



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 on Thursday, August 26, 2021 at 6:30 P.M. in the Nowak Room of the Exeter Town Office building located at 10 Front Street, Exeter, New Hampshire to consider the following:

APPROVAL OF MINUTES: August 12, 2021

NEW BUSINESS: PUBLIC HEARINGS

Second public hearing on the 2022 Capital Improvement Program (CIP). Copies of the proposed document(s) will be available at the Planning Department Office prior to the meeting.

The application of Doucet Survey/Jack Kaiser (on behalf of Kenneth M. Straus Revocable Trust of 2013 and Hayes Mobile Home Park, Inc.) for a lot line adjustment of the common boundary line between the properties at 8 Glenerin Lane and 56 Jady Hill Avenue. The subject properties are located in the R-2, Single Family Residential zoning district. Tax Map Parcel #64-101 and #64-105. PB Case #21-7.

The application of One Home Builders LLC for a multi-family site plan review and Wetlands Conditional Use Permit for the proposed redevelopment of the property located at 32 Charter Street. The Applicant is proposing to demolish the existing dwelling and out-buildings located on the property and to construct eleven (11) townhouse-style condominium units along with associated site improvements. The subject property is located in the R-5, Multi-Family Residential zoning district and is identified as Tax Map Parcel #82-36. PB Case #21-6.

The application of Scott W. Carlisle III for review of a proposed twelve (12) lot single-family open space subdivision, Wetlands Conditional Use Permit and associated site improvements on the property located at 19 Watson Road. The subject property is situated in the R-1, Low Density Residential zoning district. Tax Map Parcel #33-26. PB Case #20-21.

OTHER BUSINESS

- W. Scott Carlisle, III – PB Case #17-26 - Request for Extension of Conditional Approval Minor Subdivision – Epping Road, Tax Map Parcel #40-12
- Master Plan Discussion
- Field Modifications
- Bond and/or Letter of Credit Reductions and Releases

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 08/13/21: Exeter Town Office and Town of Exeter website

***ZOOM Public Access 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/87508764632>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 875 0876 4632

*Please join the meeting with your full name if you want to speak. Use the "Raise Hand" button to alert the chair you wish to speak. On the phone, press *9.*

More instructions for how to access the meeting can be found here: <https://www.exeternh.gov/townmanager/virtual-town-meetings>

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



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: August 11, 2021
To: Planning Board
From: Dave Sharples, Town Planner
Re: Jack Kaiser - Doucet Survey PB Case #21-7

The Applicant (on behalf of Kenneth Straus Revocable Trust of 2013 and Hayes Mobile Home Park, Inc.) is seeking a lot line adjustment between the properties located at 8 Glenerin Lane and 56 Jady Hill Avenue. The proposed lot line adjustment will permit a transfer of land area between the two properties to resolve an existing encroachment issue. The subject properties are located in the R-2, Single Family Residential zoning district and are identified as Tax Map Parcels #64-101 and #64-105.

The Applicant has submitted a lot line adjustment plan and supporting documents, dated June 11, 2021 and are enclosed for your review. There was no TRC review, however, the materials have been reviewed by Code Enforcement Officer Doug Eastman and found to be in compliance with the zoning regulations. Also enclosed is a revised lot line adjustment plan, dated August 10, 2021, depicting the monumentation being set on July 27, 2021.

The Applicant is requesting six (6) waivers from Section 6.6.2.4. Required Exhibits of the Board's Site Plan Review & Subdivision Regulations. Please see the enclosed waiver request letter dated June 17, 2021.

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

Waiver Motions:

Required Exhibits (Section 6.6.2.4) waiver motion: After reviewing the criteria for granting waivers, I move that the request of Jack Kaiser/ Doucet Survey (PB Case #21-7) for a waiver from providing Required Exhibits, Subsections – (n), (p), (q), (s), (t) and (u) be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Planning Board Motions

Lot Line Adjustment Motion: I move that the request of Jack Kaiser/ Doucet Survey (PB Case #21-7) for Lot Line Adjustment approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

Lot Line Adjustment Application

Between

Hayes Mobile Home Park, Inc.

Tax Map 64, Lot 105

&

Kenneth M. Straus Revocable Trust of 2013

Tax Map 64, Lot 101

Prepared By



June 11, 2021

RECEIVED

JUN 11 2021

EXETER PLANNING OFFICE



Serving your Professional Land Surveying & Mapping Needs @
Licensed throughout New England

William J. Doucet, PS, President
Steven V. Michaud, PS, Sr. V.P.
John F. Kaiser, PS, V.P.
Jeffrey A. Goldknopf, PS, V.P.
Matthew W. Fagginger-Auer, PS, V.P.
Michael J. Carter, PS
Patrick J. Shurkey, PS
Bevan Timm, PS

June 16, 2021

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

Reference: LLR Explanation Tax Map 64, Lots 101 & 105

To Whom it May Concern:

This letter is to provide explanation to the intent of the following application and survey.

Hayes Mobile Home Park Inc (Tax Map 64, Lot 105) wishes to purchase a 341 square foot, triangular-shaped parcel from the westerly abutter on Glennerin Avenue, Kenneth M Straus Revocable Trust of 2013 (Tax Map 64, Lot 101). In return, a 319 square foot parcel would be transferred from Lot 105 to Lot 101. The resulting area of Lot 101 would be 15,014 square feet.

Please find attached, a completed application, checklist, owner permission, waiver requests and survey plans.

Sincerely,
DOUCET SURVEY, LLC

Jack Kaiser, LLS

(6898 LLR Letter of Explanation.docx 5/17/21)

102 Kent Place
Newmarket, NH 03857
(603) 659-6560

372 West Street, Suite 101
Keene, NH 03431
(603) 216-5801

2 Commerce Drive, Suite 202
Bedford, NH 03110
(603) 614-4060

10 Storer Street, Riverview Suite
Kennebunk, ME 04043
(207) 502-7005



Serving your Professional Land Surveying & Mapping Needs @
Licensed throughout New England

William J. Doucet, P.S., President
Steven A. Michaud, P.S., Sr. V.P.
John L. Kaiser, P.S., V.P.
Jeffrey A. Goldknopf, P.S., V.P.
Matthew W. Leggiger, A.S.P., P.S., V.P.
Michael J. Carter, P.S.
Patrick J. Sharkey, P.S.
Bevan Linn, P.S.

May 17, 2021

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

Reference: LLR Permission Tax Map 64, Lots 101 & 105

To Whom it May Concern:

This letter is to serve as written permission to allow Jack Kaiser, LLS of Doucet Survey to act as the applicant and presenter for the lot line revision we wish to have done on our properties.

Lincoln J. Lopez, Pres.

Hayes Mobile Home Park, INC.

5-18-2021

Date

Kenneth M. Straus

Kenneth M Straus Rev. Trust 2013

5/18/2021

Date

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

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

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

_____	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: HAYES MOBILE HOME PARK, INC.

ADDRESS: 56 JADY HILL AVE. EXETER, NH 03833

TELEPHONE: (603) 772-2024

2. NAME OF APPLICANT: JACK KAISER C/O DOUCET SURVEY

ADDRESS: 102 KENT PLACE, NEWMARKET, NH 03857

TELEPHONE: () 603 659 6560

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

LAND SURVEYOR

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

4. DESCRIPTION OF PROPERTY:

ADDRESS: 56 JADY HILL AVE

TAX MAP: 64 PARCEL #: 105 ZONING DISTRICT: R-2

AREA OF ENTIRE TRACT: 44 AC. PORTION BEING DEVELOPED: N/A

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

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

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

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: KENNETH M STRAUS REV. TRUST OF 2013

ADDRESS: 8 GLENERIN LN. EXETER, NH 03833

TELEPHONE: () _____

2. NAME OF APPLICANT: JACK KAISER C/O DOUCET SURVEY

ADDRESS: 102 KENT PLACE, NEWMARKET, NH 03857

TELEPHONE: () 603 659 6560

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

LAND SURVEYOR

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

4. DESCRIPTION OF PROPERTY:

ADDRESS: 8 GLENERIN LN

TAX MAP: 64 PARCEL #: 101 ZONING DISTRICT: R-2

AREA OF ENTIRE TRACT: 0.34A PORTION BEING DEVELOPED: N/A

5. EXPLANATION OF PROPOSAL: ADJUST LOTS SUCH THAT LOT 105 TRANSFERS 319 S.F. TO LOT 101 & LOT 101 TRANSFERS 341 S.F. TO LOT 105

6. ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO) YES
IF YES, WATER AND SEWER SUPERINTENDENT MUST GRANT WRITTEN APPROVAL FOR CONNECTION. IF NO, SEPTIC SYSTEM MUST COMPLY WITH W.S.P.C.C. REQUIREMENTS.

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

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. <u>11 x 17 COPY OF PLAN</u>	
B. <u>WAIVER REQUESTS</u>	
C. <u>LETTER OF EXPLANATION</u>	
D. <u>OWNERS' PERMISSION LETTER</u>	
E. _____	
F. _____	

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

9. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: DOUCET SURVEY (JACK KAISER)
ADDRESS: 102 KENT PLACE NEWMARKET NH 03857
PROFESSION: LAND SURVEYOR TELEPHONE: (603) 659-6560

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

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

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.10.1.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Scale, north arrow, and date prepared.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
<input type="checkbox"/>	<input type="checkbox"/>	i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
<input type="checkbox"/>	<input type="checkbox"/>	j) If deemed necessary by the Town Planner, existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input type="checkbox"/>	<input type="checkbox"/>	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.
<input 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."

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 SECTION 13.2 OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 6/11/21 APPLICANT'S SIGNATURE Jack Kaiser

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.

DOUCET SURVEY
102 KENT PLACE
NEWMARKET, NH 03857

TAX MAP 64 LOT 105
HAYES MOBILE HOME PARK, INC.
56 JADY HILL AVE.
EXETER, NH 03833
R.C.R.D. BOOK 2380 PAGE 1607

TAX MAP 64 LOT 101
KENNETH M STRAUS REVOCABLE TRUST OF 2013
8 GLENERIN LN.
EXETER, NH 03833
R.C.R.D. BOOK 5648 PAGE 1028

TAX MAP 64 LOT 100
DAVID A. PAQUIN
7 GLENERIN LN.
EXETER, NH 03833
R.C.R.D. BOOK 2960 PAGE 1524

TAX MAP 64 LOT 102
LINDA J. ROGERS
6 GLENERIN LN.
EXETER, NH 03833
R.C.R.D. BOOK 2882 PAGE 1366

TAX MAP 64 LOT 103
DONNA GRISWOLD
4 GLENERIN LN.
EXETER, NH 03833

TAX MAP 64 LOT 104
PETER H. HERTEL REVOCABLE TRUST
2 GLENERIN LN.
EXETER, NH 03833

TAX MAP 64 LOT 99
GEORGE P. GEURAS
5 GLENERIN LN.
EXETER, NH 03833

TAX MAP 64 LOT 98
BRIAN BELL
3 GLENERIN LN.
EXETER, NH 03833

TAX MAP 64 LOT 93
THOMAS E. HARVELL

30 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 64 LOT 92
DOUGLAS R. SUMNER
28 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 64 LOT 90
PAUL G. SCAFIDI
26 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 64 LOT 91
IRENE G. CURRAN TRUST
12 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 64 LOT 51
EXETER MILLS, LLC.
3 PENSTOCK WAY
NEWMARKET, NH 03857

TAX MAP 64 LOT 52
27 CHESTNUT STREET, LLC.
3 PENSTOCK WAY
NEWMARKET, NH 03857

TAX MAP 64 LOT 88
TOWN OF EXETER
10 FRONT ST.
EXETER, NH 03833

TAX MAP 64 LOT 87
TOWN OF EXETER
10 FRONT ST.
EXETER, NH 03833

TAX MAP 64 LOT 45
TOWN OF EXETER
10 FRONT ST.
EXETER, NH 03833

TAX MAP 53 LOT 3
KATHERINE HENDERSON ADAMS
374 WATER ST.
EXETER, NH 03833

TAX MAP 53 LOT 8
KATHERINE HENDERSON ADAMS

38 WINDSOR LN.
EXETER, NH 03833

TAX MAP 53 LOT 7
HOPBROOK REALTY TRUST
1 NEWFIELDS RD.
EXETER, NH 03833

TAX MAP 53 LOT 7-1
CARPE DIEM TRUST
5 NEWFIELDS RD.
EXETER, NH 03833

TAX MAP 52 LOT 1
EXETER COUNTRY CLUB
PO BOX 1088
EXETER, NH 03833

TAX MAP 52 LOT 27
THOMAS NASH
67 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 65 LOT 2
DANIEL W. CHARTRAND
63 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 65 LOT 26
PAUL W. SMITH
61 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 65 LOT 27
MICHAEL JOHN CAIN
59 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 65 LOT 28
JOHN W. HODSDON
57 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 65 LOT 29
MARY E. STRATHERN REVOCABLE TRUST
55 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 65 LOT 29-1
ELISE L. COUILLARD

53 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 64 LOT 80
JOYCE E. JOHNSON
49 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 64 LOT 81
MELISSA WILSON
47 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 64 LOT 82
CHRISTIAN B. LIZIER
43 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 64 LOT 76
KATHLEEN M. GILMORE
4 HAVEN LN.
EXETER, NH 03833

TAX MAP 64 LOT 83
MICHAEL WIKER
39 JADY HILL AVE.
EXETER, NH 03833

TAX MAP 65 LOT 1
STEVEN R. GAUTHIER
64 JADY HILL AVE.
EXETER, NH 03833



Serving your Professional Land Surveying & Mapping Needs ©
Licensed throughout New England

William J. Doucet, PS, President
Steven V. Michaud, PS, Sr. V.P.
John F. Kaiser, PS, V.P.
Jeffrey A. Goldknopf, PS, V.P.
Matthew W. Fagginger-Auer, PS, V.P.
Michael J. Carter, PS
Patrick J. Sharkey, PS
Bevan Timm, PS

June 17, 2021

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

Reference: LLR Waiver Requests Tax Map 64, Lots 101 & 105

To Whom it May Concern:

This letter is to formally request waivers from specific checklist/subdivision regulation items. The requests are listed below with subdivision regulation identifier provided.

Reg. 6.6.2 (n); Surveyed Property Lines

I am requesting a waiver from this regulation due to the fact that the Mobile Home Park, Lot 105, is some 40+ acres in size and the area of the lot line revision is 341 square feet. With such a small change in area there will be no impact to the site as a whole.

Reg. 6.6.2 (p); Locations, dimensions, and areas of all existing and proposed lots

I am requesting a waiver from this regulation for reasons similar to those stated above. The proposed and existing areas are provided around Lot 101, however having not surveyed Lot 105 in its entirety, the plan does not depict all lot lines. Additionally, the area provided on the plan for Lot 105 is based on the Town GIS due to the deed for this parcel lacking a call for area.

Reg. 6.6.2 (q); Lines of streets and driveways within 100 feet of site

I am requesting a waiver from this regulation due to the fact that a survey of the entire Lot 105 was not performed and therefore streets and driveways within 100 feet exist but are not shown. The portion of Glenerin Lane and the driveway for Lot 101 is shown on the plan.

Reg. 6.6.2 (s); Lines of streets and driveways within 100 feet of site

I am requesting a waiver from this regulation due to the fact that a survey of the entire Lot 105 was not performed and therefore all structures located on and within 100 feet are not shown.

6/17/2021

Reg. 6.6.2 (t); Location of all existing and private utilities

I am requesting a waiver from this regulation due to the fact that a survey of the entire Lot 105 was not performed and therefore it is unknown where all utilities exist. Additionally, there is no proposed development within the 341 square foot area that would affect or be affected by the presence of nearby utilities.

Reg. 6.6.2 (u); Location of existing and proposed easements and encumbrances

I am requesting a waiver from this regulation due to the fact that research of all properties abutting Lot 105 was not performed. The only way to properly identify all encumbrances would be to perform deed research and a grantor and grantee search on each adjoining abutter. This would have been cost-prohibitive to the client and would have borne no relevance to the goal of the lot line revision.

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



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: August 11, 2021
To: Planning Board
From: Dave Sharples, Town Planner
Re: One Home Builders LLC PB Case #21-6

The Applicant has submitted an application and plans for a multi-family site plan review and Wetlands Conditional Use Permit (CUP) for the proposed redevelopment of the property located at 32 Charter Street. The Applicant is proposing to remove the existing home and out-buildings/debris and construct eleven (11) townhouse-style residential condominiums and associated site improvements. The property is located in the R-5, Multi-Family Residential zoning district and is identified as Tax Map Parcel #82-36.

