



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, March 25, 2021 at 7:00 P.M. to consider the following:

APPROVAL OF MINUTES: March 11, 2021

NEW BUSINESS: PUBLIC HEARINGS

Continued public hearing on the application of McFarland Ford Realty Trust for a site plan review and Wetlands Conditional Use permit for the proposed construction of a vehicle storage lot on the property located at 110 Holland Way. The subject properties are located in the C-2, Highway Commercial zoning district and are identified as Tax Map Parcels #51-14-1 & #51-17. PB Case #21-2.

The application of Daniel T. and Karen M. Snook for a lot line adjustment between properties located at 29 Ashbrook Road and 57 Hampton Road. The subject properties are located in the R-2, Single Family Residential zoning district. Tax Map Parcels #90-11 and #90-8. PB Case #21-3.

OTHER BUSINESS

- Master Plan Discussion
- Field Modifications
- Bond and/or Letter of Credit Reductions and Releases

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 03/12/21: Exeter Town Office and Town of Exeter website

***ZOOM MEETING INFORMATION:**

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

To access the meeting, click this link: <https://exeternh.zoom.us/j/87851645197>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 878 5164 5197

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 March 11, 2021

4 VIRTUAL MEETING

5 DRAFT MINUTES

6 Zoom ID: 87018404771

7 Phone: 1 646 558 8656

8 I. PRELIMINARIES:

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

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

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

25
26 The members introduced themselves by roll call and in accordance with the Right to Know Law
27 noted they were alone in the room.

28
29 **III. OLD BUSINESS**

30
31 **APPROVAL OF MINUTES**

32
33 February 11, 2021

34
35 Ms. English recommended edits.

36
37 ***Mr. Grueter motioned to approve the February 11, 2021 Meeting Minutes as amended. Ms.***
38 ***English seconded the motion. A roll call vote was taken Brown - aye, Cameron – aye, Cowan***
39 ***– aye, English – aye, Martel – aye, Grueter – aye and Plumer – aye. The motion passed 7-0-0.***
40

41 **IV. NEW BUSINESS**

42 **PUBLIC HEARINGS**

43 1. The application of McFarland Ford Realty Trust for a site plan review and Wetlands
44 Conditional Use permit for the proposed construction of a vehicle storage lot on the property
45 located at 110 Holland Way
46 C-2 Highway Commercial zoning district
47 Tax Map Parcels #51-14-1 & #51-17
48 Planning Board Case #21-2

49

50 Chair Plumer read out loud the public hearing notice.

51

52 Mr. Sharples indicated the application was complete for review purposes.

53

54 ***Mr. Cameron moved to accept the application of McFarland Ford Realty Trust for a site plan***
55 ***review and Wetlands Conditional Use permit for the proposed construction of a vehicle***
56 ***storage lot on the property located at 110 Holland Way in the C-2 Highway Commercial***
57 ***zoning district, Tax Map Parcels #51-14-1 & #51-17, Planning Board Case #21-2. Ms. Martel***
58 ***seconded the motion. A roll call vote was taken Brown – aye, Cowan – aye, Martel – aye,***
59 ***Cameron – aye, English – aye and Plumer – aye. The motion passed 7-0-0.***

60

61 Mr. Sharples noted the applicant is seeking approval of a site plan and Wetlands Conditional
62 Use Permit application for the proposed construction of a vehicle storage lot at 110 Holland
63 Way. Site Plan and supporting documents were submitted, dated January 15, 2021 and
64 February 2, 2021 and provided to the Board with staff comments dated February 22, 2021 and
65 UEI comments dated February 19, 2021. The applicant appeared before the Conservation
66 Commission at their February 9, 2021 meeting to review their CUP and NH DES Minimum
67 Impact Dredge & Fill permit applications. A memo from Chair Andrew Koff dated February 12,
68 2021 outlining the Commission's recommended conditions was provided and include porous
69 pavement, a sign indicating the transition to porous pavement, functions and values
70 (submitted) and deed use limitations (sample provided). Revised plans were received on March
71 4, 2021 and the applicant has responded to the staff and UEI comments. Lighting would be
72 proposed to be reduced by 50% which after 10 PM would need Board approval.

73

74 Mr. Sharples noted concerns about the existing 11,500 SF gravel parking area which shows in a
75 2010 aerial as grass with no history of approval. This could be formalized in the Site Plan
76 approval.

77

78 Mr. Sharples noted the applicant is requesting a waiver from Section 9.7.5.5 of the Site Plan
79 Review & Subdivision Regulations for landscaped planting islands within parking areas. The
80 waiver letter dated January 12, 2021 was provided.

