions outlined. Mr. Cameron seconded the motion. A vote was taken

212 **English – aye, Brown – aye, Martel – aye, Cowan – aye, Grueter – aye, Cameron – aye and Plumer –**
213 **aye. The motion passed 7-0-0.**

214

215 3. The application of Phillips Exeter Academy for a Shoreland Conditional Use Permit to permit wetland
216 impact within the district setbacks and buffers for the proposed repairs to the existing Hill Bridge
217 crossing the Exeter River, and associated improvements. The subject property is located at 2 Gilman
218 Lane in the R-2, Single-Family Residential zoning district.

219 Tax Map Parcel #72-205 and #72-216

220 Case #20-3

221

222 Chair Plumer read out loud the Public Hearing Notice.

223

224 **Ms. English motioned to open the application of Phillips Exeter Academy for a shoreland CUP to permit**
225 **wetland impacts within the district setbacks and buffers for the repair of Hill Bridge crossing the**
226 **Exeter River, and associated improvements. The subject property is located at 2 Gilman Lane in the R-**
227 **2 Single Family Residential zoning district, Tax Map Parcel 71-119 and 83-1. Case #20-14. Mr.**
228 **Cameron seconded the motion. A vote was taken Cameron – aye, Brown – aye, Martel – aye, Grueter**
229 **– aye, Cowan – aye, English – aye and Plumer – aye. The motion passed 7-0-0.**

230

231 Mr. Sharples indicated the applicants appeared before the Board in early September. There was no TRC
232 Meeting, but the plans were reviewed by Kristen Murphy, the Natural Resource Planner and the
233 Conservation Commission. The NHDES wetland and shoreland permits were provided in electronic
234 format. The applicant appeared before the Conservation Commission on October 13th and they voted
235 to recommend approval with the condition that the applicant provide signage that identifies the water
236 quality benefits of closing the access point and defer use to another area as river access point.

237

238 Mark Leighton identified the project team. Hill Bridge crosses the Exeter River on campus and was built
239 in 1914. It needs TLC and erosion control. The project will commence in the summer of 2021.

240

241 Jim Turner of Stevens Associates indicated the bridge will have structural concrete repairs and surface
242 crack repairs. It will be the same length and position. Some asphalt will be removed. Bio stabilization
243 repairs will strengthen banks. There will be planting along the bank and scour resistance. Rip rap and
244 large stone under the water line. Cofferdams will block off the edge to access the underside arch and
245 install rip rap and bank stabilization. The project was reviewed by NH Fish & Game, Natural Heritage
246 Bureau and they found no impacts or endangered species.

247

248 Ms. Martel asked to identify additional site improvements besides the bridge. Kyle Zick the landscape
249 architect posted the plan and showed the bridge, football stadium, baseball and track. Mr. Zick
250 identified Hamy's Way a gravel road where a footpath intersects, a vehicular turnaround with boundaries,
251 fence and the gate moved up. Parking would be on reinforced turf, with crushed stone and top soil mix.
252 There would be robust erosion control with timbers subsurface, native planting and invasive
253 management.

254

255 Ms. Martel asked about signage. Mr. Sharples reread the Conservation Commission's proposed
256 condition of approval. Mr. Leighton noted the right side of the bridge has erosion issues with people
257 and dogs and would move this access to the west for a more suitable water access for dogs that isn't as
258 steep and inviting to erosion.

259
260 Ms. English asked to add another tree to the turnaround spot.

261
262 Mr. Steckler expressed concerns with the pathway encroaching on the riverbank and asked that it be
263 pushed back at least 25' from the top of bank and limit mowing. Ms. English recommended plantings
264 that would discourage people from getting closer to the river.

265
266 **Mr. Grueter motioned after reviewing the criteria for granting a shoreland CUP to move that the**
267 **request of Phillips Exeter Academy, Case #20-14 for a shoreland CUP be approved with the condition**
268 **that signage that identifies the water quality benefits respecting the closure and an alternate river**
269 **access indicates a point nearby. Ms. Martel seconded the motion. A vote was taken English – aye,**
270 **Martel – aye, Cowan – aye, Grueter – aye, Brown – aye, Cameron – aye and Plumer – aye. The motion**
271 **passed 7-0-0.**

272
273 4. A request by Wakefield Investment, Inc. (2 Hampton Road LLC) for modifications to a previously
274 approved multi-family site plan for the "Windsor Crossing" development. The subject property is
275 located on Acadia Lane in the CT-Corporate Technology zoning district.

276 Tax Map Parcel #69-3

277 Case #21-404

278
279 Chair Plumer indicated the applicants have requested an extension to November 19th at 7 PM. Mr.
280 Sharples noted if they can't come, they will be taken off the agenda, withdraw and come back when
281 they are ready.

282
283 **Mr. Grueter motioned to continue the hearing for Wakefield Investments, Inc. (2 Hampton Road LLC)**
284 **until November 19, 2020 at 7:00 PM. Ms. English seconded the motion. A vote was taken English –**
285 **aye, Martel – aye, Cowan – aye, Cameron – aye, Brown – aye and Plumer – aye. The motion passed 7-**
286 **0-0.**

287
288 5. The application of People's United Bank for the proposed construction of a drive-thru canopy and
289 reconstruction of the existing parking lot at 1 Center Street. The subject property is situated in the C-1,
290 Central Area Commercial zoning district.

291 Tax Map Parcel #72-205 and #72-216

292 Case #20-3

293
294 Chair Plumer indicated the applicant requested a continuance to November 19, 2020 at 7:00 PM.

295
296 **Mr. Cameron motioned to continue the application of People's United Bank, Case #20-2 to November**
297 **19, 2020 at 7:00 PM. Ms. English seconded the motion. A vote was taken Cameron – aye, Brown –**

298 *aye, Martel – aye, Grueter – aye, English – aye, Cowan – aye and Plumer – aye. The motion passed 7-*
299 *0-0.*

300

301 **V. OTHER BUSINESS**

302

303 Mr. Steckler asked to receive an updated Site Plan Review and Subdivision regulation. Mr. Sharples will
304 send a copy electronically. Mr. Cameron requested a hard copy.

305

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

307 Mr. Sharples noted he is working with the Master Plan oversight committee. Impact fees study will be
308 updated and presented to the Select Board on November 9, 2020. The consultant recommends a couple
309 of updates to the Impact Fee ordinance. Zoning ordinances will have a public hearing.

310 **VII. CHAIRPERSON'S ITEMS**

311 Chair Plumer indicated the next meeting will be November 12, 2020 at 7:00 PM and the following
312 meeting will be November 19, 2020. Ms. Belanger indicated she cannot make the November 12, 2020
313 meeting.

314

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

316 **IX. ADJOURN**

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

319

320 The meeting adjourned at 9:01 PM.

321

322 Respectfully submitted,

323 Daniel Hoijer,

324 Recording Secretary



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: November 6, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: Cabernet Builders PB Case #20-13

The Applicant is seeking approval for the proposed subdivision of an existing 13.3-acre parcel located at 120 Kingston Road into four (4) single-family residential lots. The lots will be served by private wells and septic. The subject property is located in the R-1, Low Density Residential zoning district and is identified as Tax Map Parcel #101-8-1.

The Applicant appeared before the Board at the October 8th, 2020 meeting and presented their plans for the proposed subdivision. The Board inquired about the existing conditions of the culvert on John West Road and wanted to make sure it was adequate to handle the additional drainage from the proposed subdivision. Further discussion on the application was tabled to the November 12th, 2020 meeting to allow staff to follow up with the Public Works Department.

Subsequently, I contacted Ass't. Town Engineer Jen Mates regarding the Board's concern. She in turn, consulted with Highway Superintendent Jay Perkins and both have weighed in on the inquiry. Please see e-mail attached dated 10/20/20 and 10/21/20. As you will note, they do not have any concerns regarding the culverts on John West Road.

The Applicant submitted additional materials on October 8, 2020. These materials were provided to the Board via e-mail prior to the meeting and are also enclosed. The Applicant is requesting a waiver from Section 7.9 of the Board's Site Plan Review & Subdivision Regulations pertaining to the submission of a formal drainage analysis and their written request is enclosed.

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:

Grading, Drainage, and Erosion & Sediment Control Plan waiver motion: After reviewing the criteria for granting waivers, I move that the request of Cabernet Builders LLC (PB Case #20-13) for a waiver from Section 7.9 requiring the submission of a formal drainage analysis be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED

Planning Board Motions

Subdivision Motion: I move that the request of Cabernet Builders (PB Case#20-13) for Subdivision approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You..

Enclosures



Barbara Mcevoy <bmcevoy@exeternh.gov>

Fwd: John West rd culvert

1 message

PB#20-13
Cabernet Blats.**David Sharples** <dsharples@exeternh.gov>
To: Barbara Mcevoy <bmcevoy@exeternh.gov>

Wed, Oct 21, 2020 at 2:15 PM

For file and next PB packet.
Thanks,
Dave

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

From: **Jennifer Mates** <jmates@exeternh.gov>
Date: Wed, Oct 21, 2020 at 2:11 PM
Subject: Re: John West rd culvert
To: David Sharples <dsharples@exeternh.gov>
Cc: Jay Perkins <jperkins@exeternh.gov>

Hi Dave,
I think the impact of 3 new houses on the drainage to those culverts would be negligible given the size of the contributing watershed.
Thanks,
Jen

Jennifer Mates, P.E.
Assistant Town Engineer
Public Works Department
13 Newfields Road
Exeter, NH 03833
(603) 418-6431
jmates@exeternh.gov

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On Wed, Oct 21, 2020 at 11:43 AM David Sharples <dsharples@exeternh.gov> wrote:

Hi Jen,
Just to confirm, you also have no issues with the potential increase in drainage (if there is one) with the 3 lots being developed for single family use? In other words, you do not see capacity as an issue post development?
Thanks,
Dave

On Wed, Oct 21, 2020 at 11:41 AM Jennifer Mates <jmates@exeternh.gov> wrote:

Hi Dave,
There aren't any existing issues with those culverts.
Thanks,
Jen

Jennifer Mates, P.E.
Assistant Town Engineer
Public Works Department
13 Newfields Road