The Applicant has submitted a site plan and supporting documents, dated June 1, 2021. These materials are enclosed for your review.

A Technical Review Committee (TRC) meeting was conducted on June 22nd, 2021. The plans and documents have also been reviewed by Underwood Engineers (UEI). Both the TRC comment letter, dated July 27th, 2021 and the UEI comment letter dated June 25th, 2021 are enclosed for your review.

The Applicant appeared before the Conservation Commission at their July 13th, 2021 meeting for review of the Wetlands Conditional Use Permit application. Please note that the scope of the CUP application includes those impacts created by the proposed new construction as well as the removal of buildings and debris. A memo from ConCom Chairman Andrew Koff, dated July 15, 2021, with the Commission's recommendations is enclosed for your review.

The Applicant has subsequently provided revised plans and supporting documents dated August 16, 2021 for your review. A copy of their response letters to the aforementioned TRC and UEI comment letters are enclosed.

There are no waivers being sought in conjunction with the application.

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

Planning Board motions:

Multi-Family Site Plan Motion: I move that the request of One Home Builders LLC (PB Case #21-6) for Multi-Family Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Conditional Use Permit (Wetlands) Motion: After reviewing the criteria for a Wetlands Conditional Use permit, I move that the request of One Home Builders LLC (PB Case #21-6) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank you .

Enclosures

RECEIVED

JUN 1 2021

Town of Exeter Site Review Plan Application

EXETER PLANNING OFFICE

TRC - 6/17/21
DH -

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

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

#21-6	APPLICATION #
6/1/21	DATE RECEIVED
250.00	APPLICATION FEE
N/A	PLAN REVIEW FEE
140.00	ABUTTERS FEE
	LEGAL NOTICE FEE
\$ 390.00	TOTAL FEES

pt. ✓ #
9201
bsm

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

1. NAME OF LEGAL OWNER OF RECORD: Lenore E Coleman

TELEPHONE: () _____

ADDRESS: 275 Kearsarge Way, Portsmouth, NH 03801

2. NAME OF APPLICANT: One Home Builders c/o Frank Catapano

ADDRESS: PO Box 183, Stratham, NH 03885

TELEPHONE: (603) 264-500 5400

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

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

4. DESCRIPTION OF PROPERTY: Existing dwelling, out-buildings and debris field.

ADDRESS: 32 Charter Street

TAX MAP: 86 82 PARCEL #: 82 36 ZONING DISTRICT: R5

AREA OF ENTIRE TRACT: 2.2-Acres PORTION BEING DEVELOPED: 0.67-acre

5. ESTIMATED TOTAL SITE DEVELOPMENT COST \$ 3,000,000,000

6. EXPLANATION OF PROPOSAL: 11-townhouse style condominium units with associated utilities, drainage treatment structures and driveway/parking.

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

IF YES, WATER AND SEWER SUPERINTENDENT MUST GRANT WRITTEN APPROVAL FOR CONNECTION. IF NO, SEPTIC SYSTEM MUST COMPLY WITH W.S.P.C.C. REQUIREMENTS.

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

	<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A.	<u>Plan set</u>	<u>7</u>
B.	<u>Site Plan Review application</u>	<u>1</u>
C.	<u>Preliminary Application to Connect</u>	<u>1</u>
D.	<u>Letter of Explanation</u>	<u>1</u>
E.	<u>Abutters List and Labels</u>	<u>3</u>
F.	<u>Check for Application Fee</u>	<u>1</u>

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

10. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: Beals Associates, PLLC c/o Christian O Smith, PE

ADDRESS: 70 Portsmouth Avenue, Stratham, NH

PROFESSION: Professional Engineer TELEPHONE: (603) 583-4860

11. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:

Removal of buildings and debris in the Prime Wetland and the complete 50' buffer to the wetland. Disturbed areas within the prime wetland and the 50' buffer to be restored and seeded. Raze existing home and out-buildings.

Construct 11-townhouse residential condominiums with associated utilities (water gas & sewer), drainage treatment, drive aisle and parking for residents and guests.

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

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

no

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

DATE 6-1-21

OWNER'S SIGNATURE

 for Lenore Coleman

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.

BEALS · ASSOCIATES PLLC

**70 Portsmouth Avenue
Stratham, New Hampshire
0388**

603 – 583 - 4860

Fax: 583 - 4863

June 1, 2021

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

RE: Letter of Explanation
One Home Builders, LC.
Proposed 11-unit residential townhouse condominium
Tax Map 0086 Lot #: 0032

Dear Members of the Board:

The applicant is proposing to demolish the existing dwelling and other out-structures. The debris and buildings within the Prime Wetland and associated buffers will be removed. Disturbed areas within the prime wetland and the 50' buffer to be restored and seeded. The redevelopment will consist of construction of 11-townhouse residential condominiums with associated utilities (water, gas & sewer), drainage treatment, drive aisle and parking for residents and guests. The existing utility services are proposed to be reused/extended to the extent possible.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O Smith

Christian O. Smith P.E.
Principal

LETTER OF AUTHORIZATION

We, Lenore E. Coleman and Robert Coleman, owners of property located at 32 Charter Street, NH, consisting of 2.2-acres ±, do hereby authorize Beals Associates, PLLC, 70 Portsmouth Avenue, Stratham, NH, to act on our behalf in all matters to be discussed at the Exeter Planning Board hearings, other Land Use Board approval hearings, or State Permitting Agencies concerning the property previously mentioned.

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

Leslie Elyard
Witness to both

Lenore Coleman 6/1/21
Owner Date

Robert Coleman 6/1/21
Owner Date

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:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.1. Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.2. Location of the site under consideration, together with the current names and addresses of owners of record, of abutting properties and their existing land use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.3. Title, date, north arrow, scale, and Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.4. Tax map reference for the site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.5. Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.6. A vicinity sketch or aerial photo showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 2,000-feet, or larger area if deemed necessary by the Town Planner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.7. Natural features including watercourses and water bodies, tree lines, significant trees (16-inches diameter (caliber) or greater measured 12-inches above ground), and other significant vegetative cover, topographic features, and any other environmental features that are important to the site design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.8. Man-made features such as, but not limited to, existing roads, structures, and stonewalls. The plan shall also indicate which features are to be retained and which are to be removed or altered.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.9. Existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.10. A High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof. Such soil surveys shall be prepared by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.

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

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

✓		7.5.1. Proposed grades and topographic contours at intervals not to exceed 2-feet with spot elevations where grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.2. The location and layout of proposed drainage systems and structures including elevations for catch basins.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.3. The shape, size, height, and location of all proposed structures, including expansion of existing structures on the site and first floor elevation(s). Building elevation(s) and a rendering of the proposed structure(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.4. High Intensity Soil Survey (HISS) information for the site, including the total area of wetlands proposed to be filled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.5. State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.6. Location and timing patterns of proposed traffic control devices.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.7. The location, width, curbing and paving of all existing and proposed streets, street rights-of-way, easements, alleys, driveways, sidewalks and other public ways. The plan shall indicate the direction of travel for one-way streets. See <u>Section 9.14 – Roadways, Access Points, and Fire Lanes</u> for further guidance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.8. The location, size and layout of off-street parking, including loading zones. The plan shall indicate the calculations used to determine the number of parking spaces required and provided. See <u>Section 9.13 – Parking Areas</u> for further guidance.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.9. The size and location of all proposed public and private utilities, including but not limited to: water lines, sewage disposal facilities, gas lines, power lines, telephone lines, cable lines, fire alarm connection, and other utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.10. The location, type, and size of all proposed landscaping, screening, green space, and open space areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.11. The location and type of all site lighting, including the cone(s) of illumination to a measurement of 0.5-foot-candle.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.12. The location, size, and exterior design of all proposed signs to be located on the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.13. The type and location of all solid waste disposal facilities and accompanying screening.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.14. Location of proposed on-site snow storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.15. Location and description of all existing and proposed easement(s) and/or right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.16. A note indicating that: "All water, sewer, road (including parking lot), and drainage work shall be constructed in accordance with Section 9.5 Grading, Drainage, and Erosion & Sediment Control and the <u>Standard Specifications for Construction of Public Utilities in Exeter, New Hampshire</u> ". See <u>Section 9.14 Roadways, Access Points, and Fire Lanes</u> and <u>Section 9.13 Parking Areas</u> for exceptions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.17. Signature block for Board approval

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

SITE PLAN REVIEW APPLICATION CHECKLIST

A COMPLETED APPLICATION FOR SITE PLAN REVIEW MUST CONTAIN THE FOLLOWING

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

**ABUTTERS LIST
FOR
NH- 1333 ONE HOME BUILDERS II LLC.- EXETER, NH
DATE JUNE 1, 2021**

SUBJECT PARCEL

TAX MAP/LOT

82-36
32 CHARTER ST.
EXETER, NH 03833

OWNER OF RECORD

LENORE E. COLEMAN
275 KEARSARGE WAY
PORTSMOUTH, NH 03801

ABUTTERS

TAX MAP/LOT

73-47

BOSTON & MAINE RAILROAD
1700 IRON HORSE PARK
NORTH BILLERICA, MA 01862

73-53

CHARTER TOWN HOMES
CONDOMINIUM ASSOCIATION
55 LAKE ST. SUITE 7
NASHUA, NH 03060

73-54

UNITIL ENERGY SYSTEMS INC.
6 LIBERTY LANE
WEST HAMPTON, NH 03842

81-29

ANDERSON FAMILY
REVOCABLE TRUST
49 WESTSIDFE DR.
EXETER, NH 03833

81-30

CJ SAMPSON REALTY TRUST
PO BOX 143
RYE, NH 03870

82-18

EXETER CEMETARY ASSOCIATION
PO BOX 29
EXETER, NH 03833

82-37

CHARTER ST. CONDOMINIUM
35 CHARTER ST.
EXETER, NH 03833

82-38

JAMES B. HERRICK
45 WESTSIDE DR.
EXETER, NH 03833

82-39

GLEN T. TRUEMAN
43 WESTSIDE DR.
EXETER, NH 03833

**ABUTTERS LIST
FOR
NH- 1333 ONE HOME BUILDERS II LLC.- EXETER, NH
DATE JUNE 1, 2021**

PROFESSIONALS

ENGINEERING FIRM

BEALS ASSOCIATES, PLLC.
70 PORTSMOUTH AVE. 3RD FLOOR
STRATHAM, NH 03885

SURVEYOR

DAVID VINCENT
PO BOX 1622
DOVER, NH 03820

SOIL SCIENTIST

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

DEVELOPER

ONE HOME BUILDERS II LLC.
PO BOX 334
STRATHAM, NH 03885

BEALS · ASSOCIATES PLLC

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

TRANSMITTAL

Town of Exeter
10 Front St.
Exeter, NH 03833

Date: June 1, 2021
Project: NH-1333
Location: 32 Charter Street
Via: Hand Deliver

Items:

Attached: For Submittal

We are sending you the following items:

- 7 - Copies of Full-Size Plan Set (8-sheets)**
- 7 - Copies 11x17 Restoration Exhibit Plan (1-sheet)**
- 1 - Copy of Site Plan Application**
- 1 - Check for Application Fee**
- 1 - Copy of Application to Connect to Water/Sewer**
- 1 - Copy of Letter of Explanation**
- 1 - Copy of Signed Letter of Authorization**
- 1 - Copy of Abutters List**
- 3 - Copies of Abutters Labels**
- 1 - Copies of Drainage Report (1 copy sent to UEI)**

RECEIVED

JUN 1 2021

EXETER PLANNING OFFICE

Comments: Hard Copies of drainage analysis & plan set sent directly to UEI.

Transmitted by: Christian O. Smith, PE.



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 Condominium Development Plan

Project Location 32 Charter Street

Applicant/Owner Name One Home Builders LLC/Lenore E. Coleman

Mailing Address PO Box 334, Stratham, NH 03885

Phone Number 603-264-5400 email _____

Project Engineer Beals Associates, PLLC

Mailing Address 70 Portsmouth Ave, Stratham, NH

Phone Number 603-583-4860 email csmith@bealsassociates.com

Type of Discharge/Connection Sewer Water Stormwater

Application completed by

Name Christian O. Smith, PE

Signature *Christian O. Smith* Date 6-1-21

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 low pressure force main connection to Charter St sewer via e-one pumps for 11 new townhouse condominium units

Title of plan Plan & Profile/Effluent Disposal Detail sheets

Total design flow (gpd) 4,950 gpd

**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 Charter St main to service 11 new units

Title of plan Plan & Profile/Utility Details sheets

Total design flow (gpd) 4,950 gpd

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>
Single family home	600	600
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>
11 residential condo. units	450 (3-BR)	4,950
Total proposed flow		4,950

Impact Fees (80% of the design flow)

Change in flow rate (gpd)	<u>4,350</u>	x 0.8 = Impact Fee flow rate (gpd)	<u>3,480</u>
---------------------------	--------------	------------------------------------	--------------

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)	<u>3,480</u>	x \$4.85 =	<u>\$16,878</u>
Water Impact Fee: Flow increase (gpd)	<u>3,480</u>	X \$2.00 =	<u>\$6,960</u>

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 Lenore E. Coleman
Owner's Representative One Home Builders LLC (Frank Catapano)
Address PO Box 334, Stratham, NH 03885
Phone 603-264-5400 email frank@ohblc.com
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) 4,950 (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 6/1/21

Name of Property Owner Lenore Coleman

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

USER CLASSIFICATION SYSTEM FOR INDUSTRIAL DISCHARGE

CLASS 1: SIGNIFICANT INDUSTRIAL USER

Any industry and/or commercial establishment that:

- Is subject to National Pre-treatment standards as outlined in 40 CFR (Code of Federal Regulations) 403.5 (a) (b).
- Discharges a non-domestic waste stream of 5,000 GPD, or more.
- Contributes a non-domestic waste stream totaling 5% or more of the average dry weather hydraulic or organic (BOD<TSS< etc.) capacity of the Town of Exeter Sewer Treatment Facility.
- Has the reasonable potential, in the opinion of the POT Supervisor, to adversely affect the treatment plant, its workers, or the collection system by reason of inhibition, pass-through pollutants, or sludge contamination.

CLASS 2: MINOR INDUSTRIAL USERS

Small industries and commercial establishments (e.g. restaurants, auto repair shops, cleaners, etc.) whose individual discharges do not significantly impact the Town of Exeter Sewer Treatment Facility or systems, degrade receiving water quality or contaminate the sludge. Industries that have the potential to discharge a non-domestic or process waste stream, but at the present time discharge only sanitary waste, may also be included in this class. However, this class shall not include any categorical industries. Industries and commercial establishments in this classification will require a permit and be subject to all inspection, compliance monitoring, enforcement, and reporting requirements of the pretreatment program.

CLASS 3: INSIGNIFICANT INDUSTRIAL USERS

Users which will be eliminated from participation in Exeter's Pretreatment Program. These include industries and/or commercial establishments that discharge only domestic waste (toilets and sinks only) into the municipal sewer system or do not have any reasonable chance of discharging a non-domestic waste stream to the POTW. Class 3 users will be required to notify the Exeter Sewer Division of any change in discharge quantity or character.

CLASS 4: NON-SYSTEM USER

Any industry, business or commercial establishment identified in the Master List of Industrial Users that are not connected to the Exeter Sewer system or which has ceased to discharge to the system.

Industries and/or commercial establishments classified as Class 1 or Class 2 users will be regulated individually and have specific effluent limitations (including conventional pollutants, where necessary) in the discharge permit. All Class 1 and Class 2 users will require a State Discharge Permit, and be subject to all inspection, compliance monitoring, and enforcement and reporting requirements of the pretreatment program.

Town of Exeter



Planning Board Application for Conditional Use Permit: Wetlands Conservation Overlay District

March 2020

RECEIVED

MAY 28 2021

EXETER PLANNING OFFICE

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

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

Construction of a private drive & associated utilities/drainage treatment structures to serve 11 proposed townhouse condominium dwelling units. The proposal includes 1,889 s.f. of building proposed within the 125' building setback, 3,291 s.f. of driveway within the 125' parking and pavement setback to the prime wetland. There is also proposed, 5,621 s.f. of drive and parking within the 100' no-disturb prime wetland setback, and 4,415 s.f. of permanent disturbance within the 100' no-disturb prime wetland setback for drainage pond construction and slope grading. Finally the project includes 3,823 s.f. of temporary disturbance to the prime wetland and 18,913 s.f. of temporary disturbance within the 100' no-disturb prime wetland setback (for removal of buildings and debris). The temporary disturbance area in the prime wetland itself will be restored and seeded with NE wetmix (wetland seed mix); temporary buffer disturbance will be restored and seeded with NE Semi-Shade Grass and Forbs Mix. It should be noted that virtually the entire existing buffer has been impacted by historic excavation and homestead activities.

