



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, September 23, 2021 at 7:00 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 26, 2021

NEW BUSINESS: PUBLIC HEARINGS

The continued public hearing on 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.

The application of 12 Kingston Road LLC for a minor subdivision of the existing 1.84 acre parcel at 12 Kingston Road into two lots. The subject property is located in the NP-Neighborhood Professional zoning district. Tax Map Parcel # 81-51. PB Case #21-9.

A public hearing on the application of Nouria Energy Corporation for a review of the required plan changes outlined in Condition #14 of the conditional approval granted by the Planning Board on July 29, 2021 for the proposed redevelopment of the property located at 158 Epping Road. The proposal includes a new retail motor fuel outlet (convenience store with drive-thru and fueling canopy with six islands) and a car wash building with vacuum island spaces. The property is located in the C-3, Epping Road Highway Commercial zoning district and is identified as Tax Map Parcel #47-1-2. PB Case #21-4.

OTHER BUSINESS

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

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 09/10/21: 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/86574337197>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 865 7433 7197

*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.

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**TOWN OF EXETER
PLANNING BOARD
NOWAK MEETING ROOM
AUGUST 26, 2021
DRAFT MINUTES**

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I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer (@7:12 PM), Vice-Chair Aaron Brown (@7:24 PM), Pete Cameron, Clerk, Gwen English, Jennifer Martel, Niko Papakonstantis, Select Board representative, and Nancy Belanger, Alternate.

STAFF PRESENT: Town Planner Dave Sharples

II. CALL TO ORDER: Mr. Cameron called the meeting to order at 7:00 PM and read out loud the public hearing notice. The members introduced themselves.

Chair Plumer noted Alternate Nancy Belanger was active.

III. OLD BUSINESS

APPROVAL OF MINUTES

August 12, 2021

Edits were suggested by Ms. English and Ms. Belanger.

Ms. Belanger motioned to approve the August 12, 2021 Meeting Minutes as amended. Ms. English seconded the motion. A vote was taken, Mr. Papakonstantis, Ms. Martel and Mr. Cameron abstained. The motion passed 4-0-3.

IV. NEW BUSINESS

PUBLIC HEARINGS

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

Mr. Cameron noted this is the Second Public Hearing relative to the 2022 Capital Improvements Program (CIP). The Department Heads made their presentations at the last meeting. A letter was received from the Exeter Facilities Committee dated August 24, 2021 which Mr. Sharples read into the record. The Committee made recommendations concerning four of the proposed CIP projects: the DPW Complex which has \$75,000 scheduled for FY22, the Assessment which has \$45,000 scheduled for

41 FY 22, the Geotechnical Evaluation of \$50,000 for FY22 and the Raynes Farm renovations matching grant
42 funds for FY22 of \$100,000. The Committee noted that the Facility Condition Assessment is essential to
43 the oversight and management of Town Facilities. The Town has several multi-million-dollar projects
44 which are prioritized in the CIP. The Committee supports the Raynes Barn improvements. Mark
45 Leighton will attend the final hearing. The letter was signed by the Chair, Chris Weeks, Vice-Chair, Peter
46 Cannon, Rob Corson and Mark Leighton.

47

48 Chair Plumer encouraged the public to follow the CIP hearing process to see where their tax dollars are
49 going and where the Wastewater Management and Dam repairs are headed.

50

51 Ms. Belanger indicated she was comfortable with the CIP. Mr. Cameron noted he wasn't present at the
52 last meeting but read the minutes and is comfortable with the 2022-2027 CIP.

53

54 Chair Plumer indicated that Public Works gave a sampling of what the Town is going to run into. There is
55 a lot of work, and it is not inexpensive. The nitrogen management at the Wastewater Treatment Plant is
56 a concern if the government who is not happy with levels.

57

58 Ms. Belanger noted she is the chair of the subcommittee on general government and the Public Works'
59 Facility is the largest facility. The proposed replacements have been discussed for a long time and she
60 hopes they move forward.

61

62 Ms. Martel indicated she was not at the presentation but watched it online and feels well informed and
63 doesn't think there is anything frivolous. The staff did an amazing job.

64

65 ***Ms. Belanger motioned to adopt the Town of Exeter 2022-2027 CIP as presented at the last meeting.***

66 ***Mr. Papakonstantis seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.***

67

68
69 2. The application of Doucet Survey/Jack Kaiser (on behalf of Kenneth M. Straus Revocable Trust of
70 2013 and Hayes Mobile Home Park, Inc.) for a lot line adjustment of the common boundary line

71 between the properties at 8 Glenerin Lane and 56 Jady Hill Avenue

72 R-2, Single Family Residential zoning district

73 Tax Map Parcel #64-101 and #64-105

74 Planning Board Case #21-7

75

76 Chair Plumer read the Public Hearing Notice out loud.

77

78 Mr. Sharples noted the application is ready to be heard.

79

80 ***Mr. Cameron motioned to open Planning Board Case #21-7. Ms. Belanger seconded the motion. A***
81 ***vote was taken, all were in favor, the motion passed 7-0-0.***

82

83 Jack Kaiser of Doucet Survey presented the application on behalf of the owner, Hayes Mobile Home
84 Park, Inc. for a lot line adjustment between the properties located at 8 Glenerin Lane and 56 Jady Hill

85 Avenue to resolve an existing encroachment issue. 341 SF would be transferred to the Kenneth Straus
86 Revocable Trust of 2013 and 319 SF to the Hayes Mobile Home Park, Inc. Monuments have been set
87 and waivers are requested. The triangular parcel extends into the gravel home pad.

88

89 Mr. Kaiser indicated the first of many waiver requests is for the boundary survey of the entire parcel
90 which is the 40-acre mobile home park, which is excessive for a 341 SF swap.

91

92 Chair Plumer opened the hearing to the public for comments and questions at 7:42 PM.

93

94 Mr. Sharples noted he received an email from owners of 59 Jady Hill Road opposed to the increase of
95 additional traffic. Front end loaders, heavy equipment and machinery have been in and out of the
96 residential structure used for commercial purposes. The owners stated they have lived on Jady Hill Road
97 for 16 years and the house has been hit by a car, their son has been hit by a car. There is heavy traffic,
98 and they are concerned that changing the common boundary will result in increased traffic and noise,
99 decrease their property values and put children at risk.

100

101 Vice-Chair Brown noted the owner would get one more home pad with this transfer, but they already
102 had that pad prior to discovery of the encroachment, removed the pad and are seeking to put the pad
103 back in. They are going back to what they previously had.

104

105 Carol Smith of Jady Hill Road noted she received the registered letter but not the map. Mr. Sharples
106 explained the noticing procedure. Ms. Smith noted there is a bus stop in front of her house, and she has
107 serious traffic concerns. There is a blind spot, motorists don't follow rules and do not have the same
108 attitudes and courtesies today as they did when she purchased her property in 1974. There is not
109 enough police presence with the golf course. One more home pad can bring a family of four and two
110 more vehicles.

111

112 (unidentified) resident asked why the Town must overdevelop and create city sized problems and costs.
113 The sewerage plant brings more people with more demands for infrastructure. He opined that
114 development needs to slow down, or it will ruin this Town.

115

116 Chair Plumer noted the park is evolving and noted when the double-wides came into the mobile home
117 park they had to reduce the number. There is traffic in Exeter as in other Towns.

118

119 Mr. Sharples identified the waiver requests from Sections p, q, s and t. Locations and dimensions of
120 areas on all property for 600 SF swap in a 45-acre mobile home park, the line of existing abutting streets
121 and driveway locations within 100' of the site, footprint, location of all existing structures on the site;
122 over a couple hundred structures would need survey for that, the size and location of all existing public
123 and private utilities on the site. It is a standard of the Board not to require these outside the specific
124 area. Mr. Sharples noted it is not needed the lot-line adjustment is nowhere near it.

125

126 Vice-Chair Brown reviewed the June 17th letter from Mr. Kaiser requesting waivers from n, p, q, s, t and
127 u of Section 6.6.2 and noted he did not see the criteria addressed and asked Mr. Kaiser to address those
128 in light of the accusations of the abutters concerning diminished value and public safety and injury to

129 other property. The Board has heard testimony from abutters and thru email and a couple are here in
130 person.

131

132 Vice-Chair Brown noted there will be the same number of units as previously, no net gain and no injury.
133 Speed limits and public safety enforcement can't be taken out on the applicant. The conditions are
134 unique. It is a massive piece of property, and the cost is not justified with a net gain of zero units. A
135 hardship would result as opposed to a mere inconvenience since the cost of the survey would exceed
136 any gain to the public. Mr. Kaiser noted the spirit and intent of the regulations are not contrary – they
137 are not trying to pull a fast one. Mr. Sharples noted it is not contrary to the Master Plan. The Code
138 Enforcement Officer found compliance with all dimensional requirements.

139

140 ***Vice-Chair Brown motioned after reviewing the criteria for granting waivers that the request of Jack***
141 ***Kaiser, Planning Board Case #21-7 for waiver from sections n,p,q,s,t and u of Section 6.6.2.4 be***
142 ***approved. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed***
143 ***7-0-0.***

144

145 ***Vice-Chair Brown motioned that the request of Jack Kaiser, Planning Board Case #21-7 for a lot-line***
146 ***adjustment be approved with the conditions read by the Town Planner:***

147

148 ***1. An electronic as-built plan of the entire property with details acceptable to the Town shall be***
149 ***provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in dwg or dxt file***
150 ***format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates; and***

151

152 ***2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and***
153 ***Subdivision Regulations prior to the issuance of a Certificate of Occupancy.***

154

155 ***Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.***

156

157 Ms. English addressed the concerns of the Jady Hill residents and wondered if there was a way they
158 could be brought to the attention of Public Works.

159

160 3. The application of One Home Builders, LLC for a multi-family site plan review and Wetlands
161 Conditional Use Permit for the proposed redevelopment of the property located at 32 Charter Street.
162 The applicant is proposing to demolish the existing dwelling and out-buildings located on the property
163 and to construct eleven (11) townhouse-style condominium units along with associated site
164 improvements

165 R-5, Multi-Family Residential zoning district

166 Tax Map Parcel #82-36

167 Planning Board Case #21-6

168

169 Chair Plumer read the Public Hearing Notice out loud.

170

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

172

173 **Mr. Cameron motioned to open Planning Board Case #21-6. Ms. Belanger seconded the motion. A**
174 **vote was taken, all were in favor, the motion passed 7-0-0.**

175

176 Mr. Sharples noted the applicant submitted an application and plans and supporting documents dated
177 June 1, 2021 for a multi-family site plan review and Wetlands Conditional Use Permit for redevelopment
178 of the property at 32 Charter Street to remove the existing home, outbuildings and debris and construct
179 11 townhouse style condominiums and associated site improvements. A TRC Meeting was held on June
180 22, 2021 and comments provided on June 27, 2021. UEI reviewed the plan and documents and
181 provided comments on June 25, 2021. The Conservation Commission reviewed the application for the
182 Wetlands Conditional Use Permit at their July 13, 2021 meeting and a memo was provided by Chairman
183 Koff dated July 15, 2021 with the Commission's recommendations. The applicant provided revised plans
184 and supporting documents dated August 16, 2021 and a response letter to the TRC and UEI comments.
185 There are no waivers being sought. Mr. Sharples recommended a Site Walk.

186

187 Christian Smith from Beals Associates indicated he represented the applicant. Gove Environmental
188 Services provided a memo also. All buildings will be razed and all debris removed from the prime
189 wetland requiring a state permit to do that. The wetland boundary was found to be larger than the
190 Town GIS website, more upland. Mr. Smith discussed paving and catch basins. The lot could sustain 20
191 units. Treatment of stormwater will be within 50' of the buffer. The homes will connect to water and
192 sewer and an additional hydrant will be added. There will be drip edges on three sides and fronts will be
193 guttered. Mr. Smith discussed the drainage system and water tables.

194

195 Ms. Martel asked about the buildings, the width of each unit, what the townhomes will look like and
196 where the front entry doors will be. Mr. Smith described landscape islands and noted he is waiting for
197 architect plans, as they are backed up and will have for the next meeting. He believes the width of the
198 units to be 18.'

199

200 Ms. Martel asked about the stormwater system and how often they could expect overflow. Ms. Smith
201 indicated the design would not likely overflow in a two to ten year storm event but possibly at a 50 year
202 event.

203

204 Ms. Martel noted there was a lot of impervious surface that close to a prime wetland and a detention
205 basin within 100' of the wetland setback. Vice-Chair Brown recommended reviewing the Conservation
206 Commission's memo.

207

208 Chair Plumer opened the hearing to the public for comments.

209

210 Maggie Kuliga of 35B Charter Street expressed concerns with the reclamation of wetlands and toxic
211 debris as well as the driveway, visibility, the trees that buffer the property. She asked if there were a
212 spring on the property and expressed concerns with sound from passing trains. She was also concerned
213 about the hours trucks would be coming in and out to haul away debris.

214

215 Mr. Kuliga described concerns with the driveway and vehicles going up and down and sight distances.
216 He asked if there could there be a stop sign at the top.

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Mr. Sharples encouraged residents to look at the applications which are provided online at the Town’s website, as a good tool to follow the details of the project. Vice-Chair Brown explained the process the applicant has to go through with the Conservation Commission and NHDES and the TRC & UEI reviews. Mr. Smith noted that a Phase I environmental study was done on the site which was described as an old deer bone yard resulting from an owner disposing of carcasses. In the spring Gove Environmental did test pits and looked at the water tables in different areas. If a spring runs through, it may be in the prime wetland and not the area being developed. The contractors will abide by the noise ordinance when working. He did not believe the trees buffering the road would be removed although they were not of much value. The townhomes would likely buffer noise from passing trains in addition to the trees. The driveway will be widened from 16’ to 24’ to accommodate two lanes for vehicles. The homeowner’s association or condominium association would be responsible for maintenance of the driveway.

Mr. Sharples noted the public is welcome to attend the Site Walk and while it would be noticed public there would be no notice by mail. The Board scheduled the Site Walk or Thursday, September 16, 2021 at 8 AM. Ms. Martel reviewed the Commission’s memo and recommended inviting Conservation even though many have already gone out to the site.

Ms. Martel addressed the density recommendations of the plantings and recommended trees have a minimum 2.5” caliper and shrubs be a minimum of 3 gallon. Mr. Smith added that Mr. Gove did not find any invasive species although there was native poison ivy. Ms. Martel recommended shade trees or red oaks rather than dogwood. Mr. Smith noted snow would be taken off site if there were excess on site.

Ms. Martel noted she would like to see a plan showing the area of disturbance and proposed seed mixes. Ms. English would like to see a landscape plan. Mr. Smith noted there would be a recordable site plan for a condominium.

Ms. English asked about lighting and Mr. Smith noted it would be on the building entrances.

Mr. Cameron motioned to table Planning Board Case #21-6 to September 23, 2021 at 7:00 PM. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

- 4. 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
- R-1, Low Density Residential zoning district
- Tax Map Parcel #33-26
- Planning Board Case #20-21

Chair Plumer indicated that Mr. Carlisle has asked for the application to be continued until the September 23, 2021 Planning Board Meeting at 7:00 PM. The Conservation Commission has asked the Natural Resource Planner to have them come back to the Commission for recommendation to the Planning Board concerning the Wetlands Conditional Use Permit.

261
262 **Mr. Cameron motioned to continue Planning Board Case #20-21 to the September 23, 2021 Planning**
263 **Board Meeting at 7:00 PM. Ms. Belanger seconded the motion. A vote was taken, all were in favor,**
264 **the motion passed 7-0-0.**

265
266 **V. OTHER BUSINESS**

267
268 W. Scott Carlisle, III – PB Case #17-26 Request for Extension of Conditional Approval Minor
269 Subdivision - Epping Road, Tax Map Parcel #40-12

270
271 Mr. Sharples noted that the decision was approved in 2017 and the applicants were present at
272 tonight’s meeting. The subdivision regulations have changed since concerning stormwater.
273 Half of the road has been built. Conditional approval requires the whole road be designed.

274
275 Chair Plumer noted that a one-year extension was granted on 8/9/2018, a second extension on
276 8/22/2019 and a third on 9/11/2020.

277
278 Barry Geier with Jones & Beach presented the request for the fourth extension. The subdivision
279 is a three-lot commercial subdivision off Epping Road with 18.24 acres in the Industrial zone
280 delayed due to design of the TIFF road and approval of the design by the engineering
281 department which was taken care of. 700’ of the road has to be constructed to get to the cul-
282 de-sac head.

283
284 Vice-Chair Brown agreed that while it is unusual to have so many extensions there is unusual
285 circumstances involving the collaboration between the Town, the taxpayers and the property
286 owners and he would be in favor of another extension.

287
288 **Vice-Chair Brown motioned to approve the request for an extension until 8/24/2022. Mr.**
289 **Cameron seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.**

290
291 Master Plan Discussion

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293 Field Modifications

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295 Bond and/or Letter of Credit Reductions and Releases

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297 **VI. TOWN PLANNER’S ITEMS**

298 **VII. CHAIRPERSON’S ITEMS**

299 **VIII. PB REPRESENTATIVE’S REPORT ON “OTHER COMMITTEE ACTIVITY”**

300 **IX. ADJOURN.**

301 ***Ms. Belanger motioned to adjourn the meeting at 9:27 PM. Vice-Chair Brown seconded the motion. A***
302 ***vote was taken all were in favor, the motion passed 7-0-0.***

303

304 Respectfully submitted,

305 Daniel Hoijer,

306 Recording Secretary

307

308 ***Zoom link for this meeting for those members of the public who wished to attend virtually was:***

309 ***#875 0876 4632***



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: September 16, 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 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 Conservation Commission Chairman Andrew Koff, dated July 15, 2021, with the Commission's recommendations is enclosed for your review. You will note that the Commission recommends approval of the CUP with 3 conditions.

The Applicant initially presented their plans to the Board at the August 26th, 2021 meeting. The application was tabled to the September 23rd, 2021 meeting to allow the Applicant adequate time to address the concerns raised by the Board during the public hearing; and to conduct a site walk scheduled for Thursday, September 16th, 2021 at 8:00 A.M.

The Board requested that the Applicant provide a plan showing the area of disturbance and proposed seed mixes along with a landscaping plan. At the time of writing this memo, the Applicant has not submitted revised plans but informed me at the site walk that they would be forthcoming. I will include them in this packet and will review them prior to the meeting and provide the board with any comments at the meeting.

A second review letter from Underwood Engineers, dated September 3rd, 2021 has been provided for your review. A response letter from the applicant will be included as well but I have not received them as of the writing of this memo.

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:

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.

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.

Thank you.

Enclosures

**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.

2686.00

September 3, 2021

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

RECEIVED

SEP _3 2021

EXETER PLANNING OFFICE

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. 2

Application Materials Received:

- Site plan set entitled "Proposed Condominium" revision date 8/17/21, prepared by Beals Associates.
- Response letter dated 8/17/21
- Drainage Analysis and Sediment & Erosion Control Plan, revision date 8/17/21, 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.

Please note previous comments not addressed below have been resolved.

Cover Sheet and Existing Conditions Plan

5. Utilities: Provide the following information on the Existing Conditions Plan:

- Sizes and materials of water main(s) and service(s)
- SMH invert elevations

- existing sewer forcemain

Parking and Paving Plan

- 11. Area of Disturbance:** The note and hatching calling out the area of disturbance is misleading. The 0.81 acres and hatching appears to include the proposed site development. However, the actual area to be disturbed should include demolition where excavation is required and restored and should be included in the calculation. An NOI and SWPPP will likely be required. Please see the new comment regarding demolition of structures below.
- 12. Site Entrance:** It is UE's understanding that the public portion of the road will end at utility pole NET 301/10, the development's driveway will begin at that location. The plans should portray the transition location from public responsibility to private.
- 13. Turning Movements:** There is no room for error or obstructions in the turning movements as shown. Any obstacle (parked vehicles, snow, etc) will restrict trucks from turning. As shown, a truck will back up within feet of units #7 & 8 in order to leave the site. It is also likely the truck's wheels could go over the edge of pavement down into the drainage forebay when turning. Curbing or some other means of protection should be considered for the edge of the forebay. Consideration should be given toward improving vehicle turning movements even at the sacrifice of parking spots. Absent of improvements, UE recommends installing bollards or other protective measures at the building corners.
- 14. Fire Truck Accessibility:** The plan shows the only way for a fire truck to leave the site is by backing out through the site and backing down Charter Street, likely to the intersection with Myrtle Street. Further comment is deferred to the Fire Department.