Exeter, NH 03833
(603) 418-6431
jmates@exeternh.gov

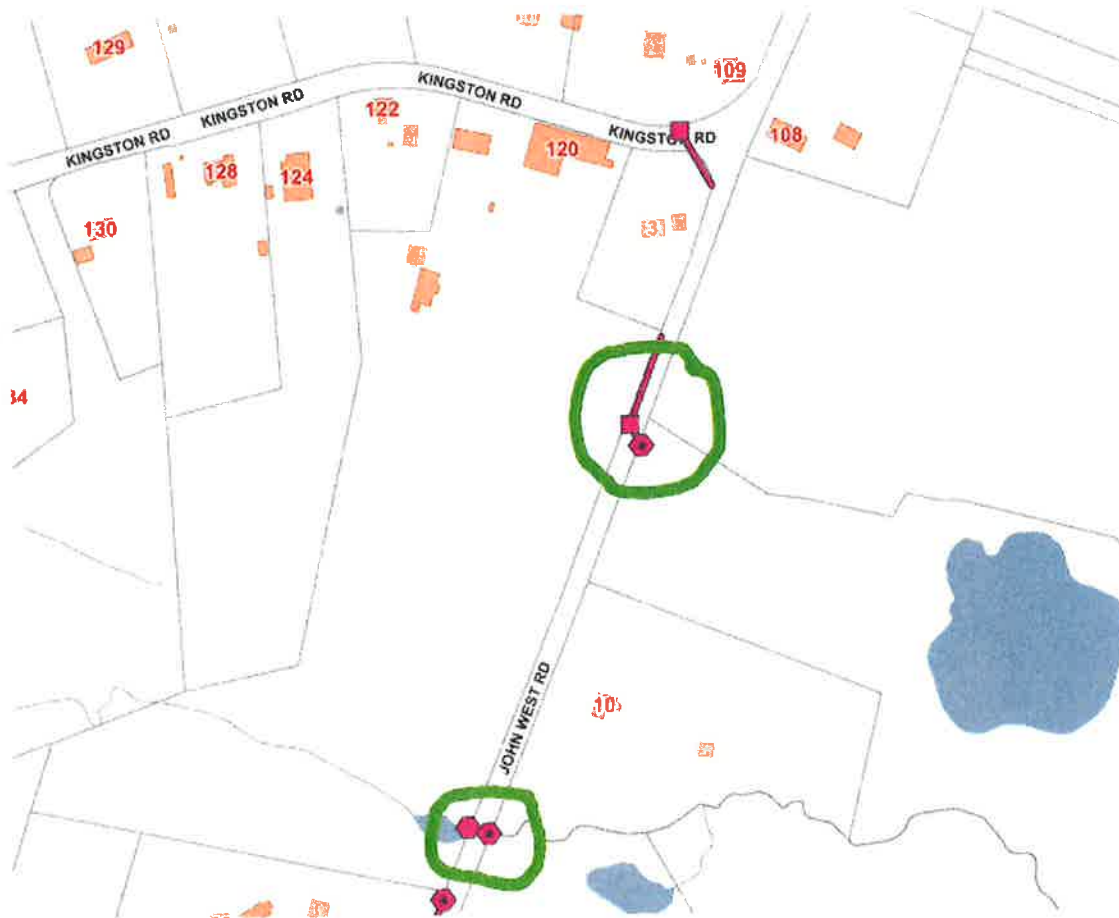
Like us on Facebook!

----- Forwarded message -----
From: **Jay Perkins** <jperkins@exeternh.gov>
Date: Wed, Oct 21, 2020 at 10:49 AM
Subject: Re: John West rd culvert
To: Jennifer Mates <jmates@exeternh.gov>

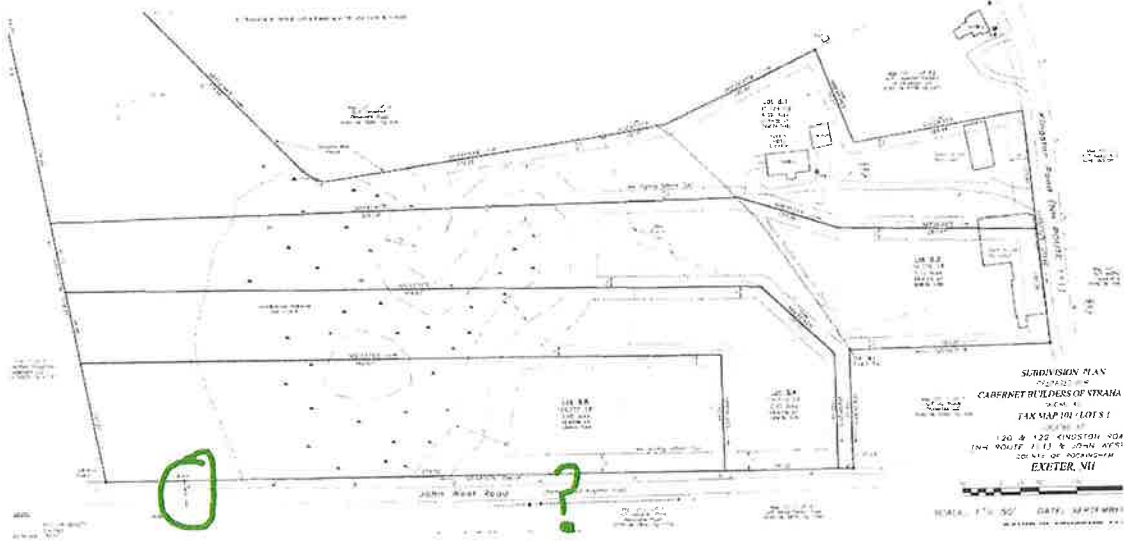
No we have never had any issues with them .

Jay

On Wed, Oct 21, 2020 at 10:27 AM Jennifer Mates <jmates@exeternh.gov> wrote:
Hi Jay, Have you had any drainage issues with either of these culverts on John West Rd? There is a proposed subdivision (attached) for 120 Kingston Rd that would create 3 additional house lots and the PB had questions about the culvert. (The survey only showed 1, but it looks like another one exists closer to [3 John West Rd](#))
Thanks,
Jen



Subdivision plan:



Thanks,
Jen

Jennifer Mates, P.E.
Assistant Town Engineer
Public Works Department
13 Newfields Road
Exeter, NH 03833
(603) 418-6431
jmates@exeternh.gov

Like us on [Facebook!](#)

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

From: **David Sharples** <dsharples@exeternh.gov>
Date: Tue, Oct 20, 2020 at 2:14 PM
Subject: John West rd culvert
To: Jennifer Mates <jmates@exeternh.gov>

Hi Jen,

I thought I already sent an email on this but since I haven't heard back I'm starting to question that as you are so good about getting back to me.

Anyway, we have a 4 lot subdivision proposed on John West Rd/Kingston Rd where the big red barn used to be. You reviewed it and had no comments. The PB discussed it at their last meeting and tabled the matter until the November 12th meeting. The reason they tabled it was because they wanted info on the existing culvert on John West Rd. Specifically they wanted to make sure that the existing culvert was adequate to handle the drainage. I told them that I would double check with DPW about this culvert so can you tell me if you have any concerns? You should already have the plans but let me know if I need to resend.

Thanks,
Dave

Jay Perkins
Highway Superintendent
Email : jperkins@exeternh.gov
Phone : 603-773-6157 ext 163
Fax : 772-1355
Cell : 603-512-1974

BEALS · ASSOCIATES PLLC

70 Portsmouth Avenue
3RD FL. Unit 2
Stratham, NH, 03885
603 – 583 - 4860
Fax: 583 - 4863

October 7, 2020

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

RE: Waiver request
Cabernet Builders
Proposed 4-Lot residential subdivision
Tax Map 0101 Lot #: 008-1

RECEIVED

OCT 8 2020

EXETER PLANNING OFFICE

Dear Members of the Board:

The applicant is proposing to subdivide the referenced parcel into 4 residential lots. We respectfully request a waiver to section 7.9 that requires a formal drainage analysis for the proposed subdivision due to a cumulative disturbance area of >10,000 s.f. We feel the waiver is justified as:

There will be no detrimental result to the public safety, health or welfare or be injurious to other property in the area;

The topography of the parcel essentially conveys stormwater to a large wetland matrix toward the south end of the parcel, the developers will provide stone drip edges for new roof runoff infiltration, no new roadway is proposed, there will be no deforestation as the development area is a historic hay field, and finally, the size of the overall subcatchment (land area draining to the analysis point) is very large compared to the area of disturbance/impervious resulting from the 3-lot construction. Based on this we feel a drainage analysis would not provide the Board with additional information with which to evaluate the proposal and would result in an unnecessary hardship to the owner/developer.

The waiver maintains the spirit and intent of the regulation as the proposed pertinent infiltration measures and preservation of roughly 63% of the parent parcel from disturbance is consistent with the intent cited section of the regulations.

The waiver would not in any manner vary the provisions of the Zoning Ordinance or Master Plan.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O. Smith

Christian O. Smith, P.E.

OCT 8 2020

70 Portsmouth Ave.
3rd Floor, Suite 2,
Stratham, N. H. 03885
Phone: 603-583-4860
Fax: 603-583-4863

EXETER PLANNING OFFICE

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

October 7, 2020

RE: **Cabernet Builders** PB Case #20-13
Proposed 4-lot Subdivision – 120 Kingston Road (former “Stone” property)
Tax Map Parcel # 101-8-1

Dear Mr. Sharples,

We are in receipt of a review letter from the Town Planner and TRC dated September 16, 2020 concerning the above referenced project and have addressed the comments below. For clarity, our responses are in **bold** print. In the interest of clarity only those issues outstanding are addressed.

TOWN PLANNER COMMENTS

- All utilities shall be underground, not either as stated in 9/8/2020 letter from Scott Cole from Beals Associates. See section 10.5;
Response: This has been added as Note # 2 on sheet 3.
- Are there any known environmental hazards on the site?
Response: There are not. The developer has had a Phase 1 Environmental report conducted for the parcel which revealed no environmental hazards of concern.
- Identify significant trees on the plans as described in Section 7.4.7. if there are no significant trees then state as such on the plans;
Response: There are none as this is a historic hay field. A note to this effect has been added to sheet monuments have been added to Sheet 3.
- Submit a High Intensity Soil Survey in accordance with Section 7.4.10;
Response: The HISS mapping report is enclosed and has been added to the plans.
- Show all monumentation on plans as required per Section 9.25 ;
Response: The monuments will be added to Sheet 1 (the recordable sheet) and it will be updated with any additional conditions from the PB.

- Plans shall be stamped by a Certified Wetland Scientist;

Response: The revised plans have the seal of the wetland scientist and his delineation report is enclosed.

- Add note as required by Section 7.6.12;

Response: The note has been added under the Town Notes section on Sheet 3.

- Show the limits of disturbance on each lot and note the size of such disturbance. If over 10,000 square feet of cumulative disturbance, please provide a grading, drainage, and erosion and sediment control plan per Section 7.9; and,
- **Response: There will obviously be in excess of 10,000 cumulative sq. ft. of soil disturbance for the project construction. A waiver to Section 7.9 has been provided herewith.**
- Provide information that the proposal meets the requirements of Section 9.21.3.2.

Response: The notes have been added under the Town Notes section on Sheet 3.

NATURAL RESOURCE PLANNER COMMENTS

Based on subdivision application and hardcopy plans dated 9/8/20, I have the following comments with regard to natural resources. Based on some of the requirements below, I recommend the applicant consider submission of additional information and revised plans prior to Planning Board review.

Wetlands and Potential Shoreland District:

1. There is no wetland scientist stamp on the plans and no survey date for wetland delineations.

Response: The revised plans have the seal of the wetland scientist and his delineation report is enclosed.

2. Please clarify if there been any survey visits during appropriate time period to determine vernal pool potential.

Response: This is addressed in the attached wetland delineation report. Gove Environmental found no areas where there was evident or possible ponding & therefore no locations where vernal pools could exist.