Wetland Conservation Overlay District Impact (in square footage):

Temporary Impact	Wetland:	(SQ FT.)	Buffer:	(SQ FT.)
	<input checked="" type="checkbox"/> Prime Wetlands	3,823	<input checked="" type="checkbox"/> Prime Wetlands	18,913
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands	_____
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input type="checkbox"/> Vernal Pools (>200SF)	_____
	<input type="checkbox"/> VPD	_____	<input type="checkbox"/> VPD	_____
	<input type="checkbox"/> PD	_____	<input type="checkbox"/> PD	_____
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream	_____
Permanent Impact	Wetland:	(SQ FT.)	Buffer:	(SQ FT.)
	<input type="checkbox"/> Prime Wetlands	_____	<input checked="" type="checkbox"/> Prime Wetlands	15,216
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands	_____
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input type="checkbox"/> Vernal Pools (>200SF)	_____
	<input type="checkbox"/> VPD	_____	<input type="checkbox"/> VPD	_____
	<input type="checkbox"/> PD	_____	<input type="checkbox"/> PD	_____
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream	_____

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

N/A

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

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

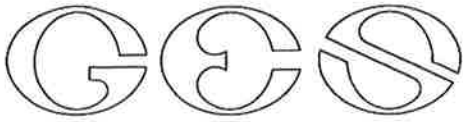
1. That the proposed use is permitted in the underlying zoning district;
2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;
3. A wetland scientist has provided an impact evaluation that includes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

See attached.

Response to Conditions of Article 9.1.6 B:

1. R-5 Multi-Family District allows for multi-family dwellings as are proposed.
2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible. The proposal includes removal of buildings and debris (roughly 3,823 s.f.) from the prime wetland itself and from the prime wetland buffer (18,913 s.f.) which are will be restored and seeded with appropriate seed mixes.
3. See the submitted environmental Function and Value report from Gove Environmental attached herewith.
4. The design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland and wetland buffers. The proposed layout has been designed in such a fashion to minimize WCD impact to the maximum extent possible, but cannot be configured to be completely outside the WCD due to the shape of the existing lot of record and the edge of wetlands and associated buffers.
5. The proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland as the wetland will be restored where historically disturbed. In addition, removal of the debris field within the prime wetland and its buffer will remove old machinery, tractors, and other demolition debris that exists in the WCD currently.
6. We submit that the functions and values of the existing prime wetland will be improved by the restoration effort and we have kept all pavement a minimum of 50' away from the wetland edge. In addition, we have kept all building area outside the 100' setback, neither of these situations is the case on the parcel as it exists.
7. All soil disturbance that is temporary or adjacent to the immediate development will be restored as nearly as possible to original condition and suitable grade. Stumps are to be ground and debris cleared in that area. The temporary wetland disturbance areas will then be overseeded with NE Erosion Control/Restoration Mix for Detention Basins and Moist Sites (specifically formulated for re-vegetating wetland areas) and NE Semi-shade grass and forbs mix for temporary buffer impacts as a result of cleaning up the property.
8. All required permits will be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA 483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act. It should be noted that the sole permit required from the State will be a NHDES Wetlands Bureau Dredge and Fill permit for removal of buildings and debris from the Prime Wetland and its restoration.





GOVE ENVIRONMENTAL SERVICES, INC.

27 May 2021

To: Christian Smith, Beals Associates

Copy: Frank Catapano

From: Jim Gove, GES, Inc.

Re: 32 Charter Street, Exeter, NH

Subject: Conditional Use Permit Item B. 3.

The functions and values of the wetland and wetland buffers of concern to the Town of Exeter are defined in the purpose and intent of the wetland conservation ordinance. These functions and values mirror the functions and values as defined by the Department of Environmental Services, but are directed to apply to development projects:

- A. Prevent development which will contribute to pollution of surface or groundwater by sewage, toxic substances, excess nutrients, or sedimentation.
- B. Prevent destruction or changes that decrease flood protection.
- C. Protect wetland systems that filter water ponds and streams, and augment stream flow and ground or surface waters.
- D. Protect wildlife habitat, maintain ecological function, and other public purposes.
- E. Protect water supplies and aquifers.
- F. Prevent unnecessary expense to the Town as a result in development in wetlands.
- G. Prevent damage to properties caused by development in wetlands.

The existing conditions at 32 Charter Street would be characterized as an adverse impact to the functions and values of the wetland buffer and the wetland itself. The buffer has structures, pavement, and compacted gravel over half of the area. The buffer and wetland has been impacted by the haphazard placement of solid waste materials, mostly some form of metal or wood.

The functions of sediment toxicant retention and nutrient removal (Item A) have been adversely impacted by the lack of storm water management on the existing site. The sediment and nutrients running off the impervious surfaces have no treatment. The proposed condition will have state of the art treatment and detention that will both infiltrate the clean impervious surfaces of the roofs and with treat the sediment and nutrients of the parking surfaces before discharge to the wetlands. The proposed

8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526

Ph (603) 778 0644 / Fax (603) 778 0654

www.gesinc.biz

info@gesinc.biz

condition will be an improvement to the functions of sediment toxicant retention and nutrient removal.

The function of flood flow alteration (Item B) will be improved over the existing conditions. As noted above, due to runoff from the impervious surfaces on the site, there is no management of the storm water discharges. The proposed condition will add retention of storm water and infiltration of storm water. This will reduce the adverse impacts to flood flow alteration and will increase flood protection.

The function of ground water recharge/discharge (Item C) has been adversely impacted by the existing conditions. The large amount of impervious surface on the site with no infiltration and no detention, has reduced the function of ground water recharge. The removal of the impervious surfaces directly adjacent the wetland and the introduction of infiltration practices on the site enhance the function of ground water recharge.

The function of wildlife habitat (Item D) has been adversely impacted by the existing conditions. The removal of the vegetated buffer, to be replaced by concrete, pavement, compacted gravel, and fill, has negatively impacted the wildlife usage of the wetland and wetland buffer. Removal of the solid waste and the removal of the impervious surfaces, and allowing the wetland plants to re-establish will enhance the wildlife use of the wetland.

While there is not an exact correlation in the purpose and intent items E, G & F, some of this is captured by the values of visual quality/aesthetics, uniqueness/heritage, and endangered species habitat. All of these values have been negatively impacted by the past activities that have created the existing conditions. The proposed conditions will have a positive impact on these values.

The assessment of the potential project-related impacts has led to my conclusion that the proposed impacts are not only not detrimental to the value and function of the wetland and wetland buffer, but rather, are enhancements to the wetlands and greater hydrologic systems. The proposed project has not only minimized detrimental impact of the wetland or wetland buffer, but has actually will enhance the wetland and wetland buffer over the existing conditions.





27 May 2021

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

Botanical Name	Common Name	Indicator
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Agrostis perennans</i>	Upland Bentgrass	FACU
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium maculatum (Eutrochium maculatum)</i>	Spotted Joe Pye Weed	OBL
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Aster novae-angliae (Symphyotrichum novae-anglia)</i>	New England Aster	FACW-
<i>Scirpus cyperinus</i>	Wool Grass	FACW
<i>Juncus effusus</i>	Soft Rush	FACW+

PRICE PER LB. \$37.00 MIN. QUANTITY 3 LBS. TOTAL: \$111.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Semi-Shade Grass and Forbs Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Liatris spicata</i>	Spiked Gayfeather/Marsh Blazing Star	FAC+
<i>Onoclea sensibilis</i>	Sensitive Fern	FACW
<i>Aster prenanthoides (Symphyotrichum prenanthoide)</i>	Zigzag Aster	FAC
<i>Eupatorium fistulosum (Eutrochium fistulosum)</i>	Hollow-Stem Joe Pye Weed	FACW
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Juncus tenuis</i>	Path Rush	FAC

PRICE PER LB. \$87.00 MIN. QUANTITY 1 LBS. TOTAL: \$87.00 APPLY: 30 LBS/ACRE :1450 sq ft/lb

The New England Semi Shade Grass & Forb Mix contains a broad spectrum of native grasses and forbs that will tolerate semi-shade and edge conditions. Always apply on clean bare soil. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper seed to soil contact. Best results are obtained with a Spring seeding. Late Spring and early Summer seeding will benefit with a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Late Fall and Winter dormant seeding require an increase in the seeding rate. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

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

2686.00

June 25, 2021

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

**Re: Charter Street Residential Development
Design Review Engineering Services**
Exeter, New Hampshire

Site Information:

Tax Map/Lot#:	82/36
Address:	32 Charter Street
Lot Area:	2.2 ac
Proposed Use:	Residential
Water:	Town
Sewer:	Town
Zoning District:	R5
Applicant:	One Home Builders, Stratham, NH
Design Engineer:	Beals Associates, Stratham, NH

Review No. 1

Application Materials Received:

- Site plan set entitled "Proposed Condominium" dated May 2021, prepared by Beals Associates.
- Site plan application materials prepared by Beals Associates.
- Drainage Analysis and Sediment & Erosion Control Plan, dated 5/27/21, prepared by Beals Associates.
- Conditional Use Permit application materials prepared by Beals Associates.

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 held on June 22, 2021.

Cover Sheet and Existing Conditions Plan

1. **Permits:** Add the following permits to the cover sheet: CGP and NHDES Sewer Connection Permit
2. **Location Map:** Identify the map scale label the railroad ROW.

ph 603.230.9898
fx 603.230.9899
99 North State Street
Concord, NH 03301
underwoodengineers.com

3. **Stamp:** The Existing Conditions Plan should be stamped by the Wetlands Scientist.
4. **Fence Information:** Height of the fences on the abutting property to the northeast should be labeled, and the fences in the railroad ROW should be labeled with type and height.
5. **Utilities:** The following information should be added to the Existing Conditions Plan:
 - Sizes and materials of water main(s) and service(s)
 - Size and material of forcemain
 - SMH rim and invert elevations
 - Catch basin grate and invert elevations, drainage pipe size, slope, and material
 - Utility pole numbers

Demolition Plan

6. **Location Map:** A scale should be added and the railroad ROW should be labeled.
7. Show and label sawcut lines within the Town ROW.
8. Label the proposed treeline or add to legend.
9. A set of existing stairs straddles the northeast property line that are not depicted on the proposed plans. Confirm the intent and label as “to be removed” or “protect” as appropriate. A temporary easement may be necessary for stair removal on the abutting parcel.
10. Per discussion at the TRC meeting, appropriate abandonment of the existing water service at the main should be indicated.

Parking and Paving Plan

11. **Area of Disturbance:** The area of disturbance is identified as 0.76 acres, the limits of this area is unclear, please clarify.
12. **Site Entrance:**
 - a) As discussed at the TRC meeting, the end of the public street vs. the beginning of the private driveway must be determined and defined.
 - b) Signage should be placed at the site entrance to make the public aware the site is private/the end of a public road.
13. **Turning Movements:** Please clarify the turning movements for garbage trucks, delivery vehicles, moving vans, etc.
14. **Fire Truck Accessibility:** Please clarify the fire ladder truck turning movements. The plans should be reviewed by the Exeter Fire Department for confirmation of accessibility and fire truck turning movements.
15. **Sidewalk:** Add ADA-compliant sidewalk to facilitate safe pedestrian movement to Charter Street.
16. **Snow Storage:** The Snow Storage label should be removed from the forebay area. A sign should be added to inform the plow truck driver that snow storage is not permissible in that area.



Utility and Grading Plan

17. Construction Activities:

- The location of a construction entrance to be identified on the plan.
- A concrete washout pit area is to be shown and labeled on the plan.
- Trench dewatering should be addressed due to the soil types.

18. Contours and Spot Grades: The plan would benefit from additional contour labels on both the existing and the proposed contours. Additional proposed spot grades are needed to clarify flatter areas.

19. Public Roadway: Per the comment regarding the site entrance above, the Town portion of the public roadway should be regraded with a center crown and 2% cross slope. A max. slope of 8% is allowable on the Town road. Add a profile to clarify the intent and limits of the Town road improvements.

20. It appears that a catch basin, with hood, placed on the northerly entrance to the abutter driveway, may be needed to intercept runoff before it reaches the abutting driveway.

21. Per discussion at the TRC meeting, the main parking area should be sloped down to the south, and the southern side of the parking area should be curbed to direct runoff to the forebay.

22. The roofline of the buildings is unclear. Will there be a peaked roof? Will it all slope to the backside? If they are peaked, where will the gutters along the front discharge?

23. It is noted the drip edges are intended to be stormwater treatment and detention areas for not only the roof runoff, but overland runoff as well. This type of stormwater management is maintenance intensive. What systems is the applicant proposing to ensure that the drip edges are maintained? We encourage the applicant to consider an alternative form of stormwater control and grading away from the buildings.

24. A yard drain should be installed in the bottleneck between units 7 and 8.

25. Sewer:

- As noted at the TRC meeting, a 3" force main will likely be connected to the existing sewer system in Charter Street.
- The viewport should be shifted to include the existing (tie-in) manhole on the plan.
- A detail should be provided for the forcemain to manhole connection.

26. Water:

- The existing water main in Charter Street should be extended to the property, the existing water service cannot be reused.
- The water main should be moved to the front of the buildings for accessibility.
- Separation between water mains and UGE should be increased. The 36" wide UGE trench and the 8" water main are shown as 2' apart.
- The material and size of the main and services should be labeled.



Stormwater Design and Modeling

27. Per discussion at the TRC meeting, there will be some revisions to grading and drainage, as such a full review of the drainage analysis appears premature at this time. However, we note the following regarding the drainage analysis already received:

- Pollutant loading calculations are required by the Town of Exeter but have not been included. Provide TSS, nitrogen, and phosphorous removal calculations per the Exeter Site and Subdivision Regulations section 9.3.2.6.
- The Town of Exeter required a 15% increase in rainfall amounts. Please revise.

28. **Drainage Area Limits:** The limits of the drainage areas should be reviewed and revised as needed per as-built plans for the abutting property provided by the Exeter DPW.

29. **Drip Edge Design:**

- Please confirm there will be a 1' separation between the bottom of the stone and the ESHWT as shown in the detail on sheet 5.
- Please confirm the drip edge has been sized to accommodate the volume of runoff from the roofs and the overland flow.
- Please provide test pit information to confirm infiltration is viable and the elevation of the ESHWT does not impact storage volume.

Detail Sheets

30. **Dumpster Slab Detail:**

- Dimensions should be added.
- Reinforcement should be called out in notes.
- The dimensions and material of the gates should be labeled.

31. **Stockade Fence Detail:** The note regarding a single 8' wide gate conflicts with the Dumpster Slab Detail. Coordination is needed. The gates will be located on the Northeasterly side of the enclosure.

32. **Stone Drip Edge Section:**

- The depth of the stone should be labeled.
- ESHWT should be confirmed as noted above.

33. The following details should be added:

- Concrete washout pit.
- Yard drain per comment above.
- Catch basin per comment above.
- SMH tie-in per comment above.



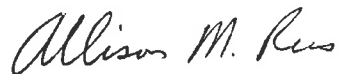
Page 5 of 5
David Sharples
June 25, 2021

A written response is required to facilitate future reviews.

Please contact us if you have any questions.

Very truly yours,

UNDERWOOD ENGINEERS, INC.



Allison M. Rees, P.E.
Project Manager



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



**TOWN OF EXETER
CONSERVATION COMMISSION MEMORANDUM**

Date: July 15, 2021
To: Planning Board
From: Andrew Koff, Chair, Exeter Conservation Commission
Subject: 32 Charter Street, 11 townhouse/condo dwelling units

Project Information:

Project Location: 32 Charter St., Exeter, NH
Map/Lot: Map 82, Lot 36
CC Review Date: Conceptual Discussion 10/13/20, 11/10/20, Wetland Dredge and Fill and CUP 2/9/21
PB CASE: #21-02

At the applicant's request the Conservation Commission was presented with conceptual plans on 10/20/20 and 4/21/21 and a Wetland CUP on 7/13/21.

Following review of the submitted materials and presented information, the Exeter Conservation Commission voted as follows:

- They are supportive of amending the town-designated prime wetland maps to match the field delineation presented. The applicant acknowledged they would need to include a formal request with the wetland application to be submitted, including data to update the town maps and records.
- They recommend approval of the CUP application with the following conditions:
 - Trees and shrubs be planted in the buffer at a density dictated by the Army Corps Manual (typically 10' on center).
 - Invasive species control and management be incorporated into the restoration proposal.
 - Restoration plantings be monitored for a minimum of 2 years and managed adaptively should planting success drop below < 70% to ensure that success target is achieved.

