



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, April 22, 2021 at 7:00 P.M. to consider the following:

APPROVAL OF MINUTES: April 8, 2021

NEW BUSINESS: PUBLIC HEARINGS

The application of Brian Griset for a lot consolidation, subdivision, lot line adjustment, Wetlands Conditional Use Permit, Shoreland Conditional Use permit and site plan for a proposed 16-unit single-family condominium open space development and associated site improvements on properties located off of Tamarind Lane and Cullen Way. The subject properties are situated in the R-1, Low Density Residential and NP-Neighborhood Professional zoning districts. Tax Map Parcel #96-15, #81-53 and #96-9. PB Case #20-2.

OTHER BUSINESS

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

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 04/09/21: 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/89728691039>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 897 2869 1039

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 APRIL 8, 2021
4 VIRTUAL MEETING
5 DRAFT MINUTES

6 Zoom ID: 89318313763

7 Phone: 1 646 558 8656

8 I. PRELIMINARIES:

9
10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown,
11 Pete Cameron, Clerk, Gwen English, John Grueter, Jennifer Martel, Molly Cowan (@7:09 PM),
12 Select Board Representative, Nancy Belanger, Alternate, Mark Dettore, Alternate, and Pete
13 Steckler, Alternate (@8:00 PM).
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 and read out loud the
18 public hearing notice. Chair Plumer read out loud the meeting preamble which indicated that
19 an emergency exists and the provisions of RSA 91-A:2 III (b) are being invoked. As federal, state
20 and local officials have determined gatherings of ten or more people pose a substantial risk to
21 the community and the meeting imperative to the continued operation of Town and
22 government and services which are vital to public, health, safety and confidence. This meeting
23 will be conducted without a quorum physically present in the same location and welcome
24 members of the public accessing the 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. Alternate Nancy Belanger was activated until Molly Cowan
28 arrived at 7:09 PM.
29

30 **III. OLD BUSINESS**

31
32 **APPROVAL OF MINUTES**

33
34 March 25, 2021

35
36 Mr. Cameron and Ms. English recommended edits.
37

38 ***Mr. Cameron motioned to approve the March 25, 2021 Meeting Minutes as amended. Ms.***
39 ***English seconded the motion. A roll call vote was taken Belanger – aye, Grueter – aye, Martel***
40 ***– aye, English – aye, Cameron – aye, Brown – aye and Plumer – aye. The motion passed 7-0-0.***

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IV. NEW BUSINESS

ADMINISTRATIVE WORKSHOP

Mr. Sharples provided handouts to update the amendments to the zoning ordinances.

Yield Plan

Vice-Chair Brown noted he and Mr. Grueter have discussed the process of the Yield Plan at the Master Plan Oversight Committee Meetings. The Yield Plan process can be challenging and confusing. The question was asked how much due diligence should the Board require the applicant to make.

Mr. Sharples indicated a mathematical formula could be used which deducts a percentage for utilities but the challenge is to encourage more open space development which provides less infrastructure for the Town to maintain and more benefit for the environment while reducing the burden to taxpayers. Use of the formula may incentivize developers to do a conventional subdivision where they could yield more units than an open space.

Chair Plumer noted the costs of going to court which are passed on to the cost of the homes and questioned whether a set of criteria could be part of the process.

Vice-Chair Brown cited educating the public could be a starting point.

Mr. Dettore noted a lot of concerns can be addressed at a later date when the Board can see the full elevations and engineering can be done.

Ms. English noted developers know they have fringe properties and that their numbers will be whittled down. The Board is here to protect the neighbors and the environment and hear what the abutters say, so long as they are not allowed to be repetitive. Ms. Martel agreed.

Mr. Sharples reminded this was a general conversation and cautioned not to discuss any applications in particular.

Ms. Martel noted a lot of time is spent on legal arguments because the ordinances are subject to interpretation. Mr. Grueter agreed and questioned establishing stricter criteria.

Mr. Sharples agreed the language could be made clearer. The open space development regulations could be addressed next year by Warrant Article.

Mr. Cameron noted the use of the words "feasible and viable" were subjective and had to go so they are not interpreted differently.

82 Ms. English questioned how the math would work out on some of the plans the Board has reviewed and
83 Mr. Sharples noted the Master Plan Oversight Committee did some of these kind of exercises and a lot
84 depended on the characteristics of the lots, uplands and wetlands. If a Yield Plan approves a certain
85 number of lots, the developer still has to come back to prove the number will work.

86
87 Public Input

88
89 Neil Bleiken asked to provide input. He noted he was pro development but cares a lot about the
90 number of homes in his neighborhood as his home is his single most investment. He noted he expects
91 the Board to be dispassionate arbiters and felt the Board was dismissive toward abutters. Mr. Bleiken
92 cautioned about making policies in non-public session as it is unlawful.

93
94 Mr. Sharples explained the Board is not formulating policies. Ms. English added that when the Board
95 goes into non-public session it is to consider the advice of Town Counsel. Vice-Chair Brown agreed. Mr.
96 Cameron noted as long as he has been a member of the Board non-public session has been for focusing
97 on advice of Town Counsel.

98
99 Vice-Chair Brown noted with the exception of Mr. Cameron who is a lawyer, the Board relies upon
100 advice of counsel and often gets multiple differing legal opinions, from the applicant, abutters and the
101 Town's attorney. The only way the Board is allowed to discuss this is in non-public session.

102
103 Laura Knott opined the Board lacked clarity and uncertainty about the zoning ordinances and site plan
104 regulations and that is what encourages lawyers to be brought in. Ideally there would be no
105 subjectivity. Cost should not be a consideration. Residents understand open space is not conventional
106 as R-1 with more density. 20 homes versus 18 is not a big deal but six homes versus 18 is. Mr. Sharples
107 instructed the public not to discuss or appear to be discussing a particular application. Mr. Cameron
108 agreed. Ms. Knott added the language needs to be clear and understandable and not open to
109 loopholes.

110
111 Ms. English recommended having Mr. Sharples present his discussion on Yield Plans and the differences
112 between cluster and conventional with diagrams. Mr. Sharples noted the Town could make the
113 language clearer and he would put illustrations in. Ms. Belanger noted the presentation could be taped
114 and replayed for the public. Mr. Cameron cautioned about appearing to prejudge. Mr. Sharples noted
115 the Board is not suggesting a policy but formulating a draft that would not take place until voted on by
116 the public.

117
118 Housing Advisory Committee

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120 Ms. Belanger updated the Board on the activities of the Housing Advisory Committee. They did a
121 storyboard map with RPC with 15-16 buildings showing conversions from single-family to multi-family
122 and the data from tax revenue. Fair share is not defined. Tomorrow will be their third meeting and
123 business owners have been asked to attend to voice their concerns about the inability to hire employees
124 due to the cost of housing on the seacoast. Mr. Cameron agreed this is seriously impacting Exeter. Mr.
125 Sharples noted it is beneficial to add where infrastructure already exists.

126 **V. OTHER BUSINESS**

127

128 Master Plan Discussion

129

130 Mr. Sharples summarized the Town's Master Plan was adopted in February of 2018 and there is
131 an action agenda with 67 items in six categories: supplemental, preparation, stewardship,
132 growth, connectivity and communication. 46 items are either complete or being worked on
133 with 21 yet to be started.

134

135 Ms. English asked if the report could be posted online. Mr. Sharples noted he will submit it to
136 the Select Board and post it on line as well as in the Board's packets.

137

138 Field Modifications

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140 Bond and/or Letter of Credit Reductions and Releases

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

143 **VII. CHAIRPERSON'S ITEMS**

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

145 **IX. ADJOURN.**

146 *Vice-Chair Brown motioned to adjourn the meeting at 8:22 PM. Chair Plumer seconded the*
147 *motion. A vote was taken, all were in favor, the motion passed unanimously. The meeting*
148 *adjourned at 8:22 PM.*

149

150 Respectfully submitted,

151 Daniel Hoijer,

152 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: April 15, 2021
To: Planning Board
From: Dave Sharples, Town Planner
Re: Brian Griset Yield Plan PB Case #20-2

The Applicant has submitted plans for a lot consolidation, subdivision, lot line adjustment, Wetlands Conditional Use Permit, Shoreland Conditional Use permit and site plan review for a proposed 16-unit single-family condominium open space development and associated site improvements on properties located off of Tamarind Lane and Cullen Way. The subject parcels are situated in the R-1, Low Density Residential and the NP-Neighborhood Professional zoning districts and are identified as Tax Map Parcel #96-15, #81-53 and #96-9.

At its February 11th, 2021 meeting, the Board voted to accept the Yield Plan entitled "Preliminary Yield Plan for Residential Development, Tamarind Lane, Exeter, N.H." (dated February 5, 2020, and revised January 15, 2021), as presented, for a total of eighteen (18) units. At this same meeting, the Board granted a waiver from Section 7.13 for relief from the requirement to provide a Yield Plan that shall not require a variance from existing zoning ordinances.

Subsequently, the Applicant has provided their response comments to the first TRC and UEI comment letters, dated January 29, 2020 (and revised 2/4/20) and February 7, 2020, respectively. Please see the attached response letters from Beals Associates PLLC, dated March 11, 2021.

The Applicant met with the Technical Review Committee (TRC) for a second review via ZOOM on April 1, 2021. A copy of the TRC comment letter, dated 4/7/21 is enclosed for your review. The plans and supporting documents have also been reviewed by Underwood Engineers (UEI) and their review letter, dated 4/6/21 is enclosed. The Applicant has since provided revised plans, TRC and UEI comment letters and additional supporting documents, dated 4/15/21, in response to those items discussed at the second TRC meeting. These materials are enclosed for your review.

The Applicant appeared before the Conservation Commission at its April 13th, 2021 meeting for review of the Wetlands and Shoreland Conditional Use Permit applications.

The Commission was not able to complete their review of the CUP applications at this meeting and tabled further discussion of the applications to their May 11th, 2021 meeting as they wanted to be sure they had adequate time to review and process the information provided by the Applicant while stepping through the criteria. The Applicant was supportive of this decision. As such, I would not recommend the board take action on the application until such time as we receive a written recommendation from the Commission.

One point raised at the Conservation Commission was in regards to the Prime wetland boundary. The question was raised if the Prime wetland boundary on the plan needed to be adjusted as there are contiguous wetlands around the boundary. Staff requested that the Applicant's wetland scientist review the Prime wetland boundary to determine if there are revisions that should be made. Depending upon the result of this determination, the board may have to revisit the yield plan. For example, if the boundary is revised and the buildable areas shown on the yield plan are now within the wetland setback then the yield plan should be reviewed in light of the new information. At this point, we are awaiting a response from the Applicant but we will not receive one prior to writing the memo so I will update the board on this at the meeting or send out an email prior to the meeting.

The Applicant is requesting several waivers from the Board's Site Plan Review & Subdivision Regulations and are outlined in the enclosed waiver request letters prepared by Beals Associates, PLLC and dated March 11, 2021. I do not provide motions for the waivers or the CUP below as I would recommend the board table the application as provided below.

Single Family Open Space Development Motion: I move that the request of Brian Griset (PB Case #20-2) for Site Plan approval, subdivision approval and Conditional Use and Shoreland Permits regarding a single-family condominium open space development be TABLED until the May 27, 2021 Planning Board meeting at 7pm.

Thank You.



RECEIVED

MAR 16 2021

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 LOTS
- LOT LINE ADJUSTMENT

#20-2	APPLICATION
3/16/21	DATE RECEIVED
60.00	APPLICATION FEE
N/A	PLAN REVIEW FEE
460.00	ABUTTER FEE
50.00	LEGAL NOTICE FEE
	INSPECTION FEE
\$570.00	TOTAL FEES
	AMOUNT REFUNDED

pd. 3/16/21 ✓ #7928

1. NAME OF LEGAL OWNER OF RECORD: Patrick & Anne Flaherty

ADDRESS: 8 Tamarind Lane, Exeter, NH 03833

TELEPHONE: () _____

2. NAME OF APPLICANT: Brian Griset, 26 Cullen Way, Exeter, NH 03833

ADDRESS: _____

TELEPHONE: (603) 686-1139

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

Owner of TM 96, Lot 15 (second parcel involved in LLA)

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

4. DESCRIPTION OF PROPERTY:

ADDRESS: 8 Tamarind Lane

TAX MAP: 96 PARCEL #: 9 ZONING DISTRICT: R1

AREA OF ENTIRE TRACT: 1.53 ac. PORTION BEING DEVELOPED: N/A



5. **EXPLANATION OF PROPOSAL:** A lot line adjustment between map 96, lot 9 & map 96, lot 15 that will eliminate an existing access easement and results in map 96, lot 9 being 1.43 ac. in size.

6. **ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO)** Yes existing services.
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 plan	7
B. reduced lot line adjustment plan	15
C. abutters list	1
D. mailing labels	3
E. check for application fee	1
F. letter of intent	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: David Vincent, LLS

ADDRESS: PO Box 1622, Dover, NH 03821

PROFESSION: License

TELEPHONE: (603) 6664-5786

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 3-12-21

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.

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

March 16, 2021

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

RECEIVED

MAR 16 2021

RE: Letter of Intent
Brian Griset – Patrick & Anne Flaherty
Proposed Lot Line Adjustment
Tax Map 0096 Lot #: 15
Tax Map 0096 Lot #: 9

EXETER PLANNING OFFICE

Members of the Board:

The applicant is proposing a Lot Line Adjustment between Map 96, Lot 15 and map 96, Lot 9 in conjunction with the open space development which includes 16 proposed open-space detached single-family condominium units and a single conventional lot off the Cullen Way cul-de-sac. All units will be served by a private road, municipal water and sewer, and associated drainage treatment facilities.

The purpose of this plan is to eliminate the 75' ROW easement on Map 96, Lot 9 and the associated liability of the proposed condominium road serving the proposed condominium development constructed through the ROW easement.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

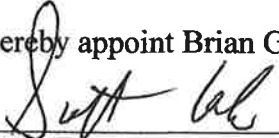
Christian O Smith

Christian O. Smith P.E.
Principal

LETTER OF AUTHORIZATION

I, Patrick & Anne Flaherty, owners of property located at 8 Tamarind Lane, Exeter, NH, do hereby authorize Brian Griset as applicant to conduct a lot line adjust in conjunction with the subdivision and site plan for open-space development on map 96, lot 15 (Planning Board Case 20-02). Purpose is to extinguish the existing 75' ROW and eliminate liability of proposed Wild Apple Lane.

I hereby appoint Brian Griset as applicant in the permitting process.



Witness

 3/16/21
Owners Date

 3/16/21

RECEIVED

MAR 16 2021

EXETER PLANNING OFFICE

**ABUTTERS LIST
FOR
NH- 1154.1 BRIAN GRISET- EXETER, NH
DATE March 9, 2021**

SUBJECT PARCEL

TAX MAP/LOT

96-15

OWNER OF RECORD

ADELA GRISET
26 CULLEN WAY
EXETER, NH 03833

81-57

TOWN OF EXETER
10 FRONT ST.
EXETER, NH 03833

81-53

MENDEZ REV. REAL ESTATE TR.
BRET L. NEEPER TRUSTEE
26 CULLEN WAY
EXETER, NH 03833

ABUTTERS

TAX MAP/LOT

96-16

OWNER OF RECORD
ROBERT F. O'NEILL
DEBRA A. O'NEILL
28 CULLEN WAY
EXETER, NH 03833

96-17

ALYSON M. WOOD
CHRISTOPHER B. WOOD
35 CULLEN WAY
EXETER, NH 03833

96-14

ROBERT W. CARDEIRO
DAWN J. CARDEIRO
24 CULLEN WAY
EXETER, NH 03833

96-9

PATRICK J. & ANNE FLAHERTY
8 TAMARIND LANE
EXETER, NH 03833

96-11

DAVID HADDEN
12 TAMARIND LN.
EXETER, NH 03833

96-13

LISA ROSEBERRY TRUST
LISA K. ROSEBERRY, TRUSTEE
22 CULLEN WAY
EXETER, NH 03833

**ABUTTERS LIST
FOR
NH- 1154.1 BRIAN GRISET- EXETER, NH
DATE March 9, 2021**

81-78	WILLIAM L. SHEEHAN DEBORAH L. SHEEHAN 1 COLONIAL WAY EXETER, NH 03833
74-81	JUDITH L. FRAUMENI REV. TR. JUDITH FRAUMENI TRUSTEE 7 GLEN DR. LYNNFIELD, MA 01940
81-54 Unit 13	BRICKYARD BUSINESS CONDO ASSOC. -MC 16 KINGSTON RD. #13 EXETER, NH 03833
Unit 4	DANIEL W. JONES REV. TRUST PO BOX 526 EXETER, NH 03833
Unit 1 & 3	SUNSET PROPERTIES LLC 16 KINGSTON RD.-UNIT 3 EXETER, NH 03833
Unit 2	4 PINES LLC 14 SHERMAN AVE. BRENTWOOD, NH 03833
Unit 5	NIBROC REALTY LLC. 16 KINGSTON RD. UNIT 11 EXETER, NH 03833
Unit 6	WE CORK ENTERPRISE INC. 16 KINGSTON RD. - 6 EXETER, NH 03833
81-55 Unit 13	BRICKYARD BUSINESS CONDO ASSOC. 16 KINGSTON RD. #13 EXETER, NH 03833
Unit 10	NOC REALTY LLC. PO BOX 754 KINGSTON, NH 03848
Unit 9	NIBROC REALTY LLC. 16 KINGSTON RD. - 11 EXETER, NH 03833
Unit 7 & 8	JOHN C. BERNIER TRUST 16 KINGSTON RD. - 7 EXETER, NH 03833

**ABUTTERS LIST
FOR
NH- 1154.1 BRIAN GRISET- EXETER, NH
DATE March 9, 2021**

Unit 12	BONNER LANDSCAPING LLC. 14 IRONWOOD DR. EPPING, NH 03042
Unit 11	NIBROC REALTY LLC. 83 EXTER RD. KINGSTON, NH 03848
81-52	BRICKYARD BUSINESS CONDO ASSOC. 16 KINGSTON RD. EXETER, NH 03833
81-58	NATHANIEL HENRY FULLER NICOLE FULLER 2 GREYBIRD FARM CIR. EXETER, NH 03833
81-60	RACHEL HENRY JEFF HENRY 6 GREYBIRD FARM CIR. EXETER, NH 03833
81-61	STEPHEN E. LEAVITT SARAH N. LEAVITT 8 GREYBIRD FARM CIR. EXETER, NH 03833
81-59	CHARLES E. POTTLE MARYANN POTTLE 4 GREYBIRD FARM CIR. EXETER, NH 03833
81-62	CRAIG E. LAWRY 7 GREYBIRD FARM CIR. EXETER, NH 03833
81-50	OWEN G. BARIL BARBARA E. MICHAUD PO BOX 975 EXETER, NH 03833
81-51	KINGSTON ROAD 12, LLC 12 KINGSTON RD. UNIT D EXETER, NH 03290

**ABUTTERS LIST
FOR
NH- 1154.1 BRIAN GRISET- EXETER, NH
DATE March 9, 2021**

81-49	JOHN F. HENNESSEY MURRAY FAMILY REV. TR. CHRISTINE H. HENDERSON REV. LIV. TR. 12 PENDEXTER RD. MADBURY, NH 03823
73-47	BOSTON AND MAINE RAILROAD 1700 IRON HORSE PARK NORTH BILLERICA, MA 01862
95-64	EXETER RIVER MHP COOPERATIVE INC. C/O HODGES 201 LOUDON RD. CONCORD, NH 03301
96-10	EDWARD LIPTAK ANN ELIZABETH BENNETT 74 TOOLE TRAIL PEMBROKE, MA 02359
96-29	THOMAS & LINDA SMITH 7 TAMARIND LANE Lot #22 EXETER, NH 03833
96-28	MARCELO MENDOZA 9 TAMARIND LANE EXETER, NH 03833
96-8	JONATHAN & COLENE ELLIOTT 6 TAMARIND LN EXETER, NH 03833
96-30	JASON & PATRICIA CONWAY 5 TAMARIND LANE EXETER, NH 03833
81-79	TOWN OF EXETER 10 FRONT ST. EXETER, NH 03833
96-31	ROBERT & REBECCA LIETZ 3 TAMARIND LN. EXETER, NH 03833

**ABUTTERS LIST
FOR
NH- 1154.1 BRIAN GRISET- EXETER, NH
DATE March 9, 2021**

81-63	STEVEN J. MACHALA 5 GREYBIRD FARM CIR. EXETER, NH 03833
81-64	JOSHUA P. HAGAN 3 GREYBIRD FARM CIR. EXETER, NH 03833
81-68	WHITNEY T. WELLER 4 TAMARIND LN. EXETER, NH 03833
81-56	GRANITE STATE GAS -UNITIL 6 LIBERTY LN. WEST HAMPTON, NH 03842
81-66	ROBERT SIMON 38 KINGSTON RD. EXETER, NH 03833
 <u>PROFESSIONALS</u>	
ENGINEERING FIRM	BEALS ASSOCIATES, PLLC. 70 PORTSMOUTH AVE. 3 RD FLOOR STRATHAM, NH 03885
SOIL SCIENTIST	GOVE ENVIRONMENTAL 8 CONTINENTAL DR. BLDG. 2 UNIT H EXETER, NH 03833
SURVEYOR	DAVID VINCENT PO BOX 1622 DOVER, NH 03820
DEVELOPER	BRIAN GRISET 26 CULLEN WAY EXETER, NH 03833



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 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 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 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.