3. There is a brook visible on the property from the road that I believe is an extension of Perkins Brook. This brook needs to be included on plans. Perkins Brook is within the Exeter Shoreland Protection District and boundaries and setbacks need to be identified on the plans. Further, there will need to be a determination from the wetland scientist as to whether the wetlands shown are contiguous to Perkins Brook in order to determine placement of the Shoreland District boundaries and setbacks (9.3.1.B). Should it be determined this is not an extension of Perkins Brook, the application should include the wetland scientists observations of what field conditions were present to justify this determination.

Response: Please see the attached report regarding this question prepared by Gove Environmental Services, Inc. that indicates the intermittent stream section on the parcel is not subject to the Shoreland Protection rules.

4. I recommend wetland buffer discs be placed in the field to indicate extent of wetland/wetland buffer.

Response: We take no exception to this request.

Aquifer Protection District:

1. ZO 9.2.3.B.2, onsite wastewater disposal systems shall be located outside of the Aquifer Protection District if feasible. Lot 1 and 2 within the APD have the septic located within the district boundary.

Response: Lot 1 has an existing functional septic system that will only be replaced in the event of failure. The numbered test pits (as opposed to lettered) failed the 24" ESHWT requirement, therefore the only feasible location is unfortunately within the APD.

2. ZO 9.2.3.B.3 requires drainage from impervious surfaces to be recharged on site or diverted to vegetated areas. Dry wells must be used only when other methods are not feasible and require sediment traps and oil/grease separators to intercept runoff before its discharged into the dry well.

Response: As mentioned earlier, the developer provides stone drip edges for roof infiltration as a customary practice. All other impervious will be directed to vegetated areas as stormwater flow on the parcel is largely down the hill (existing hay field) prior to entering the wetland on the south side of the parcel.

3. ZO 9.2.3.C.2.b requires a hydrogeological study be performed by a registered hydrogeologist. Study requirements are described in Site Plan Review and Subdivision regulations 9.21.4.

Response: The cited section requires a study for a subdivision of 4-lots or more within the APD. As proposed lots #3 & #4 are completely outside the district, there is only 1-new lot proposed within the district.

4. ZO 9.2.3.C.3 requires compliance with 10% impervious cover limit for Lots 1, 2. Please add note showing compliance for existing impervious surfaces in Lot 1, and requirement for future development in Lot 2.

Response: The note has been added under the Town Notes section on Sheet 3.

5. ZO 9.2.3.C.4 add note that septic installation for Lot 1 and 2 must be conducted under the supervision of Sanitary Engineer licensed in NH and prior to covering the system, must be inspected by an agent of the town.

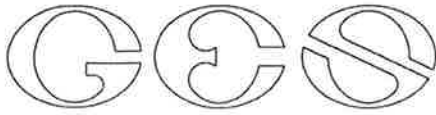
Response: The note has been added under the Town Notes section on Sheet 3.

We trust the information and revised plans submitted here will address all cited areas of concern for this application. If you have any questions, please feel free to contact this office.

Very truly yours,
BEALS ASSOCIATES PLLC

Christian O. Smith

Christian O. Smith, PE
Principal



TECHNICAL REPORT OF WETLAND DELINEATION AND IDENTIFICATION

GES Project No.: 2020138
Project Location: 120 Kingston Road, Exeter, NH
Prepared for: Cabernet Builders
Site Area Observed: X Portion of Lot
Only the open areas of the lot. Not in the woodland.

Date of Report: 10-07-2020
Date(s) of Delineation: 07-09-2020

Site Conditions: X Fields
Condition: Wetland meadow, area of delineation mowed

Disturbance: None. Meadow was plowed.

Wetlands Present: X Yes

Seasonal Conditions: X Leaf Out
Condition: Some of field has old bedding system.

Field Delineators: JP Gove CWS 051

RECEIVED

OCT 8 2020

EXETER PLANNING OFFICE

Standards Utilized:

1. *US Army Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1 (Jan 1987). **AND** Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, January 2012.
2. Field Indicators of Hydric Soils in the United States, Version 8 **AND** *Field Indicators for Identifying Hydric Soils in New England*, Version 4. New England Hydric Soil Committee.
3. *National List of Plant Species That Occur in Wetlands: Northeast (Region 1)*. USFW

Gove Environmental Services, Inc flagged wetlands present. Pin flags were used to delineate the wetlands in the open field. Survey crew placed grade stakes next to the pin flags.

The following wetland data provides site-specific information of each wetland identified and delineated.

Compiled by: James P. Gove

Per the request of the client, only the open field areas of the parcel were delineated. That includes the northern and middle section of the parcel. The delineation did not go into the forested portion of the site. The wetlands in the field are marine silts and clays, and would be classified as Scitico. The soils meet hydric soil indicator A11. These are poorly drained, and are seasonally wet. They are dry enough in the summer to be mowed and hayed. No evidence of ponding sufficient to create a vernal pool was observed in the fields. There is an intermittent stream at the edge of the mowed field. Photos of the wetlands are below:





10-07-2020

ANALYSIS OF EXETER SHORELAND DISTRICT AS IT APPLIES TO 120 KINGSTON ROAD, TAX MAP PARCEL #101-8-1

BY JAMES P. GOVE, CSS, CWS

GES, INC.

07 OCTOBER 2020

Per sections of the Exeter Shoreland Projection District copied below, the District is limited to Perennial Brooks, Streams and Creeks as defined by USGS.

9.3 EXETER SHORELAND PROTECTION DISTRICT ORDINANCE

9.3.1 Authority and Purpose: Pursuant to NH RSA §674:16-21 the Town of Exeter hereby adopts the Exeter Shoreland Protection District and accompanying regulations in order to protect and promote public health, resource conservation and the general welfare and to:

- A. Protect, maintain and enhance the water quality of the Exeter River, its tributaries and the Water Works Pond in the Town of Exeter, and to ensure the continued availability of a safe public water supply;
- B. Protect, maintain and enhance the water quality of the Squamscott River and its tributaries in the Town of Exeter.
- C. Protect, maintain and enhance the water quality of the Fresh River and its tributaries in the Town of Exeter.
- D. Conserve and protect aquatic and terrestrial habitat associated with river areas as well as intertidal and riparian areas;
- E. Preserve and enhance those recreational and aesthetic values associated with the natural shoreline and river environment, both fresh and salt;
- F. Encourage those uses that can be appropriately located adjacent to shorelines.

Definitions:

E. Perennial Brooks, Streams, and Creeks: Brooks, streams and creeks that appear on U.S. Geological Survey quadrangle maps revised (7.5", scale 1": 24,000") covering the Town of Exeter.

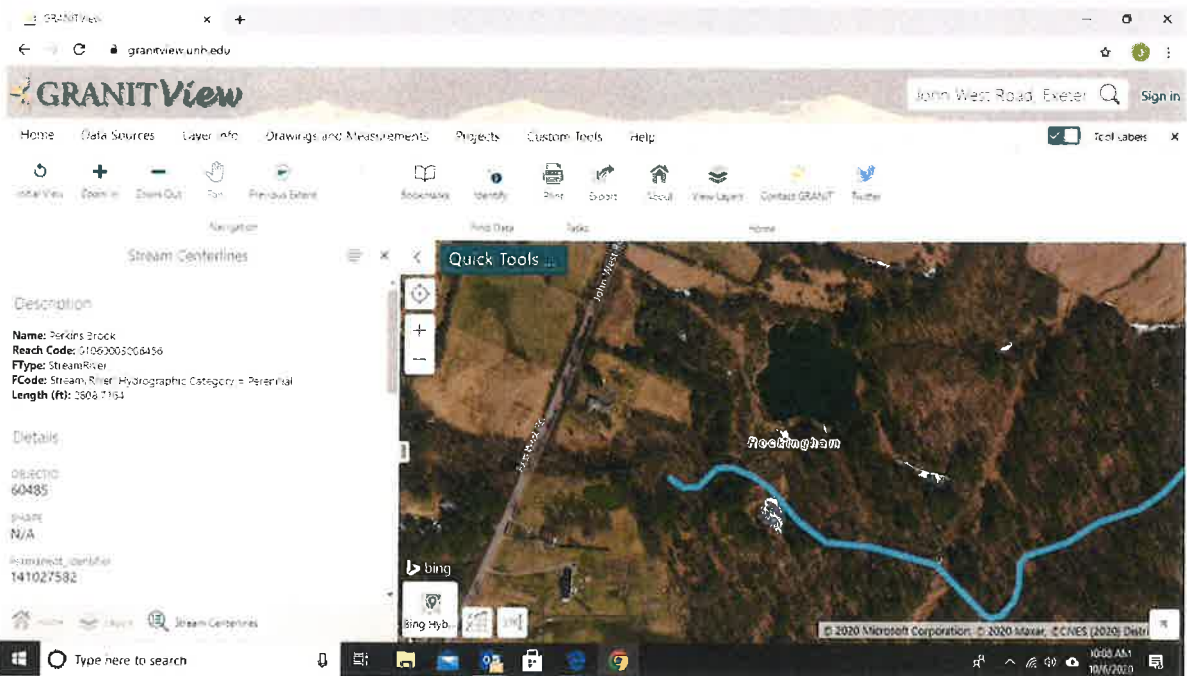
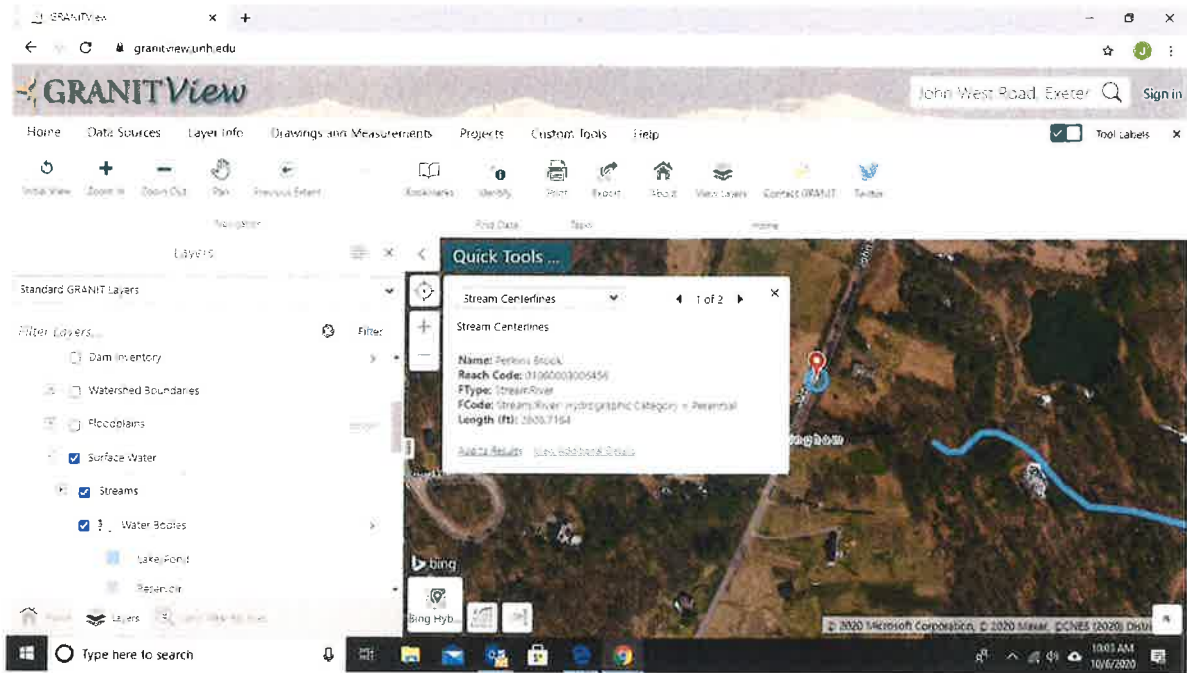
G. Seasonal High Water Level (fresh): The average annual high water elevation of a stream, brook, or river, including contiguous wetlands and floodplains. 9-19 Exeter Zoning Ordinance – Amended March 2016