Utility and Grading Plan

- 17. Construction Activities:** The original comment regarding trench dewatering was in regards to excavation during construction. Due to the high water table, groundwater will be encountered during excavation. A dewatering plan should be added to the set with notes and details about dewatering procedures, including locations and dimensions of temporary sediment basins for dewatering during construction.
- 19. Public Roadway:** Our original comment is superseded by comment 12 above.
- 20. Catch Basin:** The original comment regarding the need for a catch basin at the northerly entrance to the abutter driveway was not in regards to volume, rather to intercept the runoff before it flows offsite onto the abutting pavement. Our original comment still stands. However, depending on the response to comment 38D below, it appears to UE that there may be other options such as a centerline crown or zero crown.
- 23. Drip Edges:** The response is acknowledged. However, a note should be added to the plans to indicate that the drip edge needs to remain unobstructed from future patios, walks, shrubbery, pads, etc. **This requirement should also be included in the condominium/HOA documents.** Please see additional comments regarding the drip edges and underdrains below.



- 24. Yard Drain:** The yard drain is indicated as a 12” structure. There are two 6” pipes coming into the structure and one 12” pipe going out. Although the inverts in are at a higher elevation, the 12” structure should be upsized for improved functionality and clean-out access.
- 25. Water:** Please see new comments below.

Stormwater Design and Modeling

- 27.** The drainage report does not demonstrate that the proposed post-treatment pollutant loading is equal to or less than the existing pollutant loading.
- 29. Drip Edge Design:**
- The ESHWT elevation is approximately 2 feet above the invert of the underdrains. Please submit calculations for sizing the underdrains to handle the groundwater as well as the roof and overland flow.

Detail Sheets

- 33.** The following details should be added:
- Catch basin if needed per comment 20 above.

New Comments

- 34. Cover Sheet:** The index should be updated to reflect the current sheet titles.
- 35. Existing Conditions Plan:** In addition to the utility information noted above, the following items should be shown and labeled:
- The onsite retaining wall, including material and heights
 - Discharge pipes from the floor drains in the garage
 - The “buried utility” indicated in the log for Test Pit #2
 - The existing home’s sewer service (FM?) is not clear, please denote and add to demo plan as appropriate.
- 36. Demolition Plan:**
- It is unclear which structures to be removed have footings, slabs, or basements requiring excavation. Please clarify which structures will require excavation and which structures will require surface work only.
 - There is a structure on the western property line to be removed. Permission or a temporary easement may be required from the abutter in order to fully access the structure on all sides for demolition.
 - Indicate if the existing sewer service, the buried utility noted above, or the floor drain discharge pipes will be removed.
- 37. Parking, Paving, and Landscaping Plan:**
- Building setback lines should be added and labeled.
 - Provide lighting per Section 11.3.1.2.c of the Site Plan Review and Subdivision Regulations.



- c. Show the recreation space required per Section 11.3.1.4.
- d. Depending on the water depth in the wet pond, fencing is recommended and will likely be required for insurance coverage.

38. Utility and Drainage Plan:

a. Sewer:

- The proposed invert at the tie-in to the existing manhole should be labeled.
- The sewer force main should terminate at least 10' horizontally from the existing sewer manhole, with a gravity feed to the manhole.

b. Water:

- The existing water service to TM/L 82/37 and the connection to the existing or proposed water main should be shown and labeled.
- Define/clarify the connection point of the new water service. The location and fittings at the point of connection between the existing and proposed water mains should be labeled.
- Has there been any consideration for the water age and chlorine residual at the end of the water main (i.e. will units #8 through #11 have stale water)?

c. Drainage – ESHWT: The following features are impacted by a high water table throughout the site:

- **Wet Pond:** The ESHWT in the area of the wet pond is 10" below existing grade at approximately elevation 37. The top of the proposed pond is the same elevation. Please provide a narrative about how the pond will mitigate stormwater with the high ESHWT scenario.
- **Drip Edges:** See note regarding underdrains above.

d. Grading: Consideration should be given to raising the general grade of the site to increase separation to the water table. Nearly all aspects of the proposed project are going to be affected by the closeness to the groundwater elevation. Raising the site would have the added benefit of reducing the entrance slope into the site.

e. Private Utilities: The locations of transformers and pedestals should be shown on the plans.

39. Proposed Retaining Wall: A proposed retaining wall is shown within the public ROW but along the driveway to the development. It will not be owned and maintained by the Town. The (recorded) Condominium Site Plan, as well as HOA documents, should portray the ownership and maintenance responsibility of the wall. If the wall is over 4 feet tall, it must be designed by a PE licensed in the State of NH. Permission or a temporary easement may be required from the abutter in order to construct the wall.

40. Detail Sheets: The following should be added per comments above:

- a. Gravity feed to existing SMH
- b. Revision of yard drain detail

41. Drainage Report: Please confirm the source of the infiltration rates used.

42. Stormwater I&M: Add drip edges to the I&M to make the responsibilities clear.



Page 5 of 5
David Sharples
September 3, 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



BEALS · ASSOCIATES PLLC

RECEIVED

SEP 16 2021

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3rd Floor, Suite 2,
Stratham, N. H. 03885
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EXETER PLANNING OFFICE

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

September 8, 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 9-3-21 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

5. **Utilities:** Provide the following information on the Existing Conditions Plan:
- Sizes and materials of water main(s) and service(s)
 - SMH invert elevations
 - existing sewer forcemain

Response: Water main size and materials have been added as well as SMH inverts. The existing FM from the house was not located by Dig Safe & there is no record of its physical location. We are told it runs parallel to the abutting property's FM.

Parking and Paving Plan

11. **Area of Disturbance:** The note and hatching calling out the area of disturbance is misleading. The 0.81 acres and hatching appears to include the proposed site development. However, the actual area to be disturbed should include demolition where excavation is required and restored and should be included in the calculation. An NOI and SWPPP will likely be required. Please see the new comment regarding demolition of structures below.

Response: The areas of wetland and buffer restoration have been added to the plan. These will be stabilized immediately upon completion and fine grading if needed. We fully anticipate an EPA NOI and SWPPP will be prepared & filed.

12. **Site Entrance:** It is UE's understanding that the public portion of the road will end at utility pole NET 301/10, the development's driveway will begin at that location. The plans should portray the transition location from public responsibility to private.

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

Tax Map Parcel #82-36; 32 Charter Street

9/16/2021

Response: A private drive sign is proposed based on DPW findings and note re: Town maintenance ends has been added.

13. Turning Movements: There is no room for error or obstructions in the turning movements as shown. Any obstacle (parked vehicles, snow, etc) will restrict trucks from turning. As shown, a truck will back up within feet of units #7 & 8 in order to leave the site. It is also likely the truck's wheels could go over the edge of pavement down into the drainage forebay when turning. Curbing or some other means of protection should be considered for the edge of the forebay. Consideration should be given toward improving vehicle turning movements even at the sacrifice of parking spots. Absent of improvements, UE recommends installing bollards or other protective measures at the building corners.

Response: Bollards have been proposed at the building corners.

14. Fire Truck Accessibility: The plan shows the only way for a fire truck to leave the site is by backing out through the site and backing down Charter Street, likely to the intersection with Myrtle Street. Further comment is deferred to the Fire Department.

Response: It is our understanding that fire apparatus will likely fight fires from the hydrant on Charter St. due to proximity of the drive aisle to the buildings.

Utility and Grading Plan

17. Construction Activities: The original comment regarding trench dewatering was in regards to excavation during construction. Due to the high water table, groundwater will be encountered during excavation. A dewatering plan should be added to the set with notes and details about dewatering procedures, including locations and dimensions of temporary sediment basins for dewatering during construction.

Response: We have reviewed this with the construction contractor and the intent will be to conduct excavation during dry periods. However, if dewatering is required any temp sed. basins would be very small in size. In lieu of sed. basins, filter bags may be utilized at the outlet end of dewatering pumps.

19. Public Roadway: Our original comment is superseded by comment 12 above.

Response: No response required.

20. Catch Basin: The original comment regarding the need for a catch basin at the northerly entrance to the abutter driveway was not in regards to volume, rather to intercept the runoff before it flows offsite onto the abutting pavement. Our original comment still stands. However, depending on the response to comment 38D below, it appears to UE that there may be other options such as a centerline crown or zero crown.

Response: Again, the amount of stormwater flowing to this point is reduced under the proposed design. No catch basin is proposed.

23. Drip Edges: The response is acknowledged. However, a note should be added to the plans to indicate that the drip edge needs to remain unobstructed from future patios, walks, shrubbery, pads, etc. **This requirement should also be included in the**

condominium/HOA documents. Please see additional comments regarding the drip edges and underdrains below.

Response: The note has been added as requested. The requirement will be noted in the COA documents.

24. Yard Drain: The yard drain is indicated as a 12" structure. There are two 6" pipes coming into the structure and one 12" pipe going out. Although the inverts in are at a higher elevation, the 12" structure should be upsized for improved functionality and clean-out access.

Response: The yard drain has been upsized to an 18" diameter with a 12" grate.

25. Water: Please see new comments below.

Response: No response required.

Stormwater Design and Modeling

27. The drainage report does not demonstrate that the proposed post-treatment pollutant loading is equal to or less than the existing pollutant loading.

Response: As there is currently a sizable impervious area (and trash/debris) on the property with no stormwater treatment whatsoever, it seems clear that the pollutant loading will be less than existing.

29. Drip Edge Design:

- a. The ESHWT elevation is approximately 2 feet above the invert of the underdrains. Please submit calculations for sizing the underdrains to handle the groundwater as well as the roof and overland flow.

Response: The intent and effect of the underdrain is to effectively lower the water table during periods of seasonal high (typically 2-weeks during spring). The HydroCAD model is designed using an antecedent moisture condition of 2 (saturated ground). Additionally, in the HydroCAD model, there is 2' of freeboard between the peak elevation of water in the trench to the surface elevation of the trench under a 50-YR storm event. Based on this no additional calculations need be required.

Detail Sheets

33. The following details should be added:

- a. Catch basin if needed per comment 20 above.

Response: No new catch basin is proposed.

New Comments

34. Cover Sheet: The index should be updated to reflect the current sheet titles.

Response: This has been done.

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

Tax Map Parcel #82-36; 32 Charter Street

9/16/2021

35. Existing Conditions Plan: In addition to the utility information noted above, the following items should be shown and labeled:

- a. The onsite retaining wall, including material and heights
- b. Discharge pipes from the floor drains in the garage
- c. The "buried utility" indicated in the log for Test Pit #2
- d. The existing home's sewer service (FM?) is not clear, please denote and add to demo plan as appropriate.

Response: The retaining wall has been labeled; the remaining items are unknown and unlocatable without excavation specific to exact location. It should be noted that no conduit was found in test pit #2, rather the excavation was ceased when washed stone was encountered in the pit due to concern that it could possibly be a utility trench.

36. Demolition Plan:

- a. It is unclear which structures to be removed have footings, slabs, or basements requiring excavation. Please clarify which structures will require excavation and which structures will require surface work only.

Response: The only structure on a concrete foundation or slab is the existing house and attached garage.

- b. There is a structure on the western property line to be removed. Permission or a temporary easement may be required from the abutter in order to fully access the structure on all sides for demolition.

Response: We will obtain permission from the abutter regarding removal of this structure.

- c. Indicate if the existing sewer service, the buried utility noted above, or the floor drain discharge pipes will be removed.

Response: The note has been added.

37. Parking, Paving, and Landscaping Plan:

- a. Building setback lines should be added and labeled.

Response: Building setbacks have been added and labelled.

- b. Provide lighting per Section 11.3.1.2.c of the Site Plan Review and Subdivision Regulations.

Response: As noted, lighting will be entry door safety lighting only. These should provide adequate lighting of the parking area as the bulbs are customarily 75-100 watt. Due to rural location of the project, no additional lighting is desired.

- c. Show the recreation space required per Section 11.3.1.4.

Response: Passive recreation areas have been called out on the Utility and Drainage plan.

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

Tax Map Parcel #82-36; 32 Charter Street

9/16/2021

- d. Depending on the water depth in the wet pond, fencing is recommended and will likely be required for insurance coverage.

Response: Fencing will be provided if required by insurance. The pond is expected to be 3.5' in depth when full.

38. Utility and Drainage Plan:

a. Sewer:

- The proposed invert at the tie-in to the existing manhole should be labeled.

Response: The invert into the manhole has been added.

- The sewer force main should terminate at least 10' horizontally from the existing sewer manhole, with a gravity feed to the manhole.

Response: As detailed at TRC, tie-in at the existing SMH at the current invert is acceptable to DPW. No additional SMH is proposed.

b. Water:

- The existing water service to TM/L 82/37 and the connection to the existing or proposed water main should be shown and labeled.

Response: The service has been shown from plans provided by DPW (no as-built available) and is labeled as approximate.

- Define/clarify the connection point of the new water service. The location and fittings at the point of connection between the existing and proposed water mains should be labeled.

Response: The water main extension is designed to be extended from a dead-end on an existing tee. A note has been added to the utility and grading plan to this effect.

- Has there been any consideration for the water age and chlorine residual at the end of the water main (i.e. will units #8 through #11 have stale water)?

Response: Consideration has been given, which is why the hydrant is proposed at the end of the main for flushing, etc. This should not be an issue.

c. Drainage – ESHWT: The following features are impacted by a high water table throughout the site:

- **Wet Pond:** The ESHWT in the area of the wet pond is 10" below existing grade at approximately elevation 37. The top of the proposed pond is the same elevation. Please provide a narrative about how the pond will mitigate stormwater with the high ESHWT scenario.

Response: The berm elevation has been raised to 37.5' to provide additional freeboard under the larger storms. The HydroCAD model has a starting elevation for the pond at 36.5' which is the elevation of the outlet weir (e.g. water elev. in the pond is at the

outlet weir elevation). This accounts for times of seasonal high-water table and maintains the required minimum depth for wet pond design.

- **Drip Edges:** See note regarding underdrains above.

Response: See response above.

- d. **Grading:** Consideration should be given to raising the general grade of the site to increase separation to the water table. Nearly all aspects of the proposed project are going to be affected by the closeness to the groundwater elevation. Raising the site would have the added benefit of reducing the entrance slope into the site.

Response: As the buildings are to be slab on grade, no global raising in site elevation is needed. Other features have been designed to accommodate existing site conditions.

- e. **Private Utilities:** The locations of transformers and pedestals should be shown on the plans.

Response: Transformers and pedestals will be provided by Unutil.

39. **Proposed Retaining Wall:** A proposed retaining wall is shown within the public ROW but along the driveway to the development. It will not be owned and maintained by the Town. The (recorded) Condominium Site Plan, as well as HOA documents, should portray the ownership and maintenance responsibility of the wall. If the wall is over 4 feet tall, it must be designed by a PE licensed in the State of NH. Permission or a temporary easement may be required from the abutter in order to construct the wall.

Response: The highest reveal of the wall is 3'±, therefore no engineered structure will be required. We have reviewed this with the construction contractor and they are confident no encroachment on the abutter will be necessary for construction.

40. **Detail Sheets:** The following should be added per comments above:
 - a. Gravity feed to existing SMH

Response: No new SMH proposed.

- b. Revision of yard drain detail

Response: The yard drain detail now depicts and 18" riser.

41. **Drainage Report:** Please confirm the source of the infiltration rates used.

Response: Eldridge soil series has a 6-20 in/hour ks_{at} value based on SSSNNE published values. In addition, the test pits show loose "single grain sand" below the silt loam layer in the area of the proposed roof drip edges. We have consulted with the soil scientists and a 6-in/hour rate is a conservative estimate. A factor of safety of 2 has been applied as is customary, resulting at 3 in/hour for the design model.

42. **Stormwater I&M:** Add drip edges to the I&M to make the responsibilities clear.

Response: Infiltration trenches have been added to the I&M plan.

Responses to UEI Review Comments

Page 7 of 7

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

Tax Map Parcel #82-36; 32 Charter Street

9/16/2021

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

Very truly yours,
BEALS ASSOCIATES PLLC

Christian O. Smith

Christian O. Smith, PE
Principal

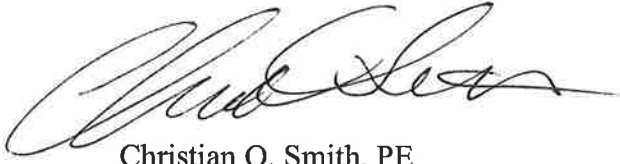
Responses to UEI Review Comments

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

Tax Map Parcel #82-36; 32 Charter Street

9/9/2021

A handwritten signature in black ink, appearing to read 'Chris Smith', written in a cursive style.

Christian O. Smith, PE
Principal

SEP 16 2021

One Home Builders, LLC
NH-1333

EXETER PLANNING OFFICE

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. Stormwater Infiltration Facilities:

Inspect all upstream pre-treatment measures (if applicable) for sediment and floatables accumulation. Remove and dispose of sediments or debris as needed (see details below).

Trenches:

The infiltration facility will be inspected within the first three months after construction; thereafter the filter will be inspected 2 times per year to ensure that the filter is draining within 72 hours of a rain event equivalent to 1/2” or more.

Table 1. Typical maintenance activities for infiltration trenches

Inspect pretreatment devices and diversion structures for sediment build-up and structural damage.	Semi-annual inspection
Remove sediment and oil/grease from pretreatment devices and overflow structures.	Standard maintenance
If bypass capability is available, it may be possible to regain the infiltration rate in the short term by using measures such as providing an extended dry period.	5-year maintenance
Total rehabilitation of the trench should be	Upon failure

conducted to maintain storage capacity within 2/3 of the design treatment volume and 72-hour exfiltration rate limit. Trench walls should be excavated to expose clean soil.

6. 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”.

7. 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.

8. 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.

9. 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.

10. 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
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>)	Fruit and Seeds	<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>
oriental bittersweet (<i>Celastrus orbiculatus</i>) multiflora rose (<i>Rosa multiflora</i>)	Fruits, Seeds, Plant Fragments	<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)	Fruits and Seeds	Prior to flowering
spotted knapweed (Centaurea maculosa)		Depends on scale of infestation Small infestation
Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling.		Pull or cut plant and leave on site with roots exposed.
black swallow-wort (Cynanchum nigrum)		Large infestation
May cause skin rash. Wear gloves and long sleeves when handling.		Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting).
pale swallow-wort (Cynanchum rossicum)		Monitor. Remove any re-sprouting material.
giant hogweed (Heracleum mantegazzianum)		During and following flowering
Can cause major skin rash. Wear gloves and long sleeves when handling.		Do nothing until the following year or remove flowering heads and bag and let rot.
dame's rocket (Hesperis matronalis)		Small infestation
perennial pepperweed (Lepidium latifolium)		Pull or cut plant and leave on site with roots exposed.
purple loosestrife (Lythrum salicaria)		Large infestation
Japanese stilt grass	Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting).	
	Monitor. Remove any re-sprouting material.	

*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.
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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:

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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.

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: September 17, 2021
To: Planning Board
From: Dave Sharples, Town Planner
Re: Scott W. Carlisle III PB Case #20-21

The Applicant has submitted plans for an open space subdivision and a Wetlands Conditional Use permit for a proposed single-family open space development and associated site improvements on a 97.99-acre parcel located at 19 Watson Road. The subject parcel is situated in the R-1, Low Density Residential zoning district and is identified as Tax Map Parcel #33-26.

The Applicant submitted an entire package with a yield plan and an Open Space Subdivision plan, dated 4/1/21, and a revised yield plan dated 5/21/21. At its June 10th, 2021 meeting, the Board voted to accept the Yield Plan (dated 5/21/21) for a 12-lot single family open space development, as presented. Further discussion on the application for the open space subdivision was scheduled for the July 15th, 2021 meeting, however, was tabled at the request of the Applicant until the August 26th, 2021 meeting. Subsequently, the Applicant requested a continuance to the September 23rd, 2021 meeting to allow them to attend the September 14th, 2021 Conservation Commission meeting prior to their presentation to the Planning Board.