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 | |
| 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.



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

February 12, 2021

Mr. Brian Griset
26 Cullen Way
Exeter, New Hampshire 03833

Re: PB Case #20-2 – Yield Plan for Open Space Development
(off) Tamarind Lane and Cullen Way, Exeter, N.H.
Tax Map Parcel #96-15 and #81-53

Dear Mr. Griset:

Please be advised that at the meeting of February 11th, 2021, the Exeter Planning Board voted to **ACCEPT** the Yield Plan entitled “Preliminary Yield Plan for Residential Development, Tamarind Lane, Exeter, N.H.” dated February 5, 2020, and revised January 15, 2021, as presented.

At this same meeting, the Board **GRANTED** the following waiver from the Site Plan Review & Subdivision Regulations in conjunction with the Yield Plan:

- Section 7.13 - waiver from the requirement to provide a Yield Plan that shall not require a variance from existing zoning ordinances.

The next step in the Planning Board review process would be a formal application submission in accordance with Section 6.2 of the Board’s Site Plan Review and Subdivision Regulations for the proposed Open Space development. I have enclosed a copy of the Board’s “2021 Schedule of Deadlines and Public Hearings” for your review.

Please feel free to contact the Planning Department at 773-6114 with any questions.

Sincerely,

Dave Sharples
Town Planner
(on behalf of the Planning Board Chairman)

cc: Christian O. Smith, P.E., Beals Associates PLLC
Justin L. Pasay, Esquire, Donahue, Tucker & Ciandella PLLC
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Whitten, Deputy Assessor

DS:bsm

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

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

January 13, 2020

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

RECEIVED

JAN 14 2020

RE: Letter of Intent
Brian Griset
Proposed Open Space Development
Tax Map 0096 Lot #: 15
Tax Map 0081 Lot #: 53

EXETER PLANNING OFFICE

Members of the Board:

The applicant is proposing an open space development which includes 16 proposed open-space detached single-family condominium units and a single conventional lot off the Cullen Way cul-de-sac. All units will be served by a private road, municipal water and sewer, and associated drainage treatment facilities.

The purpose of this plan is to consolidate Map 81 Lot 53 and Map 96 Lot 15 and subdivide the subject parcels into two residential lots and 16 condominium units pursuant to a single-family open space development plan, again, all to be served by municipal water & sewer. Further, the applicant proposes to convey 32.29 acres of property, consisting of the entirety of Map 81-53 and a portion of Map 96-15, to the Town of Exeter for conservation purposes.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O Smith

Christian O. Smith P.E.
Principal



RECEIVED

JAN 14 2020

TOWN OF EXETER, NH EXETER PLANNING OFFICE
APPLICATION FOR SUBDIVISION

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

OPEN SPACE DEVELOPMENT

STANDARD SUBDIVISION

NUMBER OF LOTS _____

_____ APPLICATION

_____ DATE RECEIVED

_____ APPLICATION FEE

_____ PLAN REVIEW FEE

_____ ABUTTER FEE

_____ LEGAL NOTICE FEE

_____ INSPECTION FEE

_____ TOTAL FEES

_____ AMOUNT REFUNDED

1. NAME OF LEGAL OWNER OF RECORD: GRISSET, ADELA J

ADDRESS: 26 CULLEN WAY, EXETER, NH

TELEPHONE: (603) 772-0978

2. NAME OF APPLICANT: Brian Griset

ADDRESS: Same

TELEPHONE: (603) 686-1139

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

Spouse POA

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

4. DESCRIPTION OF PROPERTY:

ADDRESS: 26 Cullen Way

TAX MAP: 96 PARCEL #: 15 ZONING DISTRICT: R1

AREA OF ENTIRE TRACT: 23.6 ac PORTION BEING DEVELOPED: 5.5 ac



5. **EXPLANATION OF PROPOSAL:** To consolidate Map 81 Lot 53 and Map 96 Lot 15 and subdivide the subject parcels into two residential lots and 16 condominium units pursuant to a single-family open space development plan, all to be served by municipal water & sewer. Further, the applicant proposes to convey 32.29 acres of property, consisting of the entirety of Map 81-53 and a portion of Map 96-15, to the Town of Exeter for conservation purposes

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. Full Plan Set	7
B. Drainage Analysis	2
C. Exhibits and reports from Gove Env., Inc	1-each
D. Application for Subdivision	1
E. CUP Shorelands	1
F. Cup Wetlands	1

8. **ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO)** Condo Doc's to follow IF YES, ATTACH COPY.

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

NAME: Beals Associates, PLLC (Christian O. Smith, PE)
ADDRESS: 70 Portsmouth Ave., Stratham, NH 03855
PROFESSION: Civil Engineer **TELEPHONE** (603 583-4860)

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

A proposed private road with curbing, water, sewer and underground utilities. drainage treatment structures, erosion controls and proposed screening plantings.



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, ZBA decisions are pending on Special exception and Variance applications to be heard on 1-21-2020

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

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

No

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

No

NOTICE: I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATION" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15 OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 1-13-2020

APPLICANT'S SIGNATURE

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



SUBDIVISION PLAN REQUIREMENTS

7.4. Existing Site Conditions Plan

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

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



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.10. A High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof. Such soil surveys shall be prepared by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.11. State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.12. Surveyed property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.13. The lines of existing abutting streets and driveway locations within 200-feet of the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.14. The location, elevation, and layout of existing catch basins and other surface drainage features.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.15. The shape, size, height, location, and use of all existing structures on the site and approximate location of structures within 200-feet of the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.16. The size and location of all existing public and private utilities, including off-site utilities to which connection is planned.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.17. The location of all existing easements, rights-of-way, and other encumbrances.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.18. All floodplain information, including the contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.19. All other features which would fully explain the existing conditions of the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.20. Name of the site plan or subdivision.</p>



7.6. Subdivision Layout Plan (Pertains to Subdivisions Only)

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

APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.1 Names, addresses, and telephone numbers of: the owner, applicant, and person(s) or firm(s) preparing the plan (including engineer, architect, or land surveyor).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.2 Name of the subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.3 Location of the land/site together with the names and address of all owners of record of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.4 Title, date, north arrow, scale, and Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.5 Tax map reference for land/site under consideration with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.6 Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.7 The location and dimensions of all boundary lines of the property to be expressed in feet and decimals of a foot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.8 The location and width of all existing and proposed streets, street rights-of-way, sidewalks, easements, alleys, and other public ways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.9 The locations, dimensions, and areas of all proposed lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.10 The location of all test pits and the 4,000-square-foot septic reserve areas for each newly created lot, if applicable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.11 High Intensity Soil Survey (HISS) information for the site, including the total area of wetlands proposed to be filled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.12 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.13 All floodplain information, including contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.14 Sufficient data acceptable to the Board to determine the location, bearing, and length of all lines; sufficient data to be



		able to reproduce such lines upon the ground; and the location of all proposed monuments.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.15 The location and dimensions of all property proposed to be set aside for green space, parks, playgrounds, or other public or private reservations. The plan shall describe the purpose of the dedications or reservations, and the accompanying conditions thereof (if any).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.16 A notation shall be included which explains the intended purpose of the subdivision. Indication and location of all parcels of land proposed to be dedicated to public use and the conditions of such dedications, and a copy of such private deed restriction as are intended to cover part or all of the tract.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.17 Newly created lots shall be consecutively numbered or lettered in alphabetical order. Street address numbers shall be assigned in accordance with Section 9.17 Streets of these regulations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.18 The following notations shall also be shown: <ul style="list-style-type: none"> • Explanation of proposed drainage easements, • Explanation of proposed utility easement, • Explanation of proposed site easement, • Explanation of proposed reservations • Signature block for Board approval
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.19 A note indicating that: "All water, sewer, road (including parking lot), and drainage work shall be constructed in accordance with Section 9.5 Grading, Drainage, and Erosion & Sediment Control and the Standard Specifications for Construction of Public Utilities in Exeter, New Hampshire". See Section 9.14 Roadways, Access Points and Fire Lanes and Section 9.13 Parking Areas for exceptions.

OTHER REQUIRED PLANS (See Section indicated)

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



SUBDIVISION APPLICATION
CHECKLIST

A COMPLETED APPLICATION FOR SUBDIVISION MUST CONTAIN THE FOLLOWING:

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

Town of Exeter



Planning Board Application for Subdivision

RECEIVED

JAN 14 2020

EXETER PLANNING OFFICE

October 2019

**ABUTTERS LIST
FOR
NH- 1154.1 BRIAN GRISET- EXETER, NH
DATE January 13, 2020**

RECEIVED

JAN 14 2020

SUBJECT PARCEL

EXETER PLANNING OFFICE

TAX MAP/LOT

OWNER OF RECORD

96-15

ADELA GRISET
26 CULLEN WAY
EXETER, NH 03833

81-57

TOWN OF EXETER
10 FRONT ST.
EXETER, NH 03833

81-53

MENDEZ REV. REAL ESTATE TR.
BRET L. NEEPER TRUSTEE
26 CULLEN WAY
EXETER, NH 03833

ABUTTERS

TAX MAP/LOT

OWNER OF RECORD

96-16

ROBERT F. O'NEILL
DEBRA A. O'NEILL
28 CULLEN WAY
EXETER, NH 03833

96-17

ALYSON M. WOOD
CHRISTOPHER B. WOOD
35 CULLEN WAY
EXETER, NH 03833

96-14

ROBERT W. CARDEIRO
DAWN J. CARDEIRO
24 CULLEN WAY
EXETER, NH 03833

96-9

PATRICK J. & ANNE FLAHERTY
8 TAMARIND LANE
EXETER, NH 03833

96-11

MICHAEL LANIGRA
JULIE LANIGRA
12 TAMARIND LN.
EXETER, NH 03833

96-13

LISA ROSEBERRY TRUST
LISA K. ROSEBERRY, TRUSTEE
22 CULLEN WAY
EXETER, NH 03833

**ABUTTERS LIST
FOR
NH- 1154.1 BRIAN GRISET- EXETER, NH
DATE January 13, 2020**

81-50	OWEN G. BARIL BARBARA E. MICHAUD PO BOX 975 EXETER, NH 03833
81-51	PATRICK CASTONGUAY REV. TR. FAYE L. CASTONGUAY REV. TR. 122 KELSEY RD. NOTTINGHAM, NH 03290
81-49	JOHN F. HENNESSEY MURRAY FAMILY REV. TR. CHRISTINE H. HENDERSON REV. LIV. TR. 12 PENDEXTER RD. MADBURY, NH 03823
73-47	BOSTON AND MAINE RAILROAD 1700 IRON HORSE PARK NORTH BILLERICA, MA 01862
95-64	EXETER RIVER MHP COOPERATIVE INC. C/O HODGES 201 LOUDON RD. CONCORD, NH 03301
96-10	EDWARD LIPTAK ANN ELIZABETH BENNETT 10 TAMARIND LN. EXETER, NH 03833
96-29	THOMAS & LINDA SMITH 7 TAMARIND LANE Lot #22 EXETER, NH 03833
96-28	PAUL & LISA MICHAUD 9 TAMARIND LANE EXETER, NH 03833

70 Portsmouth Avenue
3rd Floor, Unit 2
Stratham, NH 03885
Phone: (603)-583-4860
Fax: (603)-583-4863

January 13, 2020

RECEIVED

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

JAN 14 2020

EXETER PLANNING OFFICE

RE: Proposed Open Space Condominium Development off Tamarind Lane
Tax Map 0096 Lot #: 15
Tax Map 0081 Lot #: 53

Dear Members of the Board:

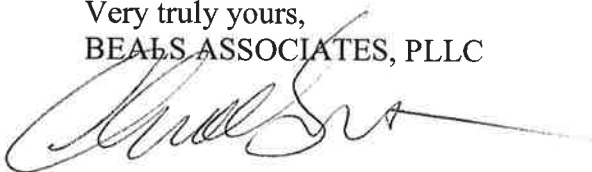
This is written to formalize a request for waivers specific to the road design for the referenced subdivision application.

Your petitioner seeks the following relief:

1. We respectfully request a waiver to Subdivision Regulations Section 9.17.2 which requires sloped granite curbing on cul-de-sac perimeters. The submitted design proposes bituminous cape cod berm throughout inclusive of the intersection radii with Tamarind Lane. We feel the waiver is justified, as this is a proposed private road that will not be maintained by the Town. There is no right-of way proposed and the proposed travel way is sufficient for safe passage of the expected vehicular traffic and emergency response vehicles.
2. We respectfully request a waiver to Subdivision Regulations Section 9.17.10.C which requires 24' of pavement for any development of 10 lots or more. We propose a 20' paved private road with cape cod berm curbing. We feel the waiver is justified as it reduces impacts on wetlands and associated buffers, the private road will not be maintained by the Town, and the design provides safe access/egress for all anticipated traffic including emergency response vehicles. The waiver is allowed in the regulations as stated "An allowance for slight reduction from 24 ft. may be negotiated if the design, topography, road length and other considerations warrant such a reduction." Finally, the reduction of pavement width reduces the total impervious area for the proposed development.
3. We respectfully request a waiver to Subdivision Regulations Section 9.15 which requires sidewalks on one side of the street. We feel the waiver is justified as again, this provides for a reduction in overall impervious area and wetland/buffer impacts. Additionally, there is a network of existing gravel roads within the provided open-space area on the parcel to facilitate passive recreation for all residents.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC



Christian O. Smith, PE
Principal



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

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

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

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



TOWN OF EXETER - DEPARTMENT OF PUBLIC WORKS

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

Project Name	<u>Condominium Development Plan</u>	
Project Location	<u>Tamarind Lane</u>	RECEIVED
Applicant/Owner Name	<u>Adella Griset</u>	
Mailing Address	<u>26 Cullen Way, Exeter, NH</u>	
Phone Number	<u>604-772-0978</u>	JAN 14 2020 EXETER PLANNING OFFICE
Project Engineer	<u>Beals Associates, PLLC</u>	
Mailing Address	<u>70 Portsmouth Ave, Stratham, NH</u>	
Phone Number	<u>603-583-4860</u>	email <u>csmith@bealsassociates.com</u>

Type of Discharge/Connection Sewer Water Stormwater

Application completed by

Name Christian O. Smith, PE

Signature *Christian O. Smith*

Date 1-14-2020

Reviewed and verified by Planning & Building Department _____

DESIGN FLOWS

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

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

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

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

SECTION A: PROPOSED NEW CONNECTIONS OR MODIFICATION OF EXISTING CONNECTIONS

SANITARY SEWER

Description of work Add force main connection to Tamarind Ln sewer vis e-one pumps for 16 new homes

Title of plan Plan & Profile/Effluent Disposal Detail sheets

Total design flow (gpd) 7,200

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

Approved _____ Date _____
Water & Sewer Managing Engineer

WATER

Description of work Extend Tamarin Main to service 16 new homes

Title of plan Plan & Profile/Utility Details sheets

Total design flow (gpd) 7,200

Approved _____ Date _____
Water & Sewer Managing Engineer

STORMWATER

Description of work _____

Title of plan _____

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

Approved _____ Date _____
Highway Superintendent

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

SECTION B: IMPACT FEES

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

Current/prior Use(s)

Describe current use(s) _____

<u>Use</u>	<u>Unit Flow (gpd)</u>	<u>Total Existing Flow</u>
Vacant land	0	0
Total existing flow		0

Proposed Use(s)

Describe proposed use(s) _____

<u>Use</u>	<u>Unit Design Flow (gpd)</u>	<u>Total Design Flow</u>
16 Condo. homes	450	7,200
Total proposed flow		7,200

Impact Fees (80% of the design flow)

Change in flow rate (gpd) 7,200 x 0.8 = Impact Fee flow rate (gpd) 5,760

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

Sewer Impact Fee: Flow increase (gpd) 5,760 x \$4.85 = \$27,936
 Water Impact Fee: Flow increase (gpd) 5,760 x \$2.00 = \$11,520

Approved by Town of Exeter

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

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

SECTION C: SANITARY SEWER CLASSIFICATION AND BASELINE MONITORING

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

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

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

PART I - USER INFORMATION

Property Owner Name Adella Grisct
Owner's Representative Brian Grisct
Address 26 Cullen Way, Exeter, NH
Phone 603-686-1139 email _____
Tenant Name N/A
Address _____
Phone _____ email _____

PART II - PRODUCT OR SERVICE INFORMATION

Products Manufactured N/A
Services Provided N/A
SIC Code(s) N/A Building Area (SF) N/A
Number of Employees N/A Days/week of operation N/A Shifts per day N/A

PART III - CATEGORY OF SEWER DISCHARGE

Type of Discharge Septic Proposed Existing Change of Use

Water Use (gpd) 7,200 (from Section A)

Check all that apply:

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

PART IV - CLASSIFICATION DETERMINATION

(to be completed by Town staff)

- CLASS 1 - SIGNIFICANT OR CATEGORICAL INDUSTRIAL USER _____
- CLASS 2 - MINOR INDUSTRIAL OR COMMERCIAL USER _____
- CLASS 3 - INSIGNIFICANT INDUSTRIAL OR COMMERCIAL USER _____
- CLASS 4 - NON-SYSTEM USER, OR DISCONTINUED SERVICE _____

See attached sheet for the basis of the determination.

Determined by _____ Title _____ Date _____

Approved _____ Date _____
Water & Sewer Managing Engineer

PART V - CERTIFICATION

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

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

Signature of Applicant  Date 1-14-20

Name of Property Owner ADELA J. GRISET

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

LETTER OF AUTHORIZATION

I, Adela Griset, owner of property depicted on Tax Map 96, Lot 15, and Brett Neeper, Trustee of the Mendez Real Estate Trust, owner of property depicted as Tax Map 83, Lot 53, do hereby authorize Brian Griset, Donahue, Tucker and Ciandella, PLLC and Beals Associates to execute any land use applications to the Town of Exeter and to take any action necessary for the application and permitting process, including but not limited to, attendance and presentation at public hearings, of the said property.

Dated: 11-4-19



Adela Griset

MENDEZ REAL ESTATE TRUST



Brian T. Griset, attorney in fact for Brett Neeper, Trustee

S:\GM-GR\GRISSET, ADELA\EBA\LETTER OF AUTHORIZATION.DOCX

RECEIVED

JAN 14 2020

EXETER PLANNING OFFICE

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

BEALS · ASSOCIATES PLLC

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

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

April 12, 2021

RE: *Subdivision & Open Space Development (PB Case #20-2)*
Tax Map Parcels #96-15, #81-53 and #96-9

Dear Mr. Sharples,

We are in receipt of the TRC review memo dated 4-7-21 and offer the following in response to comments detailed therein. For clarity, our responses below are in **bold print** and the paragraph numbers correspond with the relevant comment numbers in the TRC Letter.

TOWN PLANNER COMMENTS

Most of the comments in my previous comments dated January 29, 2020 (revised 2/4/20) have been addressed. Below are my remaining comments:

1. Are there any known environmental hazards on the site? Has any environmental investigation been done? If so, provide detail;
Yes. At the request of the Natural Resource Officer Exeter Environmental has complete a Phase 1 environmental survey of the 31.61 acre Mendez parcel proposed to be deeded to the Town. No evidence of potential environmental hazards on the Griset parcel, therefore no study is required.
2. Show monuments in accordance with Section 9.25. Your response letter said it was done but I do not see any to be set monuments on the plans.;
Response: The licensed land surveyor has added proposed monumentation as requested.
3. If applicable, provide driveway/utility/drainage easements language and show any and all easements on the Site Plan; and,
Response: As the road will be private (e.g. common land), no easements will be necessary as utilities, etc. will be allowed in common areas in the COA declaration. A right of way has been added at the entrance of Wild Apple Lane for the benefit of the Flahertys for frontage and access as requested by the Code Enforcement Officer. Language will be drafted prior to approval for Town Counsel review if necessary. Underground utility easements and a partial access easement across 96-15-17 for the benefit of 96-15 are being added to the plan. Language will be drafted prior to approval for Town Counsel review if necessary

4. In the process of addressing these comments and revising the plans, it is worth noting that you may utilize a mix of single family, duplex and multi-family structures as permitted and encouraged in accordance with Sec. 7.7.4 of the Zoning Ordinance.
Response: This is understood. The applicant has submitted a single-family application in consideration of the surrounding neighborhoods concerns and other considerations. No multi-family is proposed.