81

82 Chris Lane, General Manager and President of McFarland Ford presented the application. Mr.
83 Lane noted McFarland Ford has experienced growth and need for inventory contiguous to the
84 property. Ford is no longer producing passenger vehicles but larger vehicles such as Explorers
85 and F-Series vehicles. A letter from Ford was provided to the Board.

86

87 Erick Poulin of Jones and Beach posted the plan for the proposed vehicle storage lot on Holland
88 Way. The majority of the parcel would be undisturbed. Deed restrictions are proposed. There
89 would be wetland impact with the driveway crossing with the State. The storage lot would be
90 for employees only to double stack vehicles up front and lessen impact. Mr. Poulin showed
91 proposed snow storage areas to the rear and side and up toward the main curb cut to handle
92 the remainder of the driveway.

93

94 Mr. Poulin showed the stormwater treatment areas, the smaller treating the driveway prior to
95 discharge with the porous pavement and under drains every 50' to discharge to the rear of the
96 property and a culvert crossing which exits under Holland Way.

97

98 Mr. Poulin noted seven light poles which will be dark sky compliant around the perimeter of the
99 lot. The applicant is amenable to adjusting the time which they would go to 50% to 10.

100

101 Mr. Poulin presented the request for a waiver from Section 9.7.5 of the Site Plan Review and
102 Subdivision Regulations for landscaping. The lot would not be close to abutters, especially
103 residential, is a unique situation with a not typical lot used for inventory storage and
104 employees. There will be no customers or public driving in or parking. Vehicles would be
105 brought up to the main building. The buffer impacts being minimized are the hardship unique
106 to this property. The waiver would not vary zoning provisions. There have been three
107 meetings with the Conservation Commission, Mr. Sharples and UEI which have resulted in the
108 plan before the Board.

109

110 Mr. Grueter asked about the gravel/grass parking area and Mr. Poulin noted it has existed since
111 1992 before Holland Way existed and posted aerial pictures from Google Earth Pro time layers.
112 Grass grew on top of the gravel when not in use. The driveway will cut through the pad site and
113 the area will be loamed and seeded by the treatment swale. The area to the north will be left
114 as is. Mr. Grueter asked if there were plans to pave and Mr. Poulin responded no.

115

116 Chair Plumer asked if the lot was for vehicle storage or display and Mr. Poulin noted storage.

117

118 Mr. Cameron asked if the vehicles would be new or used and Mr. Poulin noted new. Mr.
119 Cameron asked if they would be trailered in and Mr. Poulin responded no, there is not enough
120 turning radius for a tractor trailer and there would be concerns about the weight on the porous
121 pavement system. The dealership has a loading and unloading area in another location. Mr.
122 Cameron asked if there would be fueling on site and Mr. Poulin noted no, the dealership does
123 not have on-site fueling facilities. Mr. Cameron noted not having full gas tanks would minimize
124 the risk of spillage.

125

126 Ms. Martel asked where the sloped granite curbs would be and Mr. Poulin showed on the plan
127 where the sloped curbs would be needed to direct storm water flow to the swale only.

128

129 Ms. Martel asked how the treatment swale would be vegetated and Mr. Poulin noted with 4" of
130 loam and seed with mulch when construction grade is finalized. Discharge would begin once
131 the grass is established.

132

133 Ms. Martel asked about a planting plan and Mr. Poulin noted trees along Holland Way would be
134 maintained and the rear would transition from grass to natural wooded area in the rear. Ms.
135 Martel asked about putting landscaping along the perimeter in the disturbed and regraded
136 areas especially in the area with site lines to the public and the drainage swale at the entrance.
137 Some plantings could be added to the front edge along Holland Way. Trees offer additional
138 value than just aesthetic. Native shrubs would provide ecological value. Ms. English agreed.
139 Lack of landscaping would create a heat island and have a cumulative effect impacting the
140 environment. Mr. Grueter opined the front row would be like a showroom. Arborvitae would
141 block that. Ms. Martel asked if the applicant owned the ROW and Mr. Sharples explained the
142 owner could do improvements at their own risk without adverse possession created. Mr.
143 Sharples noted older ROWs were different than the present fee situation. Mr. Sharples noted
144 he did not feel comfortable gauging the landscaping plan in place of the Board. The applicant
145 could work with the highway foreman, Jay Perkins. Ms. English noted the Tree Committee
146 would probably not provide advice about what kind of plantings or trees as they are not
147 arborists or landscape architects.

148

149 Mr. Cameron asked about fencing for security and Mr. Poulin noted no fencing was proposed.
150 Motion lights could alert of unauthorized presence in the evening hours.

151

152 Mr. Grueter asked about the 50% light reduction in the late evening and Mr. Poulin noted it
153 would drop at 10 PM or could drop to 0% with motion sensor lights for security. Mr. Sharples
154 asked how the reduction would happen and Mr. Morrill explained how the smart lighting could
155 be controlled by panel or with smart technology.