The Applicant appeared before the Conservation Commission at their June 8th, 2021 meeting for review of their Wetlands Conditional Use Permit application. At that meeting, the Commission voted to table any recommendation(s) on the CUP until a later date. It was recommended that the Applicant return with a revised plan set and wildlife assessment and possibly Mr. Jim Gove (Gove Environmental Services) to discuss his report. As stated in our regulations, the Board shall consider the written recommendation from the Conservation Commission when deliberating on the issuance of Conditional Use Permits

The Applicant has subsequently provided revised plans and supporting documents, dated August 31st, 2021. A response letter from Jones and Beach Engineers, dated August 27, 2021, addresses the comments outlined in the UEI comment letter dated 5/4/21 and the TRC comment letter dated 5/4/21 which have previously been provided. Copies of the Stormwater Management Operation and Maintenance Manual (dated 12/22/20) and Drainage Analysis/Erosion & Sediment Control Plan (Rev. #1, dated 8/25/21) can be found on the Town website for review. I also just received a review letter from UEI dated 9/17/2021 and have enclosed it for your review. I will also review and provide any comments I may have at the meeting. I have forwarded the letter to the applicant.

The Applicant returned to the Conservation Commission at its September 14th, 2021 meeting. The Con Com recommended approval of the Wetlands Conditional Use Permit with conditions. A copy of the memo from Con Com Vice Chair Trevor Mattera, dated September 15, 2021 is enclosed for your review. A copy of the Natural Resource Plan, dated 8/19/21, is also provided on the Town website for review.

The Applicant is requesting two (2) waivers from the Board's Site Plan Review & Subdivision Regulations. The waiver request letters prepared by Jones & Beach Engineers, dated March 30, 2021 and August 30, 2021 are enclosed for your review.

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:

Surveyed Property Lines waiver motion: After reviewing the criteria for granting waivers, I move that the request of Scott W. Carlisle III (PB #20-21) for a waiver from Section 7.4.12 requiring surveyed property lines with angles, bearings and distances be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED

Significant Trees (20-inches diameter or greater) waiver motion: After reviewing the criteria for granting waivers, I move that the request of Scott W. Carlisle III (PB Case #20-21) for a waiver from Section 7.4.7. of the Site Plan Review and Subdivision Regulations regarding identifying significant trees 20" in diameter or greater be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Planning Board Motions:

Conditional Use Permit (Wetlands) Motion: After reviewing the criteria for a Wetlands Conditional Use permit, I move that the request of Scott W. Carlisle III (PB Case #20-21) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Single Family Open Space Subdivision Motion: I move that the request of Scott W. Carlisle III (PB Case #20-21) for a Single Family Open Space Subdivision approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thanks You.

Enclosures

2636.00

September 17, 2021

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

**Re: *Watson Road Residential Subdivision
Design Review Engineering Services***
Exeter, New Hampshire

Site Information:

Tax Map/Lot#:	33/26	Review No. 2
Address:	19 Watson Road	
Lot Area:	97.99 ac	
Proposed Use:	Residential	
Water:	Individual onsite wells	
Sewer:	Individual onsite septic systems	
Zoning District:	R-1	
Applicant:	Scott W. Carlisle III, 14 Cass Street, Exeter, NH 03833	
Design Engineer:	Jones & Beach Engineers, Stratham, NH	

Application Materials Reviewed:

- Site plan set entitled "Carlisle Subdivision" last revised 8/26/2021, prepared by Jones & Beach.
- Drainage Analysis and Stormwater Management O&M Manual, revised 8/25/2021, prepared by Jones & Beach.

Dear Mr. Sharples:

Based on our review of the above information, in addition to comments provided by the Town, we offer the following comments in accordance with the Town of Exeter Regulations and standard engineering practice.

General and Administrative Comments

1. **Access to Map 40, Lot 15:** Please see new comments for access drives below.

Design Plans

2. **Locus Map:** No exceptions taken
3. **Access to Wells:** Five of the wells have sanitary protective radii that fall outside the property lines onto the Open Space lot. Easements will be required.
4. **Sidewalk:** No exceptions taken

Stormwater Modeling and Design

5. **Cover Sheet:** No exception taken
6. **Treatment:** TSS, nitrogen, and phosphorous calculations for the WQV per the Exeter Site and Subdivision Regulations section 9.3.2.6 were not found in the revised report. Please provide.
7. **Rainfall Amounts:** The rainfall amounts must be increased by 15%.
8. **Subcatchments:** No exception taken
9. **Vernal Pools:** No discussion or table of pre- vs. post- flows to each of the affected vernal pools was found in the report. Please provide.
10. **Rain Gardens:** No exceptions taken
11. **Catch Basin Locations:** No exceptions taken
12. **Stormwater Pond:** No exceptions taken
13. **ESHWT:** No exceptions taken
14. **Missing Items:** The Infiltration Feasibility Report listed in the Table of Contents was not included. Please provide.
15. **Climate Risk:** No exceptions taken

New Comments

16. **Underdrains:** The Typical Roadway Section W/Sidewalk detail on sheet D1 notes underdrain may be required by the Town if soil conditions warrant. The underdrains should be designed by the design engineer and shown on the plans.
17. **Access Drives:** While we acknowledge individual lot design, including location of drives, is subject to change, the Open Space access drive between lots #6 and #7 and the access drive to TM 40, Lot 15 are not, as access to those areas is required.
 - Indicate whether the access drives will be gravel or paved, and dimension the width of the drives.
 - A typical cross-section detail should be added to the plan set.
 - A nob with a slope of approximately 40% is located along the Open Space access. Will there be any grading in this area?
 - If the access drive to TM 40, Lot 15 is center crowned, the post-development subcatchment should be revised.
 - Drainage control measures such as swales or culverts should be shown as needed.
18. **Easement Encroachment:** While we acknowledge the location of the driveway and rain gardens are subject to change, the location of the rain garden on Lot 7 and the driveway of Lot 6 as shown encroach into the Open Space Access Easement.
19. **Catch Basin Sumps:** It is noted sumps have been removed per the Natural Resource Planner's request. However, in the revised drainage study, CB 111 indicates 5CF of storage. Please confirm the intent and revise as appropriate.
20. **Pipe Cover:** Many of the drainage pipes have 3 to 3.5' of cover. All pipes should be revised to have a minimum of 4' of cover.
21. **Subcatchments:** Subcatchment 127S is incorrectly labeled on sheet W2A.



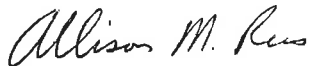
Page 3 of 3
David Sharples
September 17, 2021

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: September 15, 2021
To: Planning Board
From: Trevor Mattera, Vice-Chair, Exeter Conservation Commission
Subject: Carlisle Open Space Development CUP

Project Information:

Project Location: 19 Watson Road, Exeter, NH
Map/Lot: Map 33, Lot 26
CC Review Date: 6/8/21, 9/14/21
PB CASE: #20-21

Following a presentation and review of the revised subdivision plan, conditional use permit, natural resource plan, and associated information for the 12-lot open space development, the Exeter Conservation Commission voted as follows:

They recommend approval of the Wetland Conditional Use Permit with the following conditions:

- Inclusion of the standard addressing identification and reporting information for Blanding's turtles and other relevant state protected species during construction related activities.
- Home Owners Association documents to include the requirement for an annual vernal pool educational workshop (similar to what was done for Forest Ridge) as well as a copy of the NH Fish and Game Vernal Pool Habitat Stewardship brochure.
- Requirement that the proposed open space be preserved in perpetuity through Southeast Land Trust or the Exeter Conservation Commission, as presented. Should the Town hold interest in the land, the deed would be reviewed by the Conservation Commission at a future date.
- Installation of conservation boundary disks along the boundary of house lots.

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



Trevor Mattera
Vice-Chair, Exeter Conservation Commission

cc: Barry Gier, Jones & Beach

JONES & BEACH ENGINEERS INC.

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

August 27, 2021

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

RE: Response Letter
19 Watson Road, Exeter, NH
Tax Map 33, Lot 26
JBE Project No. 19102

Dear Mr. Plumer,

We are in receipt of comments from Dave Sharples, Town Planner dated May 4, 2021 and July 8, 2021. Review comments are listed below with our responses in bold.

July 8th Town Planner Comments:

1. *Cover sheet lists the Town of Exeter for the water and sewer but there are no municipal services at this location. Please revise accordingly.*
RESPONSE: The cover sheet has been revised to take off Town of Exeter for the water & sewer services.
2. *Provide HOA documents that include language on the roadway, drainage easements and use of the open space. Make sure to mention rain gardens on individual lots.*
RESPONSE: Draft HOA documents are included with this resubmittal.
3. *Please add Prime Wetland boundary to legend.*
RESPONSE: Prime Wetland Boundary has been added to the legend.
4. *Was the prime wetland boundary field delineated? Does it meet the state definition of a prime wetland that includes any contiguous wetlands?*
RESPONSE: Prime wetland line mapped by wetland scientist in area of survey. Remaining prime wetland obtained from the Town of Exeter.
5. *Identify significant trees per Section 7.4.7.*
RESPONSE: A waiver has been included requesting relief from this requirement.
6. *Revise plans so vernal pool is fully within the protected open space.*
RESPONSE: Vernal pool has been revised so that it is fully within the protected open space.

Public Works Comments:1. *Drainage Study:*

- a. *The flow path for watershed 11S is shown through a proposed house.*
RESPONSE: The flow path for watershed 11S has been revised.

2. *Cover Sheet:*

- a. *Electric service is provided by Unitil.*
RESPONSE: Unitil has been added to the cover sheet as the electric service provider.
- b. *The locus plan is labeled incorrectly*
RESPONSE: The locust plan has been revised.

3. *Yield Plans:*

- a. *Show contour labels.*
RESPONSE: Contour labels have been added to the plans.
- b. *The well location for lot 1 isn't suitable. "(d) A protective well radius shall not extend across a property line onto a public road access unless use of other lands listed in WE 602.08(c) above, is not available, or not practicable"*
RESPONSE: The well location for Lot 1 has been revised.
- c. *How are the 4k septic areas shown in areas determined? They should meet all design requirements.*
RESPONSE: 4K areas for all yield lots have been update to meet all design requirments.

4. *Grading and Drainage:*

- a. *Add more contour labels*
RESPONSE: Additional contour labels have been added.
- b. *Show Grading for the house, driveway, and well access on lots 1,2,11 and 12. This will impact the limits of disturbance and buffer impacts*
RESPONSE: Grading for the house, driveway and well access for Lots 1, 2, 11 and 12 have been added to the plans, see Detail Sheets D6 & D7.
- c. *The rain gardens should be located to collect runoff from proposed impervious surfaces.*
RESPONSE: Lot rain gardens have been revised as required.

- d. *Provide access to the infiltration basin outfall, wells, and septic systems for maintenance.*

RESPONSE: Access has been provided to the infiltration basin outfall, wells and septic systems for maintenance.

- e. *The proposed tree line should match the limits of disturbance, including access roads to the wells, septic, and drainage structures.*

RESPONSE: Proposed tree line has been revised as necessary.

- f. *Note 18: Change the inspection frequency to every 0.25 inches of rainfall instead of 0.5 inches of rainfall to coincide with the 2017 Construction General Permit. Also shown on sheet E1*

RESPONSE: Note 18 has been revised so the inspection frequency is every 0.25 inches of rainfall instead of 0.50 inches. This has been revised on Sheet E1 as well.

- g. *How does the proposed grading impact the watershed areas for each of the vernal pools? Will there be sufficient runoff contributing to the vernal pools?*

RESPONSE: Project has been designed to limit impact to vernal pools to extent practicable.

- h. *The riprap apron for the stormwater outfall is shown perpendicular to the discharge pipe. This should be revised to align with the direction of flow and match the detail.*

RESPONSE: The riprap apron for the stormwater outfall has been revised to align with the direction of flow and match the detail.

- i. *Confirm that the drainage pipe between CB-102 and CB-103 has sufficient cover due to the vertical curve of the road.*

RESPONSE: The drainage pipe between CB-102 and CB-103 has sufficient cover. P-222 has been revised to provide sufficient cover.

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

RESPONSE: DPW has been added to the plans to be contacted to locate water, sewer and drainage.

6. *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 for winter maintenance prior to town acceptance of road.*

RESPONSE: The O&M plan has been revised to be a separate document that addresses the maintenance drainage system after construction. In addition, a Salt Minimization section has been added to the O&M which covers the NHDES Green Snow Pro certification program.

7. *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 before 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 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: A note will be added about the contractor needing to obtain a valid utility pipe installer's license, see Note #19, Sheet C2 and Note #28, Sheet C3.

8. *Show proposed electric/ telecommunications/gas including transformers, pedestals and cabinets. The proposed utility pole should be located outside of the ROW. Coordinate with Unitil for drop pole location. Gas and electric layouts approved by Unitil are required for the final plans and before scheduling a pre-construction meeting.*

RESPONSE: Utility layout has been included in revised plans.

9. *Provide a street light at the cul-de-sac.*

RESPONSE: A street light has been added at the cul-de-sac.

Details:

10. *The total depth of asphalt for the sidewalk should be 2.5 inches*

RESPONSE: The total depth of asphalt for the sidewalk has been revised.

11. *The typical road section references underdrains as directed by the town. The underdrains should be designed by the applicant's engineer and approved by the town. The electric/telephone shown doesn't match the detail shown on another sheet.*

RESPONSE: Underdrains and utility details have been updated as required.

Fire Department Comments:

1. *Cisterns previously mentioned at the first meeting. Assisstant Fire Chief Pizon is requesting that the architect incorporate a 30,000-gallon cistern for this project. Depending on the overall length of the road, somewhere close to Watson Road. For example, if road is a half mile, it will make more sense to have it close to the middle.*

RESPONSE: A 30,000-gallon cistern has been added to the plans.

Natural Resource Planner Comments:

Overall:

1. *It may just be printing of the copy, but sheets do not appear consistent with the symbols used for boundary lines/ etc. It would also be helpful if the large-scale sheets included topo.*

RESPONSE: Topography has been added to the large-scale sheets.

2. *Add wetland scientist stamp.*

RESPONSE: A wetland scientist stamp has been added to the plans.

3. *Wetlands note states they were surveyed in June. When was VP determination made?*

RESPONSE: March & April, 2020.

Natural Resource Plan:

4. *Per SS 7.12, with requirements detailed in SS 9.8.1, I recommend a natural resource plan to evaluate potential for direct and indirect impact to the sensitive resources surrounding and within this development. Special attention to impacts on vernal pools from grading, blasting which I assume will be necessary, loss of connectivity to upland habitat for wetlands interior development and the long-term occupation of homes (fertilizer, Mosquito spraying, etc.)*

RESPONSE: Natural Resources Plan is included with this submittal.

Existing Conditions:

5. *Add existing Woods Road.*

RESPONSE: Woods Road has been added to the plans.

Subdivision Plan:

6. *The access road has significant buffer impacts and requires grading as close as 50' of a vernal pool. Appears impact could be further minimized through retaining block wall.*

RESPONSE: Impacts have been reduced as much as practicable. All impacts will be revegetated with a restoration seed mix.

7. *Though I recognize this is a subdivision plan, in order to fully understand the cumulative impacts from this development, I recommend showing grading lines in sensitive areas. Specific attention to the following lots/concerns:*

a. *Driveway grading: shared drive lots 1&2, lot 12.*

b. *Grading for house lots 2,3 & 8.*

RESPONSE: Grading lines have been added to the plans for driveway grading for shared drive for lots 1, 2 & 12 and for house lots 2, 3 & 8.

8. *I am concerned that with the number of catch basins presented all containing sumps, there will be significant risk for amphibian mortality. Can a sump-free design be implemented here?*

RESPONSE: Sump free catch basin designs have been incorporated.

9. *Please add note indicating erosion control matting/blankets will be limited to natural materials and do not contain woven or biodegradable plastics as they create an entrapment hazard for wildlife.*

RESPONSE: Erosion control blanket specified is N.A.G. Bionet S75.

Wetlands CUP:

10. *Criteria 3. Not provided. For clarity, this requires an impact evaluation that considers the functions and values, project related impacts, etc. Not just a F/V report.*

RESPONSE: The submitted F/V report evaluated the effect of each wetland buffer impact.

11. *Criteria 4. Appears additional minimization can occur through use of retaining walls. I do not understand the statement re: Lot 3 (should it say Lot 2)?*

RESPONSE: The proposed impacts associated with road construction have been reduced to the extent practicable. P/S Buffer Impact #1 is not hydraulically connected to the wetland associated. Wetland associated with temporary L/U Buffer Impact #1 and Temporary P/S Buffer Impact #2 is impacted currently by Watson Road. The proposed impacts are for minor grading associated with the roadway construction and will be revegetated. It is our opinion that the use of retaining walls to reduce this impact is impractical and may create a safety issue.

Open Space:

12. *Please clarify recreation space and open space. Per SS 9.6.3.3 they cannot overlap. I assume there is but please confirm there is enough acreage in the natural area to meet both requirements?*

RESPONSE: The intent is that all open space can be utilized for passive recreation.

13. *Can you clarify if the intent is for the natural are to be open to the public and under what mechanism it will be protected (deed restriction, easement or conveyance to town). If open to the public, where would the access be located? I do not see any ROW leading to the back portion.*

RESPONSE: Open space will be accessible to the public. The applicant intends to convey the open space to the town with an easement to be held by S.E.L.T. Access has been added between Lots 6 & 7.

May 4th Town Planner Comments:

General and Administrative Comments:

1. *Access to Map 40, Lot 15: How is access to Map 40, Lot 15 being maintained post-development?*

RESPONSE: An access easement between Lots 1 & 2 is proposed.

Design Plans:

2. *Locus map: A north arrow should be added to the locus plan on the cover sheet and all applicable sheets in the set.*

RESPONSE: A north arrow has been added to the locus plan on the cover sheet and all applicable sheets in the set.

3. *Access to wells: A couple of the wells are depicted at the far reaches of the property, hundreds of feet from the dwelling locations. This will require significant disturbance for access including possible disturbance to the buffer. It appears that some lot line adjustments could be made to allow for improved placement locations proximal to the serviced dwellings.*

RESPONSE: lots have been adjusted to locate wells as close as practicable to the homes.

4. *Sidewalk: We recommend the 4' grass strip between the sidewalk and the roadway be eliminated due to DPW maintenance requirements for mowing and plowing. We defer further comments regarding the sidewalk location to the DPW.*

RESPONSE: The 4' grass strip between the sidewalk and the roadway has been eliminated from the plans.

Stormwater Modeling and Design:

5. *Cover sheet: The report should be dated.*

RESPONSE: The date has been added to the cover sheet of the drainage analysis.

6. *Treatment: Provide TSS, nitrogen, and phosphorus calculations for the WQV per the Exeter Site and Subdivision Regulations section 9.3.2.6.*

RESPONSE: TSS, nitrogen and phosphorus calculations have been added to the drainage analysis.

7. *Rainfall amounts: The rainfall amounts for the evaluated storms do not appear to be correct*

RESPONSE: The rainfall amounts have been revised.

8. *Subcatchments: Most of the study area, both pre- and post- is contained within 3 subcatchments. For both pre- and post- models, run-off volumes, Q_s , appear to be larger than one might expect from the subject property. It appears that reducing the size of the large subcatchments or adjustments to the Times of Concentration (T_c)s, may be warranted. An example being: EX-WS-3 (Pre) is marginally larger than PR-WS-124S (post), however with a relatively longer T_c , such that WS-124S has a greater run-off Q than WS-3.*

RESPONSE: Watershed model has been reviewed and revised as required.

9. *Vernal Pools: The pre- vs. post- flows to each of the affected vernal pools should be evaluated.*

RESPONSE: The pre- vs. post- flows to each of the affected vernal pools have been evaluated.