PUBLIC WORKS COMMENTS

The following comments are based on the information provided by the applicant to the Planning Department, received March 16, 2021, and discussion at the Technical Review Committee (TRC) meeting on April 1, 2021.

1. Coordinate the proposed treeline with the silt fence. The fence is shown behind the treeline in several locations.
Response: the silt fence has been adjusted as requested.
2. The proposed lot 96-15-17 should be included in the total disturbance area for the NHDES Alteration of Terrain AoT permit.
Response: the total disturbance area has been updated to reflect the anticipated disturbed area for 96-15-17 construction (9,850 s.f.).
3. Show gas, electric, telephone, and cable on Plan and Profile sheet 11 of 19.
Response: elec., phone & cable will be in the same trench (see detail sheet #16). This is depicted as the line with UGE. Gas will be added when design is provided by Unitil.
4. Show limits of trenches on Tamarind Lane for new utility connection
Response: the trench for the force main connection is shown. The existing water main is in the shoulder, and the UGU will come off the proposed drop connection pole.
5. Proposed water main is shown as 6" on Sheet 11 and 8" on Sheet 12. The size of the water main should be based on the required fire flows. Coordinate with the fire suppression system design engineer.
Response: Per the recommendation of Public Works at the first TRC review the watermain was reduced to 6". The errant reference to 8" has been corrected on sheet #12.
6. Separate shutoffs should be provided for fire suppression and potable water services to each building.
A note specifying this requirement has been added to sheet #11.
7. The water and sewer services for units 2 and 16 do not meet the 10-foot separation requirement.
Response: The sewer service to unit 16 has been relocated to provide the required 10'.
8. Utility services for units 7 and 8 have conflicts.

Response: The proposed UGU connections do pass over the water services, however these services will be well above the water services which require 5' of cover.

9. Coordinate pressure sewer system design with manufacturer.
Cleanouts/manholes will be required.
We are working on finalizing this with eOne engineers at the time of this writing.
10. Utilities for the proposed lot 17 should be shown to identify any potential conflicts and the disturbance area calculation.
Response: the utilities are now shown on site plan sheet #9.
11. Gas and electric layouts approved by Unutil are required for the final plans.
Response: the services have been added to sheet #9. A detail for the sewer service crossing the water main is shown on sheet #16. Requests to Unutil will be made for utility layouts prior to approval at the appropriate time. Unutil has asked that requests not be made prematurely until plans are substantially thru the approval process.
12. Sheet 11, Note 14, a planned water service interruption requires a minimum of 2 days notice in writing, hand-delivered to each affected user.
Response: note #14 has been embellished to reflect the cited requirement.
13. Provide sizing calculations for 2-12" culverts shown near Station 2+15.
Response: The sizing calculations appear as Pond 1A in the proposed drainage analysis HydroCAD report.
14. Show signs (Stop, crosswalk, speed, etc.) where appropriate on the plans.
Response: Signage has been added along with the MUTCD sign schedule on sheet #14.
15. The driveway for building #10 appears to be too steep (12% or greater slope).
Response: The driveway grading has been amended to be a max. of 10%.
16. The driveway width for #12 should be consistent with the other driveways (20 feet).
Response: the driveway width has been corrected.
17. The crosswalk shown near Station 4+25 should be revised to eliminate the conflict with the driveway for unit 1.
Response: an additional section of sidewalk with tip down and relocated cross walk has been provided to eliminate the conflict.
18. The underdrain/foundation drains should have cleanouts for ease of maintenance.
Response: Clean-outs have been shown at all junction points as discussed at the TRC hearing.
19. The proposed trees shown near Wet Pond #2 will conflict with access for maintenance.

Response: This should not be the case as the proposed access connects to the existing farm road which runs along the cut line.

20. Clearly define ownership and maintenance responsibilities for all utilities in the condominium documents.

COA documents are being prepared at the time of this writing.

21. Snow storage is shown behind the guardrail near the entrance and adjacent to unit 1. This should be relocated to somewhere accessible by plow trucks.

Response: Snow storage areas have been revised as requested.

22. The pavement depth for the sidewalk should be a total of 2.5 inches and 4 inches for the road.

Response: The pavement depths have been updated to reflect this on sheet #15.

FIRE DEPARTMENT COMMENTS

1. In the documents 30' feet of separation is already referenced. If the units are closer than 30' from the furthest protruding part of the structure, fire prevention accommodations will be required. (ie, a suppression system)

Response: the buildings are proposed at 25' separation & sprinkler systems are required. A Note has been added to the plan.

2. We will assess the distance from the nearest hydrant, however at least 1 new hydrant will be required (500' between hydrants).

Response: An additional hydrant is proposed at the end of the cul-de-sac and one exists just north of the Flaherty driveway entrance. A third exists at the end of Greybird Farm circle. All units will be within 500 feet of a hydrant and all within 1,000 of two hydrants.

3. The turning radius is referenced in the documents as well. The cul-a-sac appears large enough to accommodate the ladder. Turning radius dimensions (L1) attached here for reference purposes.

Response: An AutoTurn tracking exhibit for the Exeter Ladder tuck has been provided. The cul-de-sac radius is 60'.

4. The Fire Department agrees to waive the request for waiver #3 Fire Alarm Boxes, as outlined in waiver request letter dated 3/11/21 (and rev. 3/23/21).

Response: No response required.

NATURAL RESOURCE PLANNER COMMENTS

Based on application materials provided with the March 17th, 2021 inter-office transmittal, and CUP application materials submitted on April 2, 2021, and responses to prior TRC comments, I have the following comments with regard to natural resources.

Prior TRC Response:

Comment # 2. Wildlife Habitat Assessment. I do not see where this document references the presence of swamp white oak. As mentioned previously, there should be some determination as to whether portions of the site have criteria to qualify for a swamp white oak basin swamp community. The updated wildlife habitat assessment has no mention of swamp white oak.

Response: A wildlife Habitat Assessment has been provided to the Board and the conservation commission. As the WHA is tailored to NHDES requirements through NH Fish & Game, the swamp white oak is not a species of interest as it is not threatened or endangered. GES has determined that this is not an exemplary community & the NHB database report came back devoid of threatened or endangered species on the parcels.

Current Submission:

1. Wetland buffer table is not correct. Refer to 9.1.3.

Response: the data appears to mimic 9.1.3 as we only detail the no disturb buffer and the building setback in the table.

2. Buffer impacts: It appears there is sufficient space to modify the layout of the proposed condos to further minimize impacts to the buffer while still maintaining the same number and size units as proposed. For example, switching units 15-10 and 15-11, and 15-1 with 15-2 appears would reduce encroachment into the buffer.

Response: The developer met with Kristen Murphy to demonstrate the engineering and other setback criteria requirements to her satisfaction she suggested a written response for your benefit.

To summarize the response, due to topography, drainage, and road engineering requirements it is not possible to create an alternative layout with less impact although we have explored every option.

The Conceptual Site Plan presented to the Commission back in 2019 laying out the siting of the 16 units was the best estimate based upon Zoning and site regulations. Full engineering details were not established at that time as we sought and received acceptance of the 16 single family design concept from both the Commission and the Planning Board.

Two locations are cited by Kristen.

Lots 1 & 2:

There are three restraining factors at this location.

First, the narrowed building area on Lot 1 between the 50-foot structural set-back at the rear and the front 25-foot setback from the roadway. At the narrowest end adjacent to the buffer with no encroachment, utilizing a 40 by 50-foot box, neither a 40 foot or 50-foot depth layout will fit within the front and back setbacks. Further, utilizing the 40-foot depth and 50-foot width out also encroach into the minimum 25 building separation setback. So, we first have Zoning non-compliance. As we can't violate zoning and due to the narrowness of Lot 1, we utilize a different "style/shape" of home to reduce buffer impacts, as we did in other locations.

The next two issues determined that a garage-under home was the only style that would allow access from the road and at the same time limit buffer encroachment.

Topography: The road and housing layout are designed to follow the existing contours of the site to limit grading scale and limit impact on wetland buffers. Further consideration was also given to the direct abutters by keeping the elevation profiles at the lowest levels possible based upon drainage, foundation drain engineering requirements and road elevations for driveway access. As you can see the layout of lots 2 through 7 utilize a retaining wall as one of the features used to achieve this. Rear elevations average 43.75 to 42.50 at the street, a 1.25-foot differential. However, as you can see, Lot 1 has steeper topography over a shorter distance front to back. At the rear the current elevation is 47.0 and 37.0 at the front, a 10.0-foot differential. The proposed retaining wall can only deal with a small portion of this. Lowering the basement level is not possible due to water table and foundations drain constraints and providing/filling the front and side yard to backfill the foundation would cause expanded buffer encroachment and access issue. Thus, the smaller proposed house with a garage under-design.

Third, based upon the best road design that minimizes actual wetland disturbance the road elevations in front of Lot 1 is at the lowest point of the road design for home access, el. 37.5.

Based upon the above restraints the garage slab is at 37.3. Based upon a review of 50-100 garage-under home designs the best home meeting all the elevation constraints was chosen. The structure itself did not encroached into the buffer. However, this design, like most of the designs, called for side entry meaning that would add an additional 25 feet for driveway access to the length causing 19 feet of encroachment into the buffer.

To reduce impact, I redesigned the home by adding 8 feet to the garage end of the home allowing a front entry garage and eliminating the 25-foot side driveway. As a result, buffer encroachment went down from 19 feet to 8 feet and impact was reduced by over 300%.

Lots 10 & 11:

We attempted siting of the Lot 10 unit totally outside of the buffer area, but it was found not feasible. Placing a 30 deep by 60-foot long unit with attached garage is possible outside of the buffer area but results in violating the 25-foot building separations.

Multiple configurations were attempted but the same topographical, drainage and engineering criteria (as explained above) also apply in this case. But with one added complication, access.

The 2019 Conceptual Plan did not designate the access points to provide for drainage pond maintenance, annual mowing of the lower meadow nor access to the common recreational areas.

Pedestrian access to the HOA maintained open space area can be made at Station 3+45 for those 9 units that do not have direct access. But not vehicular traffic for performance of maintenance activities.

Based upon the location of the drainage treatment ponds it was determined that the best place to locate vehicular traffic was at the end of the cul de sac so as to access the old farm road and the drainage pond adjacent to it.

As a result, the separation between units 10 and 11 needed to be increased to provide the access road. Unit 11 was reoriented shortening width and Unit 10 was narrowed with a garage-under design. Further, to reduce impervious surfaces the driveway is utilized for the access easement to perform the required maintenance activities. A further benefit is that it also provides an additional pedestrian access point for the homes not abutting the common area.

No location could accomplish the required functions without greater buffer impacts. An additional reason for choosing this buffer encroachment over others is that the Unit 11 buffer encroachment is into an area of disturbed uplands which include the existing farm road. It is existing grasslands which front on already existing drainage swales separating the impact from the adjacent wetland areas.

3. Land Protection:

HOA Land:

- Given the presence of Scamen Brook, I would suggest any beaver management on this parcel be limited to the use of non-invasive methods such as installation of a beaver pipe or beaver deceiver style management.
Response: We are amenable to such measures, but will discuss this further with the conservation commission.
- It is unclear what methods will be used for coyote control. If residents will be permitted to utilize the HOA land as part of their open space, I would recommend the HOA docs include a requirement of notification prior to trapping to avoid risk of injury.
Response: Residents will be allowed use of the HOA conservation land & this will be added to the final COA doc's.

Conservation Land:

All of these items are likely to become clear as the deeds are drafted, but I wanted to point out areas that require additional clarification.

- Is this proposed as a conservation easement or proposed to be deeded to the town.
The Grisets' are amenable to either form depending on mutual agreements between the parties. The Grisets' proposal envisioned opening up this preservation area for the pleasure of the general public but subject to certain conditions. If those conditions are not amenable to the Conservation Commission and Selectmen than a preservation easement would be the alternative.
- Who will manage the hunting lottery?

Response: The Grisets have allowed 4 veterans to hunt the property for the past three decades. They wish to continue to honor our veterans in this way. Priority would be given to Disabled Veterans. Future vacancies would be filled by the chosen veterans' organization and annual notification of the selections given to the Town each year. Notification by the Town that only restricted hunting by "special permit" is allowed on the property.

- As above, it is unclear who is responsible for the expenses of beaver and coyote control, what type of control is proposed and how it will be determined when it is needed.

Response: This will be reviewed with the conservation commission.

- Further details are needed on water development within the conservation area to ensure all parties are clear on what can and can't occur within the conservation area.

Response: This will be reviewed with the conservation commission.

- Boundary markers to be installed should be added to the conservation and open space plan set.

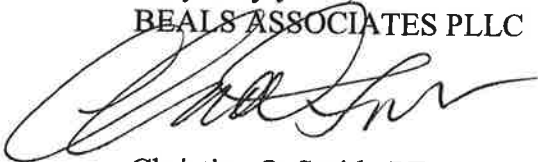
Response: The licensed land surveyor has added proposed monumentation as requested.

- Received Phase 1 Environmental Report. Remaining items: survey plan of the parcel, baseline documentation, boundaries confirmed with a joint walk between the owner/CC. Further discussion required on stewardship fees with details to be worked out further when deed terms are discussed.

Response: The owner is available to schedule a walk with the Cons. Comm. or individual members at their convenience. We are scheduled for their May 11th meeting to continue our discussion on all of the issues and details.

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, PE
Principal

BEALS · ASSOCIATES PLLC

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

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

April 12, 2021

RE: *Subdivision & Open Space Development (PB Case #20-2)*
Tax Map Parcels #96-15, #81-53 and #96-9

Dear Mr. Sharples,

We are in receipt of the Underwood Engineers, Inc. review memo dated 4-6-21 and offer the following in response to comments detailed therein. We are only providing responses to items that are still outstanding or are new to this memo. For clarity, our responses below are in **bold** print and the paragraph numbers correspond with the relevant comment numbers in the TRC Letter.

Most of the comments in my previous comments dated January 29, 2020 (revised 2/4/20) have been addressed. Below are my remaining comments:

5. Response: We do not anticipate geotechnical investigation will result in significant design changes. The Exeter Code Enforcement Officer will ultimately determine if any field changes will require resubmittal to the Planning board.

11. b. Response: We anticipate that the pumped water will be filtered through a silt bag. The flow generally does not have erosive velocities upon exit of the filter.

d. Response: A cross-section has been provided as requested and appears on sheet #11.

18. Response: The details have been added the plan and profile sheet #12. Specific materials will be at the discretion of the developer.

a. Response: The crosswalk has been relocated & a small section of sidewalk with tip down has been added to eliminate the conflict.

b. Response: Exeter Public Works specifications rely on the Federal Manual on Uniform Traffic Control Devices for Streets and Highways. MUTCD for Low Volume Roads is applicable. As a result, we should note that we do not believe that the Town of Exeter has a stop sign on any existing cul-de-sac in town. With Wild Apple Lane's proposed 15MPH and sight distances at this location exceeding 300 feet for the driver

to see oncoming or incoming traffic, we do not feel a stop sign is warranted in accordance with MUTCD.

25. Response: We have reviewed the proposed connection to the existing manhole with Exeter DPW, and they do not have an issue with the design as proposed. Therefore, no additional manhole nor section of gravity pipe is proposed. Flushing connection points have been added to the plans.

28. Response: Polystyrene insulation is proposed between the water main and the culverts (10' wide).

31. Response: The 40' elevation contour is tied into the wall and a spot grade of 39.0' has been added to the angle point to the house.

33. Response: Insulation has been proposed as requested.

34. Response: The start and stop stations for the guardrail have been added as requested.

42. Response: You are correct, the proposed tree line layer was inadvertently on in the EC plan, and has subsequently been turned off. An updated EC watershed plan is attached.

43. Response: The 25-YR storm event is provided with an updated narrative detailing the results of same.

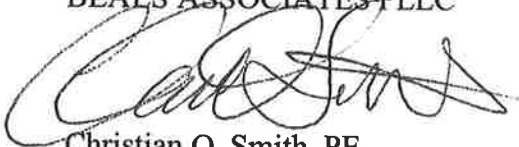
44. Response: We feel that the detail provided in the pond details on sheet #13 adequately depict the design intent.

Responses to Engineering Review Comments
Subdivision & Open Space Development (PB Case #20-2)
Tax Map Parcels #96-15, #81-53 and #96-9
4/15/2021

Page 3 of 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

A handwritten signature in black ink, appearing to read 'Christian O. Smith', written over the printed name below.

Christian O. Smith, PE
Principal

**DRAINAGE ANALYSIS
&
SEDIMENT AND EROSION
CONTROL PLAN**

Prepared for:
BRIAN GRISET
OPEN-SPACE CONDOMINIUM SUBDIVISION

Prepared by:

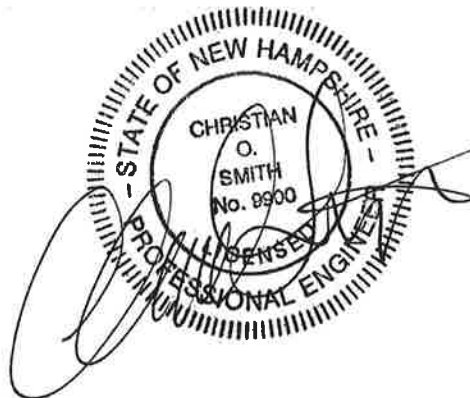
BEALS ASSOCIATES, *PLLC*
70 PORTSMOUTH AVE.
STRATHAM, NH 03885

Project Number:
NH-1154.1

Tamarind Lane & Cullen Way
Exeter, New Hampshire

January 13, 2020

Revised April 14, 2021



DESIGN METHOD OBJECTIVES

Mr. Griset proposes a 16-unit single family detached condominium development and a single conventional lot on approximately 23.6-acres of land located off of Tamarind Lane & Cullen Way in Exeter, NH. The existing property is located on a parcel (Tax Map 96, Lot 15 consisting of forest, an existing dwelling, a large wet meadow and gravel trails. The proposal (as stated above) includes a 16-unit conservation condominium subdivision with a 20'-24' wide paved private drive ending in a cul-de-sac. The development will include: underground gas, electric, telephone & cable; municipal sewer and water; and Low Impact Development/BMP storm water management and treatment. Proper erosion controls will be proposed where construction could result in sediment transport for the development. A drainage analysis of the proposed development was conducted for the purpose of estimating the peak rate of stormwater run-off and to subsequently design adequate drainage structures. Two models were compiled, one for the area in its existing (pre-construction) condition, and a second for its proposed (post-construction) condition. The analysis was conducted using data for the 2, 10 and 50 Yr – 24 Hr storm events based on the Cornell University Extreme Precipitation tables, using the USDA SCS TR-20 method within the HydroCAD Stormwater Modeling System environment. As Exeter is within the designated “coastal region” by NHDES, all 24-Hr rainfall data was increased by 15% as required. The purpose of this analysis is to estimate the peak rates of run-off from the site for swale adequacy purposes, and to compare the peak rate of run-off between the existing and proposed conditions.

ANALYSIS COMPONENT PEAK RATE of DISCHARGE (CFS)

	2 YR		10 YR		25 YR		50 YR	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Reach #100	10.42	10.34	16.35	16.25	19.18	19.08	21.88	21.76
Reach #200	3.97	3.95	8.58	8.58	12.15	12.07	16.35	16.15

Channel protection requirements:

Under the 2-year frequency storm event the stormwater volumes are slightly reduced or not increased by more than 0.1 af as shown below.

Analysis Point	2-YR Stormwater Volume	
	Existing	Proposed
Reach 100	2.194 af	2.127 af
Reach 200	0.368 af	0.409 af

The existing property is located on a parcel consisting of forest, trails, open field, wetlands and 1 residential yard with a house structure. The existing topography is such that the site analysis is divided into two subcatchments. The reaches all flow offsite and into a very large wetland complex, which ultimately flows into Scamen Brook, a tributary to Little River.