156

157 Jim Gove spoke to the prime wetlands changes and noted the prime wetland areas won't suffer
158 and the buffer will protect the habitat. It is better to maintain the mature buffer than replace
159 with treatment. Mr. Steckler asked about prime wetlands impact and Mr. Gove explained the
160 changes to the law such as a 2-acre size, having four of 12 functions, and strips which are
161 narrower than 50' such as fingers and tributaries. The prime wetland would stop and this is
162 why the crossing is a minimum permit for wetlands not prime wetlands. Mr. Steckler noted he
163 struggled with Condition #2 of the CUP application and would like to see that the applicant
164 pursued the curb cut to go in Holland Way.

165
166 Chair Plumer opened the hearing to the public for questions and comments at 8 PM and being
167 none closed the hearing to the public for deliberations.

168
169 Ms. Martel noted she would like to see a planting plan and put off approval. Chair Plumer
170 agreed. Mr. Poulin agreed they could come back to the next meeting with that and also to
171 address the sign comment and Mr. Steckler's concerns with Condition #2 of the CUP
172 application.

173
174 ***Mr. Cameron motioned that the application of McFarland Ford Realty Trust (PB Case #21-2)***
175 ***for Site Plan approval be continued to the March 25, 2021 Exeter Planning Board meeting at 7***
176 ***PM. Ms. English seconded the motion. A roll call vote was taken Grueter – aye, Martel –***
177 ***aye, English – aye, Cowan – aye, Cameron – aye, Brown – aye and Plumer – aye. The motion***
178 ***passed 7-0-0.***

179
180 **V. OTHER BUSINESS**

181
182 **Public School and Recreation Impact Fee Schedule – Public Hearing**

183
184 Mr. Sharples outlined the process for updating impact fees and the amended ordinance at the
185 January 14th public hearing. Bruce Mayberry, the consultant hired by the Town provided
186 options A, B & C for levels of CIP projects and Recreation fees could be updated annually by the
187 Town as the School has their own budget. The Select Board would recommend, then go back to
188 the Planning Board to adopt and then return to the Select Board after the Planning Board
189 adopts the fee schedule. The Select Board met and recommended Option A for both School
190 and Recreation fees. Option A utilizes the lower fees based on what is spent now.

191
192 ***Vice-Chair Brown moved that the Planning Board adopt Option A as the update to our School***
193 ***Impact fees as set forth in the table in Section H.1 on page 17 in the 2020 Impact Fee Update:***
194 ***Public School Facilities, Town of Exeter, New Hampshire dated October 16, 2020 by Bruce***
195 ***Mayberry. Mr. Cameron seconded the motion. A roll call vote was taken Cowan – aye,***

196 **English – aye, Martel – aye, Grueter – aye, Cameron – aye, Brown – aye and Plumer – aye.**
197 **The motion passed 7-0-0.**

198

199 **Vice-Chair Brown moved that the Planning Board adopt Option A as the update to our**
200 **Recreation Impact fees as set forth in the table in Section A Executive Summary in the 2020**
201 **Impact Fee Update: Public Recreation Facilities, Town of Exeter, New Hampshire dated**
202 **October 16, 2020 by Bruce Mayberry. Mr. Cameron seconded the motion. A roll call vote was**
203 **taken Brown – aye, Cameron – aye, Cowan – aye, English – aye, Martel – aye, Grueter – aye**
204 **and Plumer – aye. The motion passed 7-0-0.**

205

206 Mr. Sharples noted he would bring the matter to the Select Board at their March 29, 2021
207 meeting and the fees would become effective at that time.

208

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

210 Mr. Sharples reported all Warrant Articles passed and all Zoning Amendments. SB 109 is
211 pending and if passed will allow the Solar Array project to move forward. Mr. Sharples thanked
212 the Board for their efforts, diligence and for getting the word out to voters.

213 **VII. CHAIRPERSON'S ITEMS**

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

215 **IX. ADJOURN**

216 **Vice-Chair Brown motioned to adjourn the meeting. Chair Plumer seconded the motion. A**
217 **vote was taken, all were in favor, the motion passed unanimously. The meeting adjourned at**
218 **8:44 PM.**

219

220 Respectfully submitted,

221 Daniel Hoijer,

222 Recording Secretary



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: March 19, 2021
To: Planning Board
From: Dave Sharples, Town Planner
Re: McFarland Ford Realty Trust PB Case #21-2

The Applicant is seeking approval of a site plan and Wetlands Conditional Use Permit application(s) for the proposed construction of a vehicle storage lot on the property located at 110 Holland Way. The subject properties are located in the C-2, Highway Commercial zoning district and are identified as Tax Map Parcels #51-14-1 & #51-17.