H. Shoreline (fresh): The water's edge at seasonal high water level.

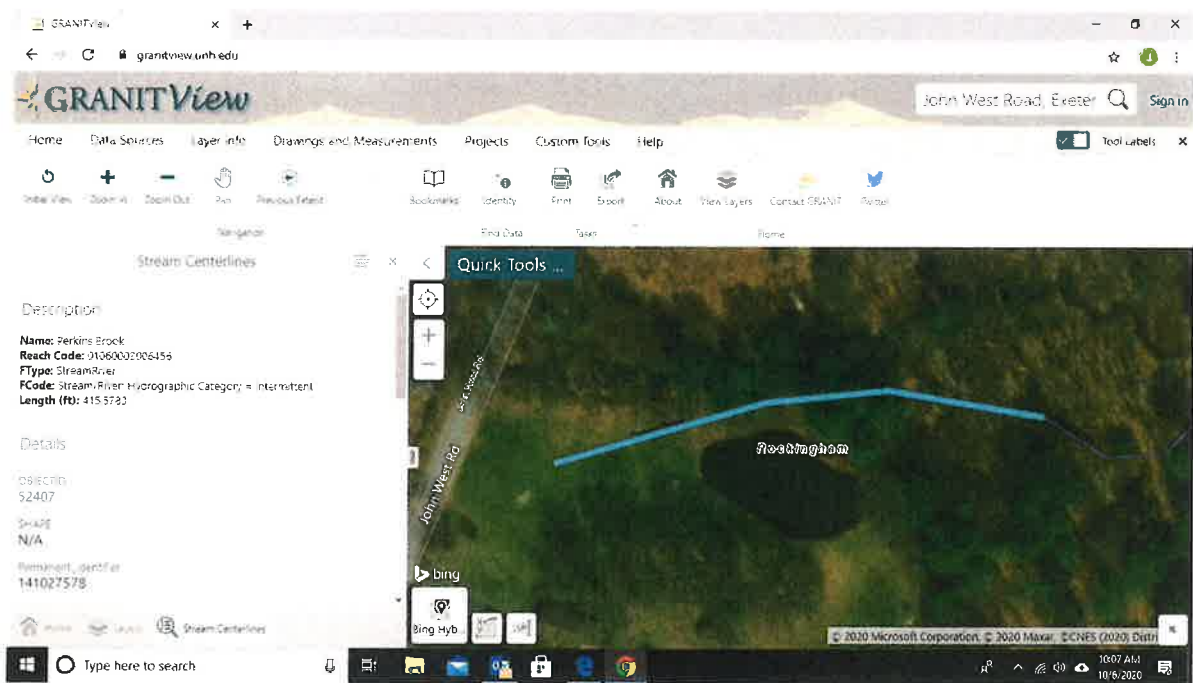
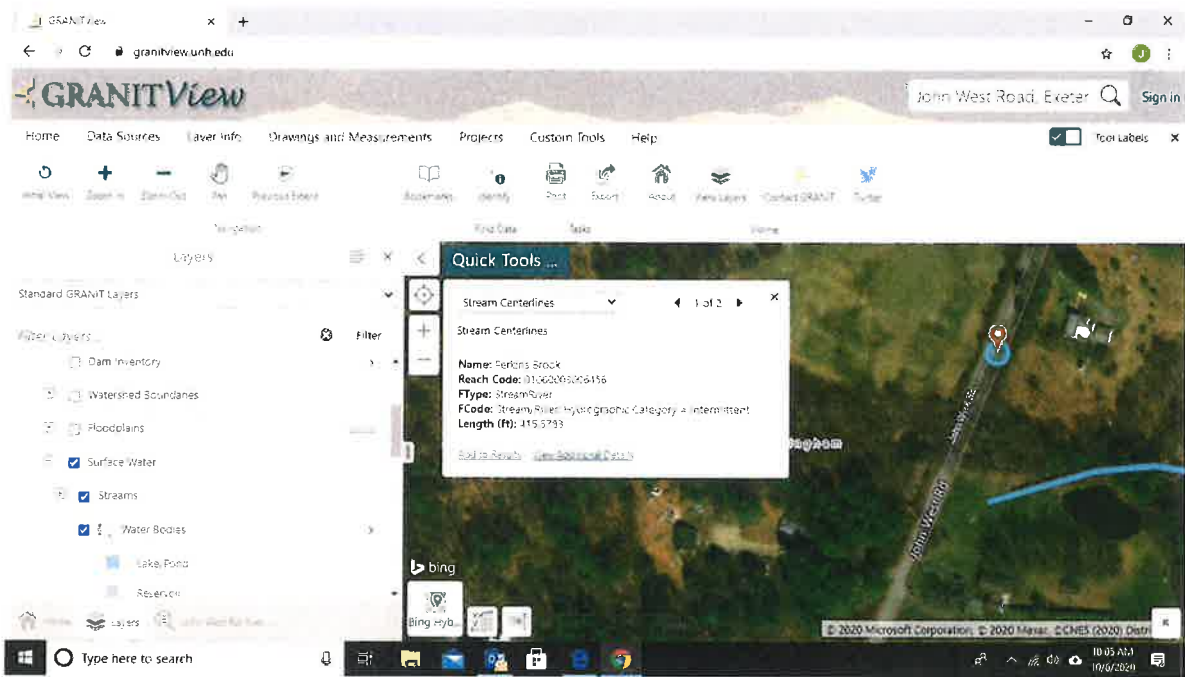
RECEIVED

OCT 8 2020

EXETER PLANNING OFFICE



The two screen shots taken above show that the perennial section of Perkins Brook stops to the east of John West Road. The parcel in question lies to the west of John West Road and includes the area of field shown in the aerial photo to the west of John West Road.



These two screen shots show that there is a section of intermittent stream of Perkins Brook to the east of John West Road. John West Road breaks the contiguous wetlands from the perennial section of Perkins Brook.





The above three photos show the intermittent stream that lies to the west of John West Road. The stream is at the edge of the mowed field. Because the stream has been classified as intermittent, this section would not fall under the Shoreland Protection District.



10-07-2020

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



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: November 6, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: Keith and Heather Wheeler PB Case #20-15

The Applicant is seeking a minor subdivision of an existing .70-acre (30,277 square foot) parcel located at 286 Water Street to create an additional single-family residential lot. The subject property is located in the R-2, Single Family Residential zoning district and is identified as Tax Map Parcel #64-18.

The Applicant submitted a minor subdivision plan and supporting documents, dated September 14, 2020 and are enclosed for your review. There was no Technical Review Committee review of the application, however, it was reviewed by Code Enforcement Officer Doug Eastman and found to be in compliance with the dimensional requirements outlined in the zoning regulations. DPW had no comments. I have reviewed the plans set and have no comments.

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

Planning Board Motion:

Minor Subdivision Motion: I move that the request of Keith and Heather Wheeler (PB Case #20-15) for Minor Subdivision approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



5. EXPLANATION OF PROPOSAL: Minor subdivision of
286 Water St., Exeter, NH 03833 into (2) lots -
64/18-1 and 64/18-2

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. <u>(5) copies of 24' x 36' plan sets</u>	
B. <u>(10) copies of 11" x 17" copies of plan sets</u>	
C. <u>Letter of Explanation</u>	
D. <u>Driveway permit # 20-03, 4/27/20</u>	
E. <u>(3) pre-printed 1" x 2 5/8" labels for ea. abutter applicant</u>	
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: Millennium Engineering, Inc - Henry Boyd
ADDRESS: 13 Hampton Rd., Exeter, NH 03833
PROFESSION: Licensed Land Surveyor TELEPHONE: (603) 778-0528

10. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED: _____
None - Not at this time



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) No IF YES, LIST BELOW AND NOTE ON PLAN.

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 THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE

9/14/2020

APPLICANT'S SIGNATURE

[Handwritten 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.

From:
Keith P. & Heather H. Wheeler
286 Water St.
Exeter, NH 03833

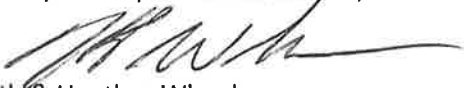
9/14/2020

To:
Exeter Planning Board / Langdon Plumer

RE: Application for Minor Subdivision; 286 Water St, Exeter, NH 03833

Please accept the attached application and supporting materials for a "Minor Subdivision" to 286 Water St, Exeter, NH 03833 (Assessors Map 64 / Parcel 18) into two lots (64/18-1 & 64/18-2).

Thank you for your consideration,



Keith & Heather Wheeler

RECEIVED

SEP 14 2020

EXETER PLANNING OFFICE



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 64/17
NAME SHORT FAMILY REV. TRUST
ADDRESS 1 DEWEY ST
Exeter, NH, 03833

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP 64/16
NAME TANIA & WALTER D. ALBERT III
ADDRESS 5 Dewey St.
Exeter, NH 03833

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP 64/19
NAME Derrick M. Dohgan
ADDRESS 288 Water St.
Exeter, NH 03833

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP 64/40
NAME Town of Exeter Housing Authority
ADDRESS 277 Water St.
Exeter, NH 03833

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP 64/12
NAME William H. Ingraham Living Trust
ADDRESS 26 Green St.
Exeter, NH 03833

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
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TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

Please attach additional sheets if needed



CHECKLIST FOR LOT LINE ADJUSTMENT, MINOR SITE PLAN, or MINOR SUBDIVISION PLAN PREPARATION

The checklist on the following page has been prepared to assist you in the preparation of your subdivision plan. The checklist items listed correspond to the subdivision plan requirements set forth in Section 7 of the "Site Plan Review and Subdivision Regulations". Unless otherwise indicated, all section references within this checklist refer to these regulations. Each of the items listed on this checklist must be addressed prior to the technical review of subdivision plans by the Technical Review Committee (TRC). See Section 6.5 of the "Site Plan Review and Subdivision Regulations". This checklist **DOES NOT** include all of the detailed information required for subdivision and lot line adjustment plans and therefore should not be the sole basis for the preparation of these plans. For a complete listing of subdivision plan requirements, please refer to Section 7 of the "Site Plan Review and Subdivision Regulations". In addition to these required plan items, the Planning Board will review subdivision plans based upon the standards set forth in Sections 8 and 9 of the "Site Plan Review and Subdivision regulations". As the applicant, it is **YOUR RESPONSIBILITY** to familiarize yourself with these standards and to prepare your plans in conformance with them.