The proposed 16 unit development includes 1,050'+/- of proposed private roadway ending with a cul-de-sac and intersects Tamarind Lane. This road provides the required access and frontage for the residential units. The proposed layout will divide the parcel into nine different subcatchments. The peak rate of run-off from the proposed development is slightly decreased from that of the existing conditions. The addition of catch basins, culverts, wet ponds, stone weirs direct the treated run off overland to the wetlands. All roadway runoff receives treatment through sediment forebays (deep sump catch basins and the SF in the center of the cul-de-sac), and 2-wet ponds prior to discharge into overland areas and eventually the wetlands. In addition, the potential for increased erosion and sedimentation is handled by way of a stone weirs. The use of Best Management Practices per the NH

Stormwater Manual have been applied to the design of these structures and will be observed during all stages of construction. All land disturbed during construction will be permanently stabilized within 60 days of groundbreaking, and existing wetlands and abutters will suffer no adversity resulting from this development.

Table of Contents

Design Method Objectives

1.0	Rainfall Characteristics	Page 1
2.0	Existing Conditions Analysis	Page 1
3.0	Proposed Subdivision Analysis	Pages 1-2
4.0	Sediment & Erosion Control, BMP's	Pages 2-5
5.0	Conclusion	Page 6

Appendix I - Existing Conditions Analysis

Summary 2 YR - 24 HR rainfall = 3.69"
Complete 10 YR - 24 HR rainfall = 5.62"
Summary 25 YR - 24 HR rainfall = 7.01"
Summary 50 YR - 24 HR rainfall = 8.60"

Sheet W-1 Existing Conditions Watershed Plan

Appendix II - Proposed Conditions Analysis

Summary 2 YR - 24 HR rainfall = 3.69"
Complete 10 YR - 24 HR rainfall = 5.62"
Summary 25 YR - 24 HR rainfall = 7.01"
Summary 50 YR - 24 HR rainfall = 8.60"

Sheet W-2 Proposed Conditions Watershed Plan

Appendix III - Charts, Graphs, and Calculations

1.0 RAINFALL CHARACTERISTICS

A drainage analysis of the proposed development was conducted for the purpose of estimating the peak rate of stormwater run-off and to subsequently design adequate drainage structures. Two models were compiled, one for the area in its existing (pre-construction) condition, and a second for its proposed (post-construction) condition. The analysis was conducted using data for the 2, 10 and 50 Yr – 24 Hr storm events based on the Cornell University Extreme Precipitation tables, using the USDA SCS TR-20 method within the HydroCAD Stormwater Modeling System environment. As Exeter is within the designated “coastal region” by NHDES, all 24-Hr rainfall data was increased by 15% as required. The purpose of this analysis is to estimate the peak rates of run-off from the site for swale adequacy purposes, and to compare the peak rate of run-off between the existing and proposed conditions.

ANALYSIS COMPONENT PEAK RATE of DISCHARGE (CFS)

	2 YR		10 YR		25 YR		50 YR	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Reach #100	10.42	10.34	16.35	16.25	19.18	19.08	21.88	21.76
Reach #200	3.97	3.95	8.58	8.58	12.15	12.07	16.35	16.15

Channel protection requirements:

Under the 2-year frequency storm event the stormwater volumes are slightly reduced or not increased by more than 0.1 af as shown below.

Analysis Point	2-YR Stormwater Volume	
	Existing	Proposed
Reach 100	2.194 af	2.127 af
Reach 200	0.368 af	0.409 af

2.0 EXISTING CONDITIONS

Reference: Sheet W-1, Existing Conditions Watershed Plan (Enclosed)
 Existing Conditions Plans

The existing property is located on a parcel consisting of forest, trails, open field, wetlands and 1 residential yard and house structure. The existing topography is such that the site analysis is divided into two subcatchments. The reaches all flow offsite and into a very large wetland complex, which ultimately flows into Scamen Brook, a tributary to Little River.

Classified by HISS Mapping & SSS mapping, the land within the drainage analysis is composed of slopes ranging from 3% to 15%, and soils categorized into the Hydrologic Soil Groups (HSG) B, C & D.

3.0 PROPOSED CONDITIONS

Reference: W-Sheets Proposed Conditions Watershed Plan (Enclosed)

C Sheets Proposed Conditions Plans

The addition of the impervious area from the paved roadway, and the 16 proposed units cause an increase in the curve number (Cn) and a decrease in the time of concentration (Tc), the net result being a potential increase in peak rates of run-off from the site. The proposed facility divides the site into nine different post-construction subcatchments. The run-off is directed to the wetlands through HydroCAD “reaches” and “ponds”. These consist of catch basins, roadway culverts, wet ponds, and stone weirs.

The proposed 16 unit development includes 1,050'+/- of proposed private roadway ending with a cul-de-sac and intersects Tamarind Lane. This road provides the required access and frontage for the residential units. The proposed layout will divide the parcel into nine different subcatchments. The peak rate of run-off from the proposed development is slightly decreased from that of the existing conditions. The addition of catch basins, culverts, wet ponds, stone weirs direct the treated run off overland to the wetlands. All roadway runoff receives treatment through sediment forebays (deep sump catch basins and the SF in the center of the cul-de-sac), and 2-wet ponds prior to discharge into overland areas and eventually the wetlands. In addition, the potential for increased erosion and sedimentation is handled by way of a stone weirs. The use of Best Management Practices per the NH Stormwater Manual have been applied to the design of these structures and will be observed during all stages of construction. All land disturbed during construction will be permanently stabilized within 60 days of groundbreaking, and existing wetlands and abutters will suffer no adversity resulting from this development.

During construction, appropriate BMP's will be applied so as to negate the potential for sediment-laden run-off to discharge into wetlands prior to the final stabilization of the proposed grading. The structures outlined in this proposal provide for adequate treatment of stormwater run-off and for sediment control. Based on the NH Stormwater Manual the wet extended detention ponds provide for 80% removal of total suspended solids, 55% removal of total nitrogen & 68% removal of total phosphorous. These removal efficiencies will be enhanced by the pre-treatment forebay and deep sump catch basins.

Finally, there is a small area of FEMA flood plain that is filled near STA 3+00-3+25 from proposed roadway construction (approximately 1,044 cu.ft.), more flood storage has been provided by construction of wet pond #2 off th3 cul-de-sac (approx. 2,600 cu ft. of storage).

4.0 SEDIMENT & EROSION CONTROL PLANS BEST MANAGEMENT PRACTICES (BMP's)

Reference: C Sheets Proposed Conditions Plan
E Sheet Erosion & Sediment Control Details

The proposed site development is protected from erosion and the roadways and abutting properties are protected from sediment by the use of Best Management Practices as outlined in the NH Stormwater Manual. Any area disturbed by construction will be permanently re-stabilized within 60 days and abutting properties and wetlands will not be adversely affected by this development. All swales and drainage structures will be constructed and stabilized prior to having run-off directed to them.

4.1 Silt Fence / Construction Fence

The plan set demonstrates the location of silt fence for sediment control. In areas where the limits of construction need to be emphasized to operators, construction fence for added visibility will be installed. Sheet E-1, Erosion and Sediment Control Details, has the specifications for installation and maintenance of the silt fence. Orange construction fence will be VISI Perimeter Fence by Conwed Plastic Fencing, or equal. The four-foot fencing to be installed using six-foot posts at least two feet in the ground with spacing of six to eight feet.

4.2 Drainage Swales / Stormwater Conveyance Channels

Drainage swales will be stabilized with vegetation for long term cover as outlined below, and on Sheet E-1 using seed mixture C. As a general rule, velocities in the swale should not exceed 3.0 feet per second for a vegetated swale although velocities as high as 4.5 FPS are allowed under certain soil conditions.

4.3 Vegetated Stabilization

All areas that are disturbed during construction will be stabilized with vegetated material within 30 days of breaking ground. Construction will be managed in such a manner that erosion is prevented and that no abutter's property will be subjected to any siltation, unless otherwise permitted. All areas to be planted with grass for long-term cover will follow the specification and on Sheet E-1 using seeding mixture C, as follows:

Mixture	Pounds per Acre	Pounds per 1,000 Sq. Ft.
Tall Fescue	20	0.45
<u>Creeping Red Fescue</u>	<u>28</u>	<u>0.65</u>
Total	48	1.10

4.4 Stabilized Construction Entrance

A temporary gravel construction entrance provides an area where mud can be dislodged from tires before the vehicle leaves the construction site to reduce the amount of mud and sediment transported onto paved municipal and state roads. The stone size for the pad should be between 1 and 2-inch coarse aggregate, and the pad itself constructed to a minimum length of 50' for the full width of the access road. The aggregate should be placed at least six inches thick. A plan view and profile are shown on Sheet E1 - Sediment and Erosion Control Detail Plan.

4.5 Level Spreaders

As mentioned above, the proposed site plan includes level spreaders above the filter strip. Level spreaders must be more than six feet in width per the "Best Management Practices for Urban Stormwater Runoff." Level spreaders enable any run-off directed towards them to be spread evenly into sheet flow prior to discharge into wetlands or treatment by a filter strip, thus allowing for better filter strip efficiency and a lesser potential for erosion.

4.6 Filter Strips

Filter strips are areas of land with natural or planted vegetation designed to receive sheet run-off from upgradient development. These natural areas, preferably wooded, are effective in removing sediment and sediment-laden pollutants from such run-off, although their effectiveness is severely diminished when forced to deal with concentrated flow and must therefore be equipped with a level-spreading device. Filter strips should not have a slope exceeding fifteen percent and have a minimum length of seventy-five feet.

4.7 Environmental Dust Control

Dust will be controlled on the site by the use of multiple Best Management Practices. Mulching and temporary seeding will be the first line of protection to be utilized where problems occur. If dust problems are not solved by these applications, the use of water and calcium chloride can be applied. Calcium chloride will be applied at a rate that will keep the surface moist but not cause pollution.

4.8 Construction Sequence

1. Construct and/or install temporary and permanent sediment erosion and detention control facilities (silt fence, vegetated swales, level spreaders, and constructed filter strips), as required. Erosion, sediment and facilities shall be installed and stabilized prior to any earth moving operation, and prior to directing run-off to them.
2. Clear, cut, grub, and dispose of debris in approved facilities.
3. Excavate and stockpile topsoil / loam. All disturbed areas shall be stabilized immediately after grading.
4. Construct the roadway and its associated drainage structures.
5. Begin permanent and temporary seeding and mulching. All cut and fill slopes and disturbed areas shall be seeded and mulched as required, or directed.
6. Daily, or as required, construct temporary berms, drainage ditches, sediment traps, etc. to prevent erosion on the site and prevent any siltation of abutting waters or property.
7. Inspect and maintain all erosion and sediment control measures during construction every two weeks and after every storm event with 0.5" or more rain.
9. Complete permanent seeding and landscaping.
9. Remove temporary erosion control measures after seeding areas have established themselves and site improvements are complete. Smooth and re-vegetate all disturbed areas.

10. All swales and drainage structures will be constructed and stabilized prior to having run-off being directed to them.
11. Finish graveling all roadways/parking.

4.9 Temporary Erosion Control Measures

1. The smallest practical area of land shall be exposed at any one time.
2. Erosion, sediment control measures shall be installed as shown on the plans and at locations as required, or directed by the engineer.
3. All disturbed areas shall be returned to original grades and elevations. Disturbed areas shall be loamed with a minimum of 4" of loam and seeded with not less than 1.10 pound of seed per 1,000 square feet (48 pounds per acre) of area.
4. Silt fences and other barriers shall be inspected periodically and after every rainstorm during the life of the project. All damaged areas shall be repaired; sediment deposits shall periodically be removed and properly disposed of.
5. After all disturbed areas have been stabilized, the temporary erosion control measures are to be removed and the area disturbed by the removal smoothed and revegetated.
6. Areas must be seeded and mulched within 5 days of final grading, permanently stabilized within 15 days of final grading, or temporarily stabilized within 30 days of initial disturbance of soil.

4.11 Inspection and Maintenance Schedule

Fencing will be inspected during and after storm events to ensure that the fence still has integrity and is not allowing sediment to pass. Sediment build-up in ponds and CB's. shall be removed if it is deeper than six inches.

5.0 CONCLUSION

This proposed development off Tamarind Lane in Exeter, NH will have no adverse effect on the abutting property owners by way of storm water run-off or siltation. The post-construction peak rate of run-off for the site has been decreased from that of the existing conditions and roadway run-off will treatment by either constructed or natural methods. Appropriate steps will be taken to eliminate erosion and sedimentation; these will be accomplished through the construction of a drainage system consisting of catch basins, culverts, wet ponds, stone weirs. The Best Management Practices developed by the State of New Hampshire have been utilized in the design of this system and these applications will be enforced throughout the construction process.

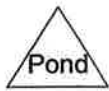
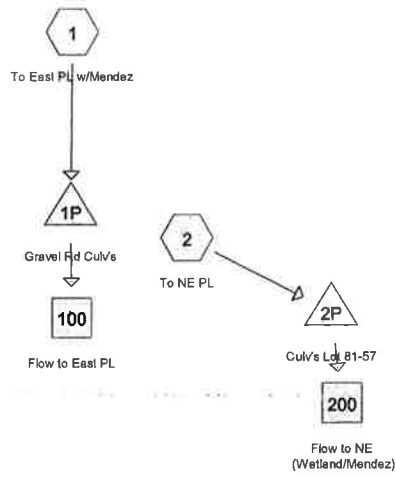
A Site Specific, Terrain Alteration Permit (RSA 485: A-17) is required for this project due to the area of disturbance being greater than 100,000 square feet.

Respectfully Submitted,

BEALS ASSOCIATES, *PLLC*.

Christian O. Smith

Christian O. Smith, PE
Principal



Routing Diagram for EXISTING 1-2020. edit 2hcp
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EXISTING 1-2020. edit 2hcp

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Page 2

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

Subcatchment 1: To East PL w/Mendez Runoff Area=835,559 sf 6.40% Impervious Runoff Depth=4.05"
Flow Length=1,206' Tc=31.8 min CN=74 Runoff=50.10 cfs 6.475 af

Subcatchment 2: To NE PL Runoff Area=142,623 sf 5.70% Impervious Runoff Depth=4.05"
Flow Length=575' Tc=13.8 min CN=74 Runoff=12.16 cfs 1.105 af

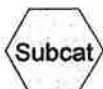
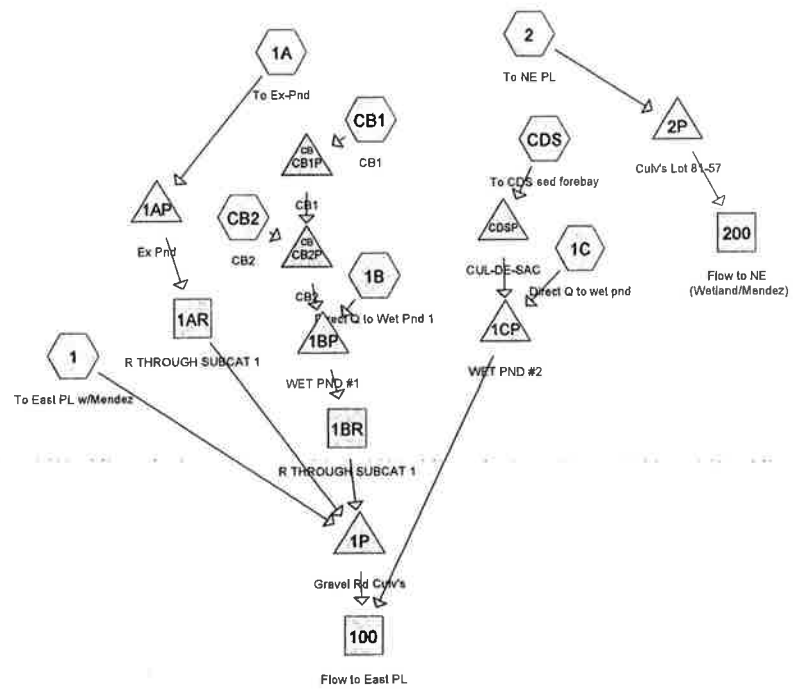
Reach 100: Flow to East PL Inflow=19.18 cfs 6.475 af
Outflow=19.18 cfs 6.475 af

Reach 200: Flow to NE (Wetland/Mendez) Inflow=12.15 cfs 1.099 af
Outflow=12.15 cfs 1.099 af

Pond 1P: Gravel Rd Culv's Peak Elev=31.09' Storage=78,580 cf Inflow=50.10 cfs 6.475 af
Outflow=19.18 cfs 6.475 af

Pond 2P: Culv's Lot 81-57 Peak Elev=31.69' Storage=1,045 cf Inflow=12.16 cfs 1.105 af
Primary=1.95 cfs 0.686 af Secondary=10.20 cfs 0.413 af Outflow=12.15 cfs 1.099 af

Total Runoff Area = 22.456 ac Runoff Volume = 7.580 af Average Runoff Depth = 4.05"
93.70% Pervious = 21.042 ac 6.30% Impervious = 1.414 ac



Routing Diagram for PROPOSED 1-2020edit 2
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PROPOSED 1-2020edit 2

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Tamarind Lane, Exeter, NH
Type III 24-hr 25-Yr. Rainfall=7.01"

Printed 4/14/2021

Page 2

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

Subcatchment 1: To East PL w/Mendez Runoff Area=542,899 sf 3.08% Impervious Runoff Depth=3.94"
Flow Length=770' Tc=31.8 min CN=73 Runoff=31.69 cfs 4.096 af

Subcatchment 1A: To Ex-Pnd Runoff Area=215,168 sf 23.04% Impervious Runoff Depth=4.59"
Flow Length=588' Tc=13.2 min CN=79 Runoff=21.01 cfs 1.891 af

Subcatchment 1B: Direct Q to Wet Pnd 1 Runoff Area=4,837 sf 0.45% Impervious Runoff Depth=4.05"
Tc=6.0 min CN=74 Runoff=0.53 cfs 0.037 af

Subcatchment 1C: Direct Q to wet pnd Runoff Area=5,796 sf 31.82% Impervious Runoff Depth=4.93"
Tc=6.0 min CN=82 Runoff=0.76 cfs 0.055 af

Subcatchment 2: To NE PL Runoff Area=150,983 sf 9.78% Impervious Runoff Depth=4.16"
Flow Length=645' Tc=17.4 min CN=75 Runoff=12.08 cfs 1.201 af

Subcatchment CB1: CB1 Runoff Area=23,639 sf 53.61% Impervious Runoff Depth=5.49"
Flow Length=415' Tc=8.7 min CN=87 Runoff=3.07 cfs 0.248 af

Subcatchment CB2: CB2 Runoff Area=7,055 sf 100.00% Impervious Runoff Depth=6.77"
Tc=6.0 min CN=98 Runoff=1.11 cfs 0.091 af

Subcatchment CDS: To CDS sed forebay Runoff Area=27,826 sf 22.43% Impervious Runoff Depth=4.59"
Flow Length=254' Tc=7.9 min CN=79 Runoff=3.20 cfs 0.245 af

Reach 1AR: R THROUGH SUBCAT 1 Avg. Flow Depth=0.38' Max Vel=1.43 fps Inflow=9.49 cfs 1.890 af
n=0.030 L=680.0' S=0.0053 '/ Capacity=17.32 cfs Outflow=9.35 cfs 1.890 af

Reach 1BR: R THROUGH SUBCAT 1 Avg. Flow Depth=0.22' Max Vel=1.13 fps Inflow=4.19 cfs 0.360 af
n=0.030 L=701.0' S=0.0068 '/ Capacity=19.59 cfs Outflow=3.24 cfs 0.360 af

Reach 100: Flow to East PL Inflow=19.08 cfs 6.646 af
Outflow=19.08 cfs 6.646 af

Reach 200: Flow to NE (Wetland/Mendez) Inflow=12.07 cfs 1.194 af
Outflow=12.07 cfs 1.194 af

Pond 1AP: Ex Pnd Peak Elev=35.18' Storage=18,900 cf Inflow=21.01 cfs 1.891 af
12.0" Round Culvert x 2.00 n=0.013 L=41.0' S=0.0122 '/ Outflow=9.49 cfs 1.890 af

Pond 1BP: WET PND #1 Peak Elev=33.60' Storage=8,832 cf Inflow=4.63 cfs 0.377 af
Outflow=4.19 cfs 0.360 af

Pond 1CP: WET PND #2 Peak Elev=31.70' Storage=3,749 cf Inflow=2.21 cfs 0.299 af
Outflow=2.17 cfs 0.299 af

Pond 1P: Gravel Rd Culv's Peak Elev=31.02' Storage=70,063 cf Inflow=43.07 cfs 6.347 af
Outflow=18.60 cfs 6.347 af

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Tamarind Lane, Exeter, NH
Type III 24-hr 25-Yr. Rainfall=7.01"