Should design changes occur in a way that alters impacts to the prime wetland buffer, we would request an opportunity for additional review.



Andrew Koff
Chair, Exeter Conservation Commission

cc: Christian Smith, Beals Assoc.

TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: July 27, 2021

To: Christian Smith, P.E., Beals Associates, PLLC
Frank Catapano, One Home Builders LLC

From: Dave Sharples, Town Planner

Re: Site Plan Review TRC Comments - One Home Builders LLC
PB Case #21-6
Tax Map Parcel #82-36

The following comments are provided as a follow-up for the technical review of the site plans and supporting documents submitted on June 1, 2021 for the above-captioned project. The TRC was held on Tuesday, June 22nd, 2021.

TOWN PLANNER COMMENTS

1. UEI will conduct a third party review;
2. One 24" DBH tree is identified to be removed. Is this the only significant tree per section 7.4.7? If not, please identify all significant trees in the area of disturbance;
3. Are there any known environmental hazards on the site? Have any environmental studies/assessments been performed? If so, please provide copies;
4. Provide date of wetland delineation on the plans (Note 9 on Ex Plan)
5. Provide monumentation in accordance with section 9.25;
6. Will the proposed use create any noise, smoke, or odors? If so, please explain.
7. When will the endangered plant survey referenced on the plans be completed? Recommend submission of that along with CUP;
8. Is there any concern that some owners may not use the garage for parking and cause parking issues outside?
9. Show wetland buffers on site plans;
10. Provide lighting plan if any outdoor lighting is proposed;
11. Please provide a landscape plan;
12. Place note per Section 7.5.16;
13. Security shall be required for all common improvements;
14. Can you provide a copy of the restrictive covenants?
15. How will pedestrians access the site?

16. Confirm these are all 2-bedroom units and provide floor plan;
17. Traffic impact memo. Have traffic engineer call me at 773-6114 to discuss;
18. I am concerned about the lack of a turn around onsite or on Charter St for plows, public safety, etc. since we are introducing ten more units to the end of the street. Please address this concern; and,
19. Provide copy of recorded easements;

PUBLIC WORKS COMMENTS

The following comments are based on the information provided by the applicant to the Planning Department.

1. In addition to Digsafe, add DPW (603-773-6157) to be contacted to locate water, sewer, and drainage.
2. The O&M plan should be a separate document that addresses the maintenance of the drainage system after construction and should include a plan that labels all of the drainage features and snow storage areas. Do not include construction phase activities in this document if they do not apply to the completed project. DPW suggests adding a note about the NHDES Green Snow Pro certification program.
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, 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 construction of these utilities.
4. Show the existing contour labels on the grading plan.
5. Coordinate the water main connection with the utility plans that were provided by DPW.
6. The water main and services should be in front of the proposed buildings for better access for future maintenance. If separate water meters are proposed for each unit, they must each have a separate water shut-off outside the building.
7. If an in-ground irrigation system will be installed, a backflow device is required.
8. Provide a detailed design of the sewer pump station(s).
9. The existing 2-inch sewer force main is used by 32 and 35 Charter Street. This may be too small for the additional units (DES requires 3" for 11 or more residential units). Also, an easement for the sewer force main from 35 Charter St should be provided.
10. Provide a plan for temporary water and sewer service to 35 Charter St during construction of the utility extension. This should be provided before the pre-construction meeting.
11. The proposed utility drop pole should be located outside of the ROW. Coordinate with Unitil for drop pole and transformer locations. Gas and electric layouts approved by Unitil are required for the final plans and before scheduling a pre-construction meeting.

Details

12. The typical trench patch detail should note that the trench patch shall match existing pavement depths.
13. Additional sewer details may be required for the revised design. Note that steps in the manhole are prohibited and all details should conform to Env-Wq 700 requirements.
14. Provide details for the water main extension and services.

FIRE DEPARTMENT COMMENTS

Basic requirement of the Exeter Fire Department. This list is not all inclusive and other requests may be made during the review process. Unless specifically required by code, some room for compromise is open.

(Rev 5: 9/7/2017) Architectural Review:

1. Interior utility room access
2. Interior sprinkler room access
3. Adequate attic access (sized for FF, if applicable))
4. Catwalk access in unfinished areas that have sprinklers (handrails preferred)
5. If building has truss roof or floors, must display sign according to ordinance 1301. Knox box required for all buildings with fire alarm or sprinkler systems (ordinance 1803)

Civil/Site Review:

1. Hydrant near site access and towards rear of site (if applicable)

Sprinkler Review:

1. NFPA 13(R,D) sprinkler system where required
2. FDC: 4-inch storz with at least 18" clearance to ground
3. Electric bell (no water motor gong)
4. Attic protection in 13R systems
5. Hydrant required within 100 feet if a standpipe is installed for sprinkler system

Fire Alarm Review:

1. Single red beacon or strobe indicator on exterior (not horn-strobe)
2. NFPA72 Fire Alarm System where required
3. Cat 30 keys for pull stations and FACP

Elevators:

1. Heat and smoke top and bottom (heats for the shunt trip)
2. Dimensions to accommodate a stretcher (usually a 2500 lbs) 3'6" by 7' at a minimum
3. Elevator recall to appropriate floor during an activation

4. Sprinkler protection top and bottom if ANY combustible material in shaft. (can omit per NFPA 13 guidelines)
5. Phone in car needs to be able to dial 911

Ladder Truck Turning Radius Dimensions – see attached diagram entitled “L1 Dimensions”

NATURAL RESOURCE PLANNER COMMENTS

Overall:

1. I echo concerns discussed at the TRC with regard to lack of curbing to prevent untreated sheet flow toward the wetland.
2. Given the discrepancy between the designated prime wetland and the field delineated wetland boundary, the applicant should include the request to modify the prime wetland boundary with conditional use permit application. Otherwise, the CUP submission is inaccurate.
3. Add label indicating prime wetland boundary as currently designated and the proposed prime wetland boundary modification. This may be handled best on a separate sheet or as part of the request to modify the boundary.
4. Add wetland scientist stamp and date of wetland survey.
5. Add prime wetland buffers (100' and 125') on proposed condition sheets.
6. Indicate restoration areas and seed mix on the plan set and revise aerial image to also show wetland buffer restoration area.
7. Add note to plan that restoration areas will not be mowed/maintained and include restriction in HOA docs.
8. Add note addressing how the restoration work will avoid spreading invasive plants if encountered. I believe at least phragmites is present.

CUP

Please include the sensitive plant survey results in the resubmission to the Conservation Commission (deadline is July 2 for July 13th meeting). If survey indicates presence, include impacts in CUP analysis.

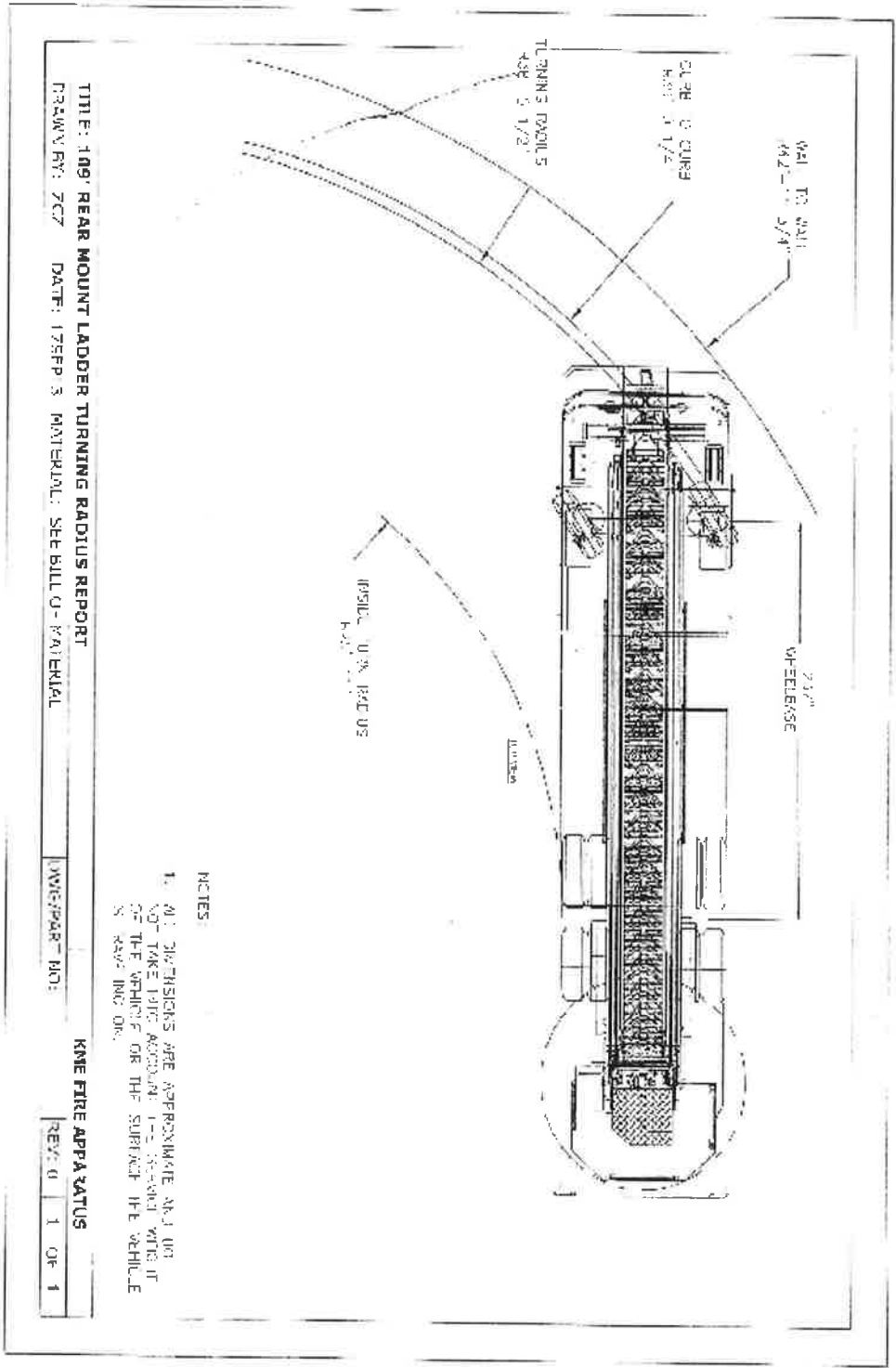
Criteria 2. Please move the 3,823 sf to after “from the prime wetland itself”. This will address the confusion that the building and debris comprise of 3,823 sf and 18,913 sf. Please revise the end of the last sentence addressing restoration. Currently written it sounds as though it all will be restored. Also please revise the restoration aerial image to also show the portion of the buffer that will be restored.

Criteria 3. I would recommend adding more detail to the wildlife habitat function evaluation portion of the report. It is not clear to me how the existing debris, concrete gravel and fill have a greater impact on wildlife than a larger footprint of impervious cover and presence of 11 residential units.

Criteria 4. This would benefit from discussing that impervious areas under the proposal will now receive pre-treatment before discharging into wetland.

Criteria 7. Refer to aerial image or revised plan sheet indicating restoration area.

Please submit any revised plans along with a letter responding to these comments (and other review comments, if applicable) no later than August 5th, 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: 17SEP 3 MATERIAL: SEE BILL OF MATERIAL

INVESTIGATOR NO:

KME FIRE APPARATUS

REV: 0 1 OF 1

NOTES:

- 1. ALL DIMENSIONS ARE APPROXIMATE AND DO NOT TAKE INTO ACCOUNT TOLERANCES OF THE VEHICLE OR THE SURFACE OF THE VEHICLE'S RAMPING ON.

BEALS · ASSOCIATES PLLC

RECEIVED

AUG 18 2021

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

August 17, 2021

EXETER PLANNING OFFICE

RE: Proposed 11-unit townhouse condominium development (PB Case #21-6)
Tax Map Parcel #82-36; 32 Charter Street

Dear Mr. Sharples,

We are in receipt of the TRC review memo dated 7-27-21 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.

TOWN PLANNER COMMENTS

1. UEI will conduct a third party review;
Response: We have responded to UEI's memo under separate cover.
2. One 24" DBH tree is identified to be removed. Is this the only significant tree per section 7.4.7? If not, please identify all significant trees in the area of disturbance;
Response: All trees to be remove are labeled on the Demolition plan.
3. Are there any known environmental hazards on the site? Have any environmental studies/assessments been performed? If so, please provide copies;
Response: No environmental hazards were found to be present on the parcel (see the attached Phase 1 report).
4. Provide date of wetland delineation on the plans (Note 9 on Ex Plan)
Response: The delineation date has been added.
5. Provide monumentation in accordance with section 9.25;
6. Will the proposed use create any noise, smoke, or odors? If so, please explain.
Response: We do not anticipate any of the nuisances detailed from the development.
7. When will the endangered plant survey referenced on the plans be completed? Recommend submission of that along with CUP;
Response: The report was submitted on 7-1-21 in response to NRP comments.
8. Is there any concern that some owners may not use the garage for parking and cause parking issues outside?

Proposed 11-unit townhouse condominium development (PB Case #21-6)

Tax Map Parcel #82-36; 32 Charter Street

8/17/2021

Response: We do not believe this will be an issue as two spaces are provided for each unit along with 4-additional visitor spaces as required by Exeter Regulations. It is unlikely each unit owner will have two vehicles.

9. Show wetland buffers on site plans;

Response: Wetland buffers are shown on the revised plans.

10. Provide lighting plan if any outdoor lighting is proposed;

Response: No exterior lighting is proposed other than entry door lights for safety.

11. Please provide a landscape plan;

Response: Landscaping has been added to the plan.

12. Place note per Section 7.5.16;

Response: See note #20 on Sheet 4.

13. Security shall be required for all common improvements;

Response: This is understood

14. Can you provide a copy of the restrictive covenants?

Response: These documents are being prepared as of the time of this writing.

15. How will pedestrians access the site?

Response: A Sidewalk has been proposed along the entry drive to Charter Street.

16. Confirm these are all 2-bedroom units and provide floor plan;

Response: All units are proposed 2-BR & architectural drawings are being prepared for submittal.

17. Traffic impact memo. Have traffic engineer call me at 773-6114 to discuss;

Response: AASHTO calculations are provided which result in an expected 42 daily trip ends (in and out of the site); 6-a.m. peak hours trip ends and 6-p.m. peak hour trip ends.

18. I am concerned about the lack of a turn around onsite or on Charter St for plows, public safety, etc. since we are introducing ten more units to the end of the street. Please address this concern; and,

Response: Vehicle turning paths have been provided herewith

19. Provide copy of recorded easements;

Response: Record easements are attached to this submittal.

PUBLIC WORKS COMMENTS

The following comments are based on the information provided by the applicant to the Planning Department.

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

Response: The note has been embellished to reflect this on the Demolition plan.

2. The O&M plan should be a separate document that addresses the maintenance of the drainage system after construction and should include a plan that labels all of the drainage features and snow storage areas. Do not include construction

Proposed 11-unit townhouse condominium development (PB Case #21-6)

Tax Map Parcel #82-36; 32 Charter Street

8/17/2021

phase activities in this document if they do not apply to the completed project. DPW suggests adding a note about the NHDES Green Snow Pro certification program.

Response: The I&M manual and plan are presented as a separate document as requested. The note regarding the Green Snow Pro certification appears as a footnote to the inspection checklist.

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, 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 construction of these utilities.

Response: The note has been added as note #22 on sheet 4.

4. Show the existing contour labels on the grading plan.

Response: Additional EC contour labels have been provided.

5. Coordinate the water main connection with the utility plans that were provided by DPW.

Response: This has been done.

6. The water main and services should be in front of the proposed buildings for better access for future maintenance. If separate water meters are proposed for each unit, they must each have a separate water shut-off outside the building.

Response: This has been revised as requested and the meter requirements noted in note #21 on sheet 4.

7. If an in-ground irrigation system will be installed, a backflow device is required.

Response: In-ground irrigation is not proposed for the project.

8. Provide a detailed design of the sewer pump station(s).

Response: The E-One detail page is shown as sheet #6.

9. The existing 2-inch sewer force main is used by 32 and 35 Charter Street. This may be too small for the additional units (DES requires 3" for 11 or more residential units). Also, an easement for the sewer force main from 35 Charter St should be provided.

Response: The FM is proposed at 3". The FM from the abutting parcel is within the 40' ROW easement which allows for utilities.

10. Provide a plan for temporary water and sewer service to 35 Charter St during construction of the utility extension. This should be provided before the pre-construction meeting.

Response: Severino Construction will be prepping this in advance of the pre-construction meeting.