The Applicant submitted a site plan and supporting documents, dated January 15, 2021 and February 2, 2021; revised plans and supporting documents were submitted on March 4th, 2021 and were reviewed by the Board at the March 11th, 2021 meeting.

The application was tabled and the Applicant was requested to return to the Board at the March 25th meeting with a landscaping plan and to provide further documentation addressing Condition #2 of the CUP application (re: alternative design). It was suggested that the Applicant also contact Highway Superintendent Jay Perkins to discuss any proposed improvements within the Town right-of-way.

At the time of writing this memorandum, I have not received any updated plans but expect them at some point today. As I will be unable to review these plans today, they are enclosed but will update the board at the meeting on internal staff review.

The Applicant is requesting a waiver from Section 9.7.5.5 of the Board's Site Plan Review & Subdivision Regulations for landscaped planting islands within parking areas. Please see waiver request letter, dated January 12, 2021, 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:

Landscaping for Parking Areas/New Roadways motion: After reviewing the criteria for granting waivers, I move that the request of McFarland Ford Realty Trust (PB Case

#21-2) for a waiver from Section 9.7.5 of the Site Plan Review and Subdivision Regulations to provide adequate landscaping be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Planning Board Motions:

Conditional Use Permit (Wetlands) Motion: After reviewing the criteria for a Wetlands Conditional Use permit, I move that the request of McFarland Ford Realty Trust (PB Case #21-2) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Site Plan Motion: I move that the request of McFarland Ford Realty Trust (PB Case #21-2) for Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



Barbara Mcevoy <bmcevoy@exeternh.gov>

FW: Exeter, Urban Compact NH 88, Holland Way , Access for McFarland Ford

1 message

Erik Poulin <epoulin@jonesandbeach.com>

Fri, Mar 19, 2021 at 12:44 PM

To: David Sharples <dsharples@exeternh.gov>

Cc: Barbara Mcevoy <bmcevoy@exeternh.gov>, Wayne Morrill <wmorrill@jonesandbeach.com>, Front Desk <frontdesk@jonesandbeach.com>

Dave,

We asked DOT to take a look at the driveway situation for McFarland Ford. DOT agreed with our proposed layout, and their response is below.

Regards,

Erik Poulin, P.E., CPESC-IT

Project Manager

Jones&Beach Engineers, Inc.

85 Portsmouth Avenue

PO Box 219

Stratham, NH 03885

(603) 772-4746 (ext. #116)

(603) 772-0227 (fax)

epoulin@jonesandbeach.com

<http://www.jonesandbeach.com>



SAVE A TREE. PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

Think Green and view the Screen

Thank You

LEGAL NOTICE

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From: Hewitt, James <James.A.Hewitt@dot.nh.gov>

Sent: Tuesday, March 16, 2021 12:03 PM

To: Wayne Morrill <wmorrill@Jonesandbeach.com>; Appleton, Roger <Roger.L.Appleton@dot.nh.gov>

Cc: Chris Lane <clane@mcfarlandford.com>; Erik Poulin <epoulin@jonesandbeach.com>; Front Desk <frontdesk@jonesandbeach.com>; Russell, Kevin <Kevin.C.Russell@dot.nh.gov>

Subject: Exeter, Urban Compact NH 88, Holland Way , Access for McFarland Ford

Hi Wayne:

District 6 agrees that your proposal to create a road internally to access a new parking lot is the safest option from access management prospective. But since this is an urban compact section of NH 88 and not maintained by NHDOT , any official comment from NHDOT would need to come from our Planning and Community Assistance Bureau. I have attached an aerial and a tax map sketch of my understanding of the situation.