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Page 3

Pond 2P: Culv's Lot 81-57

Peak Elev=31.69' Storage=1,044 cf Inflow=12.08 cfs 1.201 af
Primary=1.94 cfs 0.730 af Secondary=10.13 cfs 0.464 af Outflow=12.07 cfs 1.194 af

Pond CB1P: CB1

Peak Elev=35.95' Inflow=3.07 cfs 0.248 af
12.0" Round Culvert n=0.013 L=16.0' S=0.0100 '/' Outflow=3.07 cfs 0.248 af

Pond CB2P: CB2

Peak Elev=35.11' Inflow=4.11 cfs 0.340 af
12.0" Round Culvert n=0.013 L=31.0' S=0.0100 '/' Outflow=4.11 cfs 0.340 af

Pond CDSP: CUL-DE-SAC

Peak Elev=37.40' Storage=2,660 cf Inflow=3.20 cfs 0.245 af
8.0" Round Culvert n=0.013 L=163.0' S=0.0245 '/' Outflow=1.73 cfs 0.245 af

Total Runoff Area = 22.456 ac Runoff Volume = 7.864 af Average Runoff Depth = 4.20"
88.87% Pervious = 19.957 ac 11.13% Impervious = 2.500 ac

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Tamarind Lane, Exeter, NH

Type III 24-hr Custom Rainfall=7.01"

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Page 4

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

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Flow Length=770' Tc=31.8 min CN=73 Runoff=31.69 cfs 4.096 af

Subcatchment 1A: To Ex-Pnd Runoff Area=215,168 sf 23.04% Impervious Runoff Depth=4.59"
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Flow Length=645' Tc=17.4 min CN=75 Runoff=12.08 cfs 1.201 af

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Flow Length=254' Tc=7.9 min CN=79 Runoff=3.20 cfs 0.245 af

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Reach 1BR: R THROUGH SUBCAT 1 Avg. Flow Depth=0.22' Max Vel=1.13 fps Inflow=4.19 cfs 0.360 af
n=0.030 L=701.0' S=0.0068 '/ Capacity=19.59 cfs Outflow=3.24 cfs 0.360 af

Reach 100: Flow to East PL Inflow=19.28 cfs 6.646 af
Outflow=19.28 cfs 6.646 af

Reach 200: Flow to NE (Wetland/Mendez) Inflow=12.07 cfs 1.194 af
Outflow=12.07 cfs 1.194 af

Pond 1AP: Ex Pnd Peak Elev=35.18' Storage=18,900 cf Inflow=21.01 cfs 1.891 af
12.0" Round Culvert x 2.00 n=0.013 L=41.0' S=0.0122 '/ Outflow=9.49 cfs 1.890 af

Pond 1BP: WET PND #1 Peak Elev=33.60' Storage=8,832 cf Inflow=4.63 cfs 0.377 af
Outflow=4.19 cfs 0.360 af

Pond 1CP: WET PND #2 Peak Elev=31.70' Storage=3,749 cf Inflow=2.21 cfs 0.299 af
Outflow=2.17 cfs 0.299 af

Pond 1P: Gravel Rd Culv's Peak Elev=31.02' Storage=70,063 cf Inflow=43.07 cfs 6.347 af
Outflow=18.60 cfs 6.347 af

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Tamarind Lane, Exeter, NH

Type III 24-hr Custom Rainfall=7.01"

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Page 5

Pond 2P: Culv's Lot 81-57

Peak Elev=31.69' Storage=1,044 cf Inflow=12.08 cfs 1.201 af
Primary=1.94 cfs 0.730 af Secondary=10.13 cfs 0.464 af Outflow=12.07 cfs 1.194 af

Pond CB1P: CB1

Peak Elev=35.95' Inflow=3.07 cfs 0.248 af
12.0" Round Culvert n=0.013 L=16.0' S=0.0100 '/' Outflow=3.07 cfs 0.248 af

Pond CB2P: CB2

Peak Elev=35.11' Inflow=4.11 cfs 0.340 af
12.0" Round Culvert n=0.013 L=31.0' S=0.0100 '/' Outflow=4.11 cfs 0.340 af

Pond CDSP: CUL-DE-SAC

Peak Elev=37.40' Storage=2,660 cf Inflow=3.20 cfs 0.245 af
8.0" Round Culvert n=0.013 L=163.0' S=0.0245 '/' Outflow=1.73 cfs 0.245 af

Total Runoff Area = 22.456 ac Runoff Volume = 7.864 af Average Runoff Depth = 4.20"
88.87% Pervious = 19.957 ac 11.13% Impervious = 2.500 ac

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

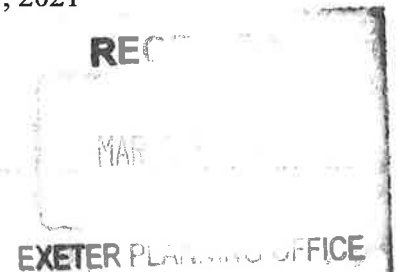
BEALS · ASSOCIATES PLLC

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

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

March 11, 2021

RE: *Subdivision & Open Space Development (PB Case #20-2)*
Tax Map Parcels 81-53, 81-75, 96-15



Dear Mr. Sharples,

As the yield plan has been approved by the Planning Board, we are providing responses to the review letter from the Town Planner and TRC dated January 29, 2020 (revised 2/4/20) (the "TRC Letter") and Underwood Engineers' letter dated February 7, 2020 (the "Review Engineer Letter") concerning the above referenced project and have addressed the remaining comments below. You will note that we have previously addressed the comments relative to the Yield Plan in our 3-4-2020 response, and our comments supplemented those provided on behalf of the applicant by Donahue, Tucker & Ciandella, PLLC ("DTC") via letter to you dated February 26, 2020 (the "DTC Letter"). For clarity, our responses below are in **bold** print and the paragraph numbers correspond with the relevant comment numbers in the TRC and Review Engineer Letters.

TRC LETTER / TOWN PLANNER COMMENTS

Open Space Subdivision:

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

Response: There are no known hazards on the property.

2. Provide response to all 5 Section 13.7 criteria for a waiver. The waiver request letter dated January 13, 2020 does not address all of the criteria. For example, the pavement width waiver request states that the "waiver is justified as it reduces impacts on wetlands and associated buffers". However, the majority of the proposed roadway is outside the buffers and this rationale is not applicable to most of the roadway. I do not support any of the three waiver requests as presented;

Response: Revised waiver requests are provided based upon subsequent Planning Department comments and rationale balancing environmental, public safety concerns, fire department turning radiuses and limited on street parking requirements at standards agreed upon by all parties.

3. Show monuments in accordance with Section 9.25;

Response: Monuments are depicted on the recordable plans as required.

4. List state permits required and the status of each;

Response: The required state permits have been added to the cover sheet.

5. If applicable, show any signage (e.g. name of development sign at entrance) on the plans and provide details;

Response: Proposed signage is depicted on the Highway Access Plan.

6. How will trash/recycling pick-up be handled?

Response: The intent is curbside pick-up on the standard collection day as noted on plan.

7. Show snow storage areas on plans;

Response: Snow storage areas are depicted and further described in the Town Notes on the overall site plan.

8. Revise Note #3 on the Site Plan I accordance with Sec. 7.5.16;
9. Show the limits of clearing/disturbance on the plan and the proposed tree line and total square footage of disturbance;

Response: This has been added to the plans & total area of disturbance appears in note #7 on the site plan.

10. Provide drainage and grading plan showing final grades of all disturbed areas. Show driveway locations on plans;

Response: The requested information has been added to the profile sheets.

11. Lot 17 depicted on the plans does not meet the minimum frontage requirements for the R-1 zoning district;

Response: Per TRC comments and subsequent Planning Department guidance both Lots 17 and 18 are in compliance with all R-1 Conventional Subdivision Zoning requirements. Lot 17 now complies with 150 feet of frontage and lot width on Cullen Way and the Grisette house lot now takes its frontage and lot width on Tamarind Lane.

12. If the plans do meet Section 7.5.6.B, is it the intent of the proposed building envelope to include and decks or stairways into the units? Also, the rear of the building envelopes 8, 9 and 10 are shown right on the rear setback line so does this also imply that any rear decks/stairs, etc. will be fully within the proposed building envelope?

Response: Proposed typical dwellings units have been embellished to depict actual/typical house footprints & decks/stairs, etc. are shown where proposed. All front entry porches and stairs will comply with the 25 foot front setback.

Slight wetland buffer encroachments at the side/rear are proposed for units 1, 11, 13, 15 & 16. Total encroachment is calculated at a little over 1,600 square feet. Actual wetlands impact has been reduced to 2,960 square feet.

Compared to actual wetlands impact (verses buffer impact) of over 12,000 square feet for the Conventional Subdivision, we feel that the 75% reduction in actual impact makes this limited buffer encroachment a reasonable compromise and very environmental sound.

Limited deck encroachments are reflected for lots 11, 15 and 16 within the rear structural setback as an allowed use under the Conditional Use/Wetlands Waiver process.

Note that actual construction location will also be restricted by the HOA documents.

13. In accordance with Section 7.5.6.C of the Zoning Ordinance, detached single family units on one parcel shall be set apart from each other a minimum of 25'. It is difficult to tell if this requirement is being met with the plans at a 100 scale but it appears that units 1-9 may be less than the required 25' separation. It appears that most are around 23' apart measuring between the middle of the building lines. Please provide smaller scaled plans to determine compliance;

Response: The units all meet the required separation as cited & notes to that effect have been added to the condominium requirements on the site plan sheet. Units have been added to the profile sheets for further clarity.

14. Provide information to show the proposal meets the requirements of Sec. 7.7.3.A of the Zoning Ordinance;

Response: Net tract area calculations appear on the approved yield plan sheet. Open-space area is detailed on the recordable plans & well exceeds the required 30%.

In addition to the Brickyard Park and Conservation Area, we are proposing to giving an additional 31.61 acres to the Town of Exeter for Conservation and passive recreation and an additional 9.40 acres of the 14.59 acres of the Condominium will be retained by the HOA for Conservation and recreational purposes.

15. All units built within 30' of each other require individual fire suppression systems;

Response: A note has been added to the condominium requirements on the site plan sheet regarding sprinklers required.

16. If applicable, provide driveway/utility/drainage easements language and show any and all easements on the Site Plan;

Response: Based on the condominium ownership and the LLA with the Flaherty's that easement has been removed, as noted. Actual proposed easement language will be provided once final review by the TRC is completed.

17. Provide a High Intensity Soil Survey in accordance with Section 7.7.5 of the Site Plan Review and Subdivisions Regulations or request a waiver in accordance with Section 13.7;

Response: High Intensity Soils have been added to the SSS table for easy conversion.

18. Will any lighting be proposed? If so, provide details;

Response: No exterior lighting is proposed aside from safety lighting at the unit doors as required by Building Code. Rear lighting on units 1 – 8 will be restricted by HOA documents to limit it to down casting lighting units.

19. It appears that a stone wall exists within the 75' wide access easement across Lot 8 Map 96 and continues on to the subject parcel. I say "appears" because the symbol looks like a stone wall but is not included in the legend or called out on the plan. The extent of the wall also differs between Sheet 2 of 4 and Sheet 9 of 17 so revise accordingly. Confirm if this is a stone wall and show how/if it will be impacted;

Response: Upon approval of the LLA with 8 Tamarind Lane the stonewall will be entirely on the subject parcel. A portion will be disturbed due to the proposed retaining wall near the road entrance. The intention will be to relocate the stone on-site and all other remaining 950 feet of rock walls will be perpetually preserved.

20. Was the landscape plan created by a Licensed Landscape Architect? Are the plantings low maintenance and chosen for all site conditions? Will irrigation be required? If so, show locations on landscape plan. Suggest providing additional shade trees within the 50' ROW where feasible;

Response: No ROW is proposed for the private road. The plantings were proposed by Beals Office in coordination with a landscape company. The plantings are low maintenance & those close to the road are salt tolerant species. No irrigation is proposed.

21. Provide information on how the proposed plan satisfies Sec. 9.6.3. Provide response to all seven provisions required under this section;

Response: The 1991 Agreement between the Town and the Applicant clearly states that the dedication of Brickyard Park satisfied all the provisions of Sec. 9.6.3 including the ten percent recreational dedication stated in the Ordinance for all phases of the parcel's development. The location of the recreational area was also specified in the Agreement. That being said, an additional 31.61 acres is being set aside for conservation and general public passive recreational purposes which will

be defined by agreement between the Conservation Commission and the Applicant. And again, an additional 9.40 acres of open field is being set aside for the benefit of the HOA members for conservation and passive recreation purposes. Access for HOA members to these three distinct recreational and open space areas is through the easement on Lot 15-10 or from the first 325 feet of Wild Apple Lane which is directly adjacent to the lower meadow.

Access for the general public is from Kingston Road at Brickyard Park which the neighborhood will be able to utilize easily and safely once the Kingston Road sidewalk is installed this year.

22. The plan does not meet the requirements of Sec. 9.6.1.2 or Sec 11.2.8 which require a 100' perimeter buffer strip (not provided) and that the first 50' of the strip "shall be left natural and not to be disturbed by construction activities...";

Response: Lots 17 and 18 are R-1 compliant Conventional Lots in of a Minor Subdivision which creates two additional lots therefore no perimeter buffer is required. The Open Space Condominium Site plan reflects the proposed partial waiver along the common boundaries with 8 Tamarind Lane and 7 & 8 Greybird Farm Circle which owners support said partial waiver. See Waiver Request attached with the amended plan submission.

Provide information that the proposal meets the provisions of Sec. 11.2.5, 11.2.6 and 11.2.7 of the Site Plan Review and Subdivision regulations;

Response: The units in the development are situated with a south/eastern orientation, the prime solar orientation for our area and working with the descending contour elevations maximizes "view" potential for each unit which provides compliance with 11.2.5; the open space areas are directly adjacent to over 50% of the units providing direct access and the remaining units are provided direct access through the maintenance access road to the wet pond off the end of the cu-de-sac at one end or adjacent to the drainage pond at Station 3+00; per 11.2.7 no attached units are proposed.

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

Response: the erosion matting is East Coast Erosion Blanket ECC-2B (a double net coconut fiber mat) which is fully biodegradable and accepted by NHDES & NHF&G.

24. Please discuss potential addressing of the site/buildings with the Code Enforcement Officer and Deputy Fire Chief;

Response: the appropriate municipal officials have been consulted for addresses, 911, etc. but due to Covid that Committee has not allowed meetings. We have been

informed that Wild Apple Lane has been accepted and reserved and we are hoping to finalize the actual street numbers in the near future.

25. A conditional Use Permit is required. Due to the potential of revisions to the plans as a result of the comments above, the applicant should be prepared to provide the Conservation Commission with updated plans as some revisions may further impact wetland and shoreland buffers beyond what is currently shown;

Response: We anticipate reviewing the current proposal with the conservation commission.

26. In the process of addressing these comments and revising the plans, it is worth noting that you may utilize a mix of single family, duplex and multi-family structures as permitted and encouraged in accordance with Sec. 7.7.4 of the Zoning Ordinance; and,

Response: The developer prefers the detached single-family configuration. Further, as you are aware from the meetings over the last year the neighborhood has strongly objected to any attached units or units inconsistent with the adjacent neighborhood. There is currently a shortage of single family units in Exeter while there are currently a large number of new construction attached residential units available.

27. Please submit revised plans, as applicable, and a response letter addressing these comments. Due to the scope of potential changes that could occur to the Open Space Development plans, I would suggest a second TRC meeting that could be completed during the Planning Board review of the Yield Plan.

Response: Thank you and with this submission, as previously agreed we anticipate a TRC hearing on April 1 followed by the hearing on April 8th

PUBLIC WORKS COMMENTS

The following comments are based on the information provided by the applicant to the Planning Department, received January 14, 2020, and discussion at the Technical Review Committee (TRC) meeting on January 23, 2020.

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

Response: Exeter DPW has been added as a contact to the Digsafe citation on the first profile sheet.

2. The O&M plan should include winter maintenance information. The NHDES Green Snow Pro program has several fact sheets that may be useful. A larger-scale site plan that identifies the drainage infrastructure should also be included.

Response: Winter maintenance has been added to the O&M as requested. A deicing log is provided as customarily required by NHDES AoT.

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

Response: the note has been added under the Town Notes on the overall site plan sheet.

4. If construction will be phased, provide a phasing plan. Each phase of construction should constitute a complete project and not be contingent on completing future phases.

Response: It is our understanding that the road, utility and drainage structures will be completed as one phase.

Site Plan Sheet 9 of 17

5. Note 7 indicates that 3.02 acres will be disturbed, therefore, a NHDES Alteration of Terrain (AoT) permit is required even if the project is phased. The proposed lot 17 should be included in the total disturbance area for the AoT permit.

Response: The note has been corrected.

6. The proposed driveway overlaps the existing driveway at the radius onto Tamarind. The driveways should be separated as much as possible to improve safety.

Response: As subsequently agreed, the road has been moved to the south to the extent possible to provide separation.

Plan and Profile Sheet 11 of 17

7. Show water, sewer, gas, electric, telephone, and cable services to each unit. Separate shutoffs should be provided for fire suppression and potable water services. Utilities for the proposed lot 17 should also be shown to identify any potential conflicts.

Response: The utility services have been added as requested.

8. A proposed utility drop pole should be located outside of the ROW. Coordinate with Unutil for drop pole location. Show transformers, telephone pedestals, and any other utility structures that may be required. Gas and electric layouts approved by Unutil are required for the final plans.

Response: The drop pole has been added to the plans. We will coordinate with Unutil (gas will be added when we have input from Unutil as we do not have a definitive location of the main in Tamarind available)

9. Provide a copy of the easement for the proposed utilities that will cross the land of 8 Tamarind Lane (Map 96, Lot 9).

Response: Due to the now proposed LLA with Map 96, Lot 9 no easement will be required.

10. Show the estimated seasonal high water table (ESHWT) on the profile and on the drainage basin plan. The road may need underdrains or geotextile reinforcement where ESHWT is near or within the road gravels

Response: We have shown ESHWT in the locations where we have test pits in the vicinity. Underdrain references have been added to the profile if needed.

11. Provide proposed grading for the houses and driveways.

Response; this has been added as requested.

12. The proposed retaining wall blocks are 41 inches deep. Show full limit of blocks on the plan.

Response: The retaining walls have been embellished to show their full depth as requested.

13. Show drainage pipes on the profile at approximately Sta 3+25 and 8+95.

Response: The pipe crossings have been added as requested.

Landscape Plan Sheet 13 of 17

14. Show the proposed treeline. Identify significant trees that are to be removed.

The proposed tree line and significant trees to be removed have been added to the plan.

Details

15. Recommend using the NHDOT standard detail GR-1 for the guard rail (31" height, metal posts, synthetic offset blocks). Provide a detail for the guardrail end unit.

Response: The guardrail detail has been amended as requested.

16. Catch basin grate should be NHDOT Type B.

Response: The CB Grate specification has been edited as requested.

17. Coordinate the Cape Cod berm detail with the pavement section.

Response: Granite Curbing is now proposed & new typical cross-sections are provided.

18. Remove references to porous pavement in details.

Response: The errant reference to porous pavement has been removed.

19. Specify that hydrants shall be yellow.

Response: the note has been added to the hydrant detail.

20. Standard Manhole Detail: add a note that steps in the manhole are prohibited; an energy dissipator is required for the forcemain entering the sewer manhole.

FIRE DEPARTMENT COMMENTS (no comments received)

NATURAL RESOURCE PLANNER COMMENTS

Based on application materials provided with the January 16, 2020 inter-office transmittal, and November 2019 Submission to the Conservation Commission, I have the following comments with regard to natural resources.

1. Wetlands:

- a. Wetland CUP vs. Wetland Waiver: It is my understanding that this application should follow the zoning requirements based on the 2019 submission for conceptual review. In accordance with zoning ordinance (ZO) 9.1.6.C. this application would require a wetland waiver in accordance with Site Plan Review and Subdivision Regulations (SS) 9.9. and will require response to wetland waiver guidelines.

Response: The wetland waiver is provided.

- b. Wetland Buffers and Wetland Setbacks: The plan notes for wetland buffers and setbacks are not consistent between sheets and show errors. As you know setbacks and buffers vary with different wetland types as indicated in SS 9.9.2 and ZO 9.1.3.E. Please review for accuracy and consistency. Additionally Scamen Brook qualifies under 9.3.3.A.2, with a 150' district boundary and a 100' building setback (9.3.4.C). I appreciate the detail provided in the shoreland delineation report but it is difficult to discern where those boundaries appear on the plan set.

Response: The buffers/setbacks have been clarified and the shoreland 150' district boundary have been embellished for clarity.