11. The proposed utility drop pole should be located outside of the ROW. Coordinate with Unitil for drop pole and transformer locations. Gas and electric layouts approved by Unitil are required for the final plans and before scheduling a pre-construction meeting.

Response: The Unitil plan will be complete in advance of the pre-con. The utility pole is existing and only the drop connection is proposed.

Proposed 11-unit townhouse condominium development (PB Case #21-6)

Tax Map Parcel #82-36; 32 Charter Street

8/17/2021

12. The typical trench patch detail should note that the trench patch shall match existing pavement depths.
Response: The note has been added to the detail as requested.
13. Additional sewer details may be required for the revised design. Note that steps in the manhole are prohibited and all details should conform to Env-Wq 700 requirements.
Response: All requisite details have been added. No new manholes are proposed.
14. Provide details for the water main extension and services.
Response: The requested details have been added to the plans.

FIRE DEPARTMENT COMMENTS

Basic requirement of the Exeter Fire Department. This list is not all inclusive and other requests may be made during the review process. Unless specifically required by code, some room for compromise is open.

(Rev 5: 9/7/2017) Architectural Review:

1. Interior utility room access
2. Interior sprinkler room access
3. Adequate attic access (sized for FF, if applicable)
4. Catwalk access in unfinished areas that have sprinklers (handrails preferred)
5. If building has truss roof or floors, must display sign according to ordinance 1301. Knox box required for all buildings with fire alarm or sprinkler systems (ordinance 1803)

Response: Architectural plans are being prepared and the above will be addressed.

Civil/Site Review:

1. Hydrant near site access and towards rear of site (if applicable)
Response: The existing hydrant on Charter Street is within 72' of the property. An additional hydrant is proposed at the end of the main extension.

Sprinkler Review:

1. NFPA 13(R,D) sprinkler system where required
2. FDC: 4-inch storz with at least 18" clearance to ground
3. Electric bell (no water motor gong)
4. Attic protection in 13R systems
5. Hydrant required within 100 feet if a standpipe is installed for sprinkler system

Response: Architectural plans are being prepared and the above will be addressed.

Fire Alarm Review:

1. Single red beacon or strobe indicator on exterior (not horn-strobe)
2. NFPA72 Fire Alarm System where required

Cat 30 keys for pull stations and FACP

Response: Architectural plans are being prepared and the above will be addressed.

Proposed 11-unit townhouse condominium development (PB Case #21-6)

Tax Map Parcel #82-36; 32 Charter Street

8/17/2021

Elevators:

1. Heat and smoke top and bottom (heats for the shunt trip)
2. Dimensions to accommodate a stretcher (usually a 2500 lbs) 3'6" by 7' at a minimum
3. Elevator recall to appropriate floor during an activation
4. Sprinkler protection top and bottom if ANY combustible material in shaft. (can omit per NFPA 13 guidelines)
5. Phone in car needs to be able to dial 911

Response: No Elevators are proposed.

Ladder Truck Turning Radius Dimensions – see attached diagram entitled “L1
Dimensions”

Response: Turning radius plans have been provided.

Natural Resource Planner comments have been addressed under separate cover.

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

RECEIVED

AUG 18 2021

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

August 17, 2021

RE: Proposed 11-unit townhouse condominium development (PB Case #21-6)
Tax Map Parcel #82-36; 32 Charter Street

Dear Mr. Sharples,

We are in receipt of the UEI review memo dated 6-25-21 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 UEI Letter.

Cover Sheet and Existing Conditions Plan

1. **Permits:** Add the following permits to the cover sheet: CGP and NHDES Sewer Connection Permit.

Response: The CGP has been added. The project will not require a sewer connection permit from NHDES as the design flow is less than 5,000 gpd (3,300 gpd proposed) and no new manholes are proposed.

2. **Location Map:** Identify the map scale label the railroad ROW.

Response: The added details have been added as requested.

3. **Stamp:** The Existing Conditions Plan should be stamped by the Wetlands Scientist.

Response: The CWS samp has been added to the plan.

4. **Fence Information:** Height of the fences on the abutting property to the northeast should be labeled, and the fences in the railroad ROW should be labeled with type and height.

Response: The labels have been added.

5. **Utilities:** The following information should be added to the Existing Conditions Plan:

- a. Sizes and materials of water main(s) and service(s)
- b. Size and material of forcemain
- c. SMH rim and Invert elevations
- d. Catch basin grate and invert elevations, drainage pipe size, slope, and material

Proposed 11-unit townhouse condominium development (PB Case #21-6)

Tax Map Parcel #82-36; 32 Charter Street

8/17/2021

e. Utility pole numbers

Response: The information has been added based on field survey and plans from DPW.

Demolition Plan

6. **Location Map:** A scale should be added and the railroad ROW should be labeled.

Response: The additional labeling has been added.

7. Show and label sawcut lines within the Town ROW.

Response: Cut lines have been added.

8. Label the proposed treeline or add to legend.

Response: a label has been added to the pro-treeline.

9. A set of existing stairs straddles the northeast property line that are not depicted on the proposed plans. Confirm the intent and label as "to be removed" or "protect" as appropriate. A temporary easement may be necessary for stair removal on the abutting parcel.

Response: the stairs have been labeled to remain.

10. Per discussion at the TRC meeting, appropriate abandonment of the existing water service at the main should be indicated.

Response: A note detailing this has been added.

Parking and Paving Plan

11. **Area of Disturbance:** The area of disturbance is identified as 0.76 acres, the limits of this area is unclear, please clarify.

Response: The area of disturbance on the site has been hatched for clarity.

12. **Site Entrance:**

a. As discussed at the TRC meeting, the end of the public street vs. the beginning of the private driveway must be determined and defined.

Response: We understand it is at the end of the public ROW.

b. Signage should be placed at the site entrance to make the public aware the site is private/the end of a public road.

Response: A private way sign has been proposed at the property line/ end of the ROW.

13. **Turning Movements:** Please clarify the turning movements for garbage trucks, delivery vehicles, moving vans, etc.

Response: See attached turning radius exhibits.

14. **Fire Truck Accessibility:** Please clarify the fire ladder truck turning movements. The plans should be reviewed by the Exeter Fire Department for confirmation of accessibility and fire truck turning movements.

Response: See attached turning radius exhibits.

15. **Sidewalk:** Add ADA-compliant sidewalk to facilitate safe pedestrian movement to Charter Street.

Response: An ADA compliant sidewalk is impossible due to the drive slope, a 5' wide paved sidewalk is proposed.

16. **Snow Storage:** The Snow Storage label should be removed from the forebay area. A sign should be added to inform the plow truck driver that snow storage is not permissible in that area.

Response: The label has been removed and a sign added as requested.

17. Construction Activities:

- The location of a construction entrance to be identified on the plan.

Response: A construction entrance has been added to the parking and paving plan.

- A concrete washout pit area is to be shown and labeled on the plan.

Response: A wash-out pit has been labeled as requested.

- Trench dewatering should be addressed due to the soil types.

- **Response: An underdrain has been provided.**

18. Contours and Spot Grades: The plan would benefit from additional contour labels on both the existing and the proposed contours. Additional proposed spot grades are needed to clarify flatter areas.

Response: Additional contour labels have been added as requested.

19. Public Roadway: Per the comment regarding the site entrance above, the Town portion of the public roadway should be regraded with a center crown and 2% cross slope. A max. slope of 8% is allowable on the Town road. Add a profile to clarify the intent and limits of the Town road improvements.

Response: This is na existing condition and the slope is being slightly reduced from existing based on the design provided.

20. It appears that a catch basin, with hood, placed on the northerly entrance to the abutter driveway, may be needed to intercept runoff before it reaches the abutting driveway.

Response: The area draining to this location is reduced in the proposed condition, therefore an additional basin appears unnecessary.

21. Per discussion at the TRC meeting, the main parking area should be sloped down to the south, and the southern side of the parking area should be curbed to direct runoff to the forebay.

Response: This edit to the design has been made.

22. The roofline of the buildings is unclear. Will there be a peaked roof? Will it all slope to the backside? If they are peaked, where will the gutters along the front discharge?

Response: The architectural plans are being designed at the time of this writing. All gutters (if needed) will run to downspouts into the proposed stone drip edges.

23. It is noted the drip edges are intended to be stormwater treatment and detention areas for not only the roof runoff, but overland runoff as well. This type of stormwater management is maintenance intensive. What systems is the applicant proposing to ensure that the drip edges are maintained? We encourage the applicant to consider an alternative form of stormwater control and grading away from the buildings.

Response: The developer will inspect and maintain during construction. The COA will take over these responsibilities based on the stormwater I&M manual as required.

24. A yard drain should be installed in the bottleneck between units 7 and 8.

Response: A Yard drain has been added.

25. Sewer:

- As noted at the TRC meeting, a 3" force main will likely be connected to the existing sewer system in Charter Street.

Response: This is the proposed configuration after TRC revisions.

- The viewport should be shifted to include the existing (tie-in) manhole on the plan.

Response: An inset depicting the tie-in has been added.

- A detail should be provided for the forcemain to manhole connection.

Response: The detail has been added.

26. Water:

- The existing water main in Charter Street should be extended to the property, the existing water service cannot be reused.

Response: A 6" main extension is now proposed.

- The water main should be moved to the front of the buildings for accessibility.

Response: The main has been relcoated as suggested.

- Separation between water mains and UGE should be increased. The 36" wide UGE trench and the 8" water main are shown as 2' apart.

Response: The main is approximately 13' from the UGU as reconfigured.

- The material and size of the main and services should be labeled.

Response: The additional labeling is provided along with a detail for the services.

Stormwater Design and Modeling

27. Per discussion at the TRC meeting, there will be some revisions to grading and drainage, as such a full review of the drainage analysis appears premature at this time. However, we note the following regarding the drainage analysis already received:

- Pollutant loading calculations are required by the Town of Exeter but have not been included. Provide TSS, nitrogen, and phosphorous removal calculations per the Exeter Site and Subdivision Regulations section 9.3.2.6.

Response: The additional data has been added to the narrative.

- The Town of Exeter required a 15% increase in rainfall amounts. Please revise.

28. **Drainage Area Limits:** The limits of the drainage areas should be reviewed and revised as needed per as-built plans for the abutting property provided by the Exeter DPW.

Response: The drainage areas have been reviewed and are valid as

the abutting parcel has a detention pond at the top of the hill inside the fence.

29. Drip Edge Design:

- Please confirm there will be a 1' separation between the bottom of the stone and the ESHWT as shown in the detail on sheet 5.

Response: Underdrains have been provided.

- Please confirm the drip edge has been sized to accommodate the volume of runoff from the roofs and the overland flow.

Response: All overland flow is included in the contributing subcatchments.

- Please provide test pit information to confirm infiltration is viable and the elevation of the ESHWT does not impact storage volume.

Response: Test pti data is provided in Appendix 3 of the drainage report.

Detail Sheets

30. Dumpster Slab Detail:

- Dimensions should be added.

Response: Dimensions have been added.

- Reinforcement should be called out in notes.

Response: Reinforcement requirements have been noted.

- The dimensions and material of the gates should be labeled.

Response: The information cited is labeled.

- 31. Stockade Fence Detail:** The note regarding a single 8' wide gate conflicts with the Dumpster Slab Detail. Coordination is needed. The gates will be located on the Northeasterly side of the enclosure.

Response: The gate specification has been changed to 6' (one entire side of the enclosure).

32. Stone Drip Edge Section:

- The depth of the stone should be labeled.

Response: The depth has been labeled (this was specified on the grading and utility plan).

- ESHWT should be confirmed as noted above.

Response: As discussed test pit data is provided and underdrains have been added to the design.

- 33.** The following details should be added:

- Concrete washout pit.
- Yard drain per comment above.

Response: The yard drain detail has been added to sheet 7.

- Catch basin per comment above.

Response: No catch basins are proposed.

Proposed 11-unit townhouse condominium development (PB Case #21-6)

Tax Map Parcel #82-36; 32 Charter Street

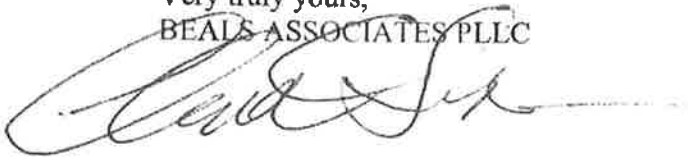
8/17/2021

- SMH tie-in per comment above.

Response: As mentioned in response #25, the detail has been added.

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 a horizontal line.

Christian O. Smith, PE
Principal

RECEIVED

One Home Builders, LLC
NH-1333

AUG 18 2021

STORMWATER MANAGEMENT/BMP INSPECTION & MAINTENANCE PLAN

Proper construction, inspections, maintenance and repair are key elements in maintaining a successful stormwater management program on a developed property. Routine inspections ensure permit compliance and reduce the potential for deterioration of infrastructure or reduced water quality.

For the purpose of this Stormwater Management Program, a significant rainfall event is considered an event of three (3) inches in a 24-hour period or 0.5 inches in a one-hour period. During construction, inspections should be conducted every two weeks or after a 0.25" rainfall event in a 24-hour period per the EPA NPDES Phase II SWPPP, until the entire disturbed area is fully restabilized. Upon full stabilization of the project and filing of an NOI, inspections need only be conducted after a significant rainfall event as described above or as described in the maintenance guidelines below.

During construction activities Frank Catapano of One Home Builders, Greenland, NH 03840 with a phone # of (603) 264-5400, and an email address of frank@ohblc.com, or it's heirs and/or assigns, shall be responsible for inspections and maintenance activities. Upon approval of the private roadway, the condominium association shall be responsible for ongoing inspection and maintenance of BMP drainage structures and treatment areas.

Documentation:

A maintenance log will be kept (i.e. report) summarizing inspections, maintenance, and any corrective actions taken. The log will include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, photographs of each BMP practice, and the name of the inspector or maintenance personnel performing the task (see Stormwater Construction Site Inspection Report attached). If a maintenance task requires the clean-out of any sediments or debris, the location where the sediment and debris was disposed after removal will be indicated.

BMP Maintenance Guidelines

The following provides a list of recommendations and guidelines for managing the Stormwater facilities. The cited areas, facilities, and measures will be inspected and the identified deficiencies will be corrected. Clean-out must include the removal and legal disposal of any accumulated sediments and debris. The numbered drainage features below correspond to the specific numbered drainage feature locations on the attached plan.

DURING CONSTRUCTION:

1. 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.

1a. 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.

1b. TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES

Function – Temporary erosion and sediment control devices are utilized during construction period to divert, store and filter stormwater from non-stabilized surfaces. These devices include, but are not limited to: silt fences, hay bales, filters, sediment traps, stone check dams, mulch and erosion control blankets.

Winter Maintenance – Temporary erosion and sediment control devices shall be inspected and maintained on a weekly basis and following a significant storm event (>0.5-inch rain event) throughout the construction period to ensure that they still have integrity and are not allowing sediment to pass. Sediment build-up in swales will be removed if it is deeper than six inches. Sediment is to be removed from sumps in the catch basin semi-annually. Refer to the Site Plan drawings for the maintenance of temporary erosion and sediment control devices.

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH, SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.

2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION BY OCTOBER 15TH SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.

3. PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER

NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.

4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

LONG TERM MAINTENANCE:

2. Catch Basins:

Inspect catch basins 2 times per year (preferably in spring and fall) to ensure that the catch basins are working in their intended fashion and that they are free of debris. Clean structures when sediment depths reach 12" from invert of outlet. If the basin outlet is designed with a hood to trap floatable materials (i.e. Snout), check to ensure watertight seal is working. At a minimum, remove floating debris and hydrocarbons at the time of the inspection.

3. Culverts:

Inspect culverts 2 times per year (preferably in spring and fall) to ensure that the culverts are working in their intended fashion and that they are free of debris. Remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit and to repair any erosion damage at the culvert's inlet and outlet.

4. Stormwater Detention / Retention Facilities:

Inspect all upstream pre-treatment measures for sediment and floatables accumulation. Remove and dispose of sediments or debris as needed.

Surface:

Inspect pond annually to ensure that it is working in its intended fashion and that it is free of trash and debris. Remove and properly dispose of any accumulated sediment or debris as needed. Inspect the embankments and spillways for settlement, slope erosion, and downstream swamping. Mow the embankment and/or vegetated spillway to control woody vegetation. Inspect Outlet Control Structures to ensure they are good working order and that the orifice and trash racks are unobstructed from trash and debris. The facilities will be inspected after major storms and any identified deficiencies will be corrected.