Please complete this checklist by marking each item listed in the column labeled "Applicant" with one of the following: "X" (information provided); "NA" (note applicable); "W" (waiver requested). For all checklist items marked "NA", a final determination regarding applicability will be made by the TRC. For all items marked "W", please refer to Section 11 of the "Site Plan Review and Subdivision Regulations" for the proper waiver request procedure. All waiver requests will be acted upon by the Planning Board at a public hearing. Please contact the Planning Department office, if you have any questions concerning the proper completion of this checklist.

All of the required information for the plans listed in the checklist must be provided on separate sheets, unless otherwise approved by the TRC.

NOTE: AN INCOMPLETE CHECKLIST WILL BE GROUNDS FOR REJECTION OF YOUR APPLICATION.



**CHECK LIST FOR MINOR SITE PLAN REVIEW,
MINOR SUBDIVISION AND LOT LINE ADJUSTMENT**

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Scale, north arrow, and date prepared.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	j) If deemed necessary by the Town Planner, existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input type="checkbox"/> NA	<input type="checkbox"/>	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped 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"/>	l) State and federal jurisdictional wetlands, including delineation of required setbacks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	m) A note as follows: "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"/>	n) Surveyed exterior 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.



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 773-6157 • FAX 772-1355

www.exeternh.gov

DRIVEWAY PERMIT

PERMIT# 20-03

DATE: 4/27/20

NAME OF APPLICANT: Keith & Heather Wheeler

APPLICANTS ADDRESS: 286 Water St., Exeter, NH 03833

PHONE: 603-479-6652 DESIRED STARTING DATE 4/28/20

ADDRESS OF PROPOSED DRIVEWAY: 286 Water St., Exeter

Upon receipt of this permit, I agree to build a driveway/road entering upon a public right-of-way in accordance with the regulations and specifications set forth by the Town of Exeter. It is the sole responsibility of the applicant to correct any problems and/or conditions created by the construction. Highway Superintendent must be notified upon completion of construction for final inspection. The location of all driveways approved prior to site plan/sub division review by the Planning Board may be subject to change in order to comply with the applicable "Site Plan" and "Subdivision Regulations" in which case a permit re-application is necessary.

Applicant's signature: [Signature] Date: 4/27/20

BELOW, DRAW DRIVEWAY WITH PERTINENT DETAILS TO PROPERTY LINES AND STRUCTURES: (or attach plans to application).

Site Plan attached

APPROVED: [Signature] (HIGHWAY SUPERINTENDENT)

NOTES/CONDITIONS: Tree on North side has to be removed before driveway can be installed

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



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: November 6, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: N.H. Industrial Properties, LLC PB Case #20-17

The Applicant is seeking a minor subdivision of an existing 1.14-acre (49,677 square foot) parcel located at 47 Hampton Road to create an additional single-family residential lot.

The subject property is located in the R-2, Single Family Residential zoning district and is identified as Tax Map Parcel #87-17.

The Applicant submitted a minor subdivision plan and supporting documents, dated September 17, 2020 and are enclosed for your review. There was no Technical Review Committee review of the application, however, it was reviewed by Code Enforcement Officer Doug Eastman and found to be in compliance with the dimensional requirements outlined in the zoning regulations. DPW had no comments.

The existing lot was formerly occupied by Colcord's Garage for many years and as such was considered a legal non-conforming use. The Zoning Board of Adjustment, at its October 16, 2018 meeting, granted a variance for the expansion of a non-conforming use to permit the operation of a mechanical business supplying field services for municipal water and waste water pumping systems at this location with work to be performed at the customer's location. A copy of the Notice of Decision and meeting minutes are enclosed for your review.

I reviewed the plans and have questions regarding the "existing crushed gravel" area. I believe this was recently added and may require approval from the Planning Board. If this is the case it should be done concurrently with this subdivision. I also would like to know the proposed area of disturbance that includes what will be cleared for the house lot and what vegetation was already disturbed to install the gravel. Our regulations require drainage analysis if the combined site disturbance exceeds 10,000 square feet. I will relay these concerns to the applicant and will update the Board at the meeting.

Planning Board Motion:

Minor Subdivision Motion: I move that the request of N.H. Industrial Properties, LLC (PB Case #20-17) for Minor Subdivision approval 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.exeternh.gov

October 17, 2018

Forrest A. Hardardt, Member
Renew Mechanical Maintenance, LLC
6 Pine Road
Hampton, New Hampshire 03842

Re: Zoning Board of Adjustment Case #18-23
Variance Request for Expansion of Non-Conforming Use
47 Hampton Road, Exeter, N.H. Tax Map Parcel #87-17

Dear Mr. Hardardt:

This letter will serve as official confirmation that the Zoning Board of Adjustment, at its October 16th, 2018 meeting, voted to approve the above-captioned application for a variance from Article 5, Section 5.1.2 B for the expansion of a non-conforming use to permit the operation of a mechanical business supplying field services for municipal water and waste water pumping systems, as presented. This approval was granted with the condition that if any additional impervious surface is proposed for the site that review by the Town Planner and/or Planning Board shall be required.

Please be advised that in accordance with Article 12, Section 12.4 of the Town of Exeter Zoning Ordinance entitled "Limits of Approval" that all approvals granted by the Board of Adjustment shall only be valid for a period of three (3) years from the date such approval was granted; therefore, should substantial completion of the improvements, modifications, alterations or changes in the property not occur in this period of time, this approval will expire.

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

Sincerely,

Laura J. Davies
Chairwoman
Exeter Zoning Board of Adjustment

cc: New Hampshire Industrial Properties, LLC, property owner
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Whitten, Deputy Assessor

LJD:bsm

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**TOWN OF EXETER
ZONING BOARD OF ADJUSTMENT
October 16, 2018
7:00 PM
Approved Minutes**

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11

I. Preliminaries

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

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

Others Present: Doug Eastman

12
13

Call to Order

Chair Davies called the meeting to order at 7:00 pm.

14
15
16
17

Introductions by Roll Call

Chair Davies asked to identify the following members who were present by Roll Call: Esther Olson-Murphy, Rick Thielbar, Laura Davies, Joanne Petito, Robert Prior and Christopher Merrill. The active voting alternates for this hearing are identified as Esther Olson-Murphy and Christopher Merrill.

18
19

II. New Business

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Hearings

- 28
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36
1. **Renewal Mechanical Maintenance, LLC for variance, Article 5, Section 5.1.2, B Expansion of non-conforming use Permit operation of a mechanical business supplying field services for municipal water and waste water pumping systems where the work is performed at the customer's location 47 Hampton Road, R-2 Single-family Residential Zoning District Tax Map Parcel #87-17, Case #18-23**

Chair Davies read the Legal Notice and advised that the two alternates would be voting on this hearing.

Forrest Hardardt presented his application to expand the commercial use in the residential district. Mr. Hardardt is looking to place a 50'x42' storage shed to be used for his business with normal operating hours of 6 am to 6 pm. The materials they are storing need to stay dry and clean. Mr. Hardardt stated it would be a good fit for the Town.

Chair Davies asked if there were water and sewer service to the premises?

Mr. Hardardt responded there were water, sewer, gas and electric.

41 Mr. Prior asked how many employees would be on-site?
42
43 Mr. Hardardt responded there are two right now which they are looking to add to.
44
45 Mr. Prior asked if there were another shed on the property?
46
47 Mr. Hardardt responded yes, there is a small structure that will not be utilized.
48
49 Chair Davies asked if equipment would be cleaned on site or any chemicals used or
50 stored?
51
52 Mr. Hardardt responded there would be no cleaning and no chemicals except for maybe
53 just bleach.
54
55 Mrs. Petito asked what would be stored there?
56
57 Mr. Hardardt responded pipes and valves that can't be left out.
58
59 Chair Davies asked about tanks of gas.
60
61 Mr. Hardardt responded there will be small tanks, with no huge risk.
62
63 Mrs. Petito asked about vehicles.
64
65 Mr. Hardardt responded there will be a one-ton box truck and ½ ton pick-up.
66
67 Mr. Prior asked about signage.
68
69 Mr. Hardardt responded not at this time but is not against it.
70
71 Chair Davies asked if the gas station was there? If tanks were still there?
72
73 Mr. Hardardt responded quite awhile ago. Mr. Comeau responded he has been the
74 owner for only three months and not able to get any information on existing tanks from
75 the State.
76
77 Chair Davies asked about access to Route 27.
78
79 Mr. Hardardt responded yes.
80
81 Mr. Prior asked if there were a lot of abandoned automobiles removed?
82
83 Mr. Hardardt they were removed last week, the last of them.
84
85 Chair Davies asked if the yard would be full of utility trucks?
86
87 Mr. Hardardt responded no, plan to park trailers in back so not an eyesore.

88 Chair Davies asked if people would come and go throughout the day?
89
90 Mr. Hardardt stated no, typical 6am-6pm, 5 day per week schedule.
91
92 Mrs. Olson-Murphy asked if there was anything out back for trailers?
93
94 Mr. Hardardt responded not sure as of now, gravel or grass.
95
96 Mr. Comeau provided pictures of what the property looked like in the past.
97
98 Mr. Hardardt stated they have done a lot to clean it up.
99
100 Mrs. Olson-Murphy asked what was pulled out of treatment plants? Would there be a
101 junk spot on-site?
102
103 Mr. Hardardt responded nothing comes back with me and the noise footprint is minimal.
104
105 Mrs. Olson Murphy asked about deliveries.
106
107 Mr. Hardardt stated they are during the day, nothing before shift starts.
108
109 Chair Davies opened the hearing to the public at 7:21 pm.
110
111 Ms. Sue Stagnone, a resident at Exeter Farms, asked if received a letter from neighbor?
112
113 Chair Davies advised they had and it prompted some of the questions.
114
115 Ms. Stagnone stated the closest property, wanted to make sure history available.
116 Weeds grew after deceased. Title transfer. Attempts to sell property. Wanted to share
117 this information, auto repair lost, hoped that non-conforming use would revert to
118 residential. Exeter Rental also abutted. Doesn't look like massive commercial area.
119 Site has no lighting now. Equipment storage would be a good thing.
120
121 Joe Stagnone stated he recently met with Mr. Hardardt and has no concern with him
122 running the operation. He questions what happens if Mr. Hardardt leaves? He has
123 proven to be very considerate.
124
125 Chair Davies advised if another use comes they would have to come before this Board.
126
127 Don Jensen of Pine Crest Mobile Home Park at 49 Hampton Street stated he wants to
128 make sure people's values in his park are protected. There is no screening.
129
130 Chair Davies asked if he was concerned that a few trailers would be a problem?
131
132 Mr. Jensen responded he is getting a better idea of what is going on, it is just so close.
133
134 Mr. Prior asked did your park co-exist with the previous use?