- c. Plan needs wetland scientist stamp, please add survey date to note and statement of compliance with local federal and state regulations (see SS 7.6.12, 7.4.11, 7.5.5, 7.6.12, etc).

Response: CWS & CSS stamps are provided. The delineation date appears in the text above the SSS mapping table.

2. Wildlife Habitat Assessment

- a. The wildlife habitat assessment indicates the natural communities present are common in southern NH. Was consideration given to the presence of swamp white oak? If so please include the criteria missing to support the determination that the site does not qualify as an exemplary natural community. It does list species common to the swamp white oak basin swamp community so clarification is needed. Given the narrow buffer along the access road, was consideration given to potential impacts from grading in close proximity or the amount of fill proposed adjacent to the trees and whether that would alter long term viability of the buffer and/or swamp white oaks.

Response: A WHA will be completed as it is now a requirement of NHDES AoT. It will be submitted when complete. Yes consideration for the adjacent swamp oak was given. Roadway refinements reflect this. Further, Jim Gove located large areas of swamp oaks across the two properties indicating a minimum of 200 plus additional swamp oaks in numerous locations.

3. Existing Conditions Plan

- a. 7.4.7 requires significant trees need to be labeled as to be retained or removed. Please add key or note to indicate that S.Oak = swamp white oak. Some sheets show the trees as S. Oak while others pages list them as oak (including both 30" ones). Please correct. At the current scale, it is very difficult to tell how close grading and large block retaining wall structures get to trees. Is it possible to include an inset with more detail? Please add a note stating limits of disturbance and trees proposed for retention will be field indicated for avoidance by a qualified individual prior to the start of site work.

Response: The significant trees are depicted. The swamp oak labeling has been corrected. The requested note has been added to the overall site plan.

4. Proposed Conditions:

11

Subdivision & Open Space Development (PB Case #20-2)

Tax Map Parcels 81-53, 81-75, 96-15

3/15/2021

- a. Add snow storage location. Also if snow storage is within cul-de-sac and this will act as sediment forebay, please include notes to address maintenance needs

Response: Snow storage locations & notes have been added/embellished. The Sed. Forebay maintenance requirements are clearly detail in the Inspection and Maintenance manual.

- b. Drainage plan lists species for planting but does not indicate number or location.

Response: The specifications for plantings of wetland species bushes, etc. has been removed as the NH Conservation mix tilled into the soil is adequate for the necessary growth to prevent erosion & siltation in the pond.

- c. Please add proposed tree line.

Response: The proposed treeline has been added to the plans.

- d. Consider diversifying species for landscape plan along abutting property line. Also note hemlock is susceptible to woolly adelgid which is not only present currently, is likely to increase in numbers and impact with predicted seasonal changes in weather patterns.

Response: We have diversified the plantings proposed (though still a large percent of the white spruce as they are effective screening trees). Hemlock has been replaced with Norway Spruce & Eastern red Cedar.

5. Conservation Land

- a. On 11/12/19, the Conservation Commission voted in support of the town holding conservation interest in the land under a deed similar to what is bring proposed with a survey plan of the parcel, baseline documentation, boundaries confirmed with a joint walk between the owner/CC and a receipt of a Phase I environmental report. They also expressed their standard request of stewardship fees with details to be worked out further when deed terms are discussed. There is also interest by the owner to allow limited hunting under specific conditions. It is unclear who would manage the review/approval of the hunting permission under this scenario. More discussion on this is needed.

Response: We look forward to continuing the discussion as the project moves forward.

- b. Jan 13 letter states 32.29 acres would be conveyed, but the yield plan indicates 41 acres. Please clarify.

Response: The conservation parcels have been slightly reconfigured, please see the recordable plans for correct areas. The current plan is to deeded the Town 31.61 additional acres and the HOA will hold 9.40 acres.

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.

11

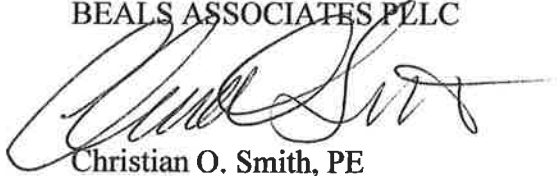
Subdivision & Open Space Development (PB Case #20-2)

Tax Map Parcels 81-53, 81-75, 96-15

3/15/2021

Very truly yours,

BEALS ASSOCIATES PLLC

A handwritten signature in black ink, appearing to read "C. O. Smith", written over the printed name.

Christian O. Smith, PE

Principal

BEALS · ASSOCIATES PLLC

70 Portsmouth Ave.
3rd Floor, Suite 2,
Stratham, N. H. 03885
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Town of Exeter Planning Department
Attn. David Sharples, Town Planner
10 Front Street
Exeter, NH 03833

March 11, 2021

RECEIVED

MAR 16 2021

RE: *Subdivision & Open Space Development (PB Case #20-2)*
Tax Map Parcels 81-53, 81-75, 96-15

EXETER PLANNING OFFICE

Dear Mr. Sharples,

As the yield plan has been approved by the Planning Board, we are providing responses to the review letter from Underwood Engineers' letter dated February 7, 2020 (the "Review Engineer Letter") concerning the above referenced project and have addressed the remaining comments below. You will note that we have previously addressed the comments relative to the Yield Plan in our 3-4-2020 response, and our comments supplemented those provided on behalf of the applicant by Donahue, Tucker & Ciandella, PLLC ("DTC") via letter to you dated February 26, 2020 (the "DTC Letter"). For clarity, our responses below are in **bold** print and the paragraph numbers correspond with the relevant comment numbers in the TRC and Review Engineer Letters.

General and Administrative Comments

1. **Overall Plan:** A plan showing the entirety of the parcels involved on one sheet would assist in understanding the relationship of the various parts of the subdivision, lot consolidation, and open-space development.

Response: The overall site plan depicts all parcels for the subject development.

2. **Proposed Lot Numbers:** The proposed lot numbers on Cullen Way appear to conflict with existing lot numbers. This should be coordinated with the appropriate Town department.

Response: The assessors office has been consulted with parcel numbering and the corrections have been made per their instructions.

3. **Lot Frontage:** Proposed lot 96-17 on Cullen Way would not fall under the open-space development, and does not have the required 150' of lot frontage for subdivision. A variance is required.

Response: Per TRC comments and subsequent Planning Department guidance both Lots 17 and 18 are now in compliance with all R-1 Conventional Subdivision Zoning requirements. Lot 17 now complies with 150 feet of frontage and lot width on Cullen Way and the Griset house lot now takes it frontage and lot width on Tamarind Lane.

4. **Waiver Requests:** We do not recommend granting the waiver requests for a 20' wide road with no sidewalk or shoulders due to concerns with public safety, as

Subdivision & Open Space Development (PB Case #20-2)

Tax Map Parcels 81-53, 81-75, 96-15

3/15/2021

noted during the TRC meeting.

Response: Revised waiver requests are provided based upon subsequent Planning Department comments and rationale balancing environmental, public safety concerns, fire department turning radiuses and limited on street parking requirements at standards agreed upon by all parties.

5. **Geotechnical/Subsurface:** Given the presence of marine clays and high-water tables, consideration should be given to having a geotechnical/subsurface investigation performed to determine if design elements such as roadway fabrics or underdrains are necessary, and to evaluate areas requiring over-excavation, if any.

Response: This will be reviewed closer to project approval.

Yield Plan

6. **Driveways:** A shared driveway that crosses one lot to access two other lots will likely not be approved by the Town. The driveways to lots 6 and 7, and to lots 15 and 16 should be reconfigured so they are not sharing one driveway easement across another lot.
7. **Utilities:** Confirm the practicality of bringing Town water/sewer to the buildable areas for lots 6, 7, 15, 16, and 17 along the driveways as shown.
8. **Curb Cuts:** Confirm the three lots off of Route **111** are approvable by the NHDOT agreement and follow NHDOT driveway permit regulations as discussed at the TRC meeting.

Response: Comments relative to the Yield Plan in our 3-4-2020 response. The Yield plan has been approved by the Planning Board.

Permits and Wetlands

9. **Permits Required:** An NHDES Sewer Connection permit and an Alteration of Terrain Permit is required.

Response: The required state permits have been added to the cover sheet.

10. **Wetlands Permit:** Written permission will be required from abutting property owner(s) for disturbance(s) within 20' of the property line, as part of the NHDES Wetlands Permit application.

Response: This is understood.

11. *Pond Disturbance:*

- The area of wetlands disturbance shown at the pond should be increased to account for temporary impacts associated with construction, including cofferdams for dewatering.

Response: GES will work with NHDES Wetlands Bureau regarding temporary impacts if any.

- Notes should be added to the plans and/or drainage analysis to clarify the pond dewatering for construction of the culverts and retaining walls.

Response: The Note has been added near the culvert replacement note on the profile

Subdivision & Open Space Development (PB Case #20-2)

Tax Map Parcels 81-53, 81-75, 96-15

3/15/2021

sheet.

- The elevation of the standing water surface should be labeled on the plan.

Response: The WS elevation has been labeled as requested.

- A proposed cross-section of the culvert crossing should be shown including the pond water elevation, culvert inlet and outlet elevations, retaining walls, guardrails, utilities, and road surface.

Response: As contactors typically no longer use cross-sections in favor of total station survey stake-out, we see no real benefit in such an exhibit.

12. Setback Lines: The 100' Prime Wetland Buffer setback line should be shown on all plans.

Response: The Prime wetland buffer is shown on each sheet that depicts it.

Site Entrance and Layout

13. Road ROW: Per 9.17.10, the roadway shall have a 50' ROW. Front setbacks shall be shown off the ROW line.

Response: As this street is proposed to be private and the development is condominium ownership, this criterion doesn't apply.

14. Perimeter Buffer Strip: Per 11.2.8, a 100' perimeter buffer strip is required. Only the 50' building setback line is shown. A waiver request is required.

Response: Lot 17 and 18 are R-1 compliant Conventional Lots of a Minor Subdivision which creates only two additional lots therefore no perimeter buffer is required. The Open Space Condominium Site Plan reflects the proposed partial waiver along the common boundaries with 8 Tamarind Lane and 7 & Greybird Farm Circle which owners support said partial waiver. Our intent is to enhance the previously planted buffer in conjunctions with enhancing the existing fence by infilling two additional rails for screening purposes. See Waiver Request attached with the amended plan submission.

15. Building Setbacks: The conceptual houses are shown extending from setback line to setback line. Please note the definition of a structure includes attachments to something having permanent location on or in the ground, such as decks, steps, balconies, porches, carports, etc., so these attachments would be prohibited outside of the building setback lines.

Response: Understood. Proposed dwellings units have been embellished to depict actual house footprints & decks/stairs, etc. are shown where proposed. Slight wetland buffer encroachments are proposed for units 1, 11, 13, 15 & 16. See response to Town Planner.

16. Entrance Radius: The radius of the proposed driveway intersects with the existing abutting driveway. The proposed entrance should be shifted to eliminate the conflict.

Response: The road has been moved to the south to the extent possible to provide separation.

Subdivision & Open Space Development (PB Case #20-2)

Tax Map Parcels 81-53, 81-75, 96-15

3/15/2021

17. ADA Compliance: Please confirm the sidewalk tip-downs at the entrance from Tamarind Lane will meet ADA compliance requirements.

Response: ADA compliant sidewalk ramps are proposed (see detail on the construction details sheet.

18. Driveways: Individual driveways shall be shown, including driveway culverts, if applicable. A minimum of 2 parking spaces per dwelling unit is required per Town regulations.

Response: Driveways have been shown (no culverts proposed) and there will be a minimum of 2 outdoor parking spaces on driveways per unit plus garage capacities for each unit.

19. Drawing Scale: The new road from the entrance to Wet Pond is difficult to decipher. Please provide a larger scale drawing for this segment.

Response: the profile sheets have been increased to 1"=40' scale to add clarity.

20. Snow Storage: Snow storage areas shall be shown, including curb cuts for plow access.

Response: Snow storage areas are depicted and further described in the Town Notes on the overall site plan.

21. Fire Truck Access: Cul-de-sac layout, radius, and width to be approved by the Fire Department for a ladder truck, as discussed at the TRC meeting.

Response: We will work with Exeter Fire regarding this, we do have an AutoTurn depiction of the Exeter ladder truck movement around the c-d-s.

Utility Plans

22. Services: Water and sewer services to all buildings shall be shown.

Response: The utility services have been added as requested.

23. Private Utilities: The underground electrical, fiber optic cables, etc should be shown on the plan, as well as locations of transformers and pedestals, as discussed at the TRC meeting.

Response: these features have been added to the profile sheets.

24. Existing Mains:

- The size and material of the water and the sewer main in Tamarind Lane should be labeled on Sheet 11.

Response: This data has been added as requested.

- The existing water line should be shown more distinctly on Sheet 11.

Response: A label has been added, this main is very close to the edge of sidewalk and the ROW line.

25. Force Main: The sewer force main should terminate at a new manhole outside the ROW line, at least 10' horizontally from the water main in Tamarind Lane, with a gravity feed to a new manhole cut into the existing sewer main in Tamarind Lane. A force main terminus manhole detail should be provided.

Response: We have spoken to DPW regarding this and it appears they have no issue with the direct connection as proposed. Energy dissipation has been provided and a

Subdivision & Open Space Development (PB Case #20-2)

Tax Map Parcels 81-53, 81-75, 96-15

3/15/2021

detail added.

26. Sewer Connection: The plans should note the new manhole on the sewer main shall be a cut-in manhole, as doghouse manholes are not acceptable. A note should also be added stating that bypass pumping will be required during the manhole installation.

Response: A note has been added to this effect as requested.

27. Hoods in Catch Basins: We recommend hoods in catch basins for stormwater pretreatment.

Response: Hoods are specified within the CB's.

Utility Profiles

28. Water/Culvert Crossing: The water main elevation at the proposed culvert crossing should be lower to increase the vertical separation.

Response: Insulation has been proposed to alleviate concern for freezing.

29. Culvert Discrepancy: The proposed double culvert is shown at approx. sta. 2+15 in the profile but at just before sta. 2+00 in the plan review. Coordination is needed.

Response: the culverts have been corrected in plan view.

30. Profile Items: The following items should be shown in the profile:

- All structures and drain pipe crossings
- ESHWT
- The existing water main in Tamarind Lane

Response: The requested features have been added to the profile.

Grading and Drainage

31. Site Grading: Grading shall be shown for the entire site, including individual houses and driveways. Retaining walls shall be shown if necessary, with maximum height labeled.

Response: Grading has been shown & the retaining wall has noted the specified max height location.

32. Guardrail: Label start and stop stations for guardrail installation.

Response: Start and stop stations have been noted as requested.

33. Pipe Cover: The pipe between CB 1 and CB 2 is shown with approximately 1.75' of cover underneath the pavement. This pipe should be lowered.

Response: the revised design results in approximately 2' of cover.

34. Wet Pond 1: Grading is shown as steeper than 2:1 starting a few feet away from the EOP, which is a safety hazard for vehicles and pedestrians. The guardrail should be extended to terminate past the wet pond, the slope should be flattened, or the pond should be moved farther away from the EOP.

Response: an additional section of guardrail has been proposed adjacent to the pond grading area. The sidewalk is on the opposite side of the street at this location.

35. Underdrains: It appears the ESHWT may extend into the road gravels at the cul-de-sac. If this is the case, underdrains should be added to both the plan and profile.

Response: UD has been added to the profiles where and if needed.

Detail Sheets

36. Additional details: Provide details for the following:

- Gravel path
- Slope stabilization

Response: The details have been added as requested.

37. **Fire Hydrant:** Hydrant shall be noted as Mueller Centurion or American Darling B-62-B with 5'-6" min. cover over the pipe.

Response: The hydrant has been noted as Mueller Centurion as requested.

38. **Typical Cross-Section:** The detail shows an 18-foot length on the outside of the right- hand curb that is not labeled. Please add a label to indicate the purpose and material.

Response: The cross sections have been amended to be consistent with the current proposal.

Stormwater Design and Modeling

39. **Drainage Analysis:** The design engineer indicated the drainage analysis will be revised, so we will review the revised report when submitted.

Response: Revised drainage provided with this response.

40. **Test Pit Logs:** Please include the test pit logs for TP 1, 2, and 3.

Response the cited test pits were hand augured preliminary investigative pits and have been removed

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

Response: This is understood.

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, PE
Principal

70 Portsmouth Avenue
3rd Floor, Unit 2
Stratham, NH 03885
Phone: (603)-583-4860
Fax: (603)-583-4863

RECEIVED

March 11, 20201
Chairman
Town of Exeter Planning Board
10 Front Street
Exeter, NH 03833

MAR 25 2021

EXETER PLANNING OFFICE

RE: Proposed Open Space Condominium Development off Tamarind Lane
Tax Map 0096 Lot #: 15
Tax Map 0081 Lot #: 53

Dear Members of the Board:

This is written to formalize a request for a waiver from Section 9.6.1.2 and Section 11.2.8 of the Site Plan Review and Subdivision Regulations for the Town of Exeter (the "Regulations") regarding perimeter buffer strips.

As an initial observation, the TRC stated in its written comments that the Applicant's project, which is an open space condominium development off of Tamarind Lane (the "Development") requires a waiver from Sections 9.6.1.2 and 11.2.8 of the Regulations because the site plan does not depict a 100' vegetated buffer strip and 50' no-disturb area along the perimeter lot line of the tract. We note, however, that both Sections 9.6.1.2 and 11.2.8 of the Regulations state as follows:

For all open space/cluster developments and standard subdivisions, except minor subdivisions, a required vegetated buffer strip of 100-foot width in the RU or R1 districts and 50-foot width in all other allowed districts shall be provided between any proposed lots, septic system, or service road and the perimeter lot line of the tract.

(Emphasis added). In this case, the proposed Condominium Site Plan has no lot lines or septic systems. The service road is located 125' or more from any perimeter lot line where housing units are shown. The only encroachment is at the entrance of Wilde Apple Lane from Tamarind Lane (Station 0+00 to 3+65), which is permitted under the Regulations.

Additionally, the Applicant has incorporated into the design large, contiguous green spaces along all proposed exterior property lines of the condominium with the only exception being the along the northwest property lines with three abutters. In that location, a 50' structural/greenspace set back is incorporated into the design which includes a dedicated 25' natural and enhanced vegetative buffer along with enhanced fence screening, as depicted on the plan, and an additional 25' greenspace for rear lawn, patios and other outdoor recreational uses for each homesite. See definition of "greenspace" below. As a result, there is two times the required zoning setback of 25' in those locations. All three direct abutting landowners support this design concept.

On these facts, the Town's perimeter buffer requirement does not apply to the Development by the plain terms of the regulations because it only applies to areas between the perimeter lot line of a tract and any "proposed lots, septic system, or service road." In this case, there are no proposed, septic systems or service roads as discussed above.

We would appreciate the TRC making a threshold determination as to whether a waiver from Sections 9.6.1.2 and 11.2.8 of the Regulations is required in the first instance.

Reserving all rights, we provide the following analysis pursuant to the waiver criteria outlined in Sections 9.6.1.2 and 13.7, respectively, as advised by the Town.

Foundational Considerations

There are two foundational considerations which must be applied to the review of the applicant's waiver in this case, and both come from Section 3 of the Regulations which define the purpose of the Regulations. Specifically, Section 3(10) of the Regulations states that the Regulations were adopted:

To provide for green spaces through the most efficient design and layout of the land, while preserving the density of land development as established in the Zoning Ordinance of the municipality.

(Emphasis added). In other words, a guiding principal of the Regulations are that they should not be interpreted and applied in a manner to reduce density which has been established under the Zoning Ordinance.