5. Pretreatment Structures

Inspect all upstream pre-treatment measures (fore bays, etc.) for sediment and floatables accumulation. Remove and dispose of sediments or debris as needed. Inspect structure on a semiannual basis by using inspection port and/or access structure. Remove sediment as needed when average depths reach 1".

6. Drainage Swales/Stormwater Conveyances

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.

Maintenance

- Inspect annually for erosion, sediment accumulation, vegetation loss and presence of invasive species.
- Perform periodic mowing; frequency depends on location and type of grass. Do not cut shorter than Water Quality Flow depth (maximum 4 inches)
- Remove debris and accumulated sediment, based on inspection.
- Repair eroded areas, remove invasive species and dead vegetation, and reseed With applicable grass mix as warranted by inspection.

7. Vegetated Areas:

Inspect slopes and embankments early in the growing season to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows. The facilities will be inspected after major storms and any identified deficiencies will be corrected.

8. Roadways and Parking Surfaces: Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader.

9. Invasive Species:

During maintenance activities, check for the presence of invasive plants and remove in a safe manner as described on the following pages. They should be controlled as described on the following pages.

Background:

Invasive plants are introduced, alien, or non-native plants, which have been moved by people from their native habitat to a new area. Some exotic plants are imported for human use such as landscaping, erosion control, or food crops. They also can arrive as "hitchhikers" among shipments of other plants, seeds, packing materials, or fresh produce. Some exotic plants become invasive and cause harm

by:

becoming weedy and overgrown;
killing established shade trees;
obstructing pipes and drainage systems;
forming dense beds in water;
lowering water levels in lakes, streams, and wetlands;
destroying natural communities;
promoting erosion on stream banks and hillsides; and
resisting control except by hazardous chemical.

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased

biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Lonicera tatarica

USDA-NRCS PLANTS Database / Britton, N.L., and

A. Brown. 1913. An illustrated flora of the northern United States, Canada and the British Possessions. Vol. 3: 282.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non- native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine

the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

New Hampshire Regulations

Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non- viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne

seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.

Bagging (solarization): Use this technique with softer- tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic

Japanese knotweed

Polygonum cuspidatum USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. An illustrated flora of the northern United States, Canada and the British Possessions. Vol. 1: 676.

and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well- rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

Be diligent looking for seedlings for years in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

Woody Plants	Method of Reproducing	Methods of Disposal

<p>Norway maple (<i>Acer platanoides</i>) European barberry (<i>Berberis vulgaris</i>) Japanese barberry (<i>Berberis thunbergii</i>) autumn olive (<i>Elaeagnus umbellata</i>) burning bush (<i>Euonymus alatus</i>) Morrow's honeysuckle (<i>Lonicera morrowii</i>) Tatarian honeysuckle (<i>Lonicera tatarica</i>) showy bush honeysuckle (<i>Lonicera x bella</i>) common buckthorn (<i>Rhamnus cathartica</i>) glossy buckthorn (<i>Frangula alnus</i>)</p>	<p>Fruit and Seeds</p>	<p>Prior to fruit/seed ripening Seedlings and small plants Pull or cut and leave on site with roots exposed. No special care needed. Larger plants Use as firewood. Make a brush pile. Chip.</p> <hr/> <p>After fruit/seed is ripe Don't remove from site. Burn. Make a covered brush pile. Chip once all fruit has dropped from branches. Leave resulting chips on site and monitor.</p>
<p>oriental bittersweet (<i>Celastrus orbiculatus</i>) multiflora rose (<i>Rosa multiflora</i>)</p>	<p>Fruits, Seeds, Plant Fragments</p>	<p>Prior to fruit/seed ripening Seedlings and small plants Pull or cut and leave on site with roots exposed. No special care needed. Larger plants Make a brush pile. Burn.</p> <hr/> <p>After fruit/seed is ripe Don't remove from site. Burn. Make a covered brush pile. Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.</p>

	Method of Reproducing	Methods of Disposal
garlic mustard (Alliaria petiolata) spotted knapweed (Centaurea maculosa) Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort (Cynanchum nigrum) May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort (Cynanchum rossicum) giant hogweed (Heracleum mantegazzianum) Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket (Hesperis matronalis) perennial pepperweed (Lepidium latifolium) purple loosestrife (Lythrum salicaria) Japanese stilt grass	Fruits and Seeds	<p>Prior to flowering</p> <p>Depends on scale of infestation</p> <p>Small infestation Pull or cut plant and leave on site with roots exposed.</p> <p>Large infestation Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). Monitor. Remove any re-sprouting material.</p> <hr/> <p>During and following flowering</p> <p>Do nothing until the following year or remove flowering heads and bag and let rot.</p> <p>Small infestation Pull or cut plant and leave on site with roots exposed.</p> <p>Large infestation Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). Monitor. Remove any re-sprouting material.</p>

*Commercial Salt Applicators certified by NHDES Green SnowPro under RSA 489-C, and property owners or managers who hire them, are granted limited liability protection against damages arising from snow and ice conditions under RSA 508:22. Individuals who have attended the Green SnowPro Training and passed the exam are eligible to apply for the voluntary NHDES Salt Applicator Certification.

common reed (Phragmites australis) Japanese knotweed (Polygonum cuspidatum) Bohemian knotweed (Polygonum x bohemicum)	Fruits, Seeds, Plant Fragments Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	Small infestation Bag all plant material and let rot. Never pile and use resulting material as compost. Burn. Large infestation Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. Monitor and remove any sprouting material. Pile, let dry, and burn.
---	--	--

In the event that invasive species are noticed growing in any of the stormwater management practices, the invasive vegetation shall be removed completely to include root matter and disposed of properly. Prior to disposal, the vegetation shall be placed on and completely cover with a plastic tarp for a period of two – three weeks until plants are completely dead. If necessary or to expedite the process, spray only the invasive vegetation and roots with a systemic nonselective herbicide after placement on the tarp (to prevent chemical migration) and then cover as described above.

Annual Report:

Description: The owner is responsible to keep an **I & M** Activity Log that documents inspection, maintenance and repairs to the storm water management system, and a **Deicing Log** is to be provided by the Exeter DPW to track the amount and type of deicing material applied to the site. The original owner is responsible to ensure that any subsequent owner(s) have copies of the Stormwater System Operation and Maintenance Plan & Inspection and Maintenance Manual, copies of past logs and check lists. The Annual Report will be prepared and submitted to the Exeter Town Engineer at the DPW facility annually on or before January 31st of each year.

Inspection & Maintenance Manual Checklist

**32 Charter Street
 Residential Condominium development
 Exeter, NH**

BMP / System	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold	Performed by / Date	Satisfactory or Unsatisfactory	Comments / Corrective action
Pavement Sweeping	Two Times Per Year	N/A	N/A		S U	
Litter/Trash Removal	Routinely	Inspect dumpsters, outdoor waste receptacles area, and yard areas.	Parcel will be free of litter/trash.		S U	
Deicing Agents	N/A	N/A	*Use salt as the primary agent for roadway safety during winter.		S U	

Closed Drainage System:						
Drainage Pipes/Catch Basins	1 time per 2 years	Check for sediment accumulation & clogging.	Less than 2" sediment depth		S U	
Wet Pond	2 times per year	Check for sediment and debris accumulation buildup.	Remove sediment & debris when required.		S U	
Riprap Outlet Protection/Level Spreaders	Annually	Check for sediment buildup and structure damage.	Remove excess sediment and repair damage.		S U	
Annual Report	1 time per year	Submit Annual Report to Town of Exeter Inspector upon request			S U	

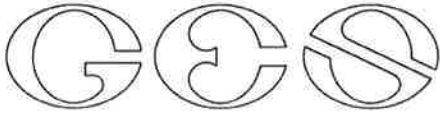
Inspector:
Inspection Notes:

*Commercial Salt Applicators certified by NHDES Green SnowPro under RSA 489-C, and property owners or managers who hire them, are granted limited liability protection against damages arising from snow and ice conditions under RSA 508:22.
Individuals who have attended the Green SnowPro Training and passed the exam are eligible to apply for the voluntary NHDES Salt Applicator Certification.

CHECKLIST FOR INSPECTION OF WET POND SYSTEMS		
Location: Inspector: Date: Time: Site Conditions: Days Since Last Rain Event:		
Inspection Items	Satisfactory (S) or Unsatisfactory (U)	Comments/Corrective Action
1. Inspection		
Surface inlets are free of debris and able to convey water normally	S U	
Inlet and outlet controls and bypass are functional	S U	
2. Operation (1 time/year minimum, Spring/Fall)		
Evidence of sediment accumulation, trash, and debris.	S U	
Sediment, trash, or debris filling more than ½ of the system or inlet control structure.	S U	
3. Standing Water (1 time/year minimum)		
Water depth in pond between 3'-8'	S U	
4. Other Issues		
Note any additional issues not previously covered.	S U	
Corrective Action Needed		Due Date
1.		
2.		
3.		
Inspector Signature		Date

Anti-icing Data Log Form		
Truck:		
Date:		
Air Temperature	Pavement Temperature	Sky
Reason for applying:		
Road Name:		
Chemical: Sand/Salt - Salt - Other (List below) Circle one)		
Application Time:		
Application Amount:		
Name:		

*Commercial Salt Applicators certified by NHDES Green SnowPro under RSA 489-C, and property owners or managers who hire them, are granted limited liability protection against damages arising from snow and ice conditions under RSA 508:22. Individuals who have attended the Green SnowPro Training and passed the exam are eligible to apply for the voluntary NHDES Salt Applicator Certification.



GOVE ENVIRONMENTAL SERVICES, INC.

Date: 6/30/2021

To: Jessica Bouchard
Environmental Reviewer/ Ecological Information Specialist
New Hampshire Natural Heritage Bureau

CC: Amy Lamb
Data Manager
New Hampshire Natural Heritage Bureau

From: Brenden Walden, GES, INC.

Re: Charter Street Development
Subject: NHB21-1449 / State Endangered Plant Survey

RECEIVED

AUG 18 2021

EXETER PLANNING OFFICE

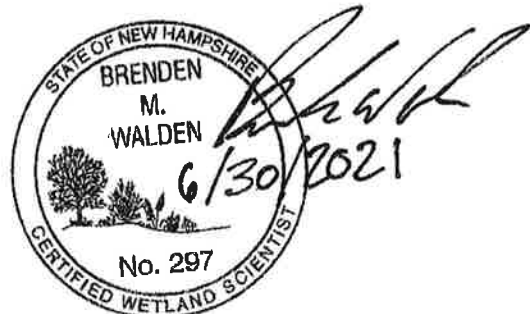
The subject property located on 32 Charter St, in Exeter, NH Tax Map 82 Lot 36 was surveyed at the request of Natural Heritage Bureau for the presence of Stout Dotted Smartweed, a species on the NHB report listed as an endangered plant species at the state level. This survey was requested during the pre-application meeting that occurred on 5/26/2021, due to the potential habitat for the aforementioned plant being present on the subject property near the proposed restoration activities.

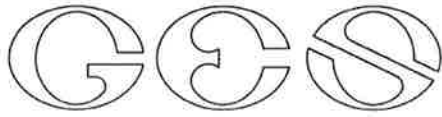
A survey was conducted on 6/22/21, and focused on areas along the wetland boundary where restoration work is proposed to take place as directed by Natural Heritage Bureau. The current condition of the existing structures and debris in these areas (proposed to be removed) limited the extent of the survey due to safety concerns regarding safe access. Due to these limitations the survey focused on the frontage areas of the wetland boundary and where the restoration activities are proposed to take place. Additional interior wetland areas were reviewed where safe access permitted.

During the survey of the subject property the Stout Dotted Smartweed was not observed. The Dotted Smartweed described on the Go Botany website as commonly confused with Stout Dotted Smartweed was also not observed. I have attached photos of the site at the time of the survey below as well as an outline of the general area that was surveyed.

This concludes the survey report for the Stout Dotted Smartweed, if you have any other questions or believe I can be of assistance on anything else please let me know either by phone: 207-710-7863 or by email @: bwalden@gesinc.biz.

Sincerely,
Brenden Walden
Business Manager & Wetland Scientist
Gove Environmental Services, Inc.





GOVE ENVIRONMENTAL SERVICES, INC.

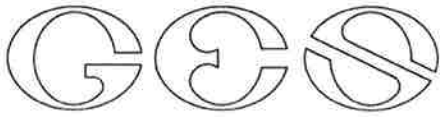
Photo Log
Charter St, Exeter, NH
Taken: 6/22/21



Photo #1: Looking to the south west at an abandoned shed noting the thick emergent vegetation adjacent to the scrub-shrub wetland



Photo #2: Looking to the south west at the thick emergent vegetation adjacent to the scrub-shrub wetland



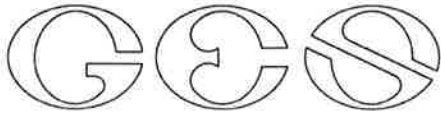
GOVE ENVIRONMENTAL SERVICES, INC.



Photo #3: Looking at the thick vegetation between two of the structures on site



Photo #4: Looking at the vegetation between two of the structures on site



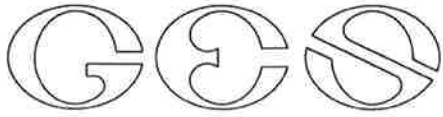
GOVE ENVIRONMENTAL SERVICES, INC.



Photo #5: Looking at the extensive debris on site.



Photo #6: Looking at the debris mixed with the thick vegetation.



GOVE ENVIRONMENTAL SERVICES, INC.



Photo #7: Looking at the emergent vegetation adjacent to the scrub-shrub wetland.

Multifamily Housing (Low-Rise) (220)

RECEIVED

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

AUG 18 2021

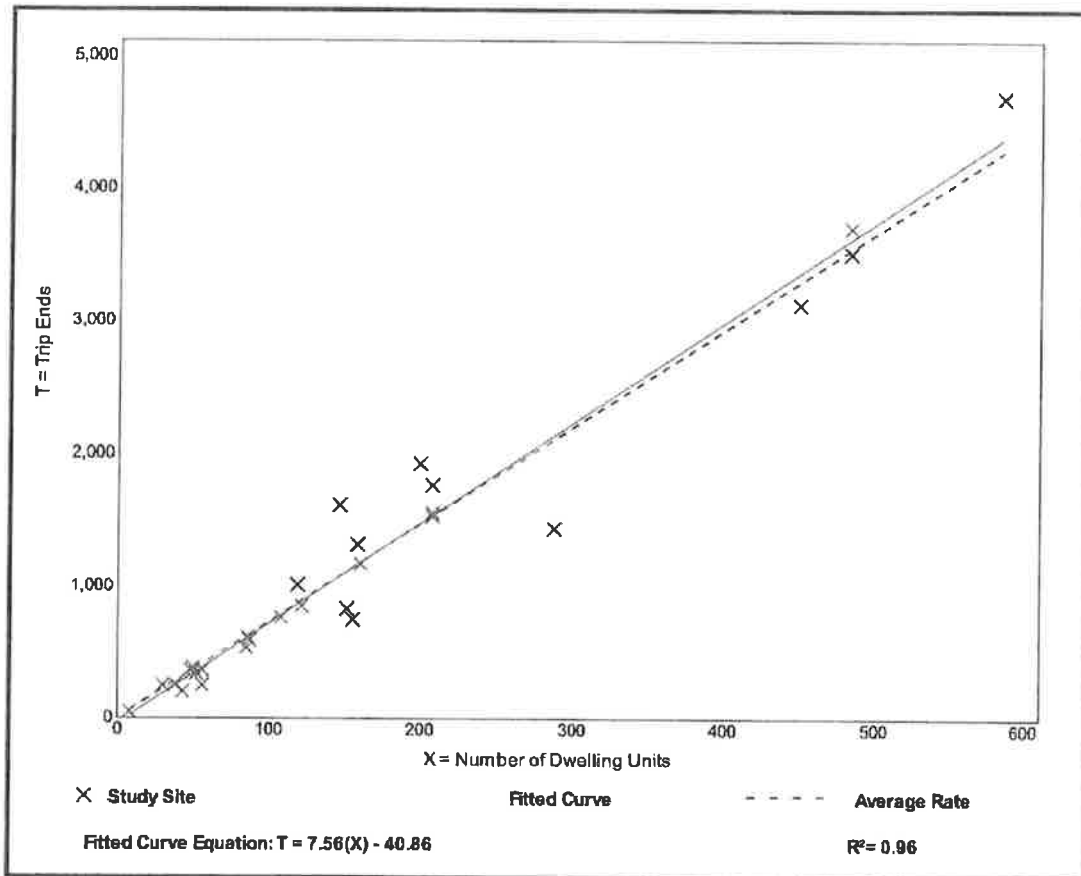
Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