Regards,

Jim Hewitt

3 attachments

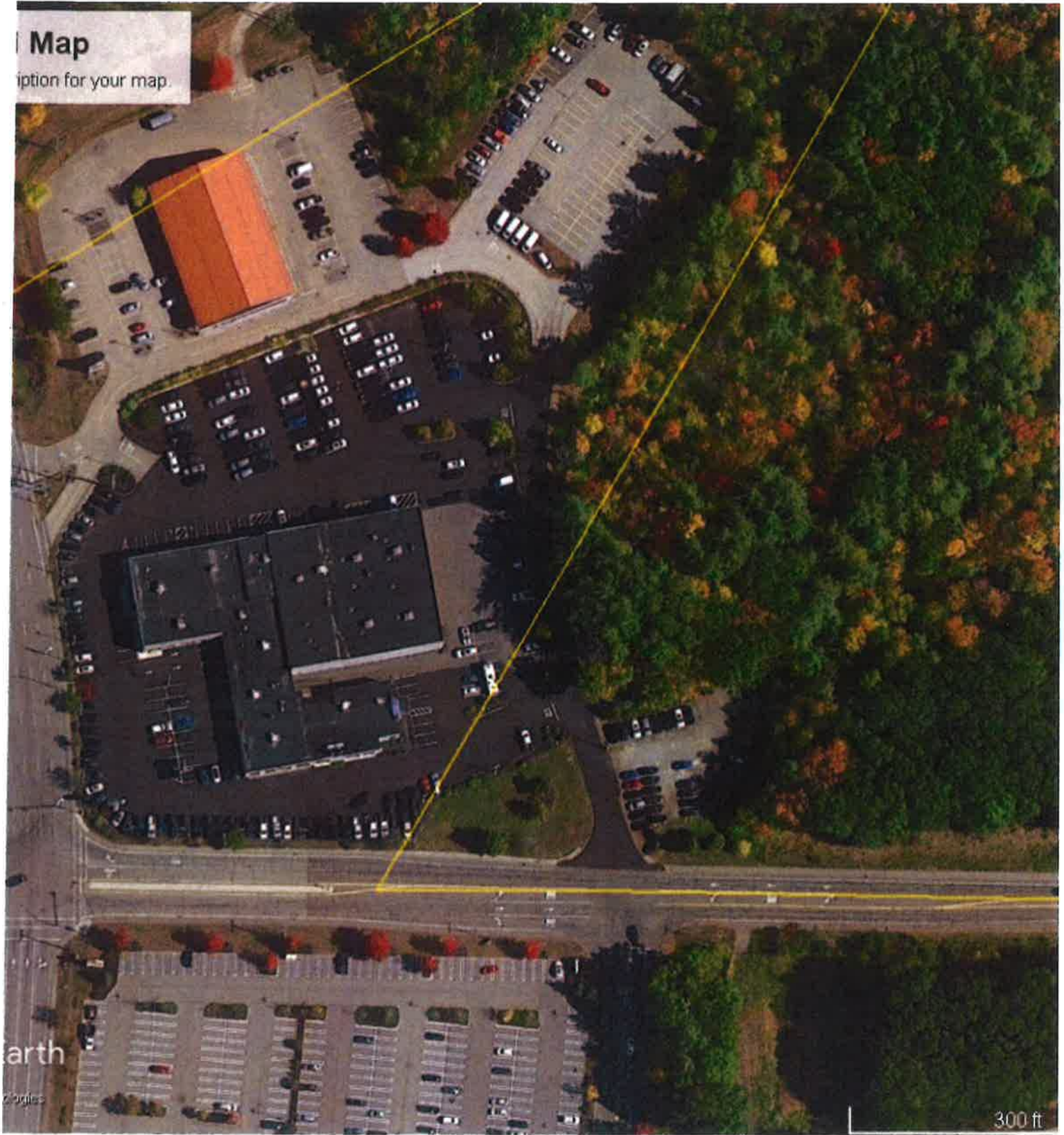


Aerial NH 88.jpg
804K

 **110 Holland Way.pdf**
1302K

 **Tax Map Sketch 3.16.2021 .pdf**
227K

Map
description for your map.