In this case, the Planning Board has approved our Yield Plan, in accordance with the Zoning Ordinance, which established our density as 18 units. The plan submitted sites those eighteen units and the "green spaces" in what we believe is "the most efficient design and layout of the land." To support this conclusion we offer the following:

- The property in question consists of 63.74 acres to include the Griset Property (23.60 acres), the Mendez Trust parcel (30.76 acres) and Brickyard Park which was previously conveyed to the Town by the Grisets (9.38 acres). Upon completion of the Development, of that 63.74 acres, a total of 50.39 acres will have been set aside for Conservation and Open Space purposes (9.38 acres Brickyard Park, 31.61 additional acres to the Town for public benefit (Mendez Trust Property) and 9.40 acres which the condominium associations will be required to preserve as an open space/green space buffer between the Development and Tamarind Lane.
- The Town alone will end up with 64% of the total combined acreage of the underlying parcel, which will be used for public recreation and conservation purposes.
- When you incorporate the 9.40 acres the condominium association will be required to maintain, 79% of the total acreage will be conserved and only 21% will be used for the actual Development. This proposal well exceeds all Town standards.
- Of the Griset and Mendez Trust parcels only (54.36 acres), 75.4% is preserved as green/open space.
- Our design consolidates all the "green space" into a single, contiguous area, a goal stated in the Ordinance and Regulations. The only exception being the small section of perimeter buffer at issue.
- All vernal pools, the entire prime wetland and over 50% of all upland will be under Town controlled conservation.
- Our "green space" is contiguous to abutting green spaces in manner consistent with the intent of the Regulations, Zoning Ordinance and Master Plan as follows:
 - Brickyard Park, previously deeded to the Town to the north of the Development;

- Green space to the west of the Development behind Tamarind Lane and the Hillside Drive subdivision,
 - Green space and the protected wetlands areas of the Hennessey Property to the east of the Development; and
 - Green space provided by the Linden Commons subdivision to the south of the Development.
- This configuration of the Development's green space, due to its central location, connects all of the existing conservation and preservation land in the area to include that located on Linden Street along the Little River, up to the Development, the conservation land of the Boulders at Riverwoods and the adjacent Town Conservation, Brickyard Park, the open spaces across Kingston Road and along the Little River Basin and the Little River Conservation Area. We refer you to a plan on page 24 of the Feb. 22, 2018 approved Master Plan titled "Overview Conservation Land", which reflects the resulting interconnections created by the inclusion of the underlying properties.
 - Our plan fully protects the "supporting areas" of the ecological system for "High Ranking Wildlife Habit", plan date 2015, surrounding the Little River as delineated and identified in the Master Plan approved Feb. 22, 2018 on Pg.28.
 - The Development plan fully protects wildlife corridors as confirmed by our Consultants Jim Gove and Luke Hurley, of Gove Environmental, which will be confirmed via review of our Conditional Use Permit applications.
 - The protected green space proposed with this project consists of a diverse ecosystem which includes marshes, emergent shrub, forest and meadow.
 - The Yield Plan of 18 units, accepted by the Planning Board in January, contained no Open Space available to the General Public.
 - The total projected wetlands impact on the proposed site plan is 2,960 sq.ft., half of which will be to a man-made retention pond. This is a 75.7% decrease from the 12,157 sq.ft. of projected wetlands impact that would be caused the conventional subdivision design reflected on the Yield Plan.
 - The proposed flood plain impact is less than 378 cu.ft and is caused by access road impact. This impact is more than offset and mitigated by the increased flood capacity achieved with the location of the two proposed drainage ponds. No other flood plain impact is proposed.

Based on this evidence, the Development site plan before TRC achieves "the most efficient design and layout of the land" by limiting development to the two areas depicted on the plan to include the two conventional subdivision lots located off Cullen Way and the 16 single-family condominium units proposed on Wild Apple Lane.

Waiver Request

The Applicant respectfully requests a partial waiver from Sections 9.6.1.2 and 11.2.8 of the Regulations which require a 100' vegetated buffer strip from the perimeter of the parent tract lot line with the first 50' remaining in its natural state, to permit a 50' vegetated buffer strip from the perimeter of the parent tract lot line with the first 25' remaining in its natural state, as depicted on the plan. The proposed vegetated buffer strip will include enhanced plantings and a screening fence and a retaining wall to lower the elevation of the proposed homes from the abutting residences on Greybird Circle and 8 Tamarind Lane.

This waiver request is supported by the three direct abutters who have filed their letters of support which were previously placed into the record.

Section 9.6.1.2 Criteria:

Pursuant to Section 9.6.1.2 of the Regulations, the Planning Board may approve a “a partial or total waiver to the buffer strip if the configuration or location of the parcel, with consideration of abutting properties, warrants flexibility to the proposed green space.” The requested partial waiver should be granted under this standard as follows:

- The Griset, Mendez and Brickyard Park parcels consist of substantial wetlands isolating the five substantial upland areas available for development. Two upland areas are adjacent to roads however one cannot be utilized as it is unavailable due to being previously deeded to the Town for Brickyard Park and the other has limited frontage and the existing home requiring R-1 Conventional Subdivision standards. The remaining area, due to buffers, setbacks would require new road construction to create required frontage. Of the remaining three upland areas, all would require wetlands crossings totaling 12,156 sq. feet and would result in the fragmentation of the “green space” proposed. The largest of these three uplands was chosen for the development site. It has a minimum wetland crossing of 2,960 sq. ft. of which a large portion is a man-made detention pond. This building site is long and narrow but of sufficient width to accommodate 16 of the 18 approved units as long as the perimeter buffer for just the section along the housing units on the northern boundary is reduced to the proposed 50/25’ buffer, as discussed above. To preserve the proposed 40 plus additional acres of proposed green space/conservation land we believe this flexibility is warranted. In addition, the Regulations allow for reductions in perimeter buffers if other environmental buffers are enhanced elsewhere. That is exactly what this application is proposing by placing the last two upland areas into conservation and by conveying the entirety of the Mendez Trust property, inclusive of all of the prime wetland and vernal pools, to the Town.
- We have considered the impact upon the three direct abutters which the partial waiver would affect. Each of the abutters have been aware for decades upon their purchase that the Griset parcel would be develop in the future. As far back as the 1990’s both the Grisets and the abutters prophylactically planted screening vegetation which is maturing. As the plan shows we will be enhancing this existing vegetated buffer, be providing additional screening with fencing buffer and reducing elevation of the proposed units through the use of a retaining wall to lower the units’ height. The abutting owners have also considered that Small Scale Multi-Family Structures could, without waiver, be sited 50’ from the perimeter boundary under the Regulations and strongly expressed their preference for single family homes. All three have filed letters of support for the buffer waiver. In consideration of their support for the waiver, and based upon past practice, we believe the partial waiver should be granted.
- Finally, this proposal is consistent with Section 3(10) of Regulations which encourages the provision of green spaces through “the most efficient design and layout of the land, while preserving the density of land development,” which in this case, was established via the Yield Plan review and acceptance process. Granting of the partial waiver will allow the most efficient design and layout of the land by allowing for the consolidation of the 16 condominium residential units onto a single upland area thereby providing a single, contiguous, unfragmented, preserved greenspace interconnecting with adjacent greenspaces. These units and the two additional conventionally subdivide lots on Cullen Way will collectively preserve the density of the land development as established by the Zoning Ordinance.

Section 13.7 Criteria:

The requested partial waiver to the perimeter buffer requirement is warranted under the criteria contained in Section 13.7 as follows:

1. Section 13.7.1: The partial waiver is not detrimental to the public safety, health, or welfare or injurious to the other property because the proposal will serve to reduce the visual impact to the abutting parcels by lowering the elevations of the proposed homes, will provide a 25 foot vegetated buffer by infilling/replanting the existing vegetated buffer to enhance this screening and will enhance the existing fence for screening purposes for the abutting properties. In addition, the additional 25-foot building setback preserves a total 50-foot vegetated buffer which is twice the required zoning setback. It should also be noted that Article 7 of the Zoning Ordinance allows this identical 50-foot buffer (without waiver) for the much larger structures of a Small-Scale Multi-Family OSD. The abutters feel that Small Scale Multi-Family OSD would less attractive than the current proposal, and therefore they support this waiver.
2. Section 13.7.2: The conditions upon which the request for a partial waiver is based are unique to the property for which the waiver is sought due to this being the third and final phase of development of the subject property and the proposed single family use and that of the abutting properties is consistent and desired by all parties concerned. In addition, all of the natural and physical characteristics of the property and the configuration and location of uplands, discussed at length above, constitute limitations, and make this property unique from other properties in the area.
3. Section 13.7.3: Due to the particular physical surroundings, shape and topographical conditions of the parcels involved as discussed above, a denial of this waiver would result in a hardship, not a mere convenience, as a 100 foot buffer would, due to the narrowing of the buildable area of the proposed location, require a reduction in density (which is contrary to 3.10) or require dispersal of the units across the two parcels in a manner that would fragment the green area, disturb wildlife corridors, reduce the substantial conservation areas proposed, and cause greater impact to wetlands and the wetland buffer.
4. Section 13.7.4.: The waiver would not be contrary to the spirit and intent of the regulations as partial or total waivers of buffers expressly allowed in the cited in the applicable sections of the regulations and because granting the waiver will result in a project which best advances the Town of Exeter's land use planning and goals of maximizing open and green space.
5. Section 13.7.5: The proposed waiver does not propose to vary any provisions of the Zoning Ordinance as the Ordinance, in the case of Single Family Open Space developments, specifically relegates oversight of the perimeter buffer to the Planning Board utilizing the provisions of the Regulations as referenced above. Further, the proposed plan is singularly compliant with the latest revision of the Master Plan which you approved on February 22, 2018. See "Grow – Kingston Road" pages 30-31:

There are some environmental considerations. The southernmost parcel abuts the rail line and has a wetland system, including prime wetlands, along the rail corridor. Additionally, Little River makes up the eastern border of this potential growth area. New development on Kingston Road in this area should provide the transition needed from the two residential areas.

Our proposal is a mix of standard, conventional single-family residential lots, 16 additional single-family condominium units on smaller LCA's, substantial green space and better utilization of the remaining Mendez Trust therefore satisfying every goal of the Master Plan.

Conclusion

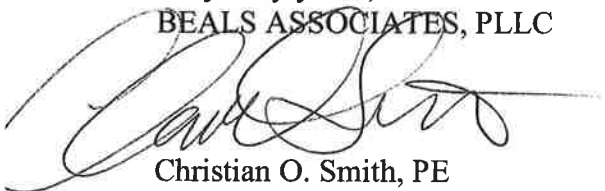
Throughout the design of our proposal the development team has been held to the highest of standards. This follows more than 30 years of planning for this Development by Brian Griset. The goal has always been to design a quality development that is consistent with the surrounding properties and that limits impacts to a minimum while championing the Town's goals for environmental protection and preservation as stated and outlined in the Zoning Ordinance, Regulations and the Master Plan. The result, as noted above, is a proposal that contemplates permanent conservation or open green space preservation of 79% of the underlying 63.74 acres and a modest open space condominium development sited in a manner that is unanimously supported by direct abutters.

Under the circumstances the requested partial waiver is abundantly reasonable and appropriate. It is also consistent with the Planning Board's previous application of the regulation. As Board Member Brown previously stated, the granting of perimeter buffer waivers for open space developments is a common occurrence in the Town of Exeter.

We believe we had accomplished these goals and that the Board will approve our request.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC



Christian O. Smith, PE
Principal

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

May 13, 2020

Re: Case 20 - 2

Exeter Planning Board Members,

We, Stephen and Sarah Leavitt, of 8 Greybird Farm Circle are abutters to the proposed Griset Open Space subdivision before you.

We have met with the Grisets numerous times and discussed the various options for their proposed development.

We wish to inform you that we support their Proposed Yield Plan and 16 Single Family Home Open Space subdivision and wish to see them approved and that we support the 50-foot building setback and 25 foot enhanced vegetative buffer along our property line as proposed.

Respectfully,

A handwritten signature in black ink, appearing to read "Stephen and Sarah Leavitt", written over a horizontal line.

Stephen and Sarah Leavitt
8 Greybird Farm Circle
Exeter, NH 03833

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

May 13, 2020

Re: Case 20 - 2

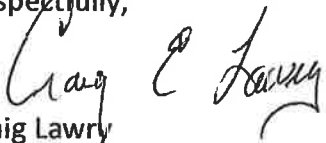
Exeter Planning Board Members,

I, Craig Lawry, of 7 Greybird Farm Circle, am an abutter to the proposed Griset Open Space subdivision before you.

I have met with Brian Griset numerous times and discussed the various options for their proposed development.

I wish to inform you that I support the Proposed Yield Plan and 16 Single Family Home Open Space subdivision and wish to see them approved and that I support the 50-foot building setback and 25 foot enhanced vegetative buffer along my property line as proposed.

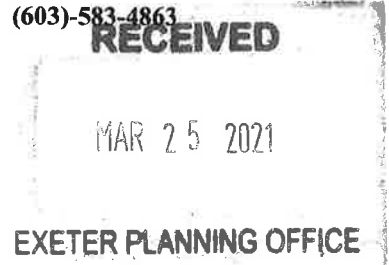
Respectfully,

A handwritten signature in black ink that reads "Craig Lawry". The signature is written in a cursive style with a large initial "C" and "L".

Craig Lawry
7 Greybird Farm Circle
Exeter, NH 03833

70 Portsmouth Avenue
3rd Floor, Unit 2
Stratham, NH 03885
Phone: (603)-583-4860
Fax: (603)-583-4863

March 11, 2020
Chairman
Town of Exeter Planning Board
10 Front Street
Exeter, NH 03833



RE: Proposed Open Space Condominium Development off Tamarind Lane
Tax Map 0096 Lot #: 15
Tax Map 0081 Lot #: 53

Dear Members of the Board:

This is written to formalize a request for waivers specific to the road, sidewalk, drainage and fire department design requirements for the above referenced proposed open space condominium development off of Tamarind Lane (the "Development").

Based upon the recommendations of the TRC participants and subsequent discussions with the Planning Department, we have finalized the design of the roadway, referred to as "Wild Apple Lane", sidewalk and drainage systems within the Development. The presented design balances design function and safety with maximum avoidance and minimization of wetland, wetland Buffer and Shoreline Protection Buffer encroachments.

The Applicant seeks the following waivers from the Site Plan Review and Subdivision Regulations for the Town of Exeter (the "Regulations"), in accordance with Section 13.7 thereof:

Waiver #1 (Sloped Granite Curbing):

We respectfully request a partial waiver from Section 9.17.2 of the Regulations which requires sloped granite curbing on cul-de-sac perimeters and landscaped cul-de-sac interiors.

The submitted road design for Wild Apple Lane proposes granite curbing throughout inclusive of the intersection radii with Tamarind Lane with the exception of the cul-de-sac perimeter. Granite curbing is not practical along the cul-de-sac perimeter because the pavement is super-elevated toward the center of the cul-de-sac to accommodate stormwater drainage and avoid additional wetland and wetland buffer impacts. This waiver would apply from Station 7+60 to Station 9+45.

In addition, this waiver would apply to the requirement for cul-de-sac centers to be landscaped. The intent is to utilize the location of the interior of the cul-de-sac as a forebay/snow storage area for pretreatment purposes. This approach will reduce drainage impacts on wetland buffers to less than 50%. This location allows the runoff of the snow storage area to directly feed into the proposed forebay as required by regulation 9.16. This request is largely due to the desire to utilize the center of the cul-de-sac as a sediment forebay for the BMP treatment pond.

Waiver #1 meets the applicable waiver criteria depicted in Section 13.7 of the Regulations as follows:

1. Section 13.7.1: Granting of the waiver will not be detrimental to public health, safety or welfare, nor could it be deemed injurious to other property. Wild Apple Lane is proposed as a private road that will be privately maintained by the Condo Association. There is no cost impact to the Town. The elimination of curbing and the super-elevation of the road do not impact public safety as turning radii and road width standards are maintained and emergency response is not implicated. Beyond this, run-off and treatment are solely maintained within the subject property as a result of the storm water infrastructure within the cul-de-sac interior. Granting this waiver will advance the public health, safety and welfare by ensuring the least environmentally impactful development possible.
2. Section 13.7.2: The conditions upon which this waiver is based are unique to the property and are not applicable generally to other property. Combined, the two parcels in question are among the largest areas of undeveloped property in Exeter and they are burdened by considerable wetlands. The large upland area which is the proposed site of the development is narrow considering the size of the underlying parcels. These characteristics are unique to the properties. In fact, there are no similar properties in the area. Every other conceptual site plan design utilizing additional upland areas on the properties resulted in greater Wetland impacts than those proposed. Also unique to this proposal, compared to others, is that an alternative solution could be to request a waiver to the 50% prohibition for drainage structures within the Wetlands Buffer setbacks. In our particular case, minimizing buffer encroachment was the preferred avenue as set out in the Regulations, but would not be the case for other properties. Collectively, the current site plan which utilizes a single upland area for development in a manner which is insulated from surrounding properties and avoids and minimizes wetland impacts requires the stormwater design proposed and supports this waiver.
3. Section 13.7.3: Due to the physical surroundings and associate setback/buffers, more wetland and wetland buffer impacts would occur if the project were required to have a forebay outside of the c-d-s which would result in a hardship e.g., it is not a matter of mere convenience. Such a result would also be detrimental to the public interest in avoiding and minimizing wetland and wetland buffer impacts to the greatest extent possible. The only other alternative would be to transfer some of the proposed units to an additional upland location elsewhere on the properties, which would result in additional infrastructure costs and significantly greater direct wetland and buffer impacts which is not optimal.
4. Section 13.7.4: The granting of the waiver will not be contrary to the spirit and intent of the regulations as all other design standards for cul-de-sacs have been met and because avoiding and minimizing wetland and wetland buffer impacts are consistent with the spirit and intent of the Regulations. The proposed travel way is designed for safe passage of the expected vehicular traffic and emergency response vehicles. Storm water treatment is achieved and snow melt collection and pretreatment is achieved in the least impactful way possible. Based on this, the granting of the waivers will not be contrary to the spirit and intent of the regulations.
5. Section 13.7.5: The proposed waiver does not vary the provisions of the Zoning Ordinance or Master Plan. On the contrary, the requested waiver advances the underlying purposes of the Zoning Ordinance and Master Plan which is to protect the public health, safety and welfare. The Ordinance and Site Plan regulations specifically call and allow for waivers based upon the facts (topography, configuration, etc.) of each instant case. Furthermore, the two central goals of both the Master Plan and the Zoning Ordinance are to preserve to the greatest extent possible, contiguous open space and to minimize environmental and buffer impacts. The proposed plan achieves both of these foundational goals.

Waiver # 2 (Roadway and Sidewalk Width):

We respectfully request a partial waiver to Section 9.17.10(C) of the Regulations which requires 24' of pavement for any development of 10 lots or more and a partial waiver of Section 9.15 of the Regulations which require 5' sidewalks.¹ Due to the identical bases for both requests, they will be analyzed together below.

To summarize, Waiver #2 is justified due to the narrow nature of the upland corridor providing access to the development at the area of least impact. The design minimizes environmental impacts and addresses the TRC's expressed concerns over and request to preserve an existing line of Swamp Oaks at the underlying location. Based upon the TRC's comments, subsequent Planning Department comments and agreements and an agreement with the Flaherty's for a concurrent Lot Line Adjustment with our Site Plan approval to address their concerns, we are proposing a 20' paved private road with granite curbing and 4' sidewalk through the entrance limited wetland impact area to Station 2+60 at the Mail Kiosk with transition to a 5' sidewalk beginning after the Kiosk and a full 24' paved private way with a 5' sidewalk commencing at Station 4+00 for the remainder of the road as shown on the revised plans. In other words, these waivers are requested to avoid greater than necessary environmental impacts and to address the concerns of the Town and neighbors to the project.

The rationales behind this partial waiver are five-fold as the proposed design: 1) eliminates the conflict between the private road entrance and existing driveway in turning radiuses and there are no emergency response concerns; 2) provides access meeting all public safety standards; 3) as no homes are located in this section of roadway on-street parking is not necessary therefore prohibited; 4) as the regulation broadly applies a 24' width to all roadways over 10 units; and lastly 5) our proposed project is to be a private road without public access, is a cul-de-sac and not a thru street and the unit total is barely above the regulation threshold it is appropriately modified to avoid further environmental impacts. Beyond these considerations, the reduction of the combined roadway and sidewalk to a total of 24' allows a seamless transition onto Tamarind Lane which utilizes cape cod curbs and has been overlaid twice.

As the vehicular and pedestrian traffic on Wild Apple Lane is limited to only the occupants of the proposed development, the proposed partial waivers are appropriate. The 4' sidewalk width is ADA compliant. We have confirmed with the Fire Department the compliance with Public Safety requirements.

Waiver #2 meets the applicable waiver criteria depicted in Section 13.7 of the Regulations as follows:

1. Section 13.7.1: Granting of the waiver will not be detrimental to public health, safety, or welfare or injurious to other property as the reduction in street and sidewalk width has been scaled to the size of the development and the limited length of the proposed roadway (825'). There are no public health implications and no off-street parking implications. The design is in accordance with public health and safety standards, is not

¹ We note that Section 9.15 of the Regulations states that the Planning Board "may require the installation of sidewalks", and thus 9.15 is not an express requirement, but one that is subject to the discretion of the Planning Board. Further, Section 9.15 applies to sidewalks "between the main entrances of business, industries, multi-family housing developments, and parking areas in order to insure safe pedestrian travel." Here, neither business, industrial, nor multi-family development (defined by the Zoning Ordinance as "[a]ny building or structure containing more than two (2) dwelling units") use is proposed. As such, it is not clear that relief from this provision is necessary, though the Applicant request the same in an abundance of caution.