135 Mr. Jensen responded yes.

136

137 Mr. Prior asked was there a greater impact now or then?

138

139 Mrs. Petito asked if there was nothing between the trees?

140

141 Mr. Jensen stated nothing.

142

143 Chair Davies asked if he was concerned or feeling better?

144

145 Mr. Jensen stated he was concerned about use in the back where it was filed in and
146 expanded by approximately 5,000 feet, which could cause runoff.

147

148 Chair Davies stated if commercial property changes site, a Site Plan Review must take
149 place with the Planning Board and demonstrate that runoff can be contained and not be
150 an issue.

151

152 Mr. Jensen stated it was never resolved by the Town. It was filled right to the line and
153 they were asked to stop. Now that new business should be looked at. Was pushing
154 water to me.

155

156 Mrs. Petito asked how close the homes are to the lot line?

157

158 Mr. Jensen responded approximately fifteen (15') feet.

159

160 Mr. Prior stated it shows a tree line but you said there are no trees?

161

162 Mr. Jensen stated there are trees on the West side but not in back.

163

164 Mr. Merrill asked if there was anything you recommend, fence or trees?

165

166 Mr. Jensen stated he would like to give you letter Town wrote.

167

168 Chair Davies pointed out the violation about filling.

169

170 John S. stated he is an abutter immediately behind the building and is concerned with
171 drainage, water would come into his yard.

172

173 Mr. Hardardt stated that he does not plan to pave the backyard. It will be gravel or
174 grass. There is a tree-line in back. They are not big trees. Can supply pictures. Tried
175 to keep buffer. Just used to clean area, not for drainage. To address the letter, nothing
176 should cause an environmental hazard at this area.

177

178 Chair Davies asked if there were 2-3 trailers?

179

180 Mr. Hardardt stated yes, the front of the building will be for snow storage.

181

182 Chair Davies asked if storing or plowing on front?
183

184 Mr. Hardardt answered "correct, started to spruce up front of building."
185

186 Chair Davies asked about exterior lighting.
187

188 Mr. Hardardt stated the only night light is over the doors, nothing else. May add a sign
189 but would satisfy regulations.
190

191 Mr. Comeau stated the survey shows the mobile park encroaches on the property 20-30
192 feet between fill drop off.
193

194 Chair Davies recommended a privacy fence could go on either property.
195

196 Chair Davies asked if there were any further questions or comments from the public and
197 being none, closed the hearing to the public at 7:39 pm for deliberations.
198

199 Chair Davies advised this is a variance for change of use.
200

201 Mr. Thielbar asked has it lost its grandfathering?
202

203 Mr. Eastman stated it was left as non-conforming use. Was tied up in probate. Tried to
204 sell many times, continuously marketed.
205

206 Mr. Thielbar stated it's tough to find a better use for the land. Best way to keep from
207 decline is to have it be actively used. It is less invasive than a four-family house.
208

209 Mr. Prior stated with no change to impervious surfaces.
210

211 Chair Davies advised we could make that a condition.
212

213 Mr. Eastman agreed. 2,000-3,000 feet paving would require engineering review. Add
214 "without Town approval."
215

216 ***Mr. Thielbar moved to approve the request for a variance with the understanding***
217 ***that any increase in impervious surfaces would require Town approval before***
218 ***installed. Mrs. Petito seconded the motion. With 5 voting in favor, so moved.***
219

220 Chair Davies recessed the meeting briefly at 8 pm and the meeting resumed at 8:15 pm.
221

222 **2. Elliott Berkowitz/Pairpoint Group, LLC for variance, Article 5, Section 5.6.6**
223 **To allow no off-street parking to be provided for the proposed residential units**
224 **23 Water Street, WC-Waterfront Commercial Zoning District**
225 **Tax Map Parcel #72-39, Case #18-24**
226

227 Chair Davies advised that alternate, Esther Olson-Murphy would be the voting alternate
228 on this hearing.



RECEIVED

SEP 17 2020

TOWN OF EXETER
MINOR SUBDIVISION, MINOR
SITE PLAN, AND/OR LOT LINE
ADJUSTMENT APPLICATION

EXETER PLANNING OFFICE

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:
 MINOR SITE PLAN
 MINOR (3lots or less)
SUBDIVISION (2) LOTS
 LOT LINE ADJUSTMENT

#20-17 APPLICATION
9/17/20 DATE RECEIVED
125.00 APPLICATION FEE
100.00 PLAN REVIEW FEE
60.00 ABUTTER FEE
LEGAL NOTICE FEE
INSPECTION FEE
\$285.00 TOTAL FEES
AMOUNT REFUNDED

pd. 9/17/20 ✓ #130 160.-
✓ #131 225.-

1. NAME OF LEGAL OWNER OF RECORD: New Hampshire Industrial Properties LLC
ADDRESS: 75-4 Main Street, Suite 300

Plymouth, NH 03264 TELEPHONE: () _____

2. NAME OF APPLICANT: SAME Greg Comeau gregcomeau@gmail

ADDRESS: PO Box 1986

Hampton, NH 03842 TELEPHONE: (603) 315-8839

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

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

4. DESCRIPTION OF PROPERTY:

ADDRESS: 47 Hampton Road

TAX MAP: 87 PARCEL #: 17 ZONING DISTRICT: R2

AREA OF ENTIRE TRACT: 1.14 Acre PORTION BEING DEVELOPED: ENTIRE



5. EXPLANATION OF PROPOSAL: MINOR SUBDIVISION OF PARCEL
INTO TWO LOTS. LOT 1 WILL CONTAIN EXISTING
COMMERCIAL BUILDING, LOT 2 WILL BE FOR SINGLE
FAMILY RESIDENTIAL

6. ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO) _____
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.	<u>22" X 34" PLAN SET</u>	<u>7</u>
B.	<u>11" X 17" PLAN SET</u>	<u>15</u>
C.	_____	_____
D.	_____	_____
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: Henry Boyd JR., LLS
ADDRESS: 13 Hampton, Road, Exeter, NH
PROFESSION: Surveyor TELEPHONE: (603) 778-0528

10. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED: NEW WATER
AND SEWER SERVICES FOR PROPOSED HOME



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) NO IF YES, LIST BELOW AND NOTE ON PLAN.

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 THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE

9/15/20

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.



**CHECK LIST FOR MINOR SITE PLAN REVIEW,
MINOR SUBDIVISION AND LOT LINE ADJUSTMENT**

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Scale, north arrow, and date prepared.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
NA	<input type="checkbox"/>	h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
NA	<input type="checkbox"/>	i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	j) If deemed necessary by the Town Planner, 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.
NA	<input type="checkbox"/>	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped 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.
NA	<input type="checkbox"/>	l) State and federal jurisdictional wetlands, including delineation of required setbacks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	m) A note as follows: "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"/>	n) Surveyed exterior 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 type="checkbox"/>	<input type="checkbox"/>	o) For minor site plans only, plans are not required to be prepared by a professional engineer or licensed surveyor unless deemed essential by the Town Planner or the TRC.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	p) For minor subdivisions and lot line adjustments only, the locations, dimensions, and areas of all existing and proposed lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	q) The lines of existing abutting streets and driveways locations within 100-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	r) The location, elevation, and layout of existing catch basins and other surface drainage features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	s) The footprint location of all existing structures on the site and approximate location of structures within 100-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	t) The size and location of all existing public and private utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	u) The location of all existing and proposed easements and other encumbrances.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	v) 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.
NA <input type="checkbox"/>	<input type="checkbox"/>	w) The location of all test pits and the 4,000-square-foot septic reserve areas for each newly created lot, if applicable.
NA <input type="checkbox"/>	<input type="checkbox"/>	x) 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"/>	y) A notation shall be included which explains the intended purpose of the subdivision. Include the identification 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 of all of the tract.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	z) Newly created lots shall be consecutively numbered or lettered in alphabetical order. Street address numbers shall be assigned in accordance with <u>Section 9.17 Streets</u> of these regulations.
NA <input type="checkbox"/>	<input type="checkbox"/>	aa) The following notations shall also be shown: <ul style="list-style-type: none"> • Explanation of proposed drainage easements, if any • Explanation of proposed utility easement, if any • Explanation of proposed site easement, if any • Explanation of proposed reservations, if any • Signature block for Board approval as follows:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p style="text-align: center;">Town of Exeter Planning Board</p> <p style="text-align: center;"> Chairman Date </p>



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 87-3 TAX MAP _____
NAME Exeter Farms Homeowner Associ- NAME _____
ADDRESS P.O. Box 541 ADDRESS _____
Exeter, NH 03833

TAX MAP 87-6 TAX MAP _____
NAME Parkin Revocable Trust-Michael NAME _____
ADDRESS 35 Bayridge Road Parkin ADDRESS _____
Greenland, NH 03840

TAX MAP 87-14 TAX MAP _____
NAME Donald Jensen-DBA Pinecrest Mobile NAME _____
ADDRESS 49 Hampton Road Home Park ADDRESS _____
Exeter, NH 03833

TAX MAP 87-16 TAX MAP _____
NAME Donald Jensen-DBA Pinecrest Mobile NAME _____
ADDRESS 49 Hampton Road Home Park ADDRESS _____
Exeter, NH 03833

TAX MAP 87-17 TAX MAP _____
NAME NH Industrial Properties, LLC NAME _____
ADDRESS P.O. Box 1986 ADDRESS _____
Hampton, NH 03843

TAX MAP 87-18 TAX MAP _____
NAME Pine Meadows Condominium NAME _____
ADDRESS 11 Court Street ADDRESS _____
Exeter, NH 03833

TAX MAP _____ TAX MAP _____
NAME _____ NAME _____
ADDRESS _____ ADDRESS _____

TAX MAP _____ TAX MAP _____
NAME _____ NAME _____
ADDRESS _____ ADDRESS _____

Please attach additional sheets if needed

Millennium Engineering, Inc.

P.O. Box 745
(603) 778-0528

Exeter, NH 03833
FAX (603) 772-0689

September 16, 2020

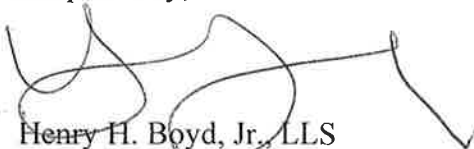
Town of Exeter
Planning Board
10 Front Street
Exeter, NH 03833

Re: Subdivision application for Map 87 Lot 17, 47 Hampton Road Exeter, NH.

Dear Chairman:

The intent of the subdivision application is to seek to divide the existing 49,677 S.F. parcel into 2 lots. Lot 1 shall contain the commercial building and have the required lot depth and width with a lot area of 33,075 S.F.. Lot 2 shall be for a proposed home, it will have the required lot depth and width with a lot area of 16,602 S.F..

Respectfully,



Henry H. Boyd, Jr., LLS
Millennium Engineering Inc.