10. *Rain Gardens: It is noted the rain gardens are designed as part of the stormwater treatment and control system. Therefore, they must be constructed as part of the road construction work, rather than waiting until the individual lots are developed. Maintenance by individual homeowners is a concern, since failure of individual rain gardens will result in additional flow onto roadway which is proposed to be a public road, maintained by the Town. Test pits should be performed at each of the proposed locations to confirm infiltration rates and ESHWT.*

RESPONSE: Test pits dug at each of the proposed locations to confirm infiltration rates and ESHWT. Rain Gardens shown are to be supplementary to the proposed drainage design. As such, the Rain Gardens are not included in the drainage calculations or BMP worksheets. Rain Gardens are intended to be installed during lot development and not during roadway construction.

11. *Catch Basin Locations: The location of the driveways should be coordinated through final design so they line up with the driveway locations. Catch Basins should be uphill of driveway cuts to the extent practicable. Any changes to driveway locations during construction will require approval by the Town DPW.*

RESPONSE: Catch basins have been relocated as required.

12. *Stormwater Pond: It appears that the applicant intends that the Town of Exeter DPW to assume operation and maintenance of the stormwater pond post construction. We defer comment related to this intent to the DPW.*

RESPONSE: Stormwater Pond to be maintained by HOA.

13. *ESHWT: Is the ESHWT listed in the infiltration calculations assumed? If so, this needs to be confirmed.*

RESPONSE: ESHWT has been confirmed with test pits.

14. *Missing items: The drainage report is missing a number of items required for the eventual AOT permits needs, as well as to evaluate portions of this application. Some items noted as missing include BMP spreadsheets, pollutant loading calculations, HISS and/ or SSS Survey, test pits for ledge and groundwater information.*

RESPONSE: A revised drainage analysis is included with this submission.

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

RESPONSE: The effects of sea level rise has been added to the narrative of the drainage analysis.

Included with this response letter are the following:

1. Seven (7) Full Size Plan Sets.
2. Fifteen (15) Half Size Plan Sets.
3. Two (2) Drainage Reports.
4. Two (2) Operation and Maintenance Manuals
5. Waiver Request Letter #2
6. Draft Homeowner's Association Documents
7. Two (2) Natural Resources Plans

Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Barry Gier, P.E.
 Vice President

cc: Scott Carlisle (letter and plans via email)

JONES & BEACH ENGINEERS INC.

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

August 30, 2021

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

**RE: Subdivision Application – Waiver Request #2
19 Watson Road, Exeter, NH
Tax Map 33, Lot 26
JBE Project No. 19102**

Dear Mr. Plumer:

Jones & Beach Engineers, Inc. respectfully submits a Waiver Request for two (2) waivers for the above-referenced parcel on behalf of our client and property owner, Scott W. Carlisle, III.

Subdivision Regulations: Section 7.4.7 – Requiring the identification of “significant trees”.

Jones & Beach Engineers is requesting a waiver from the requirement that “significant trees” be located in the area of development.

Waiver Findings:

- 1.) The granting of the waiver will not be detrimental to the public safety, health, or welfare of injurious to other property.***

The granting of this waiver will not be detrimental to the public safety, health, or welfare of other properties.

- 2.) The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property.***

The project property is a large forested parcel that has been selectively cut through the years. As such, any development on-site will require the removal of a portion of the forest including “significant trees”. Therefore, the location and depicting of significant trees is unwarranted.

- 3.) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner***

would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out.

As previously stated, the subject parcel is a large forested parcel. The requirement of location and depiction of "significant trees" would created a hardship due to the cost involved.

4.) *The granting of the waiver will not be contrary to the spirit and intent of the regulations.*

The intent of the regulation is to retain "significant trees" in areas where a limited number of significant trees exist. The applicant is proposing to place 72+ acres of the forested parcel into a Conservation Easement that will protect the majority of the forest. Therefore, the spirit and intent of the regulation is met.

5.) *The waiver will not, in any manner, vary the provisions of the Zoning Ordinance or Master Plan.*

The proposed design meets the Zoning requirements in this zone and will therefore not vary the provisions of the regulations.

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

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Barry W. Gier, PE
Vice President

JONES & BEACH ENGINEERS INC.

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

March 30, 2021

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

**RE: Subdivision Application
19 Watson Road, Exeter, NH
Tax Map 33, Lot 26
JBE Project No. 19102**

Dear Mr. Plumer:

Jones & Beach Engineers, Inc. respectfully submits a Waiver Request for one (1) waiver for the above-referenced parcel on behalf of our client and property owner, Scott W. Carlisle, III.

Subdivision Regulations: Section 7.4.12: - Requiring "Surveyed property lines including angles and bearings, distance, monument locations, and size of the entire parcel"

Jones & Beach Engineers is requesting a waiver from the requirement that the surveyed property lines for the entire parcel be depicted on the plans. The entire project is 100 ± acres. The proposed subdivision will be taken from the center of the property. Surveyed property lines have been depicted for the area around and adjacent to the proposed subdivision and Watson Road. The remainder of the land is located within a large wetland complex or is adjacent to property owned by the applicant.

Waiver Findings:

- 1.) The granting of the waiver will not be detrimental to the public safety, health, or welfare of injurious to other property.***

Surveyed property lines are depicted along Watson Road and the bordering parcels to the extent that the property lines are not located within the large wetland complex or are directly adjacent to property currently owned by the applicant, therefore, the granting of the waiver will not be detrimental to the public safety, health, or welfare injurious to other property.

- 2.) *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property.*

The proposed subdivision is being taken from the center of a large parcel. The boundaries not depicted with bearings and distances are located within a large wetland complex, the survey of which would be unwieldy, or are directly adjacent to property owned by the applicant. In addition, these areas will be included in a proposed open space easement.

- 3.) *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out.*

The particular physical surroundings making the depicting of bearings and distances a particular hardship is the location of the boundary through and large wetland complex.

- 4.) *The granting of the waiver will not be contrary to the spirit and intent of the regulations.*

As the proposed subdivision is being cut from the center of the existing property and all bearings and distances associated with the new lots are depicted, the granting of the waiver would not be contrary to the spirit and intent of the regulations.

- 5.) *The waiver will not, in any manner, vary the provisions of the Zoning Ordinance or Master Plan.*

The proposed lots will meet the Zoning requirements; therefore, the waiver will not vary the provisions of the Zoning Ordinance or Master Plan.

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

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Barry W. Gier, PE
 Vice President

State of New Hampshire

Recording fee: \$25.00
Use black print or type.

Form NP-1
RSA 292:2

ARTICLES OF AGREEMENT OF A NEW HAMPSHIRE NONPROFIT CORPORATION

THE UNDERSIGNED, being persons of lawful age, associate under the provisions of the New Hampshire Revised Statutes Annotated, Chapter 292 by the following articles:

FIRST: The name of the corporation shall be 19 Watson Road Homeowners Association

SECOND: The object/purpose for which this corporation is established is:

To provide for the management, maintenance, and care of property held as common area or land in a subdivision of land located at 19 Watson Road, Exeter, New Hampshire, shown on the Exeter tax records as Tax Map 33, Lot 26, and shown on a subdivision plan entitled "Open Space Residential Subdivision 'Carlisle Subdivision,' Tax Map 33, Lot 26, 19 Watson Road, Exeter, NH" dated _____, by Jones & Beach Engineers Inc., recorded in the Rockingham County Registry of Deeds as Plan # _____ (the "Project").

THIRD: The provisions for establishing membership and participation in the corporation are:

Every person or entity who is the owner of a fee or equitable title of any lot in the Project, as it now exists or as it may exist in the future, and who is subject to the Articles or bylaws of the corporation pursuant to any recorded instrument, shall be a member of the corporation. For the purpose of determining membership, ownership will be deemed to have vested upon delivery of a duly executed deed to the grantee.

FOURTH: The provisions for disposition of the corporate assets in the event of dissolution of the corporation including the prioritization of rights of shareholders and members to corporate assets are:
Upon the dissolution or winding up of the affairs of the corporation, whether voluntary or involuntary, its remaining assets shall be distributed and transferred to the members, to be held by them as tenants in common. No part of the net earnings of the corporation shall inure (other than by acquiring, constructing, or providing management, maintenance, and care of corporation property, and other than by a rebate of excess membership dues, fees, or assessments) to the benefit of any member or individual.

FIFTH: The New Hampshire principal address at which the business of this corporation is to be carried on is

14 Cass Street, Exeter, New Hampshire 03833
(no. & street) (city/town) (state) (zip code)

Principal Mailing Address (if different): _____
(no. & street) (city/town) (state) (zip code)

Business Email: _____

____ Please check if you would prefer to receive the courtesy Nonprofit Report Reminder by email.

SIXTH: The amount of capital stock, if any, or the number of shares or membership certificates, if any, and provisions for retirement, reacquisition and redemption of those shares or certificates are:

The corporation shall have no capital stock.

SEVENTH: Provision eliminating or limiting the personal liability of a director, an officer or both, to the corporation or its shareholders for monetary damages for breach of fiduciary duty as a director, an officer or both is (Note 1) _____

The directors and officers shall not be liable to the corporation and its members for monetary damages for breach of their fiduciary duties to the fullest extent permitted by New Hampshire RSA 292

EIGHTH: Signatures and post office address of each of the persons associating together to form the corporation: (Note 2)

<u>Signature and Name</u>	<u>Post Office Address</u>
1. _____ Signature	_____ Street
_____ Name (please print)	_____ City/Town State Zip
2. _____ Signature	_____ Street
_____ Name (please print)	_____ City/Town State Zip
3. _____ Signature	_____ Street
_____ Name (please print)	_____ City/Town State Zip
4. _____ Signature	_____ Street
_____ Name (please print)	_____ City/Town State Zip
5. _____ Signature	_____ Street
_____ Name (please print)	_____ City/Town State Zip

- Notes: 1. If no provision eliminating or limiting personal liability, insert "NONE".
2. At least five signatures are required.

DISCLAIMER: All documents filed with the Corporation Division become public records and will be available for public inspection in either tangible or electronic form.

**Mailing Address - Corporation Division, NH Dept. of State, 107 N Main St, Rm 204, Concord, NH 03301-4989
Physical Location - State House Annex, 3rd Floor, Rm 317, 25 Capitol St, Concord, NH**

Bylaws of
19 Watson Road Homeowners Association

Article I.

Introduction

1. Purpose. The administration of 19 Watson Road Homeowners Association shall be subject to these bylaws. 19 Watson Road Homeowners Association is a homeowners' association as provided by section 528 of the Internal Revenue Code, to be operated for the purposes and subject to the restrictions of that section. No part of the net earnings of the Association (other than by acquiring, constructing, or providing maintenance and care of Association property) shall inure to the benefit of any lot owner.

2. Applicability of Bylaws. These bylaws apply to all present and future owners of lots made subject to them, in accordance with Article Third of the Articles of Agreement, and to all tenants, family members, guests, licensees, servants, agents, and employees of such lot owners. The acceptance of a deed, the entering into of a lease, or the act or occupancy of a lot subject to these bylaws shall constitute an acknowledgment that the owner, tenant, or occupant has accepted and ratified these bylaws.

3. Definitions. For purposes of these bylaws, unless the context otherwise requires, the following terms have the definitions set forth below:

- A. "Articles" means the Articles of Agreement of the Association.
- B. "Board" means the Board of Directors of the Association.
- C. "Association" means the 19 Watson Road Homeowners Association.

D. "Declarant" means the declarant of the Covenants and Restrictions for the Project, dated _____, and recorded in the Rockingham County Registry of Deeds at Book ____, Page _____.

E. "Property" means all real and personal property owned by the Association.

F. "Project" means the subdivision of land located at 19 Watson Road, Exeter, New Hampshire, shown on the Exeter tax records as Tax Map 33, Lot 26, and shown on the Subdivision Plan.

G. "Subdivision Plan" means the subdivision plan entitled "Open Space Residential Subdivision 'Carlisle Subdivision,' Tax Map 33, Lot 26, 19 Watson Road, Exeter, NH," dated _____, by Jones & Beach Engineers Inc., recorded in the Rockingham County Registry of Deeds as Plan # _____.

Article II.

Membership

1. Eligibility. The members of the Association include all owners of lots in the Project. The rights of members are subject to (a) the payment of the annual assessments imposed by these bylaws, and (b) compliance with rules and regulations of the Board of Directors regarding the use of the Property and the conduct of members and their families, tenants, and guests.

2. Rights of Membership. Each member is entitled to the use and enjoyment of the Association property. The right to use of the property may be exercised by all members of an owner's family, all tenants, and the guests of any of them. Each member shall notify the secretary of the Association in writing of the name and relationship to the member of any person who is entitled to exercise membership rights under this section. The rights and privileges of such person

are subject to suspension by the Board in the same manner and for the same reasons as those of any member.

3. Suspension. The voting and other membership rights of any member may be suspended by action of the Board of Directors during any period when the member has failed to pay any assessment then due and payable. If the directors have adopted and published rules and regulations governing the use of Association property, or the personal conduct of any person on the property, the voting or other membership rights of any member may be suspended by action of the Board of Directors, after a hearing before the Board at which the member or any other interested person may be represented by an attorney, for a period not to exceed 30 days, if the member, any member of his family, his tenants, or the guests of any of them violated the rules and regulations.

4. Annual meetings. The annual meeting of the members shall be held some suitable place in or near Exeter specified in the notice of the meeting, on the first Saturday in June in each year, at 11:00 a.m., or at such other date and time as the Board of Directors may determine. At the annual meeting, the Association shall elect the Board of Directors and may transact such other business as may properly come before it.

5. Special meetings. Special meetings of the members for any purpose may be called at any time by the President, or by any two or more Directors. The Secretary shall call a special meeting upon a written request of members who have a right to vote one-fourth of all of the votes of the entire membership.

6. Remote Access Meetings. At the request of any member delivered to the President at least forty-eight hours before any meeting of the members, members may participate in the

meeting by conference telephone or other remote access by which all persons participating in the meeting can hear each other, and the Board of Directors shall make facilities for such communications available at any meeting.

7. Notices. Notice of meetings shall be given to the members by the Secretary, either personally, or by mailing a copy of the notice, postage prepaid, to the address appearing on the books of the Association, or by email or similar delivery to an address that the member has provided the secretary for that purpose. Notice of any regular meeting shall be sent at least twenty days in advance of the meeting; notice of a special meeting shall be sent at least seven days before the meeting and shall set forth the purposes of the meeting.

8. Quorum. A quorum shall consist of twenty-five percent of the total votes in the Association. A vote by a majority of the members present shall be required for any decision.

9. Voting.

A. Number of Votes: Each lot will have one vote assigned to the owners of the lot.

B. Allocation of Votes: For any lot owned by more than one person, if any one of those persons is present at a meeting of the Association, that person shall be entitled to cast the vote appertaining to that lot. If more than one is present, the vote appertaining to that lot shall be cast only in accordance with their unanimous agreement; consent by all owners of the lot shall be conclusively presumed if any one of them purports to cast the vote appertaining to that lot without protest being made immediately by any of the others to the person presiding over the meeting. In the event the lot owner is not a natural person, the word "person" for the purposes of this paragraph includes any natural person having authority to execute deeds on behalf of the owner. If any

owner of a lot entitled to vote protests the vote cast by another owner of that lot, the vote of that lot shall not be counted.

10. Conduct of Meeting. The President or his designee shall preside over all meetings. The Secretary shall keep minutes of the meeting and record all resolutions adopted of other transactions occurring at the meeting.

Article III

Board of Directors

1 Powers and Duties. The affairs and business of the Association shall be managed by a Board of Directors (sometimes herein referred to as the "Board"), which shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by these bylaws directed to be exercised and done exclusively by the membership of the Association. The Board of Directors shall have the power from time to time to adopt any rules necessary for the enjoyment of the Association property as long as the rules shall not be in conflict with the Articles or these bylaws. The Board of Directors may delegate to one of its members the authority to act on behalf of the Board of Directors on all matters which might arise between meetings of the Board of Directors. In addition to the general duties imposed by these bylaws, the Board of Directors shall have the power to and be responsible for the following:

A. Preparing and adopting an annual budget, in which there shall be established the assessment of each lot owner for the common expenses.

B. Making assessments against owners to defray the common expenses of the Association, establishing the means and methods of collecting such assessments from the owners, collecting the assessments, and using the proceeds to carry out the administration of the Association.

C. Providing for the operation, management, care, upkeep, replacement, and maintenance of the Association property.

D. Designating, hiring, and dismissing the personnel necessary for the maintenance, operation, repair, and replacement of the property, and providing services for the property, and, where appropriate, providing for the compensation of such personnel and for the purchase or use of equipment, supplies, and material to be used by such personnel in the performance of their duties.

E. Making and amending the rules respecting the use and enjoyment of the property and enforcing by legal means the provisions of these bylaws and the rules, and bringing any proceedings which may be instituted on behalf of the owners;

F. Obtaining and carrying insurance against casualties and liabilities in connection with Association property, or against liabilities of its officers, directors, agents and employees acting in those capacities, and making, or contracting for the making of, repairs, additions and improvements to, or alterations of the property;

G. Opening bank accounts on behalf of the Association and designating signatories for the accounts, and keeping books with detailed accounts of the receipts and expenditures affecting the Property and the administration of the Association. The books shall be available for examination by the owners and their duly authorized agents or attorneys, at reasonable times and

places. All books and records shall be kept in accordance with generally accepted accounting principles.

H. Doing such other things and acts not inconsistent with the Articles and these bylaws that the members may authorize.

2. Number of Directors, Term. The Board of Directors shall consist of at least three persons, as determined by the members. Each director shall serve in office until the next annual meeting of the Association and his successor has been elected.

3. Annual Meetings. The annual meeting of the Board of Directors shall be held immediately following adjournment of the annual meeting of the members.

4. Special Meetings. Special meetings of the Board of Directors shall be held whenever called by the President or at the request of any two directors. Notice of each such meeting shall be mailed to each director, addressed to him at his residence or usual place of business, at least five days before the day on which the meeting is to be held, or by email or telephone not later than two days before the day on which the meeting is to be held.

5. Resignations; Vacancies. Any director may resign at any time, giving written notice to the President or Secretary. Any vacancy shall be filled by the remaining directors, though less than a quorum, or by the members at a special or regular meeting.

6. Compensation. No director shall receive any compensation for acting as a director, but directors may be reimbursed for their actual out-of-pocket expenses incurred as directors, including any additional insurance premiums or expenses paid by them to insure against liability arising as a result of their activities as directors.

7. Liability of the Board of Directors. The members of the Board of Directors shall not be liable to the members for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The members shall indemnify and hold harmless each of the directors from and against (a) all liability to others arising out of contracts made or action taken or omitted on behalf of the owners, unless any such contract shall have been made, or action taken or omitted, in bad faith or due to willful misconduct, and (b) against expenses (including attorney's fees), judgments, fines and amounts paid in settlement incurred by the director in connection with any threatened, pending, or completed action, suit or proceeding unless the director acted in bad faith or due to willful misconduct. The Board of Directors shall have no personal liability (except as members) with respect to any contract made or action taken or omitted by them on behalf of the members, unless made, taken or omitted in bad faith or due to willful misconduct.

Article IV

Officers

1. Number. The officers of the Association shall include a President, a Treasurer, and a Secretary, and such other officers as may be elected or appointed by the Board of Directors. One person may hold the offices and perform the duties of more than one officer, except that one person shall not perform the duties and hold the offices of both President and Secretary. All officers may be directors.

2. Election, Term of Office, and Qualifications. The officers shall be chosen annually by the Board of Directors. Each officer shall hold office until the officer's successor is chosen and qualified or until his resignation or removal.

3. Removal. Any officer may be removed, either with or without cause, at any time, by the vote of a majority of the Board of Directors at a special meeting called for that purpose.

4. Resignations. Any officer may resign at any time by giving written notice to the Board of Directors, the President, or the Secretary.

5. Vacancies. The Board of Directors shall fill any vacancies for the unexpired portion of the term.

6. The President. The President shall be the chief executive and administrative officer of the Association; shall have general and active supervision and direction over the business and affairs of the Association and its officers, subject, however, to the direction and control of the Board of Directors; shall sign or countersign all certificates, contracts and other instruments of the Association as authorized by the Board of Directors; and shall perform all such other duties as from time to time the Board of Directors may assign.