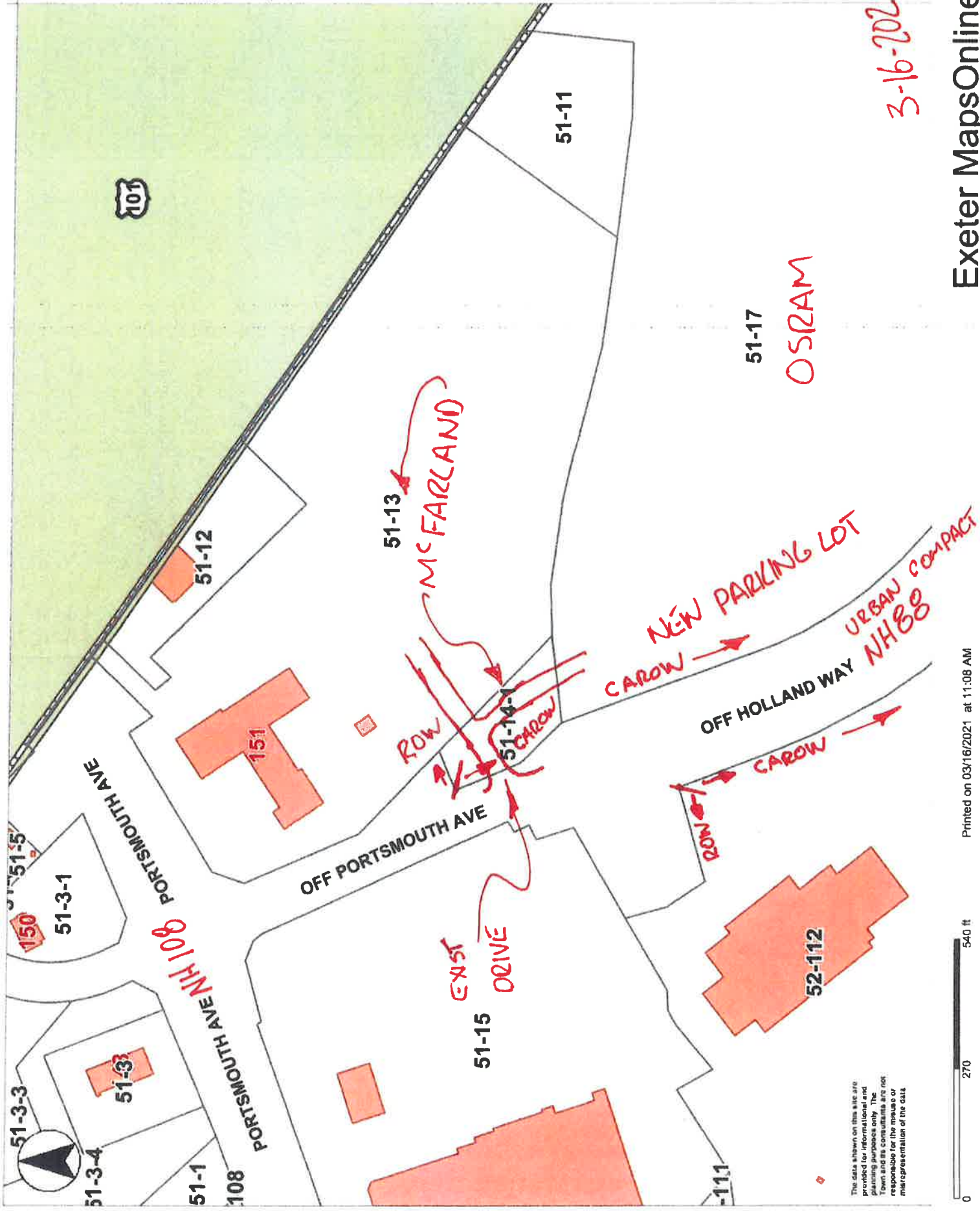


earth
Zogics

300 ft



- Parcels
- NH Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Streets (Updated Feb 2021)
- Misc Streams
- Parcel Streams
- Open Water
- Buildings



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the use or misrepresentation of the data.

3-16-2021

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: March 19, 2021
To: Planning Board
From: Dave Sharples, Town Planner
Re: Daniel & Karen Snook PB Case #21-3

The Applicant is seeking a lot line adjustment between their property located at 29 Ashbrook Road and the abutting property located at 57 Hampton Road owned by Chemreal II LLC. The proposed lot line adjustment will allow for the conveyance of one-acre (43,560 S.F.) of lot area from the Chemreal II LLC property to be transferred and combined with the existing .56-acre parcel at 29 Ashbrook Road. The subject properties are located in the R-2, Single Family Residential zoning district and are identified as Tax Map Parcels #90-11 and #90-8.

The Applicant has submitted a lot line adjustment plan and supporting documents, dated March 2, 2021 and are enclosed for your review. There was no TRC review, however, the materials have been reviewed by Code Enforcement Officer Doug Eastman and found to be in compliance with the zoning regulations. Natural Resource Planner Kristen Murphy has requested that the prime wetland boundary (and its 100' buffer) be indicated on the plans in accordance with Section 6.6.2.4.L. of the Board's Site Plan Review & Subdivision Regulations. She also noted that it would be helpful to notify the applicant of the additional regulations that apply under 9.1 Wetlands Conservation District of our zoning regulations.

To get a better understanding of the big picture, I have created an aerial showing the entirety of the larger lot. You will note that the lot has frontage on Hampton Road and is an existing commercial use. 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 Daniel & Karen Snook (PB Case #21-3) for Lot Line Adjustment approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

Snook/Chemreal II LLC Lot Line Adjustr



Lot line to be abandoned



RECEIVED

MAR 2 2021

EXETER PLANNING OFFICE

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

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

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

#21-3	APPLICATION
3/2/21	DATE RECEIVED
60.00	APPLICATION FEE
N/A	PLAN REVIEW FEE
160.00	ABUTTER FEE
N/A	LEGAL NOTICE FEE
N/A	INSPECTION FEE
320.00	TOTAL FEES
	AMOUNT REFUNDED

pd. cash
barn

Email: Snookkaren@comcast.net

DAVE - 207-841-9268

dpowell@chemtan.com
CHEMREAL II LLC

1. NAME OF LEGAL OWNER OF RECORD: DANIEL & KAREN SNOOK

ADDRESS: 29 Ashbrook Rd. Exeter, NH, 03833 / 57 Hampton Rd
Exeter, NH TELEPHONE: (603) 944-2222