**TOWN OF EXETER, NH
APPLICATION FOR MINOR SITE PLAN REVIEW,
MINOR SUBDIVISION and/or LOT LINE ADJUSTMENT**

A completed application shall contain the following items, although please note that some items may not apply such as waivers or conditional use permit:

- | | |
|---|-----|
| 1. Application for Hearing | (✓) |
| 2. Abutter's List Keyed to the Tax Map (including name and business address of all professionals responsible for the submission (engineer, landscape architect, wetland scientist, etc.)) | (✓) |
| 3. Checklist for plan requirements | (✓) |
| 4. Letter of Explanation | (✓) |
| 5. Written request and justification for waiver(s) from Site Plan/Sub Regulations | N/A |
| 6. Application to Connect and/or Discharge to Town of Exeter Sewer, Water, or Storm Water Drainage System(s) - if applicable | () |
| 7. Application Fees | () |
| 8. Seven (7) copies of 24'x36' plan set | (✓) |
| 9. Fifteen (15) 11"x 17" copies of the plan set | (✓) |
| 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.

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



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: November 6, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: OSRAM Sylvania, Inc. PB Case #20-16

The Applicant is seeking a lot line adjustment between the properties located at 129 Portsmouth Avenue and 131 Portsmouth Avenue. The intent of the lot line adjustment is to adjust the location of the lot line in the previously approved subdivision of Tax Map Parcel #52-112 (PB Case #20-7 presented at the August 20th, 2020 meeting). The subject properties are located in the C-2, Highway Commercial and CT-Corporate Technology zoning districts and are identified as Tax Map Parcels #52-112 and #51-17.

The Applicant has submitted a lot line adjustment plan and supporting documents, dated September 15, 2020 and are enclosed for your review. As you may remember, you conditionally approved a subdivision for this site recently and one of the condition was that building C would be removed prior to transfer of the lot. This condition was placed because building C violated the setback. This lot line adjustment will correct this and building C will now comply with the building setback and can remain.

I will be prepared with suggested conditions of approval at the meeting in the event the board decides to take action on the request.

Planning Board Motions

Lot Line Adjustment Motion: I move that the request of OSRAM Sylvania Inc. (PB Case #20-16) for Lot Line Adjustment approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



RECEIVED

SEP 15

TOWN OF EXETER
MINOR SUBDIVISION, MINOR
SITE PLAN, AND/OR LOT LINE
ADJUSTMENT APPLICATION

EXETER PLANNING OFFICE

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

- MINOR SITE PLAN
- MINOR (3 lots or less)
SUBDIVISION () LOTS
- LOT LINE ADJUSTMENT

#20-16	APPLICATION
9/15/20	DATE RECEIVED
\$60.00	APPLICATION FEE
\$110.00	PLAN REVIEW FEE
\$110.00	ABUTTER FEE
N/A	LEGAL NOTICE FEE
	INSPECTION FEE
\$170.00	TOTAL FEES
	AMOUNT REFUNDED

doc # 1550 \$170.00

1. NAME OF LEGAL OWNER OF RECORD: OSRAM Sylvania, Inc.

ADDRESS: 200 Ballardville Street, Wilmington, MA 01887

TELEPHONE: (603) 778 4548

2. NAME OF APPLICANT: OSRAM Sylvania, Inc.

ADDRESS: 129 Portsmouth Ave. Exeter, NH 03833

TELEPHONE: (603) 778 4548

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

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

4. DESCRIPTION OF PROPERTY:

ADDRESS: 129-131 Portsmouth Ave. Exeter, NH 03833

TAX MAP: 52-112 ZONING DISTRICT: C-2 & C-T

AREA OF ENTIRE TRACT: 52-112: 32.21 AC; 51-17: 21.00 AC

PORTION BEING DEVELOPED: N/A



5. **EXPLANATION OF PROPOSAL:** Lot Line Adjustment of a previously approved subdivision

6. **ARE MUNICIPAL SERVICES AVAILABLE?** (YES/NO) Yes, there are existing services to parcel 52-112. No new service is proposed at this time. 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. Lot Line Adjustment Exhibit of OSRAM Sylvania Inc.	7
B. Cover Letter	1
C. Application for Hearing	1

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: Steven Michaud , PLS

ADDRESS: Doucet Survey, Inc., 102 Kent Place, Newmarket, NH 03857

PROFESSION: Licensed Land Surveyor **TELEPHONE:** (603) 659-6560

10. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:** None at this time



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.

- February 10, 1994 - ZBA Case #1023 Special exception and variance granted for proposed expansion of Non-Conforming use (addition) and for a portion of the expansion to exceed the maximum height regulation.
- January 16, 1996 - ZBA Case #1062 Special exception granted for expansion of Non-Conforming use (proposed 16' x 60' addition)
- October 21, 2003 - ZBA Case #1251 Variance granted to permit approximately 10 acres (the front portion of parcel with frontage on Portsmouth Avenue) of an existing 33-acre parcel to be developed in accordance with the C-2, Highway Commercial zoning regulations.
- October 17, 2006 - ZBA Case #1322 Special exception granted for the expansion of a Non-Conforming use to permit a proposed 41,173 square foot expansion of the existing manufacturing facility.

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 THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE Sept. 15, 2020 APPLICANT'S SIGNATURE Paul Valentino

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.



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:052-111-000
NAME: Laurence D Foss
ADDRESS: 30 Bunker Hill Ave
Stratham, NH 03885

TAX MAP: 066-001-000
NAME: Palmer & Sicard, Inc.
ADDRESS: 140 Epping Road
Exeter, NH 03833

TAX MAP: 051-015-000
NAME: King Enterprises Co., LLC
ADDRESS: P.O. Box 1000 – MS 6000
Portland, ME 04104

TAX MAP: 066-002-000
NAME: North Country Trust
ADDRESS: John Blanchard, Trustee
PO Box 397
Princeton, MA 01541

TAX MAP: 051-014-0001
NAME: McFarland Realty Trust
ADDRESS: 151 Portsmouth Ave
Exeter, NH 03833

TAX MAP: 051-017-000
052-112-000
NAME: OSRAM Sylvania, Inc.
ADDRESS: 200 Ballardville Street
Wilmington, MA 01887

TAX MAP: 052-052-000
NAME: 108 Heights, LLC
ADDRESS: c/o Two Guys Self Storage
65 Post Road
Hooksett, NH 03106

Landscape Architect/Planner
NAME: R. Gordon Leedy, Jr.
ADDRESS: Tighe & Bond
177 Corporate Avenue
Portsmouth, NH 03801

TAX MAP: 065-123-0000
NAME: Town of Exeter
ADDRESS: 10 Front St
Exeter, NH 03833

Land Surveyor
NAME: Steven Michaud, PLLS
ADDRESS: Doucet Survey, LLC
102 Kent Place
Newmarket, NH 03857

TAX MAP: 051-053-000
NAME: Exeter Lumber
ADDRESS: 4 John Stark Lane
Hampton, NH 03842

Please attach additional sheets if needed



CHECKLIST FOR LOT LINE ADJUSTMENT, MINOR SITE PLAN, or MINOR SUBDIVISION PLAN PREPARATION

The checklist on the following page has been prepared to assist you in the preparation of your subdivision plan. The checklist items listed correspond to the subdivision plan requirements set forth in Section 7 of the "Site Plan Review and Subdivision Regulations". Unless otherwise indicated, all section references within this checklist refer to these regulations. Each of the items listed on this checklist must be addressed prior to the technical review of subdivision plans by the Technical Review Committee (TRC). See Section 6.5 of the "Site Plan Review and Subdivision Regulations". This checklist **DOES NOT** include all of the detailed information required for subdivision and lot line adjustment plans and therefore should not be the sole basis for the preparation of these plans. For a complete listing of subdivision plan requirements, please refer to Section 7 of the "Site Plan Review and Subdivision Regulations". In addition to these required plan items, the Planning Board will review subdivision plans based upon the standards set forth in Sections 8 and 9 of the "Site Plan Review and Subdivision Regulations". As the applicant, it is **YOUR RESPONSIBILITY** to familiarize yourself with these standards and to prepare your plans in conformance with them.

Please complete this checklist by marking each item listed in the column labeled "Applicant" with one of the following: "X" (information provided); "NA" (note applicable); "W" (waiver requested). For all checklist items marked "NA", a final determination regarding applicability will be made by the TRC. For all items marked "W", please refer to Section 11 of the "Site Plan Review and Subdivision Regulations" for the proper waiver request procedure. All waiver requests will be acted upon by the Planning Board at a public hearing. Please contact the Planning Department office, if you have any questions concerning the proper completion of this checklist.

All of the required information for the plans listed in the checklist must be provided on separate sheets, unless otherwise approved by the TRC.

NOTE: AN INCOMPLETE CHECKLIST WILL BE GROUNDS FOR REJECTION OF YOUR APPLICATION.



CHECK LIST FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISION AND LOT LINE ADJUSTMENT

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
<input type="checkbox"/>	<input type="checkbox"/>	a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
<input type="checkbox"/>	<input type="checkbox"/>	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
<input type="checkbox"/>	<input type="checkbox"/>	c) Scale, north arrow, and date prepared.
<input type="checkbox"/>	<input type="checkbox"/>	d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
<input type="checkbox"/>	<input type="checkbox"/>	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
<input type="checkbox"/>	<input type="checkbox"/>	f) Zoning (including overlay) district references.
<input type="checkbox"/>	<input type="checkbox"/>	g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
<input type="checkbox"/>	<input type="checkbox"/>	h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
<input type="checkbox"/>	<input type="checkbox"/>	i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
<input type="checkbox"/>	<input type="checkbox"/>	j) If deemed necessary by the Town Planner, existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input type="checkbox"/>	<input type="checkbox"/>	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.
<input type="checkbox"/>	<input type="checkbox"/>	l) State and federal jurisdictional wetlands, including delineation of required setbacks.
<input type="checkbox"/>	<input type="checkbox"/>	m) A note as follows: "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."