7. The Vice President. The Vice President (if one is elected) shall have such powers and perform such duties as the Board of Directors may from time to time prescribe. At the request of the President, or in case of the President's absence or inability to act, the Vice President may act in the President's place, and when so acting shall have all the powers and be subject to all the restrictions of the President.

8. The Secretary. The Secretary shall keep minutes of the meetings of the Association and of the Board of Directors; shall see that all notices are duly given in accordance with the provisions of these bylaws and as required by law; shall be custodian of the records of the Association; and, in general, shall perform all duties incident to the office of Secretary and such other duties as the Board of Directors or the President may assign.

9. The Treasurer. The Treasurer shall be the financial officer of the Association; shall have charge and custody of, and be responsible for, all funds of the Association, and deposit all such funds in the name of the Association in such banks as the Board of Directors select; shall receive, and give receipts for, monies due and payable to the Association; and, in general, shall perform all the duties incident to the office of Treasurer and such other duties as from time to time the Board of Directors or the President may assign.

10. Compensation of Officers. The provision of Article III, section 6, on compensation of directors, shall apply equally to officers of the Association.

11. Liability of Officers. The provisions of Article III, section 7, on liability and indemnification of Directors, shall apply equally to officers of the Association.

Article V

Operation of the Property

1. Fiscal Year. The fiscal year of the Association shall consist of the twelve month period commencing on January 1 and terminating on December 31, except that the first fiscal year shall begin at the date of organization and terminate on December 31. The fiscal year shall be subject to change by the Board of Directors.

2. Preparation and Approval of Budget. Each year the Board shall adopt a budget for the Association containing an estimate of the total amount that it considers necessary to pay all expenses to be incurred by the Association for the ensuing year, including but not limited to expenses of administration and maintenance of the Property, and including such reserves as the

Board considers necessary. The Board shall send to each lot owner a copy of the budget, in itemized form, prior to commencement of the fiscal year.

3. Assessment and Payment of Common Expenses. The total amount of the estimated funds for the operation of the Association shall be assessed against each lot owner in proportion to the number of votes each owner has in the Association. Assessments shall be due and payable within thirty days after notice is sent to each lot owner. All owners shall be required to pay any assessments against it without regard to the actual use made by the lot owner of the Association property.

4. Special Assessments. The Board of Directors may make additional assessments as it determines are necessary to pay for expenses not covered by the annual assessment. The Board shall give written notice of any special assessment, including the amount and the reason for the assessment, to all members. All special assessments shall be collected and paid as provided in section 3.

5. Collection of Assessments. The Board of Directors shall take prompt action to collect any assessments due from any owner, including commencing legal action to collect for any assessment remaining unpaid for more than sixty (60) days from the due date for payment.

6. Effect of Failure to Prepare or Adopt Budget. The failure or delay of the Board of Directors to prepare or adopt the annual budget for any fiscal year shall not constitute a waiver or release in any manner of an owner's obligation to pay its share of the Association expenses whenever they may be determined.

Article VI.

Amendments

1. Manner of Amendment. These bylaws may be amended only by two-thirds vote of the members eligible to vote present at an annual meeting or at a special meeting called for that purpose.

Article VII.

Resale of Lots and Rights of Purchasers

1. Resale by Purchaser. In the event of any resale of a lot subject to these bylaws, the President shall provide to any prospective purchaser, within fifteen days of receipt of a written request, the following information:

A. A statement of any capital expenditures and major maintenance expenditures anticipated by the Association within the current or succeeding two fiscal years;

B. A statement of the status and amount of any reserve for the major maintenance or replacement fund and any portion of such fund earmarked for any specified project by the Board of Directors.

C. A copy of the income statement and balance sheet of the Association for the last fiscal year for which such statement is available;

D. A statement of the status of any pending suits or judgment in which the Association is a party defendant; and

E. A statement setting forth what insurance coverage is provided for all property owners by the Association.

Article VIII.

Period of Control by Declarant

1. Notwithstanding any other provision of these bylaws, for a period of two years from the date of these bylaws, unless sooner relinquished, the Declarant shall have the power, in its sole discretion, to (a) appoint and remove any and all officers and directors of the Association; and to (b) exercise any and all powers and responsibilities otherwise assigned to the Board of Directors or the officers by these bylaws. This section may not be amended without the Declarant' written consent.

Dated: _____, 2021

Secretary

Town of Exeter



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

RECEIVED

March 2020

AUG 31 2021

EXETER PLANNING OFFICE



Town of Exeter Planning Board Application

Conditional Use Permit: Wetland Conservation Overlay District In accordance with Zoning Ordinance Article: 9.1

SUBMITTAL REQUIREMENTS: (Note: See Application Deadlines and Submission Requirements for Conservation Commission Requirements)

1. Fifteen (15) copies of the Application
2. Fifteen (15) 11"x17" and three (3) full sized copies of the plan which must include:

Existing Conditions

- a. Property Boundaries
- b. Edge of Wetland and associated Buffer (Wetlands Conservation Overlay District - WCOD)

--Prime wetland: 100'	--Very Poorly Drained: 50'
--Vernal Pool (>200 SF): 75'	--Poorly Drained: 40'
--Exemplary Wetland: 50'	--Inland Stream: 25'
- c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements

Proposed Conditions

- a. Edge of Wetlands and Wetland Buffers and distances to the following:
 - i. Edge of Disturbance
 - ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
 - b. Name and phone number of all individuals whose professional seal appears on the plan
3. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
 4. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
 5. A Town of Exeter Assessors list of names and mailing addresses of all abutters

Required Fees: Planning Board Fee: \$50.00 Abutter Fee: \$10.00 Recording Fee (if applicable): \$25.00

The Planning Office must receive the completed application, plans and fees on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

APPLICANT	Name: Scott W. Carlisle, III
	Address: 4 Cass Street, Exeter, NH 03833
	Email Address:
	Phone:
PROPOSAL	Address: 19 Watson Road
	Tax Map # <u> 33 </u> Lot# <u> 26 </u> Zoning District: <u> R-1 </u>
	Owner of Record: Scott W. Carlisle, III
Person/Business performing work outlined in proposal	Name: Barry W. Gier, P.E., Jones & Beach Engineers, Inc.
	Address: PO Box 219, Stratham, NH 03885
	Phone: 603-772-4746
Professional that delineated wetlands	Name: James Gove, Gove Environmental Services, Inc.
	Address: 8 Continental Drive, Unit H, Exeter, NH 03833
	Phone: 603-778-0644

**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)

Proposed project includes the construction of a 920' linear foot roadway in support of a 12-lot single-family open space residential subdivision. Project includes construction of drainage features in support of proposed development. Lots to be serviced by on-site septic and wells.

Wetland Conservation Overlay District Impact (in square footage):

Temporary Impact	Wetland:	(SQ FT.)	Buffer:	(SQ FT.)
	<input type="checkbox"/> Prime Wetlands	_____	<input type="checkbox"/> Prime Wetlands	_____
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands	_____
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input checked="" type="checkbox"/> Vernal Pools (>200SF)	3,784 S.F.
	<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 type="checkbox"/> Prime Wetlands	_____
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands	_____
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input checked="" type="checkbox"/> Vernal Pools (>200SF)	<u>1,215 S.F.</u>
	<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:

None

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

See Conditional Use Cover Letter.

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

TAX MAP SEE ATTACHED ABUTTERS LIST
NAME _____
ADDRESS _____

TAXMAP _____
NAME _____
ADDRESS _____

TAX MAP _____
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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.;

JONES & BEACH ENGINEERS INC.

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

RECEIVED

August 27, 2021

AUG 31 2021

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

EXETER PLANNING OFFICE

**RE: Conditional Use Application
19 Watson Road, Exeter, NH
Tax Map 33, Lot 26
JBE Project No. 19102
Revision #1**

Dear Mr. Plumer:

Jones & Beach Engineers, Inc. respectfully submits a Conditional Use application for wetland buffer impacts associated with the construction of a 920 sq. ft. road in support of a proposed 12-lot single-family open space residential subdivision on the above-referenced parcel on behalf of our client and property owner, Scott W. Carlisle, III. Impacts are required for the construction of the proposed roadway, driveways, and drainage system associated with the proposed construction.

The following are the required conditions for approval of the Conditional Use permit and how the applicant believes the proposal meets the condition.

1. That the proposed use is permitted in the underlying zoning district.

The proposed project is a residential open space subdivision which is permitted in the underlying zone.

2. No alternative design which does not impact a wetland or wetland buffer which has less detrimental impact on the wetland or wetland buffer is feasible.

This project required NO wetland impacts.

The proposed project was designed to minimize or avoid any wetland or wetland buffer impacts to the extent practicable. Project area drains east to west (toward Watson Road) thereby requiring stormwater features be constructed along the Watson Road property line. The property along Watson Road is mostly wetland, therefore, wetland buffer impacts are required.

- 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 wetlands(s) or the greater hydrologic system.**

A Function and Values assessment evaluating the anticipated impacts due to the proposed buffer impacts and a Natural Resources Plan have been submitted for this project.

- 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.**

Majority of the wetland buffer impact is associated with the construction of stormwater features along the western property line. These stormwater features will infiltrate and treat stormwater prior to discharge to the wetlands. Stormwater features will collect stormwater within the wetland buffer and therefore not be detrimental to the wetland buffer or wetland.

Temporary grading within the wetland parking/structure setback will be revegetated and therefore minimize detrimental impact on the wetland buffer. Revegetation will be completed utilizing “New England Roadside Matrix Upland Seed Mix” which includes shrub varieties and grasses to effectively revegetate the buffer in a natural state.

- 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.**

The proposed buffer impacts pose no threat to health, safety, and/or welfare. No loss of wetland is proposed and the proposed uses within the buffer pose no threat of groundwater contamination.

- 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.**

The applicant is proposing no increase in wetland buffers elsewhere on the site at this time.



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.**

All proposed impacts (with the exception of driveway installation) are to be revegetated as per the project plans.

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.**

No wetland impacts are proposed. All required permits will be obtained prior to the start of construction.

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

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Barry W. Gier, PE
Vice President

JONES & BEACH
ENGINEERS INC.

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: September 16, 2021
To: Planning Board
From: Dave Sharples, Town Planner
Re: 12 Kingston Road LLC PB Case #21-9

The Applicant is seeking a minor subdivision of an existing 1.84-acre (80,149 square foot) parcel located at 12 Kingston Road to create one additional lot. The subject property is located in the NP-Neighborhood Professional zoning district and is identified as Tax Map Parcel #81-51.

The Applicant submitted a minor subdivision plan and supporting documents, dated August 26th, 2021 and are enclosed. However, upon staff review, it was determined that this proposal would require a variance as the proposed rear lot would not have frontage on a "Street" as defined in our Zoning Ordinance. The Applicant has been informed of this determination. To allow the Applicant time to determine how they would like to proceed, I would request that the Planning Board table the application to the October 28th, 2021 meeting.

Planning Board Motion:

Minor Subdivision Motion: I move that the request of 12 Kingston Road LLC (PB Case #21-9) for Minor Subdivision approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

RECEIVED

AUG 26 2021



EXETER PLANNING OFFICE

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

PH - 9/23/21

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

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

#21-9	APPLICATION
8/26/21	DATE RECEIVED
175.00	APPLICATION FEE
	PLAN REVIEW FEE
50.00	ABUTTER FEE
50.00	LEGAL NOTICE FEE
	INSPECTION FEE
\$275.00	TOTAL FEES
	AMOUNT REFUNDED

pd. ✓ #7149

1. NAME OF LEGAL OWNER OF RECORD: 12 Kingston Road, LLC

ADDRESS: 12 Kingston Road, U3+D

Exeter, NH 03833 TELEPHONE: (603) 731-3174

2. NAME OF APPLICANT: SAME

ADDRESS: _____

TELEPHONE: () _____

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

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

4. DESCRIPTION OF PROPERTY:

ADDRESS: 12 Kingston Road

TAX MAP: 81 PARCEL #: 51 ZONING DISTRICT: NP

AREA OF ENTIRE TRACT: 1.84 PORTION BEING DEVELOPED: N/A



5. **EXPLANATION OF PROPOSAL:** THE INTENT IS TO SUBDIVIDE THE EXISTING 80,149 S.F. PARCEL INTO LOTS B1 & B2, LOT B1 WILL REMAIN VACANT FOR NOW, IT WILL BE 30,030 S.F., LOT B2 IS 50,119 S.F. AND CONTAIN THE EXISTING COMMERCIAL BUILDING.
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>Subdivision Planset (22x34)</u>	<u>7</u>
B. <u>Subdivision planset (11x17)</u>	<u>15</u>
C. _____	_____
D. _____	_____
E. _____	_____
F. _____	_____

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

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

NAME: Henry H. Boyd, JR., LLS
ADDRESS: PO BOX 745, Exeter, NH 03833
PROFESSION: Licensed Land Surveyor **TELEPHONE:** (603) 778-0528

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



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

(Please check with the Planning Department Office to verify) (YES/NO) No IF YES, LIST BELOW AND NOTE ON PLAN.

NOTICE:

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

DATE 2/24/21 APPLICANT'S SIGNATURE [Signature]

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



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

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

Millennium Engineering, Inc.

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

Exeter, NH 03833
FAX (603) 772-0689

August 18, 2021

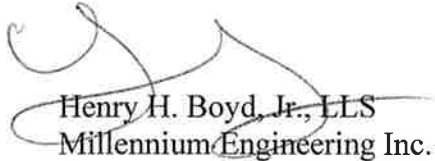
Town of Exeter
Planning Board
10 Front Street
Exeter, NH 03833

Re: Subdivision application for Map 81 Lot 51, 12 Kingston Road Exeter, NH.

Dear Chairman:

The intent of the subdivision application is to seek to divide the existing 80,149 S.F. parcel into 2 lots. Lot B2 shall contain the commercial building and have the required lot depth and width with a lot area of 50,119 S.F. Lot B1 shall be for a commercial use (not known at this time), it will have the required lot depth and width with a lot area of 30,030 S.F..

Respectfully,


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

Millennium Engineering, Inc.

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

Exeter, NH 03833
FAX (603) 772-0689

August 18, 2021

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


Re: Waiver request for Subdivision application for Map 81 Lot 51, 12 Kingston Road
Exeter, NH.

Dear Chairman:

We graciously request a waiver from Section 9.3 Storm water analysis and design standards

We ask for this waiver because the Lot B2 site is already built and there is no construction proposed. There is also no construction proposed at this time on the vacant Lot B1. It is understood that when construction is proposed for this lot, Planning Board Site Plan approval must be sought and obtained.

Respectfully,



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

Owner: 12 Kingston Road LLC

Address: 12 Kingston Road Unit D, Exeter, NH 03833

Map: 81 Lot: 51

Deed Reference: Bk. 6076 Pg. 2609

Map	Lot	Owner	Mailing Address
74	81	Judith L. Fraumeni, Revocable Trust Judith Fraumeni, Trustee	7 Glen Drive Lynnfield, MA 01940
81	50	Owen G. Baril Barbara E. Michaud	PO BOX 975 Exeter, NH 03833
81	52	Brickyard Business Condo Unit Owners Association	16 Kingston Road Exeter, NH 03833
Land Surveyor		Millennium Engineering, INC	PO BOX 745 Exeter, NH 03833
Wetland Scientist		Sergio Bonilla	P.O Box 4028 Portsmouth, NH 03802



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

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

- | | |
|---|---------|
| 1. Application for Hearing | (✓) |
| 2. Abutter's List Keyed to the Tax Map (including name and business address of all professionals responsible for the submission (engineer, landscape architect, wetland scientist, etc.)) | (✓) |
| 3. Checklist for plan requirements | (✓) |
| 4. Letter of Explanation | (✓) |
| 5. Written request and justification for waiver(s) from Site Plan/Sub Regulations | () |
| 6. Application to Connect and/or Discharge to Town of Exeter Sewer, Water, or Storm Water Drainage System(s) - if applicable | () N/A |
| 7. Application Fees | () |
| 8. Seven (7) copies of 24'x36' plan set 22x34 | (✓) |
| 9. Fifteen (15) 11"x 17" copies of the plan set | (✓) |
| 10. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and all consultants. | (✓) |

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

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



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: September 16, 2021
To: Planning Board
From: Dave Sharples, Town Planner
Re: Nouria Energy Corporation PB Case #21-4

The Applicant has submitted an application and plans for site plan review for the proposed redevelopment of the property located at 158 Epping Road. The Applicant is proposing a new retail motor fuel outlet (convenience store with drive-thru and fueling canopy with six islands) and a car wash building with vacuum island spaces. The property is located in the C-3, Epping Road Highway Commercial zoning district and is identified as Tax Map Parcel #47-1-2.

The Applicant appeared before the Board at its July 1st, 2021 meeting for the initial presentation of their plans. At the July 29th, 2021 meeting, the Applicant was granted a conditional site plan approval subject to returning to the Board with revised plans depicting the Board's discussion on the following:

- relocation of the intersection;
- elimination of left-hand turns onto Epping Road from the southerly access, except for tractor trailer trucks;
- a pedestrian access plan with a sidewalk along the Epping Road frontage;
- the addition of shade trees along the Epping Road frontage;
- the widening of the landscape strip from 8' to 10'; and
- exterior lighting on dimmers to reduce in intensity after hours

A copy of the Planning Board decision letter, dated July 30, 2021, is enclosed for your review.

The Applicant has submitted revised site plans and supporting documents, dated September 8, 2021, addressing the conditions of approval as outlined in the aforementioned decision letter. The applicant also submitted a response letter, dated September 16, 2021, to UEI that is also enclosed; UEI reviewed the letter and responded via email that is also enclosed. You will note that UEI has no further comments on the proposal.

Planning Board motions:

Site Plan Motion: I move that the request of Nouria Energy Corp. (PB #21-4) for Site Plan approval (specifically related to Condition #14 of the Planning Board decision letter, dated July 30, 2021) be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank you.

Enclosures

September 16, 2021

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

RECEIVED

SEP 16 2021

EXETER PLANNING OFFICE

SUBJECT: UEI Peer Review Comments dated August 31, 2021
Nouria Energy Gas Station
Design Review Engineering Services
Exeter, New Hampshire

Dear Dave:

Please find the below information regarding the above referenced project located at 158 Epping Road. The responses below address the third review comment letter from UEI, dated August 31, 2021. Based on those comments we offer the following:

Additional Drainage Comments

30. The average soil infiltration rate used was based on the location of the existing soil divide and the location of the chosen BMP. We have re-evaluated the rates, using the lowest infiltration rate, consistent with a single soil value based on 0.3 in/hr (1/2 the Ksat rate for Charlton soil), and we have determined no change to the 2, 10 & 25-yr storm events and only a 0.01 cfs change in the 50-yr storm event, see attached printouts. This yields no substantial change in the design and the proposed development still provides reductions in peak rates of runoff at all design points.
31. Comment acknowledged; no response required.
33. We believe that the question regarding buoyancy was previously addressed by the correspondence provided by the manufacturer in the Response Comment #33, see attached email regarding design of the underground drainage system within areas of high-water table.
34. We believe that the connection to the offsite drainage system has been adequately addressed with staff and the PB and we can have additional discussions as needed with the Town at the upcoming Planning Board hearing.

Additional Plan Set Comments

39. The plans have been reviewed and approved by the Town Fire Department and we feel that this comment is adequately addressed. Based on a re-evaluation of the Landscaping and the truck turning movement, we do not see any conflicts with proposed tree plantings and the fire truck.
41. The chosen line-type visibility or lack of representation on the legend for the HISS mapping has no impact to the plan set and we respectfully respond that no changes will be made to the plans for this minor comment.

Please review the above information and should you have any questions, please feel free to call our office at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Tymula', with a long horizontal flourish extending to the right.