2. NAME OF APPLICANT: DANIEL & KAREN SNOOK

ADDRESS: 29 Ashbrook Rd, EXETER, NH, 03827
TELEPHONE: (603) 944-2222 (Keith)
→ son

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

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

4. DESCRIPTION OF PROPERTY:

ADDRESS: 29 Ashbrook Road

57 Hampton Road
TM# 9D-8 20.5 Acres

TAX MAP: 90 PARCEL #: 11 ZONING DISTRICT: R2

AREA OF ENTIRE TRACT: 0.56 PORTION BEING DEVELOPED: N/A



5. EXPLANATION OF PROPOSAL: Convey 1 acre from Map 90 Lot 8
to Map 90 Lot 11.
Map 90 Lot 8 owned by Chemreal II LLC.

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:

ITEM:	NUMBER OF COPIES
A. <u>"Plan of Land showing Lot Line Adjustment"</u>	<u>(7) 22x34</u>
B. <u>"Plan of Land showing Lot Line Adjustment"</u>	<u>(15) 11x17</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 MILLENNIUM ENGINEERING, INC
ADDRESS: 13 Hampton Road, Exeter, NH
PROFESSION: Licensed Land Surveyor TELEPHONE: (603) 778-0528
hboyd@mei-nh.com

10. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED: N/A



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 3/1/21 OWAJERS APPLICANT'S SIGNATURE Daniel T. Snook (SNOOK)
Jim Full (CHEN REAL II LLC)

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.

Emails - Chemtan

*Dave Powell (vp) dpowell@chemtan.com
Don Pine (Pres) dtpine@chemtan.com*

Millennium Engineering, Inc.

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

Exeter, NH 03833
FAX (603) 772-0689

March 02, 2021

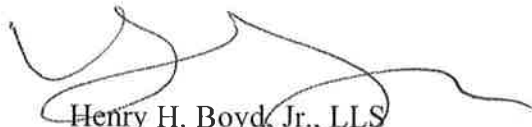
Town of Exeter
Planning Board
10 Front Street
Exeter, NH 03833

Re: Lot Line Adjustment application for Map 90 Lot 11, 29 Ashbrook Road/57 Exeter Road Map 90 Lot 8 Exeter, NH.

Dear Chairman:

The intent of the application is to seek to approval to transfer 1 acre of property from Map 90 Lot 8 Chemreal II, LLC property to and combine with land of Snook, Map 90 Lot 11.

Respectfully,



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



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.

★ **Additional Abutters**

① TAX MAP 87-14
 NAME Donald Jensen-Pinecrest Mobile
 ADDRESS 49 Hampton Rd. Home Park
Exeter, NH 03833

⑥ TAX MAP 90-3
 NAME Jacquelyn Elements
 ADDRESS 25 Hampton Rd. Ashbrook

OWNER

TAX MAP 90-8
 NAME Chemreal II LLC
 ADDRESS 57 Hampton Rd.
Exeter, NH 03833

⑦ TAX MAP 90-09
 NAME Deborah L. Staples
 ADDRESS 33 Ashbrook Rd. / 35 Ashbrook Rd.

② TAX MAP 90-10
 NAME Christopher Doucette
 ADDRESS 31 Ashbrook Rd
Exeter, NH 03833

⑧ TAX MAP 87-12
 NAME Laura D. Jones / Andrew W. Robinson
 ADDRESS 37 Ashbrook Rd.

APPLICANT OWNER

TAX MAP 90-11
 NAME Daniel & Karen Snook
 ADDRESS 29 Ashbrook Rd.
Exeter, NH 03833

⑨ TAX MAP 87-11
 NAME Judson Family Trust
 ADDRESS 53 Hampton Rd.

③ TAX MAP 90-12
 NAME Elliott & Christina Field
 ADDRESS 27 Ashbrook Rd.
Exeter, NH 03833

⑩ TAX MAP 87-08
 NAME Exeter-Hampton Cooperative MHP Inc.
 ADDRESS 40 Hampton Rd. Unit A21
(Ann. Treasurer)

LLS Eng

TAX MAP _____
 NAME Millennium Engineering
 ADDRESS POB 745
Exeter NH 03833

⑪ TAX MAP 87-9
 NAME 42 Hampton Road Realty Trust
 ADDRESS 6 Cross Road
North Hampton NH 03882

Wetlands Consultant

TAX MAP _____
 NAME Sergio Bonilla, PWS, CWS
 ADDRESS Missim Wetland & Ecological
POB 4028 Portsmouth Services LLC
NH 03802

⑫ TAX MAP 87-10
 NAME Carol Wolf / Arthur Heigman
 ADDRESS 44 Hampton Rd.