OSRAM Abutters List

February 27, 2020

TAX MAP:052-111-000
NAME: Laurence D Foss
ADDRESS: 30 Bunker Hill Ave
Stratham, NH 03885

TAX MAP: 051-015-000
NAME: King Enterprises Co.,
LLC
ADDRESS: PO Box 1000 – MS
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Portland, ME 04104

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NAME: McFarland Realty Trust
ADDRESS: 151 Portsmouth
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Exeter, NH 03833

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ADDRESS: 4 John Stark Ln
Hampton, NH 03842

TAX MAP: 052-052-000
NAME: 108 Heights, LLC
ADDRESS: c/o Two Guys Self
Storage
65 Post Road
Hooksett, NH 03106

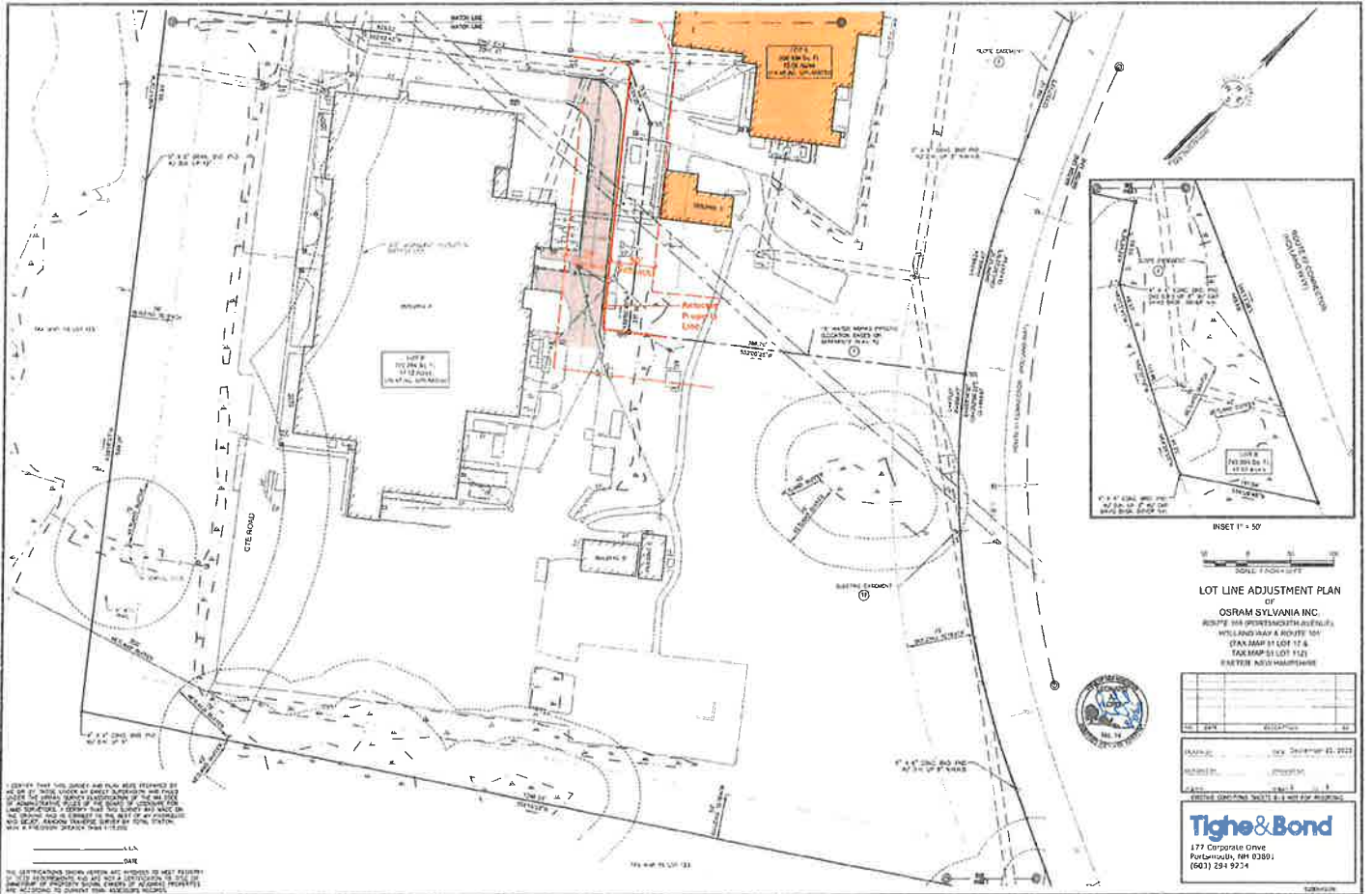
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NAME: OSRAM Sylvania, Inc.
ADDRESS: 200 Ballardville
Street
Wilmington, MA 01887



OWNER HAS BEEN ADVISED THAT THIS PLAN IS PREPARED BY ME OR BY SOME OTHER PERSON UNDER MY SUPERVISION AND THAT I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION CONTAINED HEREIN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION CONTAINED HEREIN.

LOT LINE ADJUSTMENT PLAN
 OF
OSRAM SYLVANIA INC.
 ROUTE 100 SPRINGFIELD AVENUE
 WYOMING VA & ROUTE 100
 STAN DAMM ST LOT 11 &
 TUCKERMAN ST LOT 1121
 FAYETTE COUNTY VIRGINIA

DATE: 08/20/2013
 DRAWN BY: J. BOND
 CHECKED BY: J. BOND

Tighe & Bond
 177 Corporate Drive
 Rockingham, VA 22861
 (603) 294-9274

O-5013-001

September 15, 2020

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

Re: **OSRAM Sylvania Lot Line Adjustment, 129-131 Portsmouth Avenue, Exeter, NH**

Dear Mr. Sharples:

On behalf of our client, OSRAM Sylvania, Inc. Tighe & Bond is pleased to submit the attached application for a lot line adjustment of their property located at 129-131 Portsmouth Avenue in Exeter. The property is designated as Map 51-17 and Map 52, Lot 112 in the town's assessing records.

The purpose of this application is to adjust the location of the lot line in the previously approved subdivision of Map 52, Lot 112.

There are no new buildings or other site improvements proposed at this time. The purpose of this subdivision is to facilitate disposition of land not necessary to the Owner's ongoing operations at the site. If and when the new lots are conveyed, there will be a requirement for site plan approval for any new or modified use.

We would appreciate having this application reviewed by the TRC and scheduled for consideration at the Planning Board on their next available agenda.

Very truly yours,

TIGHE & BOND, INC.



R. Gordon Leedy, Jr., AICP
Principal Landscape Architect

Enclosures

Copy: Paul Valentine, OSRAM/Sylvania



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



CELEBRATING OVER 35 YEARS OF SERVICE TO OUR CLIENTS

LIZABETH M. MACDONALD
JOHN J. RATIGAN
DENISE A. POULOS
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
SHARON CUDDY SOMERS
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
HEIDI J. BARRETT-KITCHEN
JUSTIN L. PASAY
ERIC A. MAHER
BRENDAN A. O'DONNELL
ELAINA L. HOEPPNER

RETIRED
MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
NICHOLAS R. AESCHLIMAN

October 14, 2020

Langdon Plumer, Chair
Planning Board
Town of Exeter
10 Front Street
Exeter, NH 03833

Re: Request for Extension for Exeter Station Properties, LLC
Map 73, Lot 175, 1 Rockingham Street
Planning Board Case #18-11

Dear Chair Plumer and Board Members:

The Applicant respectfully requests a one (1) year extension of its conditional approval originally granted on December 6, 2018, as further extended to December 6, 2020 to meet the conditions of its approval. This extension request constitutes the second request following the 2018 approval.

As with the 2019 request, various unanticipated post approval events have created the need for further time to implement the project. Specifically, the Applicant has learned that the estimated volume of soil requiring excavation is significantly greater than first projected. This increased volume of soil, not suitable for on-site reuse, correlates directly to a significantly greater cost for environmental remediation of the property. Further, the onset of the COVID-19 epidemic has negatively impacted the cost of construction materials. Additional time is needed for the Applicant to continue exploring site-work options and assessing the overall viability of the development as currently approved.

There have been no intervening changes to the Board's Site Plan Review Regulations or Zoning Ordinance that effect the project as proposed.

DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

Langdon Plumer, Chairman
Planning Board
October 14, 2020
Page 2

We respectfully request to be placed on the Board's November 5, 2020 meeting agenda. If you have any questions, please do not hesitate to contact me.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC



Sharon Cuddy Somers
SCS/sac

cc: David Cowie

S:\EM-EZ\Exeter Station Properties, LLC\1 Rockingham Street\Planning Board\2020 Extension\2020 09
22 pb letter re extension request.docx



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

November 25, 2019

Sharon Cuddy Somers, Esquire
Donahue, Tucker & Ciandella PLLC
16 Acadia Lane
POB 630
Exeter, New Hampshire 03833-4924

Re: PB Case #18-11 Exeter Station Properties LLC
Multi-Family Site Plan Review - Condominium development
1 Rockingham Street, Exeter, N.H. Tax Map Parcel #73-175

Dear Attorney Somers:

Please be advised that at the meeting of November 21st, 2019, the Exeter Planning Board voted to **APPROVE** your request for an extension of the conditional approval for the above-captioned project. The extension was granted to December 10, 2020 to meet all remaining conditions precedent for the project approval granted by the Planning Board on December 10th, 2018.

If you should have any questions, please do not hesitate to contact the office at (603) 773-6114.

Sincerely,

Aaron E. Brown
Vice Chairman
Exeter Planning Board

AEB:bsm

cc: David Cowie, Manager, Exeter Station Properties, LLC
Henry H. Boyd, LLS, Millennium Engineering, Inc.
Eric Botterman, Principal, Millennium Engineering, Inc.
Christopher York, P.E., Millennium Engineering
Brandon Holben, AIA, Winter Holben Architecture
Douglas Eastman, Building Inspector/Code Enforcement Officer
Jennifer Mates, P.E., Ass't. Town Engineer
Janet Whitten, Deputy Assessor

86 see landscaping for the cul-de-sac and noted if there are to be waivers would like to see those in the
87 general notes.

88

89 Ms. English asked if there was a lighting plan and Mr. Sharples noted it was not needed in his opinion.
90 TRC commented there should be one streetlight at the end of the cul-de-sac.

91

92 ***Mr. Papakonstantis motioned to table case #19-17 until January 9, 2019. Mr. Cameron seconded the***
93 ***motion, with all in favor, the motion passed unanimously.***

94

95 **V. OTHER BUSINESS**

96

97 **Request for one-year extension of conditional approval) (expires 12/10/2019)**

98 **PB Case #18-11**

99 **Exeter Station Properties, LLC**

100 **1 Rockingham Street**

101

102 Mr. Sharples provided the Board with a letter dated November 15, 2019 from Attorney Somers
103 requesting a one-year extension of its conditional approval original granted on December 6, 2018 until
104 December 6, 2020 in order to meet conditions of approval. Mr. Sharples noted this was their first
105 extension request. Attorney Somers in her letter noted the applicant has learned the estimated volume
106 of soil requiring excavation is significantly greater than first projected. The applicant requires additional
107 time to explore site-work options and to assess the overall viability of the development.

108

109 Mr. Steckler asked if the change in volume of soils impacted the approval and Mr. Sharples noted it is
110 not part of the approval process but affected the applicant's project goals. Vice-Chair Brown noted it
111 stated there should be no effect to the plan.

112

113 ***Mr. Papakonstantis motioned the request to extend conditional approval for Exeter Station Properties,***
114 ***Planning Board Case #18-11 be approved. Ms. English seconded the motion, with all in favor, the***
115 ***motion passed 5-0-0.***

116

117 **Request for bond release**

118 **PB Case #18-01**

119 **LindenWoods, LLC (f/k/a 98 Linden Street)**

120

121 Mr. Sharples provided the Board with a copy of an email from Jennifer Mates, P.E., Assistant Engineer
122 dated November 21, 2019 regarding bond modification which the DPW agrees the requested LOC
123 amount is adequate to cover remaining site work and recommends approval together with a copy of a
124 letter from Bradford Jones, Vice President of Jones & Beach Engineers, Inc. dated November 14, 2019
125 requesting a Letter of Credit for \$65,302 be substituted for the \$45,000 site stabilization bond. A
126 construction cost estimate dated November 14, 2019 was attached. Both DPW and Jones & Beach
127 noted field inspections were completed by Underwood Engineers, Inc.

128