Chris Tymula
Project Manager

enclosure(s)

cc: Mike Durant, Nouria Energy Corp.
Allison Rees, PE – Underwood Engineers, Inc

F:\Projects\NEX-2020283 - Exeter, NH - Nouria\Correspondence\20283-Response to UEI Peer Review
Comments #3.docx

Cory Mason

From: Aaron Cheever <Aaron.Cheever@ads-pipe.com>
Sent: Friday, July 23, 2021 4:46 PM
To: Cory Mason
Cc: Scott Bonfanti
Subject: RE: UG Detention System WT Pipes

Hi Cory/Scott,

No issue... Watertight pipe will perform as designed/intended when installed within the water table; the Contractor should continue to follow the installation requirements of ASTM D2321. From our point of view, the water table presents more of a 'structural concern'; however, the water table would need to be 5'-7' above the springline (mid-point) of the pipe for issues to come into play with N-12 WT pipe.

Let me know if you need anything else. And you are correct on the treatment – Pre-treatment with the HIL Units, full treatment with the Jellyfish.

Best Regards,

Aaron Cheever, P.E.
Engineered Product Manager
aaron.cheever@ads-pipe.com
(978) 302-0650



Advanced Drainage Systems, Inc.
adspipe.com



20283 Post REV-2

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Exeter, NH

Type III 24-hr 2-yr Rainfall=3.67"

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Page 1

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Pond 1P: Bioretention Area-1

Peak Elev=97.21' Storage=54 cf Inflow=0.25 cfs 773 cf
Discarded=0.01 cfs 262 cf Primary=0.24 cfs 511 cf Outflow=0.24 cfs 773 cf

Link DP1: Design Point #1 - Existing Drainage System

Inflow=3.07 cfs 25,075 cf
Primary=3.07 cfs 25,075 cf

Summary for Pond 1P: Bioretention Area-1

Surrounding soils include Eldridge (Ksat low B = 6 in/hr), Charlton (Ksat low B = 0.6 in/hr), and Squamscott (Ksat low B = 6 in/hr). For design purposes, the average of 0.6 in/hr and 6 in/hr was used, which with a factor of safety yields a design infiltration rate of 1.65 in/hr.

Inflow Area = 3,558 sf, 78.84% Impervious, Inflow Depth = 2.61" for 2-yr event
 Inflow = 0.25 cfs @ 12.09 hrs, Volume= 773 cf
 Outflow = 0.24 cfs @ 12.10 hrs, Volume= 773 cf, Atten= 1%, Lag= 0.7 min
 Discarded = 0.01 cfs @ 12.10 hrs, Volume= 262 cf
 Primary = 0.24 cfs @ 12.10 hrs, Volume= 511 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 97.21' @ 12.10 hrs Surf.Area= 133 sf Storage= 54 cf
 Flood Elev= 97.50' Surf.Area= 192 sf Storage= 102 cf

Plug-Flow detention time= 46.5 min calculated for 773 cf (100% of inflow)
 Center-of-Mass det. time= 46.6 min (848.3 - 801.7)

Volume #1	Invert	Avail.Storage	Storage Description			
	96.50'	102 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
96.50	30	31.0	0	0	30	
97.00	98	47.0	30	30	131	
97.50	192	63.0	71	102	274	

Device	Routing	Invert	Outlet Devices
#1	Discarded	96.50'	1.650 in/hr Exfiltration over Surface area
#2	Primary	96.00'	8.0" Round Culvert L= 11.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 96.00' / 95.35' S= 0.0591 ' S= 0.0591 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#3	Device 2	97.10'	8.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 12.10 hrs HW=97.21' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.24 cfs @ 12.10 hrs HW=97.21' TW=91.42' (Dynamic Tailwater)
 ↑ **2=Culvert** (Passes 0.24 cfs of 1.57 cfs potential flow)
 ↑ **3=Orifice/Grate** (Weir Controls 0.24 cfs @ 1.07 fps)

Summary for Link DP1: Design Point #1 - Existing Drainage System

Inflow Area = 107,877 sf, 80.84% Impervious, Inflow Depth = 2.79" for 2-yr event
 Inflow = 3.07 cfs @ 12.11 hrs, Volume= 25,075 cf
 Primary = 3.07 cfs @ 12.11 hrs, Volume= 25,075 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

20283 Post REV-2

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Exeter, NH
Type III 24-hr 10-yr Rainfall=5.60"

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Page 3

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Pond 1P: Bioretention Area-1

Peak Elev=97.25' Storage=60 cf Inflow=0.41 cfs 1,322 cf
Discarded=0.01 cfs 311 cf Primary=0.40 cfs 1,011 cf Outflow=0.41 cfs 1,322 cf

Link DP1: Design Point #1 - Existing Drainage System

Inflow=4.52 cfs 41,773 cf
Primary=4.52 cfs 41,773 cf

Summary for Pond 1P: Bioretention Area-1

Surrounding soils include Eldridge (Ksat low B = 6 in/hr), Charlton (Ksat low B = 0.6 in/hr), and Squamscott (Ksat low B = 6 in/hr). For design purposes, the average of 0.6 in/hr and 6 in/hr was used, which with a factor of safety yields a design infiltration rate of 1.65 in/hr.

Inflow Area = 3,558 sf, 78.84% Impervious, Inflow Depth = 4.46" for 10-yr event
 Inflow = 0.41 cfs @ 12.08 hrs, Volume= 1,322 cf
 Outflow = 0.41 cfs @ 12.09 hrs, Volume= 1,322 cf, Atten= 1%, Lag= 0.6 min
 Discarded = 0.01 cfs @ 12.09 hrs, Volume= 311 cf
 Primary = 0.40 cfs @ 12.09 hrs, Volume= 1,011 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 97.25' @ 12.09 hrs Surf.Area= 141 sf Storage= 60 cf
 Flood Elev= 97.50' Surf.Area= 192 sf Storage= 102 cf

Plug-Flow detention time= 33.5 min calculated for 1,321 cf (100% of inflow)
 Center-of-Mass det. time= 33.6 min (820.5 - 786.9)

Volume	Invert	Avail.Storage	Storage Description			
#1	96.50'	102 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
96.50	30	31.0	0	0	30	
97.00	98	47.0	30	30	131	
97.50	192	63.0	71	102	274	

Device	Routing	Invert	Outlet Devices
#1	Discarded	96.50'	1.650 in/hr Exfiltration over Surface area
#2	Primary	96.00'	8.0" Round Culvert L= 11.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 96.00' / 95.35' S= 0.0591 ' / Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#3	Device 2	97.10'	8.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 12.09 hrs HW=97.25' (Free Discharge)
 ↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.40 cfs @ 12.09 hrs HW=97.25' TW=91.93' (Dynamic Tailwater)
 ↑**2=Culvert** (Passes 0.40 cfs of 1.61 cfs potential flow)
 ↑**3=Orifice/Grate** (Weir Controls 0.40 cfs @ 1.27 fps)

Summary for Link DP1: Design Point #1 - Existing Drainage System

Inflow Area = 107,877 sf, 80.84% Impervious, Inflow Depth = 4.65" for 10-yr event
 Inflow = 4.52 cfs @ 12.10 hrs, Volume= 41,773 cf
 Primary = 4.52 cfs @ 12.10 hrs, Volume= 41,773 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

20283 Post REV-2

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Exeter, NH
Type III 24-hr 25-yr Rainfall=7.13"

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Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Pond 1P: Bioretention Area-1 Peak Elev=97.28' Storage=65 cf Inflow=0.54 cfs 1,764 cf
Discarded=0.01 cfs 330 cf Primary=0.53 cfs 1,435 cf Outflow=0.53 cfs 1,764 cf

Link DP1: Design Point #1 - Existing Drainage System Inflow=5.86 cfs 55,230 cf
Primary=5.86 cfs 55,230 cf

Summary for Pond 1P: Bioretention Area-1

Surrounding soils include Eldridge (Ksat low B = 6 in/hr), Charlton (Ksat low B = 0.6 in/hr), and Squamscott (Ksat low B = 6 in/hr). For design purposes, the average of 0.6 in/hr and 6 in/hr was used, which with a factor of safety yields a design infiltration rate of 1.65 in/hr.

Inflow Area = 3,558 sf, 78.84% Impervious, Inflow Depth = 5.95" for 25-yr event
 Inflow = 0.54 cfs @ 12.08 hrs, Volume= 1,764 cf
 Outflow = 0.53 cfs @ 12.09 hrs, Volume= 1,764 cf, Atten= 1%, Lag= 0.6 min
 Discarded = 0.01 cfs @ 12.09 hrs, Volume= 330 cf
 Primary = 0.53 cfs @ 12.09 hrs, Volume= 1,435 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 97.28' @ 12.09 hrs Surf.Area= 147 sf Storage= 65 cf
 Flood Elev= 97.50' Surf.Area= 192 sf Storage= 102 cf

Plug-Flow detention time= 27.0 min calculated for 1,764 cf (100% of inflow)
 Center-of-Mass det. time= 27.0 min (806.4 - 779.3)

Volume #1	Invert	Avail.Storage	Storage Description			
	96.50'	102 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
96.50	30	31.0	0	0	30	
97.00	98	47.0	30	30	131	
97.50	192	63.0	71	102	274	

Device	Routing	Invert	Outlet Devices
#1	Discarded	96.50'	1.650 in/hr Exfiltration over Surface area
#2	Primary	96.00'	8.0" Round Culvert L= 11.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 96.00' / 95.35' S= 0.0591 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#3	Device 2	97.10'	8.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 12.09 hrs HW=97.28' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.53 cfs @ 12.09 hrs HW=97.28' TW=92.35' (Dynamic Tailwater)
 ↑2=Culvert (Passes 0.53 cfs of 1.64 cfs potential flow)
 ↑3=Orifice/Grate (Weir Controls 0.53 cfs @ 1.39 fps)

Summary for Link DP1: Design Point #1 - Existing Drainage System

Inflow Area = 107,877 sf, 80.84% Impervious, Inflow Depth = 6.14" for 25-yr event
 Inflow = 5.86 cfs @ 12.11 hrs, Volume= 55,230 cf
 Primary = 5.86 cfs @ 12.11 hrs, Volume= 55,230 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

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Type III 24-hr 50-yr Rainfall=8.55"

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Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points

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

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

Pond 1P: Bioretention Area-1

Peak Elev=97.31' Storage=68 cf Inflow=0.65 cfs 2,179 cf

Discarded=0.01 cfs 344 cf Primary=0.65 cfs 1,835 cf Outflow=0.65 cfs 2,179 cf

Link DP1: Design Point #1 - Existing Drainage System

Inflow=10.14 cfs 67,801 cf

Primary=10.14 cfs 67,801 cf

Summary for Pond 1P: Bioretention Area-1

Surrounding soils include Eldridge (Ksat low B = 6 in/hr), Charlton (Ksat low B = 0.6 in/hr), and Squamscott (Ksat low B = 6 in/hr). For design purposes, the average of 0.6 in/hr and 6 in/hr was used, which with a factor of safety yields a design infiltration rate of 1.65 in/hr.

Inflow Area = 3,558 sf, 78.84% Impervious, Inflow Depth = 7.35" for 50-yr event
 Inflow = 0.65 cfs @ 12.08 hrs, Volume= 2,179 cf
 Outflow = 0.65 cfs @ 12.09 hrs, Volume= 2,179 cf, Atten= 1%, Lag= 0.5 min
 Discarded = 0.01 cfs @ 12.09 hrs, Volume= 344 cf
 Primary = 0.65 cfs @ 12.09 hrs, Volume= 1,835 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 97.31' @ 12.09 hrs Surf.Area= 152 sf Storage= 68 cf
 Flood Elev= 97.50' Surf.Area= 192 sf Storage= 102 cf

Plug-Flow detention time= 23.0 min calculated for 2,178 cf (100% of inflow)
 Center-of-Mass det. time= 23.1 min (797.1 - 774.0)

Volume	Invert	Avail.Storage	Storage Description		
#1	96.50'	102 cf	Custom Stage Data (Irregular) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
96.50	30	31.0	0	0	30
97.00	98	47.0	30	30	131
97.50	192	63.0	71	102	274

Device	Routing	Invert	Outlet Devices
#1	Discarded	96.50'	1.650 in/hr Exfiltration over Surface area
#2	Primary	96.00'	8.0" Round Culvert L= 11.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 96.00' / 95.35' S= 0.0591 ' S= 0.0591 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#3	Device 2	97.10'	8.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 12.09 hrs HW=97.31' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.64 cfs @ 12.09 hrs HW=97.31' TW=92.77' (Dynamic Tailwater)
 ↑ **2=Culvert** (Passes 0.64 cfs of 1.66 cfs potential flow)
 ↑ **3=Orifice/Grate** (Weir Controls 0.64 cfs @ 1.49 fps)

Summary for Link DP1: Design Point #1 - Existing Drainage System

Inflow Area = 107,877 sf, 80.84% Impervious, Inflow Depth = 7.54" for 50-yr event
 Inflow = 10.14 cfs @ 12.19 hrs, Volume= 67,801 cf
 Primary = 10.14 cfs @ 12.19 hrs, Volume= 67,801 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

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Exeter, NH
Type III 24-hr 2-yr Rainfall=3.67"

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Page 1

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Pond 1P: Bioretention Area-1

Peak Elev=97.21' Storage=54 cf Inflow=0.25 cfs 773 cf
Discarded=0.00 cfs 62 cf Primary=0.24 cfs 685 cf Outflow=0.24 cfs 747 cf

Link DP1: Design Point #1 - Existing Drainage System

Inflow=3.07 cfs 25,249 cf
Primary=3.07 cfs 25,249 cf

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Type III 24-hr 2-yr Rainfall=3.67"

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Page 2

Summary for Pond 1P: Bioretention Area-1

Surrounding soils include Eldridge (Ksat low B = 6 in/hr), Charlton (Ksat low B = 0.6 in/hr), and Squamscott (Ksat low B = 6 in/hr). For design purposes, the average of 0.6 in/hr was used, which with a factor of safety of 2 yields a design infiltration rate of 0.3 in/hr.

Inflow Area = 3,558 sf, 78.84% Impervious, Inflow Depth = 2.61" for 2-yr event
 Inflow = 0.25 cfs @ 12.09 hrs, Volume= 773 cf
 Outflow = 0.24 cfs @ 12.10 hrs, Volume= 747 cf, Atten= 1%, Lag= 0.7 min
 Discarded = 0.00 cfs @ 12.10 hrs, Volume= 62 cf
 Primary = 0.24 cfs @ 12.10 hrs, Volume= 685 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 97.21' @ 12.10 hrs Surf.Area= 133 sf Storage= 54 cf
 Flood Elev= 97.50' Surf.Area= 192 sf Storage= 102 cf

Plug-Flow detention time= 51.6 min calculated for 747 cf (97% of inflow)
 Center-of-Mass det. time= 31.9 min (833.6 - 801.7)

Volume	Invert	Avail.Storage	Storage Description
#1	96.50'	102 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
96.50	30	31.0	0	0	30
97.00	98	47.0	30	30	131
97.50	192	63.0	71	102	274

Device	Routing	Invert	Outlet Devices
#1	Discarded	96.50'	0.300 in/hr Exfiltration over Surface area
#2	Primary	96.00'	8.0" Round Culvert L= 11.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 96.00' / 95.35' S= 0.0591 ' /' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#3	Device 2	97.10'	8.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.00 cfs @ 12.10 hrs HW=97.21' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.24 cfs @ 12.10 hrs HW=97.21' TW=91.42' (Dynamic Tailwater)
 ↑ **2=Culvert** (Passes 0.24 cfs of 1.57 cfs potential flow)
 ↑ **3=Orifice/Grate** (Weir Controls 0.24 cfs @ 1.07 fps)

Summary for Link DP1: Design Point #1 - Existing Drainage System

Inflow Area = 107,877 sf, 80.84% Impervious, Inflow Depth = 2.81" for 2-yr event
 Inflow = 3.07 cfs @ 12.11 hrs, Volume= 25,249 cf
 Primary = 3.07 cfs @ 12.11 hrs, Volume= 25,249 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

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Exeter, NH

Type III 24-hr 10-yr Rainfall=5.60"

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Page 3

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Pond 1P: Bioretention Area-1

Peak Elev=97.25' Storage=60 cf Inflow=0.41 cfs 1,322 cf
Discarded=0.00 cfs 67 cf Primary=0.40 cfs 1,228 cf Outflow=0.41 cfs 1,295 cf

Link DP1: Design Point #1 - Existing Drainage System

Inflow=4.52 cfs 41,990 cf
Primary=4.52 cfs 41,990 cf

20283 Post REV-2 ALT

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Exeter, NH
Type III 24-hr 10-yr Rainfall=5.60"

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Summary for Pond 1P: Bioretention Area-1

Surrounding soils include Eldridge (Ksat low B = 6 in/hr), Charlton (Ksat low B = 0.6 in/hr), and Squamscott (Ksat low B = 6 in/hr). For design purposes, the average of 0.6 in/hr was used, which with a factor of safety of 2 yields a design infiltration rate of 0.3 in/hr.

Inflow Area = 3,558 sf, 78.84% Impervious, Inflow Depth = 4.46" for 10-yr event
 Inflow = 0.41 cfs @ 12.08 hrs, Volume= 1,322 cf
 Outflow = 0.41 cfs @ 12.09 hrs, Volume= 1,295 cf, Atten= 1%, Lag= 0.6 min
 Discarded = 0.00 cfs @ 12.09 hrs, Volume= 67 cf
 Primary = 0.40 cfs @ 12.09 hrs, Volume= 1,228 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 97.25' @ 12.09 hrs Surf.Area= 141 sf Storage= 60 cf
 Flood Elev= 97.50' Surf.Area= 192 sf Storage= 102 cf

Plug-Flow detention time= 34.1 min calculated for 1,295 cf (98% of inflow)
 Center-of-Mass det. time= 21.9 min (808.9 - 786.9)

Volume	Invert	Avail.Storage	Storage Description			
#1	96.50'	102 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
96.50	30	31.0	0	0	30	
97.00	98	47.0	30	30	131	
97.50	192	63.0	71	102	274	

Device	Routing	Invert	Outlet Devices
#1	Discarded	96.50'	0.300 in/hr Exfiltration over Surface area
#2	Primary	96.00'	8.0" Round Culvert L= 11.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 96.00' / 95.35' S= 0.0591 ' S= 0.0591 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#3	Device 2	97.10'	8.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.00 cfs @ 12.09 hrs HW=97.25' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.40 cfs @ 12.09 hrs HW=97.25' TW=91.93' (Dynamic Tailwater)
 ↑ **2=Culvert** (Passes 0.40 cfs of 1.61 cfs potential flow)
 ↑ **3=Orifice/Grate** (Weir Controls 0.40 cfs @ 1.27 fps)

Summary for Link DP1: Design Point #1 - Existing Drainage System

Inflow Area = 107,877 sf, 80.84% Impervious, Inflow Depth = 4.67" for 10-yr event
 Inflow = 4.52 cfs @ 12.10 hrs, Volume= 41,990 cf
 Primary = 4.52 cfs @ 12.10 hrs, Volume= 41,990 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

20283 Post REV-2 ALT

Type III 24-hr 25-yr Rainfall=7.13"

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Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Pond 1P: Bioretention Area-1 Peak Elev=97.28' Storage=65 cf Inflow=0.54 cfs 1,764 cf
Discarded=0.00 cfs 70 cf Primary=0.53 cfs 1,668 cf Outflow=0.53 cfs 1,738 cf

Link DP1: Design Point #1 - Existing Drainage System Inflow=5.86 cfs 55,463 cf
Primary=5.86 cfs 55,463 cf

Summary for Pond 1P: Bioretention Area-1

Surrounding soils include Eldridge (Ksat low B = 6 in/hr), Charlton (Ksat low B = 0.6 in/hr), and Squamscott (Ksat low B = 6 in/hr). For design purposes, the average of 0.6 in/hr was used, which with a factor of safety of 2 yields a design infiltration rate of 0.3 in/hr.