TAX MAP _____
 NAME _____
 ADDRESS _____

⑬ TAX MAP 88-01-1
 NAME Kyle B. Macaulay (Julie A)
 ADDRESS 83 Nathaniel Way

Please attach additional sheets if needed

Add'l abutters ★

⑭ TM #87-19
 Cheryl D. Kevin T. Tacy
 63 Hampton Rd.

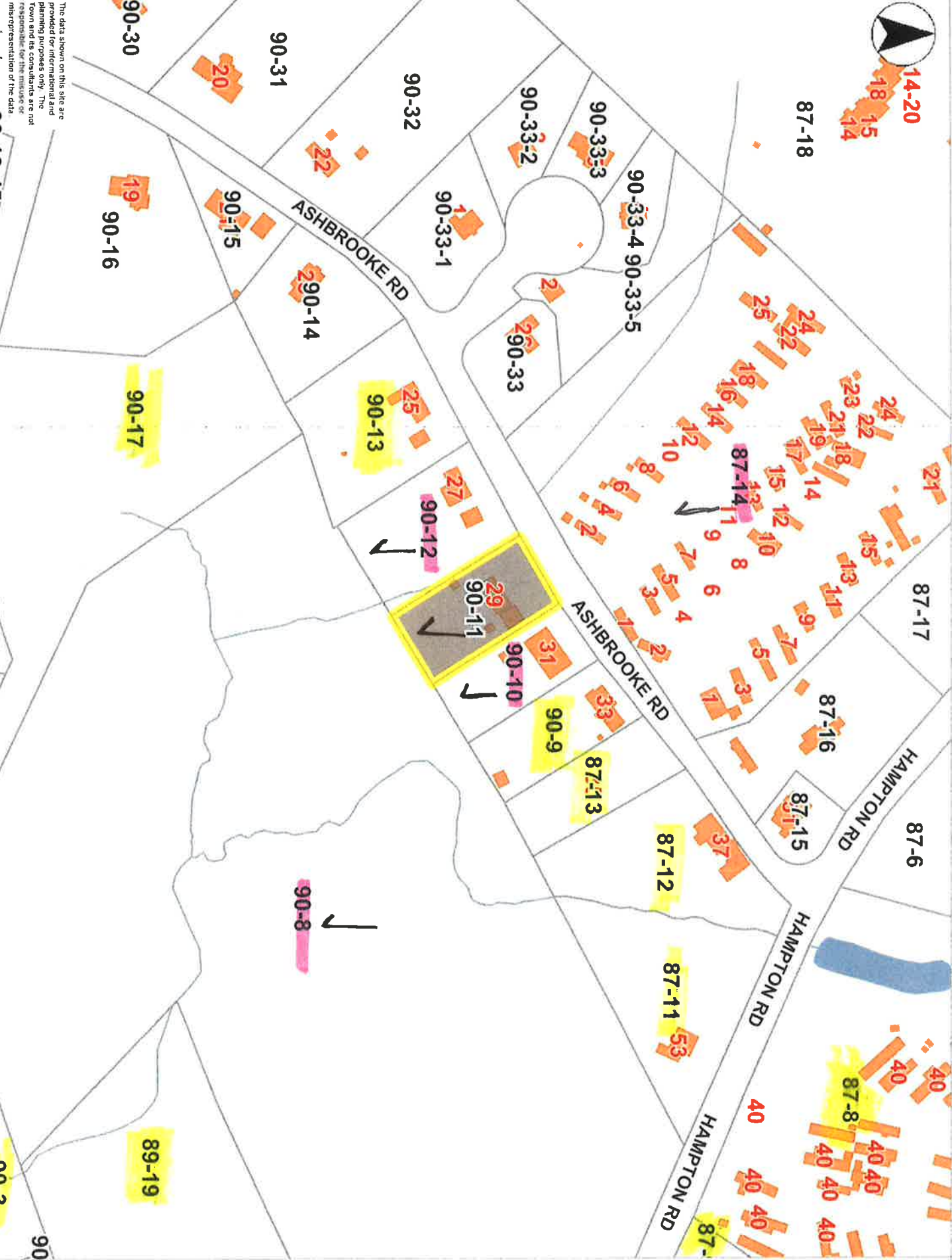
⑮ TM #90-3
 Anne M.J. Sean M. Torrez
 18 Phinney Lane

⑯ TM #90-17
 Meadowood Homeowners Association
 Exeter Meadows
 20 Meadowood Drive



14-20
18 15
14

87-18



- Parcels
- NH Highways/Interstate
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Streets (Updated Feb 2)
- Misc Streams
- Parcel Streams
- Open Water
- Buildings

The data shown on this site are provided for informational purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

90-18905161410 12

00_18221190518228 27

0 270 540 ft

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**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 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 type="checkbox"/> N/A	<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"/> N/A WETLANDS SHOWN	<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"/> N/A	<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"/> N/A	<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.

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