- a burden to Exeter taxpayers as it is a private road maintained by the Condo Association and is located totally within the subject properties with all impacts contained within the property, therefore not injurious. Finally, the design avoids additional wetland and wetland buffer impacts which would be contrary to the public interest.
2. Section 13.7.2: The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property as other properties do not have multiple conflicting and competing factors and considerations to deal with. Specifically, the subject parcels are totally unique in their size and in the nature as burdened by wetlands, particularly those in close proximity to Tamarind Lane. The private road location proposed is the only reasonable access to the parcel for this development off Tamarind Road as the other frontage is directly on higher value wetlands and non-disturbed wetlands. Additionally, unique to our parcel are the facts that wetlands abut both sides of an existing gravel road which reduces wetlands impact and the southern edge of the wetlands has a series of Swamp Oak trees lining the boundary which the Natural Resource Officer and Conservation Commission understandably wish to preserve. The design of the road entrance and sidewalk have been challenging specifically due to the uniqueness's of the subject property and we believe the proposed design meets all design criteria and accommodates all other considerations to the greatest extent possible.
 3. Section 13.7.3: Because of the particular physical surroundings, the shape and topographical conditions of the specific property involved, as well as the wetland features discussed above, a particular hardship would be realized by the owner, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out. Such strict interpretation and application would also be contrary to the public interest. First, the regulations specifically allow for reductions of the standards on a case-by-case basis. This project is a perfect example for why the Planning Board was granted this authority because granting the waiver better-advances the spirit and intent of the Regulations and protects the environment. Second, if not approved, there would be increased impacts to environmentally sensitive areas which is contrary to the public interest. Third, not granting the waivers would result in the numerous and conflicting design issues we are trying to avoid.
 4. Section 13.7.4: The granting of the waivers will not be contrary to the spirit and intent of the regulations as the waiver is expressly contemplated in the Regulations which state "[a]n allowance for slight reduction from 24 ft. may be negotiated if the design, topography, road length and other considerations warrant such a reduction." Here, because the proposed design reduces impacts on wetlands and associated buffers to the minimum, reduces shoreland setback area impact, and because the private road is not maintained by the Town, the reduction of pavement width reduces the total impervious area for the proposed development and the design provides safe access/egress for all anticipated traffic including emergency response vehicles. Further, the granting of the waivers regarding reductions in width are called out for within each regulation. As such, the proposal in this case is in keeping with the spirit and intent of the Regulations.
 5. Section 13.7.5: The proposed waiver does not, in any manner, vary the provisions of the Zoning Ordinance or Master Plan. To the contrary, these waivers allow for greater satisfaction of several the Goals and Spirit of the Zoning Ordinance and Master Plan by minimizing to the greatest extent possible environmental impacts, reducing impervious surfaces, limiting sprawl and ensuring public health and safety.

Waiver # 3 (Fire Alarm Boxes):

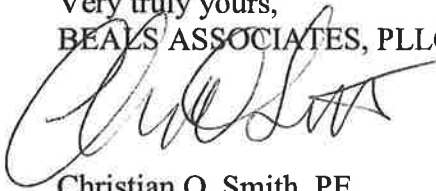
We respectfully request a waiver from Section 9.19 of the Regulations which requires the installation of Fire Alarm Boxes on all new roadways. The Regulations currently in effect were last revised October 2019.

Subsequently, the Town's Select Board voted to discontinue the Town Fire Alarm Box system in 2020 and authorized the Fire Department to remove the existing boxes. The Fire Department is well on its way to finalizing the complete removal of the Fire Alarm Box system. As a result, Section 9.19 of the Regulations is obsolete and should not be applied to the Development. A waiver from Section 9.19 of the Regulations is therefore justified on these bases alone.

Thank you for your consideration.

Very truly yours,

BEALS ASSOCIATES, PLLC



Christian O. Smith, PE
Principal

TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: April 7, 2021

To: Christian Smith, P.E., Beals Associates, PLLC
Brian Griset, Applicant
Justin Pasay, Esquire

From: Dave Sharples, Town Planner

Re: Site Plan Review TRC Comments
PB Case #20-2
Tax Map Parcels #96-15, #81-53 and #96-9

The following comments are provided as a follow-up to the TRC Meeting held on April 1, 2021 (via ZOOM) for the above-captioned project:

TOWN PLANNER COMMENTS

Most of the comments in my previous comments dated January 29, 2020 (revised 2/4/20) have been addressed. Below are my remaining comments:

1. Are there any known environmental hazards on the site? Has any environmental investigation been done? If so, provide detail;
2. Show monuments in accordance with Section 9.25. Your response letter said it was done but I do not see any to be set monuments on the plans.;
3. If applicable, provide driveway/utility/drainage easements language and show any and all easements on the Site Plan; and,
4. In the process of addressing these comments and revising the plans, it is worth noting that you may utilize a mix of single family, duplex and multi-family structures as permitted and encouraged in accordance with Sec. 7.7.4 of the Zoning Ordinance.

PUBLIC WORKS COMMENTS

The following comments are based on the information provided by the applicant to the Planning Department, received March 16, 2021, and discussion at the Technical Review Committee (TRC) meeting on April 1, 2021.

1. Coordinate the proposed treeline with the silt fence. The fence is shown behind the treeline in several locations.
2. The proposed lot 96-15-17 should be included in the total disturbance area for the NHDES Alteration of Terrain AoT permit.
3. Show gas, electric, telephone, and cable on Plan and Profile sheet 11 of 19.
4. Show limits of trenches on Tamarind Lane for new utility connections.
5. Proposed water main is shown as 6" on Sheet 11 and 8" on Sheet 12. The size of the water main should be based on the required fire flows. Coordinate with the fire suppression system design engineer.
6. Separate shutoffs should be provided for fire suppression and potable water services to each building.
7. The water and sewer services for units 2 and 16 do not meet the 10-foot separation requirement.
8. Utility services for units 7 and 8 have conflicts.
9. Coordinate pressure sewer system design with manufacturer. Cleanouts/manholes will be required.
10. Utilities for the proposed lot 17 should be shown to identify any potential conflicts and the disturbance area calculation.
11. Gas and electric layouts approved by Unitil are required for the final plans.
12. Sheet 11, Note 14, a planned water service interruption requires a minimum of 2 days notice in writing, hand-delivered to each affected user.
13. Provide sizing calculations for 2-12" culverts shown near Station 2+15.
14. Show signs (Stop, crosswalk, speed, etc.) where appropriate on the plans.
15. The driveway for building #10 appears to be too steep (12% or greater slope).
16. The driveway width for #12 should be consistent with the other driveways (20 feet).
17. The crosswalk shown near Station 4+25 should be revised to eliminate the conflict with the driveway for unit 1.
18. The underdrain/foundation drains should have cleanouts for ease of maintenance.
19. The proposed trees shown near Wet Pond #2 will conflict with access for maintenance.
20. Clearly define ownership and maintenance responsibilities for all utilities in the condominium documents.
21. Snow storage is shown behind the guardrail near the entrance and adjacent to unit 1. This should be relocated to somewhere accessible by plow trucks.
22. The pavement depth for the sidewalk should be a total of 2.5 inches and 4 inches for the road.

FIRE DEPARTMENT COMMENTS

1. In the documents 30' feet of separation is already referenced. If the units are closer than 30' from the furthest protruding part of the structure, fire prevention accommodations will be required. (ie, a suppression system)
2. We will assess the distance from the nearest hydrant, however at least 1 new hydrant will be required (500' between hydrants).
3. The turning radius is referenced in the documents as well. The cult-a-sac appears large enough to accommodate the ladder. Turning radius dimensions (L1) attached here for reference purposes.
4. The Fire Department agrees to waive the request for waiver #3 Fire Alarm Boxes, as outlined in waiver request letter dated 3/11/21 (and rev. 3/23/21).

NATURAL RESOURCE PLANNER COMMENTS

Based on application materials provided with the March 17th, 2021 inter-office transmittal, and CUP application materials submitted on April 2, 2021, and responses to prior TRC comments, I have the following comments with regard to natural resources.

Prior TRC Response:

Comment # 2. Wildlife Habitat Assessment. I do not see where this document references the presence of swamp white oak. As mentioned previously, there should be some determination as to whether portions of the site have criteria to qualify for a swamp white oak basin swamp community. The updated wildlife habitat assessment has no mention of swamp white oak.

Current Submission:

1. Wetland buffer table is not correct. Refer to 9.1.3.
2. Buffer impacts: It appears there is sufficient space to modify the layout of the proposed condos to further minimize impacts to the buffer while still maintaining the same number and size units as proposed. For example, switching units 15-10 and 15-11, and 15-1 with 15-2 appears would reduce encroachment into the buffer.

3. Land Protection:

HOA Land:

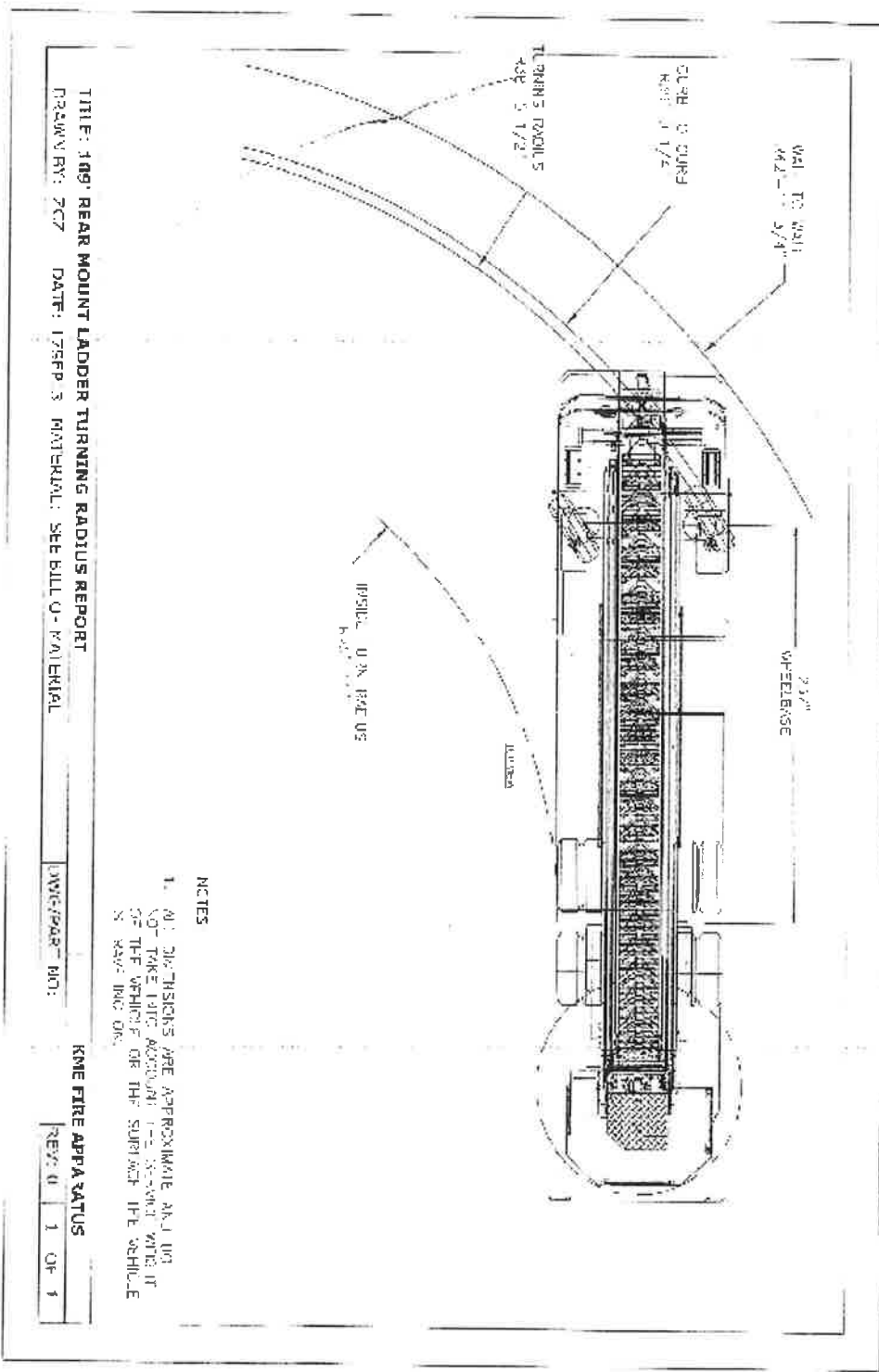
- Given the presence of Scamen Brook, I would suggest any beaver management on this parcel be limited to the use of non-invasive methods such as installation of a beaver pipe or beaver deceiver style management.
- It is unclear what methods will be used for coyote control. If residents will be permitted to utilize the HOA land as part of their open space, I would recommend the HOA docs include a requirement of notification prior to trapping to avoid risk of injury.

Conservation Land:

All of these items are likely to become clear as the deeds are drafted, but I wanted to point out areas that require additional clarification.

- Is this proposed as a conservation easement or proposed to be deeded to the town.
- Who will manage the hunting lottery?
- As above, it is unclear who is responsible for the expenses of beaver and coyote control, what type of control is proposed and how it will be determined when it is needed.
- Further details are needed on water development within the conservation area to ensure all parties are clear on what can and can't occur within the conservation area.
- Boundary markers to be installed should be added to the conservation and open space plan set.
- Received Phase 1 Environmental Report. Remaining items: survey plan of the parcel, baseline documentation, boundaries confirmed with a joint walk between the owner/CC. Further discussion required on stewardship fees with details to be worked out further when deed terms are discussed.

Please submit any revised plans along with a letter responding to these comments (and other review comments, if applicable) no later than Thursday, April 15, 2021, but sooner if possible, to allow staff adequate time to review the revisions and responses prior to the planning board hearing.



TITLE: 109' REAR MOUNT LADDER TURNING RADIUS REPORT
 DRAWN BY: ZCZ DATE: 12SEP 3 MATERIAL: SEE BILL OF MATERIAL

ENGINEER: BDI

KNE FIRE APPARATUS
 REV: 0 1 OF 1

NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND DO NOT TAKE INTO ACCOUNT THE SLOPED WHEEL OF THE WHEELS OF THE SURFACE OF THE VEHICLE. SEE BMD OR.

2518.00

April 6, 2021

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

**Re: *Tamarind Lane Residential Development Site Plan Review
Design Review Engineering Services***
Exeter, New Hampshire

Site Information:

Tax Map/Lot#:	96/15 and 81/53	Review No. 2
Address:	Off of Tamarind Lane and Cullen Way	
Lot Area:	23.6 (96/15)	
Proposed Use:	Residential (Single-family & Condominium Open Space Dev.)	
Water:	Town	
Sewer:	Town	
Zoning District:	R-1	
Applicant:	Brian Griset, 26 Cullen Way, Exeter, NH 03833	
Design Engineer:	Beals Associates, PLLC (Christian Smith, P.E.)	

Application Materials Received:

- Response memo prepared March 11, 2021 by Beals Associates, PLLC.
- Site plan set entitled "Proposed Site Plan, Tamarind Lane" revised March 15, 2021, prepared by Beals Associates, PLLC.
- Site plan application materials and waiver requests prepared by Beals Associates, PLLC.
- Drainage Analysis & Sediment and Erosion Control Plan revised March 13, 2021, prepared by Beals Associates, PLLC.
- Stormwater Management Inspection & Maintenance Plan, revised March 13, 2021, prepared by Beals Associates, PLLC.

Dear Mr. Sharples:

Based on our review of the above information, in addition to comments provided by the Town, we offer the following comments in accordance with the Town of Exeter Regulations and standard engineering practice. Some of the comments below were discussed at the TRC meeting on April 1, 2021.

General and Administrative Comments

1. **Overall Plan:** No further comment.
2. **Proposed Lot Numbers:** No exception taken.
3. **Lot Frontage:** No exception taken.
4. **Waiver Requests:** Any additional comments deferred to the Planning Board.
5. **Geotechnical/Subsurface:** Acknowledged. If the Geotech investigation results in necessary changes to the plans, the plans shall be resubmitted for review and approval.

Permits and Wetlands

9. **Permits Required:** No exception taken.
10. **Wetlands Permit:** No further comment.
11. **Pond Disturbance:**
 - a. Acknowledged.
 - b. The location of the sediment basin for the dewatering bypass pumping discharge should be shown on the plans. The dimensions of the basin should be added to the detail on Sheet 18.
 - c. No exception taken.
 - d. UE disagrees that the only value of this cross section would be for construction purposes and maintain that a section view at this location provide clarity as to the intent and relationship of all of the elements of the crossing. As this crossing is a significant piece of infrastructure for the project, we also request that any geotechnical information or investigative results be shown on the plan and the requested cross-section as appropriate. Original Comment: A proposed cross-section of the culvert crossing should be shown including the pond water elevation, culvert inlet and outlet elevations, retaining walls, guardrails, utilities, and road surface.
12. **Setback Lines:** No exception taken.

Site Entrance and Layout

13. **Road ROW:** Any further comments deferred to the Planning Board.
14. **Perimeter Buffer Strip:** Any further comments deferred to the Planning Board.
15. **Building Setbacks:** Any further comments regarding the buffer encroachments and wetlands impacts deferred to the Conservation Commission and NHDES Wetlands Bureau.
16. **Entrance Radius:** No exception taken.
17. **ADA Compliance:** No exception taken.
18. **Driveways:** The material and height of the stone wall along the driveway to Unit #10 should be labeled.
 - a. **New comment** – it appears as though the crosswalk at approximately Station 4+25 ends in the driveway of Unit #1. If Unit #1 were mirrored, the driveway could be shifted to the north to eliminate the conflict. Please clarify.



b. **New comment** – Since the cul-de-sac allows for 2-way traffic, please confirm whether or not a stop sign at approximately station 10+50 is warranted for right-turning traffic.

19. **Drawing Scale:** No exception taken.

20. **Snow Storage:** No exception taken.

21. **Fire Truck Access:** Any further comments deferred to the Fire Department.

Utility Plans

22. **Services:** No exception taken.

23. **Private Utilities:** No exceptions taken.

24. **Existing Mains:** No exceptions taken.

25. **Force Main:** UE recommends that the forcemain terminate into the final SMH via a gravity sewer pipe connection at least 10' in length (preferably one stick length). Flushing connection points should be shown on the plans.

26. **Sewer Connection:** No exception taken.

27. **Hoods in Catch Basins:** No exception taken.

Utility Profiles

28. **Water/Culvert Crossing:** The original comment still stands. There is little separation between the water main and the culvert.

29. **Culvert Discrepancy:** No exception taken.

30. **Profile Items:** No exception taken, however we note the underdrain should also be shown in the plan view.

Grading and Drainage

31. **Site Grading:** As noted above the retaining wall at the driveway to Unit #10 should be labeled.

32. **Guardrail:** No exception taken.

33. **Pipe Cover:** There is still only 1.75' and 1.9' respectively between the top of pipe and grate elevation of CB 1 and CB 2. At a minimum, insulation should be installed. In addition, the CB Detail on sheet 18 should be modified for a shallow depth structure.

34. **Wet Pond 1:** A label should be added with the start and stop stations of the guardrail called out.

35. **Underdrains:** No exception taken. As noted above, it should be shown in the plan view as well.

Detail Sheets

36. **Additional details:** No exception taken.

37. **Fire Hydrant:** No exception taken.

38. **Typical Cross-Section:** No exception taken.

Stormwater Design and Modeling

39. **The Drainage Analysis:** See new comments 42-44 below.



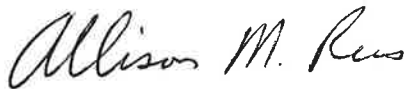
- 40. Test Pit Logs:** No further comment
- 41. PTAP Database:** Acknowledged
- 42. Drainage Plans:** It appears that the proposed limits of clearing may be on in the existing condition plan, or perhaps the clearing limit line around Unit 1 is on the incorrect layer.
- 43. Modeled Runs:** The drainage report does not appear to contain model runs addressing the 25-year storm event.
- 44.** Both wet ponds could benefit from additional contours, labels and spot grades specific to the weir areas. The drainage report provides the top of weir elevations for each and UE notes the section details on sheet 13 verifying the configuration and elevations, however the intent could be made clearer with spot grades on the site grading.

A written response is required to facilitate future reviews.

Please contact us if you have any questions.

Very truly yours,

UNDERWOOD ENGINEERS, INC.



Allison M. Rees, P.E.
Project Manager



Robert J. Saunders, P.E.
Project Manager