Inflow Area = 3,558 sf, 78.84% Impervious, Inflow Depth = 5.95" for 25-yr event
 Inflow = 0.54 cfs @ 12.08 hrs, Volume= 1,764 cf
 Outflow = 0.53 cfs @ 12.09 hrs, Volume= 1,738 cf, Atten= 1%, Lag= 0.6 min
 Discarded = 0.00 cfs @ 12.09 hrs, Volume= 70 cf
 Primary = 0.53 cfs @ 12.09 hrs, Volume= 1,668 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 97.28' @ 12.09 hrs Surf.Area= 147 sf Storage= 65 cf
 Flood Elev= 97.50' Surf.Area= 192 sf Storage= 102 cf

Plug-Flow detention time= 27.3 min calculated for 1,738 cf (98% of inflow)
 Center-of-Mass det. time= 18.0 min (797.3 - 779.3)

Volume #1	Invert	Avail.Storage	Storage Description			
	96.50'	102 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
96.50	30	31.0	0	0	30	
97.00	98	47.0	30	30	131	
97.50	192	63.0	71	102	274	

Device	Routing	Invert	Outlet Devices
#1	Discarded	96.50'	0.300 in/hr Exfiltration over Surface area
#2	Primary	96.00'	8.0" Round Culvert L= 11.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 96.00' / 95.35' S= 0.0591 ' / Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#3	Device 2	97.10'	8.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.00 cfs @ 12.09 hrs HW=97.28' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.53 cfs @ 12.09 hrs HW=97.28' TW=92.35' (Dynamic Tailwater)
 ↑2=Culvert (Passes 0.53 cfs of 1.64 cfs potential flow)
 ↑3=Orifice/Grate (Weir Controls 0.53 cfs @ 1.39 fps)

Summary for Link DP1: Design Point #1 - Existing Drainage System

Inflow Area = 107,877 sf, 80.84% Impervious, Inflow Depth = 6.17" for 25-yr event
 Inflow = 5.86 cfs @ 12.11 hrs, Volume= 55,463 cf
 Primary = 5.86 cfs @ 12.11 hrs, Volume= 55,463 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

20283 Post REV-2 ALT

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Exeter, NH
Type III 24-hr 50-yr Rainfall=8.55"

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Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Pond 1P: Bioretention Area-1

Peak Elev=97.31' Storage=69 cf Inflow=0.65 cfs 2,179 cf
Discarded=0.00 cfs 73 cf Primary=0.65 cfs 2,080 cf Outflow=0.65 cfs 2,152 cf

Link DP1: Design Point #1 - Existing Drainage System

Inflow=10.15 cfs 68,046 cf
Primary=10.15 cfs 68,046 cf

20283 Post REV-2 ALT

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Exeter, NH
Type III 24-hr 50-yr Rainfall=8.55"

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Summary for Pond 1P: Bioretention Area-1

Surrounding soils include Eldridge (Ksat low B = 6 in/hr), Charlton (Ksat low B = 0.6 in/hr), and Squamscott (Ksat low B = 6 in/hr). For design purposes, the average of 0.6 in/hr was used, which with a factor of safety of 2 yields a design infiltration rate of 0.3 in/hr.

Inflow Area = 3,558 sf, 78.84% Impervious, Inflow Depth = 7.35" for 50-yr event
 Inflow = 0.65 cfs @ 12.08 hrs, Volume= 2,179 cf
 Outflow = 0.65 cfs @ 12.09 hrs, Volume= 2,152 cf, Atten= 1%, Lag= 0.5 min
 Discarded = 0.00 cfs @ 12.09 hrs, Volume= 73 cf
 Primary = 0.65 cfs @ 12.09 hrs, Volume= 2,080 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 97.31' @ 12.09 hrs Surf.Area= 152 sf Storage= 69 cf
 Flood Elev= 97.50' Surf.Area= 192 sf Storage= 102 cf

Plug-Flow detention time= 23.2 min calculated for 2,152 cf (99% of inflow)
 Center-of-Mass det. time= 15.6 min (789.6 - 774.0)

Volume #1	Invert	Avail.Storage	Storage Description			
	96.50'	102 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
96.50	30	31.0	0	0	30	
97.00	98	47.0	30	30	131	
97.50	192	63.0	71	102	274	

Device	Routing	Invert	Outlet Devices
#1	Discarded	96.50'	0.300 in/hr Exfiltration over Surface area
#2	Primary	96.00'	8.0" Round Culvert L= 11.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 96.00' / 95.35' S= 0.0591 ' / Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#3	Device 2	97.10'	8.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.00 cfs @ 12.09 hrs HW=97.31' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.65 cfs @ 12.09 hrs HW=97.31' TW=92.77' (Dynamic Tailwater)
 ↑ **2=Culvert** (Passes 0.65 cfs of 1.66 cfs potential flow)
 ↑ **3=Orifice/Grate** (Weir Controls 0.65 cfs @ 1.49 fps)

Summary for Link DP1: Design Point #1 - Existing Drainage System

Inflow Area = 107,877 sf, 80.84% Impervious, Inflow Depth = 7.57" for 50-yr event
 Inflow = 10.15 cfs @ 12.19 hrs, Volume= 68,046 cf
 Primary = 10.15 cfs @ 12.19 hrs, Volume= 68,046 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Soil Series	Legend number	Ksat low - B in/hr	Ksat high - B in/hr	Ksat low - C in/hr	Ksat high - C in/hr	Hyd. Grp.	Group	Land Form	Temp.	Soil Textures	Spodosol ?	Other
Occum	1	0.6	2.0	6.00	20.0	B	2	Flood Plain (Bottom Land)	mesic	loamy	no	loamy over loamy sand
Suncook	2	6.0	20.0	6.00	20.0	A	1	Flood Plain (Bottomland)	mesic	sandy	no	occasionally flooded
Lim	3	0.6	2.0	6.00	20.0	C	5	Flood Plain (Bottom Land)	mesic	loamy	no	
Pootatuck	4	0.6	6.0	6.00	20.0	B	3	Flood Plain (Bottom Land)	mesic	loamy	no	single grain in C
Rippowam	5	0.6	6.0	6.00	20.0	C	5	Flood Plain (Bottom Land)	mesic	loamy	no	
Saco	6	0.6	2.0	6.00	20.0	D	6	Flood Plain (Bottom Land)	mesic	silty	no	
Hadley	8	0.6	2.0	0.60	6.0	B	2	Flood Plain (Bottom Land)	mesic	silty	no	strata
Winooski	9	0.6	6.0	0.60	6.0	B	2	Flood Plain (Bottom Land)	mesic	silty over loamy	no	strata of fine sand
Merrimac	10	2.0	20.0	6.00	20.0	A	1	Outwash and Stream Terraces	mesic	gravely sand	no	loamy cap
Gloucester	11	6.0	20.0	6.00	20.0	A	1	Sandy Till	mesic	sandy-skeletal	no	loamy cap
Hinckley	12	6.0	20.0	20.00	100.0	A	1	Outwash and Stream Terraces	mesic	sandy-skeletal	no	
Sheepsfoot	14	6.0	20.0	6.00	20.0	B	3	Outwash and Stream Terraces	frigid	sandy-skeletal	yes	gravely coarse sand
Searsport	15	6.0	20.0	6.00	20.0	D	6	Outwash and Stream Terraces	frigid	sandy	no	organic over sand
Saugatuck	16	0.06	0.2	6.00	20.0	C	5	Outwash and Stream Terraces	mesic	sandy	yes	orfstein
Colton, gravelly	21	6.0	20.0	20.00	100.0	A	1	Outwash and Stream Terraces	frigid	sandy-skeletal	yes	gravely surface
Colton	22	6.0	20.0	20.00	100.0	A	1	Outwash and Stream Terraces	frigid	sandy-skeletal	yes	
Massardis	23	6.0	20.0	6.00	20.0	A	1	Outwash and Stream Terraces	frigid	sandy-skeletal	yes	
Agawam	24	6.0	20.0	20.00	100.0	B	2	Outwash and Stream Terraces	mesic	loamy over sandy	no	slate, loamy cap
Windsor	26	6.0	20.0	6.00	20.0	A	1	Outwash and Stream Terraces	mesic	sandy	no	loamy over sand/gravel
Groveton	27	0.6	2.0	0.60	6.0	B	2	Outwash and Stream Terraces	frigid	loamy	yes	loamy over sandy
Madawaska	28	0.6	2.0	6.00	20.0	B	3	Outwash and Stream Terraces	frigid	loamy over sandy	yes	sandy or sandy-skeletal
Woodbridge	29	0.6	2.0	0.00	0.6	C	3	Firm, platy, loamy till	mesic	loamy	no	sandy loam in Cd
Unadilla	30	0.6	2.0	2.00	20.0	B	2	Terraces and glacial lake plains	mesic	silty	no	silty over gravelly
Hartland	31	0.6	2.0	0.20	2.0	B	2	Terraces and glacial lake plains	mesic	silty	no	very fine sandy loam
Boxford	32	0.1	0.2	0.00	0.2	C	3	Silt and Clay Deposits	mesic	fine	no	silty clay loam
Scitico	33	0.0	0.2	0.00	0.2	C	5	Silt and Clay Deposits	mesic	fine	no	
Wareham	34	6.0	20.0	6.00	20.0	C	5	Outwash and Stream Terraces	mesic	sandy	no	
ChAMPLain	35	6.0	20.0	20.00	100.0	A	1	Outwash and Stream Terraces	frigid	gravely sand	no	
Adams	36	6.0	20.0	20.00	99.0	A	1	Outwash and Stream Terraces	frigid	sandy	yes	
Melrose	37	2.0	6.0	0.00	0.2	C	3	Sandy/loamy over silt/clay	frigid	loamy over clayey	no	
Eldridge	38	6.0	20.0	0.06	0.6	C	3	Sandy/loamy over silt/clay	mesic	sandy over loamy	no	
Millis	39											
Canton	42	2.0	6.0	6.00	20.0	B	2	Firm, platy, sandy till	frigid	loamy	yes	loamy sand in Cd
Montauk	44	0.6	6.0	0.06	0.6	C	3	Loose till, sandy textures	mesic	loamy over sandy	no	loamy over loamy sand
Henniker	46	0.6	2.0	0.06	0.6	C	3	Firm, platy, sandy till	mesic	loamy	no	loamy sand in Cd
Madawaska, aquatic	48	0.6	2.0	6.00	20.0	B	3	Firm, platy, sandy till	frigid	loamy	no	loamy sand in Cd
Whitman	49	0.0	0.2	0.00	0.2	D	6	Outwash and Stream Terraces	frigid	loamy over sandy	yes	sandy or sandy-skeletal
Herron	55	2.0	20.0	6.00	20.0	A	1	Firm, platy, loamy till	mesic	loamy	no	mucky loam
Becket	56	0.6	2.0	0.06	0.6	C	3	Sandy Till	frigid	sandy-skeletal	yes	loamy cap
Wauback	58	2.0	20.0	6.00	20.0	B	3	Firm, platy, sandy till	frigid	loamy	yes	gravely sandy loam in Cd
Charlton	62	0.6	6.0	0.60	6.0	B	2	Loose till, sandy textures	frigid	sandy-skeletal	yes	very cobbly loamy sand
Paxton	66	0.6	2.0	0.00	0.2	C	3	Loose till, loamy textures	mesic	loamy	no	fine sandy loam
Sutton	68	0.6	6.0	0.60	6.0	B	3	Firm, platy, loamy till	mesic	loamy	no	
Berkshire	72	0.6	6.0	0.60	6.0	B	2	Loose till, loamy textures	frigid	loamy	yes	fine sandy loam
Marlow	76	0.6	2.0	0.06	0.6	C	3	Loose till, loamy textures	frigid	loamy	yes	fine sandy loam in Cd
Peru	78	0.6	2.0	0.06	0.6	C	3	Firm, platy, loamy till	frigid	loamy	yes	
Thorndike	84	0.6	2.0	0.60	2.0	C/D	4	Friable till, silty, schist & phyllite	frigid	loamy-skeletal	yes	less than 20 in. deep
Hollis	86	0.6	6.0	0.60	6.0	C/D	4	Loose till, bedrock	frigid	loamy	no	less than 20 in. deep
Winnecook	88	0.6	2.0	0.60	2.0	C	4	Friable till, silty, schist & phyllite	frigid	loamy-skeletal	yes	20 to 40 in. deep
Chattfield	89	0.6	6.0	0.60	6.0	B	4	Loose till, bedrock	mesic	loamy	no	20 to 40 in. deep
Hogback	91	2.0	6.0	2.00	6.0	C	4	Loose till, bedrock	frigid	loamy	yes	less than 20 in. deep
Lyman	92	2.0	6.0	2.00	6.0	A/D	4	Loose till, bedrock	frigid	loamy	yes	less than 20 in. deep
Woodstock	93	2.0	6.0	2.00	6.0	C/D	4	Loose till, bedrock	frigid	loamy	no	less than 20 in. deep
Rawsonville	98	0.6	6.0	0.60	6.0	C	4	Loose till, bedrock	frigid	loamy	yes	less than 20 in. deep
Tunbridge	99	0.6	6.0	0.60	6.0	C	4	Loose till, bedrock	frigid	loamy	yes	20 to 40 in. deep

Custom Soil Resource Report Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
33A	Scitico silt loam, 0 to 5 percent slopes	1.2	7.3%
38B	Eldridge fine sandy loam, 3 to 8 percent slopes	2.9	17.6%
63B	Charlton fine sandy loam, 3 to 8 percent slopes, very stony	6.4	38.8%
538A	Squamscott fine sandy loam, 0 to 5 percent slopes	3.1	18.9%
699	Urban land	2.9	17.5%
Totals for Area of Interest		16.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.



Barbara Mcevoy <bmcevoy@exeternh.gov>

RE: UEI Response Letter #3

1 message

Allison Rees <arees@underwoodengineers.com>

Thu, Sep 16, 2021 at 10:41 AM

To: Chris Tymula <ctymula@gpinet.com>, David Sharples <dsharples@exeternh.gov>, Barbara McEvoy <bmcevoy@exeternh.gov>

Cc: Michael Durant <Michael.Durant@nouriaenergy.com>, Robert Saunders <rsaunders@underwoodengineers.com>

Thank you Chris, we have no further comments.

RECEIVED

Allison

SEP 16 2021



EXETER PLANNING OFFICE

Allison Rees, P.E.

Senior Project Engineer

Underwood Engineers

99 North State Street

Concord, NH 03301

(603) 230-9898

From: Chris Tymula <ctymula@gpinet.com>

Sent: Thursday, September 16, 2021 10:35 AM

To: David Sharples <dsharples@exeternh.gov>; Barbara McEvoy <bmcevoy@exeternh.gov>; Allison Rees <arees@underwoodengineers.com>

Cc: Michael Durant <Michael.Durant@nouriaenergy.com>

Subject: UEI Response Letter #3

Dave, Barb,

Attached is the response letter to the UEI comments dated 8/31/21. Sorry for the delay, as this letter provides responses only and no changes to the plans.

Barb, as discussed last week, did the other applicant get the approval that they needed from the Cons. Comm. to be heard at the upcoming PB hearing next week or not? Is there a better chance that we may be heard if they did not?



TOWN OF EXETER, NEW HAMPSHIRE

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July 30, 2021

Chris Tymula, Project Manager
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, New Hampshire 03079

Re: PB Case #21-4 – Nouria Energy Corporation
Site Plan Review – Proposed Retail Motor Fuel Outlet
158 Epping Road, Exeter, N.H.
Tax Map Parcel #47-1.2

Dear Mr. Tymula:

Please be advised that at the meeting of July 29th, 2021, the Exeter Planning Board voted to **APPROVE** the above-captioned application(s) for the proposed construction of a new retail motor fuel outlet (convenience store with drive-thru and fueling canopy with six islands) and a car wash building with vacuum island spaces, as presented, subject to the following conditions:

1. An electronic As-Built Plan of the entire property with details acceptable to the Town shall be provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in a dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;
2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and Subdivision Regulations prior to the issuance of a Certificate of Occupancy;
3. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting:
 - i. The SWPPP (storm water pollution prevention plan), if applicable, be submitted to and reviewed for approval by DPW prior to preconstruction meeting.
 - ii. A project schedule and construction cost estimate.
4. All comments in the most recent Underwood Engineers Inc. letter, shall be addressed to the satisfaction of the Town Planner prior to signing the final plans;
5. Third party construction inspections fees shall be paid prior to scheduling the preconstruction meeting;

6. The Stormwater Inspection Maintenance Log, the Deicing Log, the First Defense Inspection and Maintenance Log, and the Jellyfish Filter Inspection and Maintenance Log in Inspection & Maintenance Manual for Stormwater Management Systems dated April 20, 2021 and revised on July 12, 2021 shall be completed and submitted to the Town Engineer annually on or before January 31st. This requirement shall be an ongoing condition of approval;
7. All applicable State permit approval numbers shall be noted on the final plans; All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact fees, and inspection fees(including third party inspections), prior to the issuance of a building permit or a Certificate of Occupancy whichever is applicable as determined by the Town;
8. All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is visible from adjacent properties and/or roadways;
9. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced, no later than the following growing season, as long as the site plan remains valid. This condition is not intended to circumvent the revocation procedures set forth in State statutes;
10. If determined applicable by the Exeter Department of Public Works, the applicant shall submit the land use and stormwater management information about the project using the PTAPP Online Municipal Tracking Tool (<https://ptapp.unh.edu/>). The PTAPP submittal must be accepted by DPW prior to the pre-construction meeting;
11. A restoration and erosion control surety, in an amount and form reviewed and approved by the Town Planner in accordance with Section 12 of the Site Plan Review and Subdivision Regulations, shall be provided prior to any site work;
12. Final plans shall show a drainage easement to discharge stormwater from DMH-1 into the closed system on the adjacent property (Tax Map #47, Lot 1-1). Said easement shall be duly recorded or a copy of the recorded document be provided to the Board prior to final approval.
13. The “Do Not Block” intersection striping and signage shall be reviewed by the Department of Public Works and they will determine if the proposed striping and signage is appropriate. This decision shall be made prior to signing the final plans and the final plans shall be consistent with the Department of Public Works’ determination.
14. The Applicant shall return to the Planning Board with revised plans depicting the Board’s discussion that included the following:

- relocation of the intersection;
- elimination of left-hand turns onto Epping Road from the southerly access, except for tractor trailer trucks;
- a pedestrian access plan with a sidewalk along the Epping Road frontage;
- the addition of shade trees along the Epping Road frontage;
- the widening of the landscape strip from 8' to 10'; and
- exterior lighting on dimmers to reduce in intensity after hours

Revised plans shall be reviewed and approved by the Board prior to signing the final plans.

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: Michael Durant, Construction Permitting Manager, Nouria Energy Corporation
John L. Arnold, Esquire, Hinkley Allen
Heather Monticup, P.E., GPI
Michael Lambert, 158 Epping Road LLC, property owner
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Whitten, Deputy Assessor

DS:bsm

f:\town planner\planning\decision letters\pb #21-4 nouria energy corp. 158 epping road spr coa letter.docx

September 7, 2021

RECEIVED

Dave Sharples, Town Planner
Planning & Sustainability Department
Town of Exeter
10 Front Street
Exeter, NH 03833

SEP 8 2021

EXETER PLANNING OFFICE

SUBJECT: Planning Board Conditions of Approval
PB Case #21-4 Nouria Energy Corporation
Site Plan Review – Retail Motor Fuel Outlet w/drive-thru and carwash
158 Epping Road
Tax Map Parcel #47-1-2

Dear Dave:

Please find enclosed a revised set of plans, (5) Full Size & (10) 11x17 reduced plans, and supporting documentation regarding the above referenced project located at 158 Epping Road. The plans have been revised to address the Planning Board Conditions of Approval based on the meeting held on July 29, 2021. Based on those items we offer the following:

Conditions of Approval

1. Items #1-2 & 7: Comments acknowledged, all items will be provided prior to the Certificate of Occupancy.
2. Items #3, 5, 10 & 11: Comments acknowledged, all items will be provided prior to the Preconstruction Meeting.
3. Item #4: A third UEI comment letter was received on 8/31/21 and GPI is in the process of providing a written response letter.
4. Item #6: The Stormwater I&M will be submitted to the Town annually at the completion of construction.
5. Item #8: Note 16, as shown on the Utility Plan, indicates that lighting shall be dark sky compliant and conform to the Town of Exeter Zoning Regulations.
6. Item #9: Note 12, as shown on the Landscape Plan, has been updated to indicate that any landscaping shall be maintained and dead or dying vegetation replaced, no later than the following growing season.
7. Item #12: Note 9, as shown on the Existing Conditions Plan, has been added to the plans regarding the drainage easement along Lots #1-1 & 1-2, 156 & 158 Epping Road, respectively. See attached deed and plan reference.
8. Item #13: The "Do Not Block" intersection striping and signage was discussed and approved with DPW and deemed acceptable on 9/1/21, see attached email.
9. Item #14: Plan revisions based on additional items discussed at the 7/29/21 meeting as follows:

- The driveway location along Epping Road was moved approx. 10' closer to the signalized intersection of Continental Drive and Epping Road.
- A scored concrete median restricting left turn movements and (2) two R3-2 "No Left Turn" & "R5-11(SP) "Except for Tractor Trailers" signs have been added to the design plans.
- A sidewalk located along the site frontage of Epping Road and a new accessible route including striping and ramps have been added to the plans.
- (3) new trees have been added along the site frontage of Epping Road around the newly added sidewalk connection.
- The landscaping strip along the Epping Road frontage was increased to 10' in width.
- Information regarding lighting levels is shown on Note 16 on the Utility Plan.