EXETER PLANNING OFFICE

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



$$T = 7.56(11) - 40.86$$
$$= 43.16 \approx \underline{\underline{43 \text{ trip Ends}}}$$

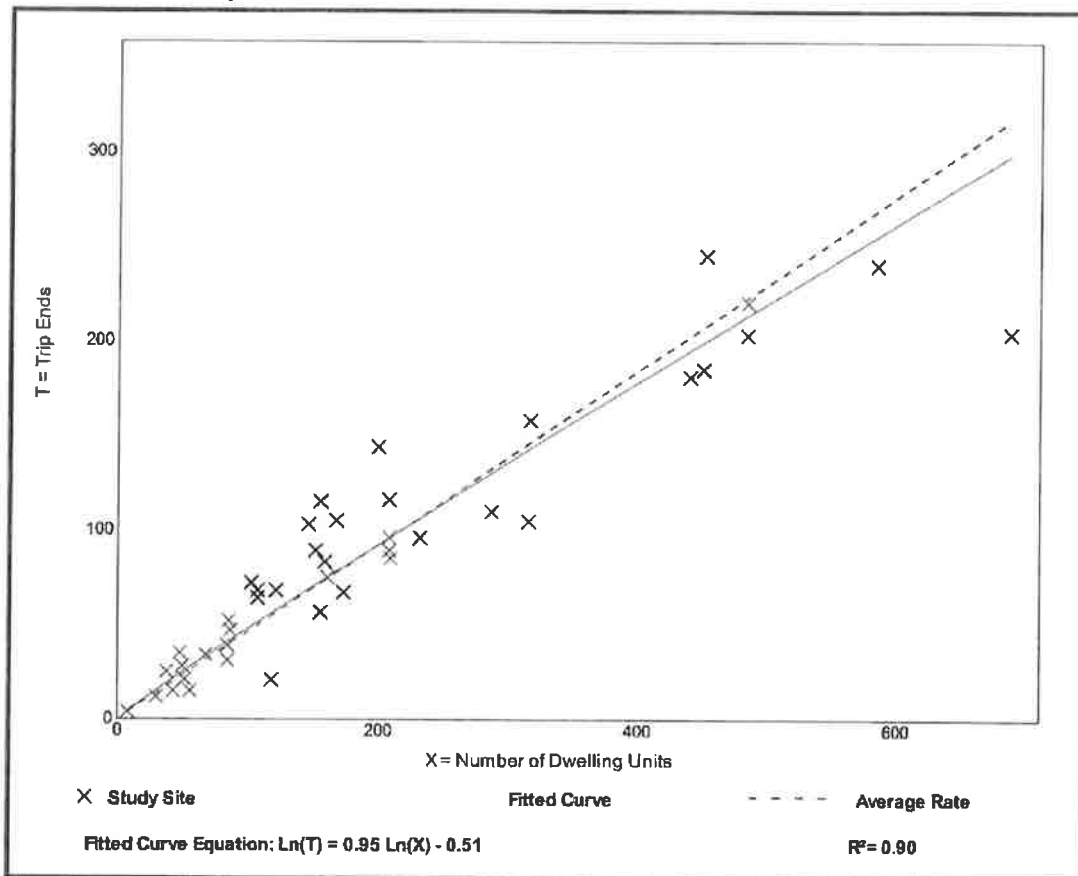
Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 42
 Avg. Num. of Dwelling Units: 199
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



$$\ln(T) = 0.95 \ln(11) - 0.51$$

$$\ln(T) = 1.768$$

$$T = e^{1.768} = 5.86 \approx \underline{\underline{6 \text{ trip ends}}}$$

Multifamily Housing (Low-Rise) (220)

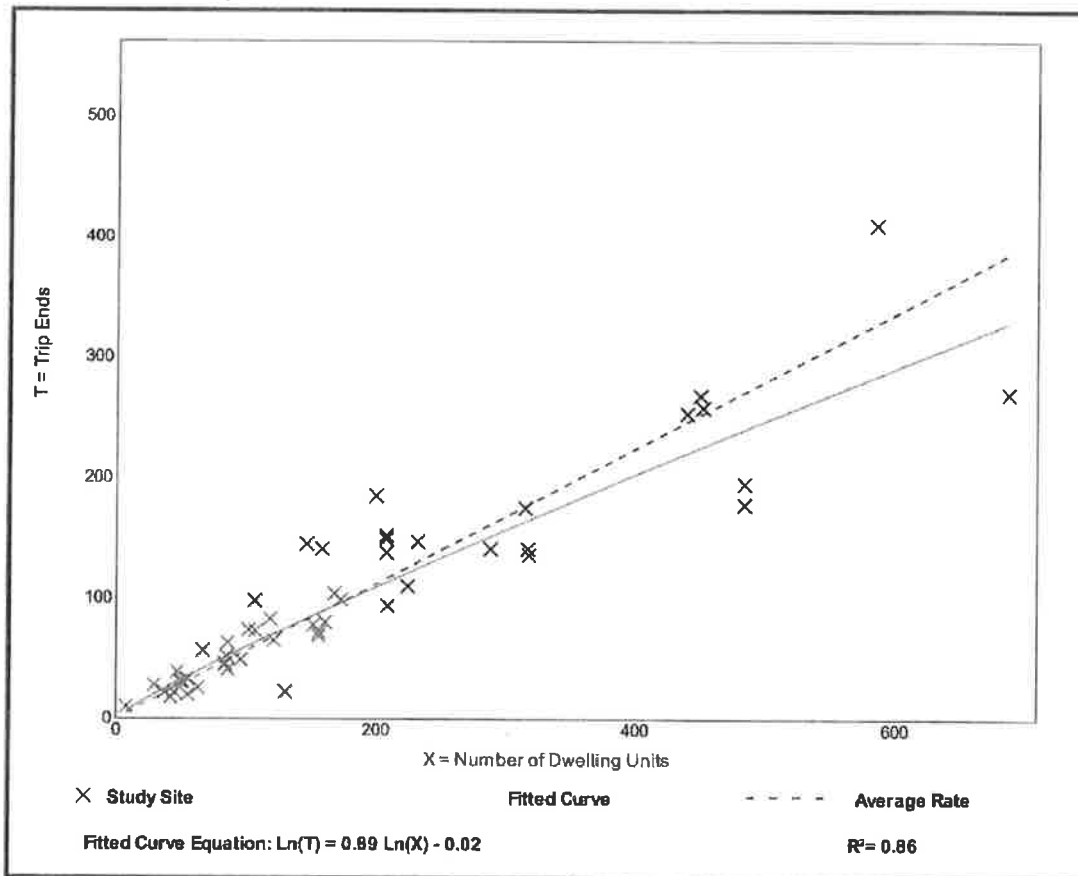
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 50
 Avg. Num. of Dwelling Units: 187
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



$$\ln(T) = 0.89 \ln(X) - 0.02$$

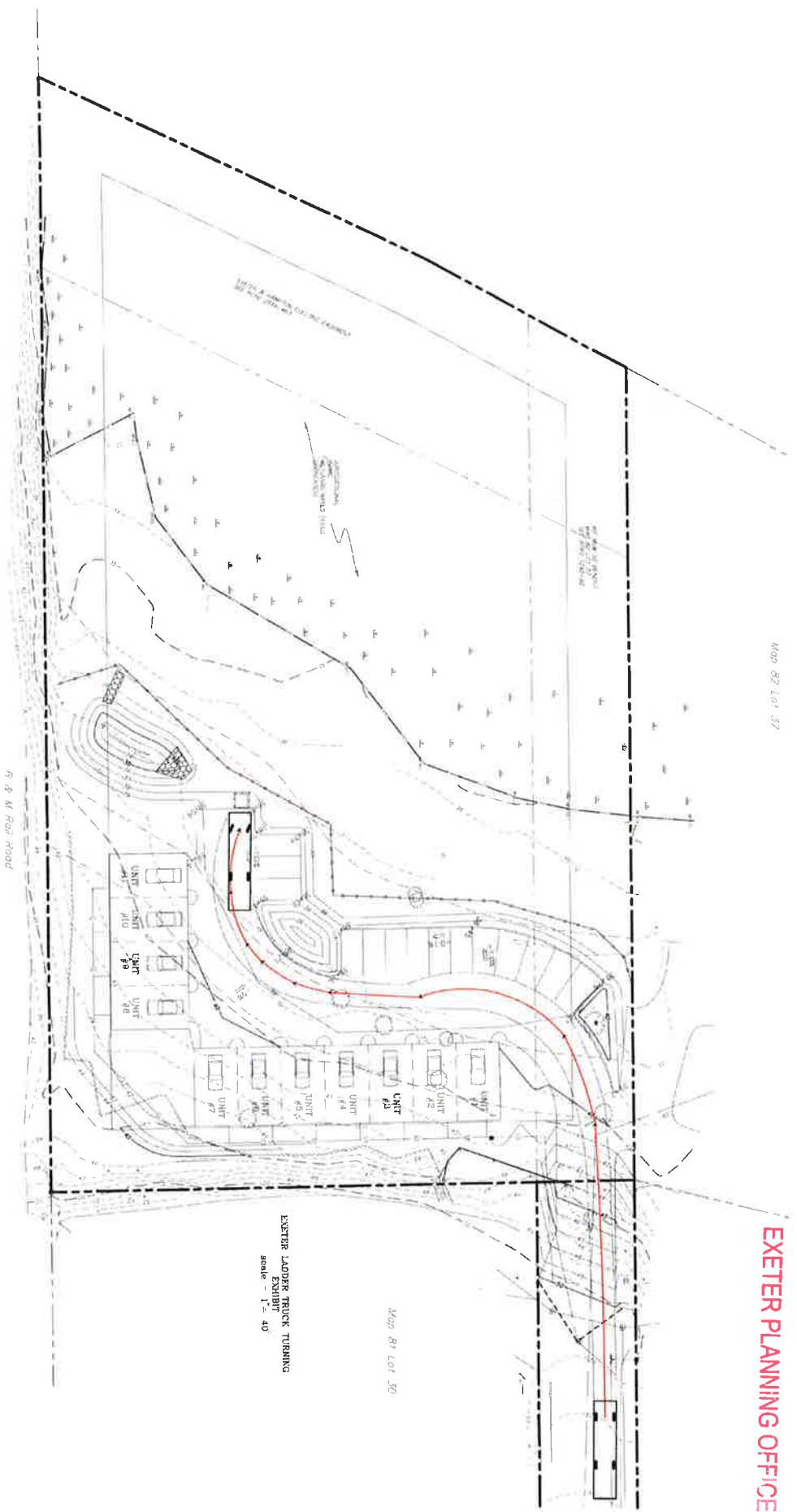
$$\ln(T) = 2.114$$

$$T = e^{2.114} = 8.28 \approx \underline{8 \text{ trip ends}}$$

RECEIVED

AUG 18 2021

EXETER PLANNING OFFICE



Map 82 Lot 37

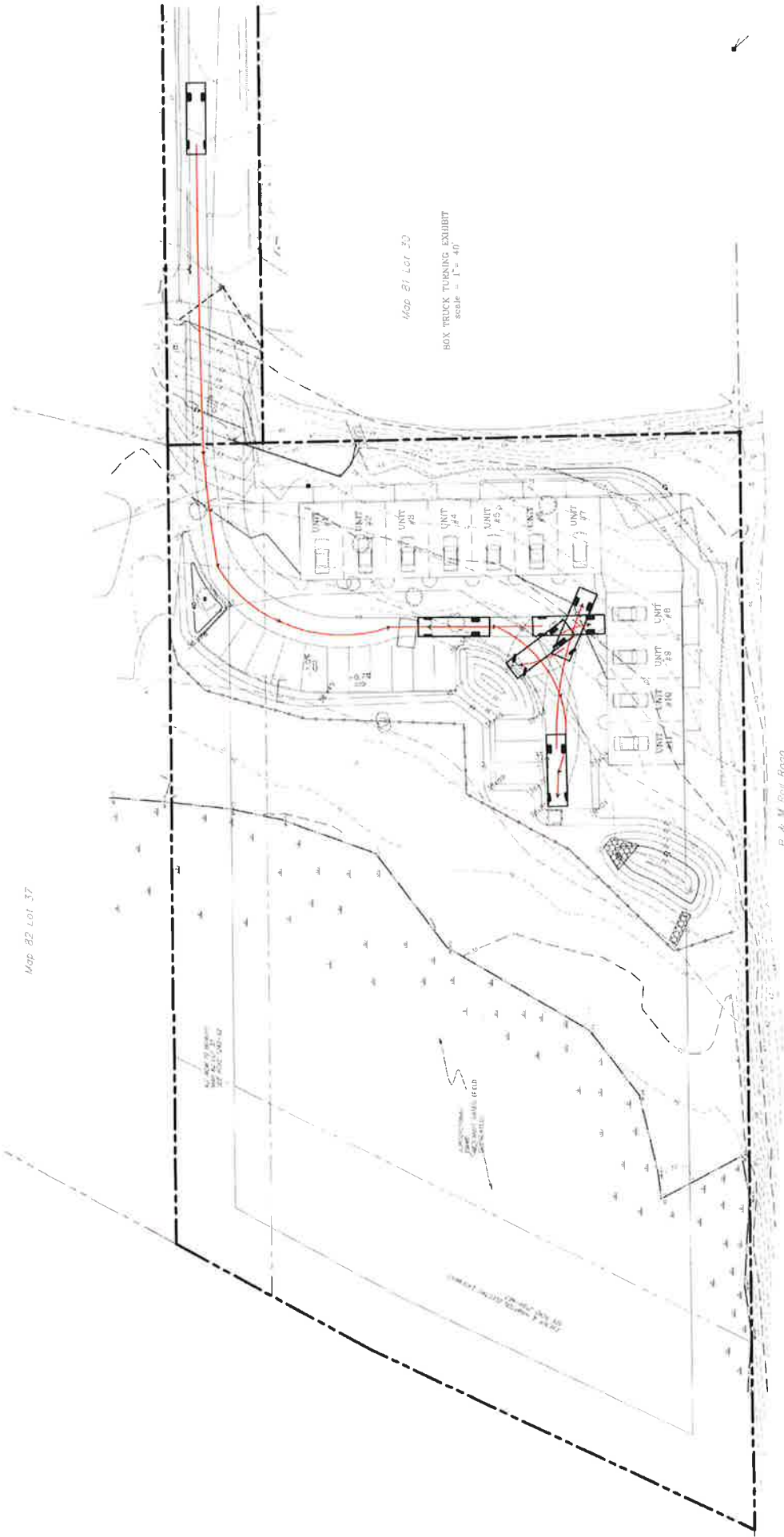
Map 81 Lot 30

EXETER LADDER TRUCK TURNING
EXHIBIT
scale - 1" = 40'

RECEIVED

AUG 18 2021

EXETER PLANNING OFFICE



Map 27 Lot 20
HOV TRUCK TURNING EXHIBIT
scale = 1" = 40'

Map 82 Lot 37

1 20
5 50
see?

Know all Men by these Presents

2199-0463

THAT Frances L. Keaton

of Exeter

County of Rockingham

in the

State of New Hampshire, a widow

in consideration of

-----One Dollar-----Dollar and other considerations paid

by the EXETER & HAMPTON ELECTRIC COMPANY, a New Hampshire corporation, hereinafter called the grantee, do hereby sell and convey unto said EXETER & HAMPTON ELECTRIC COMPANY and its successors and assigns, the perpetual and exclusive right and easement to enter upon and to construct, reconstruct, repair, replace, maintain, operate, inspect and patrol, and at its pleasure remove a line or lines for the transmission and/or distribution of electric energy, power and current consisting of suitable and sufficient poles or towers, or both, with wires, supported by the same, and necessary guys, cross arms, braces, insulators, and other usual fixtures, equipment and appurtenances, including wires for the private telephone line of the grantee, over and across a strip of land Seventy feet in width, extending from land of Boston & Maine Railroad on the South to land of Normand L. and Lois E. Judkins on the North and being a part of the premises of the grantor (s) in Exeter County of Rockingham, State of New Hampshire, acquired from by deed of Ernest A. Eno dated December 6, 1948, recorded in Rockingham County Registry of Deeds, Book 1119, which is bounded and described as follows: Page 347, which are bounded and described as follows:

Beginning at a point in the Northwesterly sideline of the land or right-of-way of Boston & Maine Railroad and at the Easterly corner of Lot No. 22 in Westside Manor, so-called, and running Northwesterly along Lots 22, 23 and a portion of Lot No. 24 of Westside Manor, 268 feet, more or less, to the Southwesterly corner of land of Normand L. and Lois E. Judkins; thence running Northwesterly along said Judkins land, 78 feet, more or less; thence running Southwesterly parallel to and 70 feet from said Westside Manor, and along other land of this grantor, 268 feet, more or less, to the land or right-of-way of Boston & Maine Railroad; thence running Southwesterly along said Railroad land, 78 feet, more or less, to the point of beginning.

The above-described strip of land contains 0.43 acres.

MAR 26 9 06 AM '73
REG. ROCKINGHAM COUNTY
REGISTRY OF DEEDS



RECEIVED

AUG 18 2021

EXETER PLANNING OFFICE

Also the perpetual right and easement, at any time and from time to time, and without further payment therefor, to clear and keep cleared, by use of chemicals or otherwise, said strip of trees, underbrush, buildings and other structures, to pass along said strip to and from the adjoining lands for all of the above purposes, including the removal of said line or lines, and to pass over the grantor's premises to and from said strip as reasonably required.

~~The location of said strip and right of way is further described as being
Sustained either side of the center line which is described as follows~~

Together with the right to trim and/or cut large trees adjacent to said strip which may endanger the operations herein contemplated.

It is agreed that said line(s), whether fixed to the realty or not shall be and remain the property of the Grantee, its successors and assigns.

To have and to hold the same to the Exeter & Hampton Electric Company and its successors and assigns forever; and the grantor covenant and agree that he has full right, title and authority to convey the foregoing rights and privileges and will defend the same against the claims or demands of all persons whomsoever.

And I, ~~the~~ being a widow ~~and the said grantor~~ hereby
release all my rights of homestead in the foregoing
premises so far as affected by the above conveyance.

Witness the hand and seal of the grantor this 16th
day of March 19 73.

In presence of
John W. Blurgum Jr.

Frances L. Keaton 

STATE OF NEW HAMPSHIRE
ROCKINGHAM, ss.,
Mar 26, 19 73.

Frances L. Keaton personally
appeared and acknowledged the forgoing instrument to be her
voluntary act and deed.

Before me,
John W. Blurgum Jr.
Justice of the Peace

Del. to
Grantee

1212 002 Know All Men By These Presents

THAT I, Frances L. Keaton of Exeter, in the County of Rockingham and State of New Hampshire, for consideration of ~~one dollar and upwards~~ but less than one hundred dollars, grant to Normand Judkins and Lois Judkins, both of Exeter in the County of Rockingham and State of New Hampshire, with warranty covenants to the said Normand Judkins and Lois Judkins as joint tenants with rights of survivorship, the

A certain tract of land in said Exeter bounded and described as follows: Beginning at the southerly corner of the land of heirs of Ernest Eno at an iron pipe by Charter Street, and thence running N. 25° 45' W. 381 feet to an iron pipe at land of one John Callahan, thence turning and running S. 44° 15' E. 212 feet to an iron pipe at land of Peter and Nellie Skopeccki, thence turning and running S. 7° 30' E. 347 feet, thence turning and running S. 13° 15' E. both courses by said Skopeccki land to an iron pipe, thence turning and running N. 50° E. 332 feet to an iron pipe and the point begun at.

Together with the right to pass and repass over an extension of Charter Street 40 feet in width adjacent to the last described line, said tract of land contains 2.22 acres and is parcel #1 on a plan filed for record in the Rockingham County Registry of Deeds at Plat 56 Page 15.

Being part of the same premises conveyed to me by deed of Ernest A. Eno, dated Dec. 6, 1948 and recorded in Rockingham County Registry of Deeds, Book 1119 Page 347.

I, Frank L. Keaton ^(husband) of said grantor, release to said grantee all rights of ~~curtesy~~ and homestead and other interests therein.

Witness our hands and seals this 18th day of April, 1952.

WITNESS:

Frank A. Batchelder
to both

Frances L. Keaton
Normand Judkins

STATE OF NEW HAMPSHIRE COUNTY OF ROCKINGHAM.
On this the 18th day of April, 1952, before me, Frank A. Batchelder the undersigned officer, personally appeared Frances L. Keaton and Frank L. Keaton known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.
Frank A. Batchelder
Justice of the Peace

Received and recorded April 18, 3 P.M., 1952. Title of Officer.

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

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



RE: 19102 - Carlisle Subdivision, Watson Road

1 message

Barry Gier <bgier@jonesandbeach.com>

Tue, Aug 17, 2021 at 3:45 PM

To: David Sharples <dsharples@exeternh.gov>

Cc: Barbara McEvoy <bmcevoy@exeternh.gov>, Kathleen Croteau <kcroteau@exeternh.gov>

Dave, Sorry for the late response.

Yes, we are requesting a continuance. It took longer than expected to complete the Natural Resources report, so we have not returned to ConCom at this time. We are intending to submit back to the ConCom in the next couple of days.

Thanks,

Barry Gier, P.E.

Vice President

Jones&Beach Engineers, Inc.

85 Portsmouth Avenue

PO Box 219

Stratham, NH 03885

(603) 772-4746 (ext. #127)

(603) 772-0227 (fax)

bgier@jonesandbeach.com

SAVE A TREE. PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

Think Green and view the Screen

Thank You

LEGAL NOTICE

Unless expressly stated otherwise, this message is confidential and contains privileged information intended for the addressee(s) only. Access to this E-mail by anyone else is unauthorized. If you are not an addressee, any disclosure or copying of the contents of this E-mail or any action taken (or not taken) is unauthorized and may be unlawful. If you are not an addressee, please inform the sender immediately.

From: David Sharples <dsharples@exeternh.gov>

Sent: Tuesday, August 17, 2021 10:44 AM

To: Barry Gier <bgier@jonesandbeach.com>

Cc: Barbara McEvoy <bmcevoy@exeternh.gov>; Kathleen Croteau <kcroteau@exeternh.gov>

Subject: Re: 19102 - Carlisle Subdivision, Watson Road

Hi Barry,

JONES & BEACH ENGINEERS INC.

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

August 2, 2021

Exeter Planning Board
Attn. Mr. Lang Plumer, Chairman
10 Front Street
Exeter, NH 03833

**RE: Extension of Conditional Approval
PB Case # 17-26, W. Scott Carlisle, III
Minor Subdivision – Property off of Epping Road, Exeter, NH
Tax Map 40, Lot 12
JBE Project No. 15098**

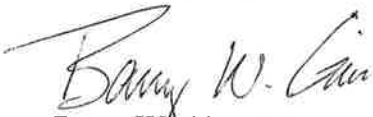
Dear Mr. Plumer,

On behalf of our client, W. Scott Carlisle, III, we respectfully request a third one-year extension of the Conditional Approval for Minor Subdivision of property dated 24 August 2017 (copy attached). A one-year extension was previously granted on August 9, 2018 (copy attached). Second and Third extension one-year were granted on August 22, 2019 and September 11, 2020 respectively (copy attached). We submitted TIF Road Design Plans to the Planning Board and Department of Public Works on June 28, 2019 (cover letter attached). We received DPW approval of the TIF Road Design Plans with conditions on July 23, 2020 (copy attached). We agree with the DPW observation that “the timing of the road construction is still to be determined.”

The Minor Subdivision Plan will be finalized soon for Board endorsement, and subsequent recording at the Registry of Deeds. An extension is respectfully requested for the Minor Subdivision Approval at the next available Board meeting.

Please let us know if you have any questions. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Barry W. Gier, P.E.
Vice President

cc: W. Scott Carlisle, III, Applicant (letter via email)
Russ Hilliard, Upton & Hatfield Attorneys (letter via email)



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

August 25, 2017

W. Scott Carlisle, III
14 Cass Street
Exeter, New Hampshire 03833

Re: PB Case #17-26 W. Scott Carlisle, III
Minor Subdivision - Property off of Epping Road, Exeter, N.H
Tax Map Parcel #40-12

Dear Mr. Carlisle:

Please be advised that at the meeting of August 24th, 2017, the Exeter Planning Board voted to **APPROVE** the above-captioned application for a minor subdivision, as presented, subject to the following conditions:

1. A dwg file of the subdivision plan shall be provided to the Town Planner showing all property lines and monumentation prior to signing the final plans;
2. This approval shall not be final until the applicant presents to the Board, and the Board and its engineers approve, a design for both the un-built portion of the so-called TIF road to the applicant's property, and the roadway and cul-de-sac within the property;
3. The potential discrepancy regarding the location of the common boundary line between the subject parcel and the abutting parcel (Tax Map 47 Lot 8) shall be resolved between the property owners; and,
4. These conditions shall be met prior to recording the subdivision plan.

The Board also approved the following waivers from the Site Plan Review and Subdivision Regulations in conjunction with the minor subdivision plan:

- Section 7.4.7 – Natural Features for significant trees - 16" diameter (caliper) or greater
- Section 7.5.4 – High Intensity Soil Survey (HISS) information

Both of the above waivers shall be specific to this subdivision application and shall not apply to any subsequent application submitted for the property.

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

Sincerely,

Langdon J. Plumer
Chairman
Exeter Planning Board

cc: ✓ Jonathan S. Ring, P.E., President, Jones & Beach Engineers, Inc.
Douglas Eastman, Building Inspector/Code Enforcement Officer

LJP:bsm

f:\town planner\planning\decision letters\pb #17-26 carlisle subdivision -epping road-let.docx



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

August 10, 2018

2018

W. Scott Carlisle, III
14 Cass Street
Exeter, New Hampshire 03833

Re: PB Case #17-26 W. Scott Carlisle, III
Minor Subdivision - Property off of Epping Road, Exeter, N.H
Tax Map Parcel #40-12

Dear Mr. Carlisle:

Please be advised that at the meeting of August 9th, 2018, the Exeter Planning Board voted to APPROVE a one-year extension of the conditional approval granted by the Planning Board on August 24th, 2017 for the above-captioned. This conditional approval will now be valid through August 24th, 2019.

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

Sincerely,

Langdon J. Plumer
Chairman
Exeter Planning Board

cc: ✓ Jonathan S. Ring, P. E., Jones & Beach Engineers, Inc.
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Whitten, Deputy Assessor

LJP:bsm



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

August 26, 2019

SEP 08 2019

W. Scott Carlisle, III
14 Cass Street
Exeter, New Hampshire 03833

Re: PB Case #17-26 W. Scott Carlisle, III
Minor Subdivision - Property off of Epping Road, Exeter, N.H
Tax Map Parcel #40-12

Dear Mr. Carlisle:

Please be advised that at the meeting of August 22nd, 2019, the Exeter Planning Board voted to **APPROVE** a one-year extension of the conditional approval granted by the Planning Board on August 24th, 2017 for the above-captioned. This conditional approval will now be valid through August 24th, 2020.

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

Sincerely,

Langdon J. Plumer
Chairman
Exeter Planning Board

cc: Jonathan S. Ring, P. E., Jones & Beach Engineers, Inc.
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Whitten, Deputy Assessor

LJP:bsm

SEP 17 2020



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

September 11, 2020

W. Scott Carlisle, III
14 Cass Street
Exeter, New Hampshire 03833

Re: PB Case #17-26 W. Scott Carlisle, III
Minor Subdivision - Property off of Epping Road, Exeter, N.H
Tax Map Parcel #40-12

Dear Mr. Carlisle:

Please be advised that at the meeting of September 10th, the Exeter Planning Board voted to **APPROVE** a one-year extension of the conditional approval granted by the Planning Board on August 24th, 2017 for the above-captioned. This conditional approval will now be valid through August 24th, 2021.

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: Jonathan S. Ring, P. E., Jones & Beach Engineers, Inc.
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Whitten, Deputy Assessor

DS:bsm

JONES & BEACH ENGINEERS INC.

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

June 28, 2019

Exeter Planning Board
Attn: Mr. Dave Sharples, Planner
10 Front Street
Exeter, NH 03822

RE: Planning Board Case No. 17-26
Carlisle Subdivision T.I.F. Road Extension
Off Epping Road, Exeter
Tax Map 40, Lot 12
JBE Project No. 15098

Dear Dave,

This Minor Subdivision was approved with Conditions on August 24, 2017. In accordance with approval Condition 2, we herewith submit a set of plans for the cul-de-sac terminus of the T.I.F. Road, which passes from Epping Road along a R.O.W. through land of CKT & Associates.

We ask that you send these plans for review and approval to Exeter Public Works, and perhaps Underwood Engineers. It is our understanding that Cammett Engineering (designers of the first 1,300 feet of the T.I.F. Road) has performed utility and drainage design for that road as part of their permitting and approval process for the Ray Farm Project.

Our cul-de-sac terminus of the T.I.F. Road design includes about 400 feet of roadway to be constructed as an extension of the Cammett design, and using reference to their plans and construction details. We assume that one contractor will build this road, and one set of details (Cammett) should control, as those have already been reviewed and approved by the Town. See "Plan Reference No. 1" on JBE plan Sheet P1 "Plan and Profile", as well as Note 17 on Sheet P1.

Our cul-de-sac is super-elevated to the outside, so that drainage can flow out to a granite curb line, then down slope from the high point at Station 15+00 to Cammett catch basins located at Station 11+62. We assume that this small amount of stormwater flow has been included in their calculations.

Because the impervious road surface of this cul-de-sac on Carlisle property is included in the T.I.F. Road design system, there will be less flow toward the existing intermittent stream that

crosses Carlisle Lot 1. We collect the small surface drainage flow from the cut slope of the cul-de-sac into a shallow grassed swale, and route that around the outside of the cul-de-sac R.O.W.

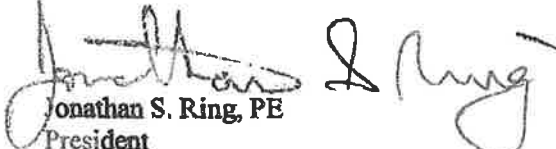
As you are aware, this Minor Subdivision Case No. 17-26, creates three (3) lots for future development. At such time as users of these lots are determined, the driveways and utility connections to the cul-de-sac will be designed for subsequent review and approval during the Site Plan Review process.

Enclosed with this letter are five (5) sets of the following items:

1. Exeter Planning Board approval letter dated August 25, 2017 -- see Condition 2.
2. Cammett Engineering design "Plan / Profile" Sheets C1.41 and C1.42 showing the first 1,300 feet of the T.L.F. Road, last revised 7-16-18.
3. JBE Plan Sheets A1, C1, P1, and E1, for review and approval.

Please forward these plans to the appropriate parties, and let me know if you have any questions. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.


Jonathan S. Ring, PE
President

cc: W. Scott Carlisle, III
Russ Hilliard, Upton & Hatfield

JONES & BEACH
ENGINEERS INC.

Jonathan Ring

Subject: FW: JBE 15098 - Carlisle TIF Road Design Documents, off Epping Road, Exeter

From: Jennifer Mates <jmates@exeternh.gov>

Sent: Thursday, July 23, 2020 11:39 AM

To: Jonathan Ring <jring@jonesandbeach.com>

Cc: David Sharples (dsharples@exeternh.gov) <dsharples@exeternh.gov>; Darren Winham <dwinham@exeternh.gov>; wsc3@comcast.net; Russell F. Hilliard <rhilliard@uptonhatfield.com>; Barbara McEvoy <bmcevoy@exeternh.gov>; Holly Ripley <HRipley@jonesandbeach.com>; Stefanie Michaud <smichaud@jonesandbeach.com>; Barry Gier <bgier@jonesandbeach.com>; Paul Vlasich <pvlasic@exeternh.gov>

Subject: Re: JBE 15098 - Carlisle TIF Road Design Documents, off Epping Road, Exeter

Hi Jon,

I understand that the utilities (including transformers, telephone pedestals, etc.) will all be part of the final design for each lot and may need to be modified. The same goes for the grading around the cul-de-sac when the driveway locations are added to the plans. From our discussion this week, I understand that the construction notes and details used for the road on the plans prepared by Cammett Engineering will be used for the cul-de-sac. The timing of the road construction is still to be determined.

DPW has no other comments on the proposed road layout. These plans are acceptable for final approval.

Thanks,
Jen

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

On Tue, Jul 14, 2020 at 2:21 PM Jonathan Ring <jring@jonesandbeach.com> wrote:

Dear Jen,

I thank you very much for speaking with me this fine day. As you requested, I attach the documents that we had submitted to the Exeter Planning Department and Public Works last June 28, 2019. Below my current email message, you will see the original electronic email submission of these documents to the Town on 6/28/19. To date, I do not believe that I have seen any review materials relating to these plans.

Please see the attached Cover Letter from me, Planning Board Approval Letter (dated 8/25/17) of our Subdivision with conditions, our Design Plan Set, and Cammett Engineers reference plans for the TIF Road up to the Carlisle property line.