Please review the attached revised information and should you have any questions, please feel free to call our office at your convenience.

Sincerely,



Chris Tymula
Project Manager

enclosure(s)

cc: Mike Durant, Nouria Energy Corp.

F:\Projects\NEX-2020283 - Exeter, NH - Nouria\Correspondence\20283-Response to PB COA.docx

Return Original to:
Daniel C. Hoefle, Esq.
Hoefle Phoenix & Gormley, P.A.
402 State Street, P.O. Box 4480
Portsmouth, NH 03802-4480

026383



WARRANTY DEED

GMAC LEASING OF DE LLC f/k/a GMAC LEASING CORPORATION, a Delaware limited liability company of c/o Argonaut Holdings, Inc., Worldwide Real Estate, 200 Renaissance Center, Mail Code: 482-B38-C96, P.O. Box 200, Detroit, MI 48265-2000, for consideration paid, grants to **156 EPPING ROAD, LLC**, a New Hampshire limited liability company with an address of 20 Franklin Street, Exeter, NH, with **WARRANTY** covenants, the following described premises:

The parcel of land, with the buildings and other improvements thereon, situated in Exeter, Rockingham County, State of New Hampshire, shown as "LOT #1-1" on the plan entitled "SUBDIVISION PLAN OF LAND FOR PAUL J. & ANNA GRACE HOLLOWAY, EPPING ROAD (OLD N.H. ROUTE 101), EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM" prepared by CivilWorks dated September 22, 1999 with revisions through March 29, 2000 recorded at the Rockingham County Registry of Deeds as Plan D-28075 more particularly bounded and described as follows:

Commencing at the point in the Westerly sideline of Epping Road which point is at the Southeasterly corner of the described premises and the Northeasterly corner of land now or formerly of King, thence running S 70° 06' 25" W along a stone wall and said land now or formerly of King a distance of 41.58 feet to a point; thence turning and running S 67° 00' 28" W along a stone wall and said land now or formerly of King a distance of 198.18 feet; thence turning and running S 67° 07' 04" W along a stone wall and said land now or formerly of King a distance of 330.65 feet; thence turning and running S 67° 32' 16" W along a stone wall and said land now or formerly of King a distance of 179.58 feet to a point at Lot #1-3 shown on said Plan; thence turning and running N 08° 52' 38" W along said Lot #1-3 a distance of 466.85 feet to a point at Lot #1-2 shown on said Plan; thence turning and running N 74° 39' 08" E along said Lot #1-2 a distance of 645.19 feet to a point in the Westerly sideline of Epping Road; thence turning and running S 30° 29' 18" E a distance of 131.32 feet along said Epping Road to a

CONNOLLY & CONNOLLY

P.O. BOX 332
NEWBURYPORT, MA. 01950

ROCKINGHAM COUNTY
REGISTRY OF DEEDS
2012 MAY 30 PM 3: 37

point; thence turning and running still along the Westerly sideline of said Epping Road on a curve to the right with a radius of 352.12 feet a distance of 84.00 feet to a point; thence turning and running still along the Westerly sideline of said Epping Road S 16° 49' 14" E a distance of 30.00 feet to a point; thence turning and running still along the Westerly sideline of said Epping Road on a curve to the right with a radius of 1877.00 feet a distance of 128.98 feet to the point of beginning, all as shown on said Plan.

The premises are conveyed subject to and together with the benefit of the Declaration of Reciprocal Easements by Paul J. Holloway and Anna Grace Holloway dated December 19, 2000 recorded at the Rockingham County Registry of Deeds at Book 3528, Page 1220, as amended by the Amendment to Declaration of Reciprocal Easements by Paul J. Holloway and Anna Grace Holloway dated May 13, 2002 recorded at the Rockingham County Registry of Deeds prior to this Deed.

The described premises are conveyed subject to the following: (a) all matters shown on said Plan D-28075, (b) title to and rights of the public and others entitled thereto in and to those portions of the Premises lying within the bounds of Epping Road, also known as Old N.H. Route 101, (c) limitations on rights of access, air, light and view resulting from the status of Old N.H. Route 101 being a limited access highway pursuant to N.H. RSA 230:44, et seq., and (d) sign on concrete base may be outside of boundaries of the subject premises.


The described premises are conveyed subject to the right and easement hereby reserved to Paul J. Holloway and Anna Grace Holloway and their successors in title as owners of Lot #1-2 shown on Plan D-28075 to use, maintain, repair, and replace the storm drainage lines, catch basins, pipes, swales, stormwater drainage basin and related improvements constituting the drainage system (by which water is discharged from said Lot #1-2 through a drainage pipe onto Lot #1-1 as shown on Plan D-28075) as said drainage system currently exists.

For grantor's source of title see the deed from Paul J. Hollolway a/k/a Paul J. Holloway, Jr. and Anna Grace Holloway to the grantor dated May 13, 2002 recorded at the Rockingham County Registry of Deeds at Book 3770, Page 0352.

[Remainder of page intentionally blank; signature on following page]

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 24 day of May, 2012.

GMAC Leasing of DE LLC,
a Delaware limited liability company f/k/a
GMAC Leasing Corporation



By: D. E. EHLERS
Title: ASST. SECT.

STATE OF MICHIGAN
COUNTY OF WAYNE

Acknowledged before me, a Notary Public in and for said County, personally appeared the above named GMAC Leasing of DE LLC, a Delaware limited liability company, by Colleen Gutowski, its _____, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said corporation, and the free act and deed of him personally and as such officer.

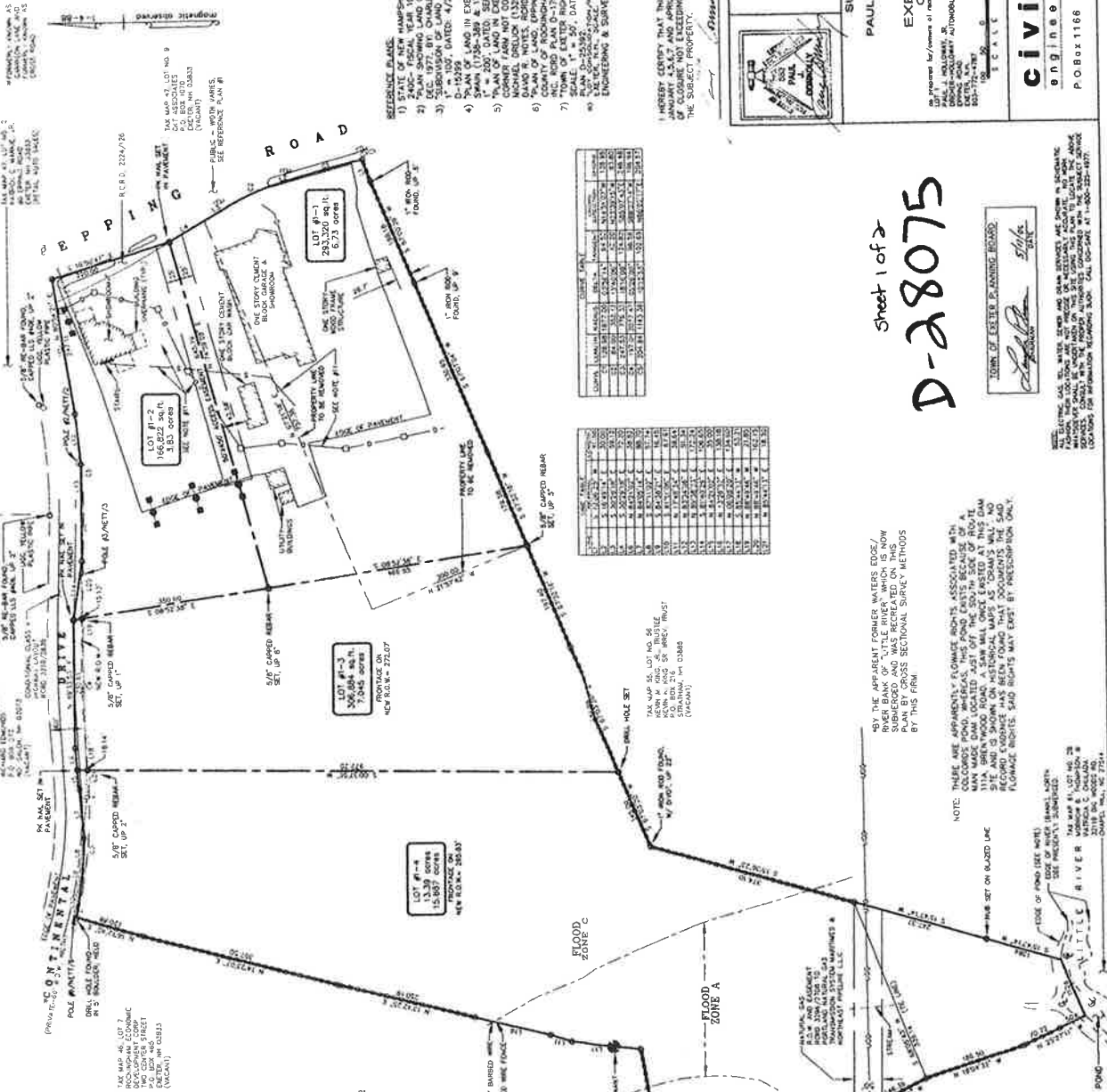
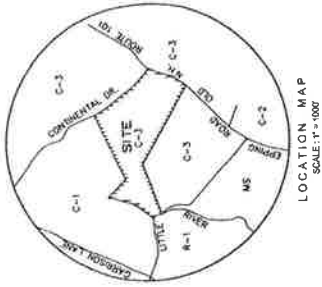
In testimony whereof, I have hereunto set my hand and official seal at Detroit, Michigan, this 24th day of May, 2012.



Notary Public
My Commission Expires: 3/16/15



C. Gutowski
Notary Public, Wayne County, Michigan
My Commission Expires March 16, 2015



- NOTES:**
- 1) THE SUBJECT TRACT AS SHOWN ON THE TOWN OF EXETER TAX MAP IS SHOWN ON THE TOWN OF EXETER TAX MAP.
 - 2) THE REFERENCE FOR THIS SUBJECT TRACT, ROCKINGHAM COUNTY RECORDS OF DEEDS, BOOK 1885, PAGE 085, BOOK 224, PAGE 175, & BOOK 2207, PAGE 486.
 - 3) ZONING DISTRICT: COMMERCIAL (C3) ZONING DISTRICT, THE EPPING ROAD COMMERCIAL (C3) ZONING DISTRICT REGULATIONS.
 - 4) ZONING DIMENSIONAL AND DENSITY REGULATIONS: MINIMUM LOT AREA = 40,000 S.F. MINIMUM LOT DEPTH = 225 FEET MINIMUM FRONT SETBACK = 85 FEET MINIMUM SIDE SETBACK = 85 FEET MINIMUM REAR SETBACK = 40X MAXIMUM BUILDING HEIGHT = 50 FEET/A STORES OR LESS. LOT 1 CONTAINS 52.8 AREAS OF LAND AND LOT 2 CONTAINS 28.24 ACRES OF LAND, MORE OR LESS.
 - 5) THE SUBJECT TRACT IS PART OF THE 28.24 ACRES OF LAND AS SHOWN HEREON.
 - 6) HORIZONTAL DATUM BASED ON REFERENCE PLAN #1.
 - 7) SUBJECT TO EASEMENTS AND RIGHT OF WAITS AS SHOWN HEREON.
 - 8) THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PERMITTING REQUIREMENTS UNDER THESE REGULATIONS.
 - 9) PLAN INTENT: SUBDIVISION TO CREATE 4 COMMERCIAL LOTS AS SHOWN HEREON.
 - 10) STORM WATER DRAINAGE PIPES WHICH FEED OR FLOW FROM THE EXISTING BUILDING AND LAND ON PROPOSED LOT #1-2 AND FROM LOT #1-4 SHALL CONTAIN EASEMENT LANGUAGE FOR THE CONTINUED OPERATION AND MAINTENANCE OF THE SAID UTILITIES. SHALL ENCUMBER LOT #1-1 TO THE BENEFIT OF LOT #1-2 AND LOT #1-4.
 - 11) CONTINENTAL DRIVE IS PRESENTLY A PRIVATE WAY.

- LEGEND:**
- PROPERTY LINE
 - OVERHEAD WIRES
 - APPROX. METERS OF UTILITY
 - GRADE LINE
 - ELECTRIC LINE
 - ODJ LINE
 - UNDERGROUND GAS LINE
 - SEWER MAIN
 - DRILL-HOLE FOUND
 - TYPICAL
 - DIRECTION OF FLOW
 - LIGHT POLE

AREA TABLE:

AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
1	2	3	4	5	6	7	8	9	10
100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

NOTE: THERE ARE APPARENTLY FLOWAGE RIGHTS ASSOCIATED WITH A DAM LOCATED ON THE WEST BANK OF THE LITTLE RIVER WHICH IS NOW SUBMERGED AND WAS RECREATED ON THE WEST BANK OF THE RIVER BY THIS FIRM. SEVERAL SURVEY METHODS BY THIS FIRM.

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- REFERENCE PLANS:**
- 1) STATE OF NEW HAMPSHIRE PROJECT PLANS OF EPPING ROAD, FEB. AND APRIL, 1980.
 - 2) 2400 - FISCAL YEAR 1980, SHEET NO. 1, EXETER, N.H., SCALE 1" = 200', DATED: DEC. 1977, BY: CHARLES C. MARTIN, ASSOCIATES, ROAD PLAN # 2556.
 - 3) SUBDIVISION OF LAND OF ONE (1) ACRES, STORMWATER ASSOCIATES, ROAD PLAN # 12359, DATED: 4/27/81, BY: COLLIER STORMWATER ASSOCIATES, ROAD PLAN # 12359.
 - 4) PLAN OF LAND IN EXETER, N.H. (FORMERLY OF THE LATE LEE C. SWANN, 22-ALC, 1" = 200', DATED: SEP-NOV 1970, BY: DAVID R. NOTES, ROAD PLAN # 2-5423.
 - 5) PLAN OF LAND IN EXETER, N.H. (FORMERLY OF THE LATE LEE C. SWANN, 22-ALC, 1" = 200', DATED: SEP-NOV 1970, BY: DAVID R. NOTES, ROAD PLAN # 2-5423.
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HERBERT CROFT THAT THE PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED JANUARY 15, 17, AND APRIL 18, 1988 AND MAY 17, 1989, AND HAS A MARGIN OF ERROR OF CLOSE TO 1 IN 15,000 ON ALL PROPERTY LINES WITHIN AND SURROUNDING THE SUBJECT PROPERTY.

DATE: 5-27-88

Civilworks
ENGINEERS • SURVEYORS
P.O. Box 1166 Dover, NH 03033-749-0443

PROJECT #274 OF 200 B7A

TOWN OF EXETER PLANNING BOARD

Sheet 1 of 2
D-28075

SUBDIVISION PLAN OF LAND
FOR
PAUL J. & ANNA GRACE HOLLOWAY
EPPING ROAD
(OLD NH ROUTE 101)
EXETER, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

NO. DATE BY REVISION

2 3/27/88 P.J.C. REVISED PER P.B. CONDS. OF APPROVAL

1 3/27/88 P.J.C. ELM. LOT 1-5

AS PREPARED BY/CONSULTANT OF RECORD:
PAUL J. HOLLOWAY, JR.
CIVIL ENGINEER (LICENSE NO. 32179)
EXETER, N.H.
HOLLOWAY AUTOMOBILE EQUIPMENT
MANUFACTURER, N.H.

SCALE: 1" = 200'

Chris Tymula

From: Jennifer Mates <jmates@exeternh.gov>
Sent: Wednesday, September 1, 2021 1:25 PM
To: Chris Tymula
Cc: Jay Perkins; David Sharples; Allison Rees
Subject: Re: 158 Epping Road

Hi Chris,
DPW is ok with the paint markings and a sign. The sign should say do not block driveway, not intersection.

Thanks,
Jen

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

Like us on [Facebook!](#)

On Wed, Sep 1, 2021 at 12:40 PM Chris Tymula <ctymula@gpinet.com> wrote:

Jen,

Just following up on our previous discussion regarding the Continental Drive striping/signage proposed for the Nouria gas stations site. I think you were going to speak to someone else about it and get back to me. Let me know if you can, thank you.

Chris Tymula
Project Manager

44 Stiles Road, Salem, NH 03079
d 603.632.3509
ctymula@gpinet.com | www.gpinet.com



GPI

Engineering | Design | Planning | Construction Management

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



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

FYI to RB



RECEIVED

SEP 2 2021

August 27, 2021

Bernhard Mueggler & Chris Rider
PO Box 930
Exeter, New Hampshire 03833

EXETER PLANNING OFFICE

Re: Agricultural Site, Powder Mill Road
Tax Map 113, Lots 3 & 5, Exeter, NH
Tax Map 16, Lots 4 & 5, Kensington, NH
Tax Map 17, Lot 3-2, East Kingston, NH

Permit: AoT-0955A

Original Permit Issuance: August 3, 2015

Dear Applicant:

Based upon a request received May 8, 2020, we are hereby amending RSA 485-A:17 Alteration of Terrain Permit AoT-0955. The request was administratively overlooked at NHDES, but determined to be timely for purposes of RSA 541-A:30, I. **The amendment consists of a 5-year time extension in the permit expiration date.** The amended permit number is AoT-0955A and is subject to the following conditions:

1. Activities shall not cause or contribute to any violations of the surface water quality standards established in Administrative Rule Env-Wq 1700.
2. You must submit revised plans for permit amendment prior to any changes in construction details or sequences. You must notify the Department in writing within ten days of a change in ownership.
3. You must notify the Department in writing upon completion of construction. Forms are available at: <https://www.des.nh.gov/land/land-development>.
4. The plans, latest issue June 30, 2015, and supporting documentation in the permit file are a part of this approval.
5. **This permit expires on August 3, 2025.** No earth moving activities shall occur on the project after this expiration date unless the permit has been extended by the Department. If requesting an extension, the request must be received by the department before the permit expires. The Amendment Request form is available at: <https://www.des.nh.gov/land/land-development>
6. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required (e.g., from US EPA, US Army Corps of Engineers, etc.). Projects disturbing over 1 acre may require a federal stormwater permit from EPA. Information regarding this permitting process can be obtained at: <https://www.epa.gov/npdes/epas-2017-construction-general-permit-cgp-and-related-documents>

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: 271-2867 TDD Access: Relay NH 1-800-735-2964

Alteration of Terrain Permit AoT-0955A
Agricultural Site, Powder Mill Road
Tax Map 113, Lots 3 & 5, Exeter, NH
Tax Map 16, Lots 4 & 5, Kensington, NH
Tax Map 17, Lot 3-2, East Kingston, NH
Page 2 of 2

7. If applicable, no activity shall occur in wetland areas until a Wetlands Permit is obtained from the Department. Issuance of this permit does not obligate the Department to approve a Wetlands Permit for this project.

Sincerely,



Ridgely Mauck, P.E.
Alteration of Terrain Bureau

cc: ~~Exeter~~ Planning Board
Kensington Planning Board
East Kingston Planning Board

cc: Jones & Beach Engineers, Inc.