



# TOWN OF EXETER, NEW HAMPSHIRE

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

## LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, January 13, 2022 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:** December 16, 2021

### **NEW BUSINESS: PUBLIC HEARINGS**

Continued public hearing on the application of ZV Investments LLC for a multi-family site plan review for the proposed conversion of the structures located at 50 Newfields Road into four (4) residential condominium units. The subject property is located in the RU-Rural Residential zoning district. Tax Map Parcel #35-9. PB Case #21-10.

A public hearing on a Citizen's Petition to amend Article 2., Section 2.2.12 of the Exeter Zoning Ordinance – **Bed & Breakfast** (the definition of) to read as follows: “The primary dwelling of an owner-operated and/or detached accessory structure on the same property, that provides for the lodging of transient guests and whose posted rates shall include breakfast. A Bed and Breakfast shall have not more than four (4) rentable rooms and a dining area capable of accommodating the number of registered guests.”

### **OTHER BUSINESS**

- Great Bridge Properties, LLC – PB Case #19-19  
(a/k/a) Felder-Kuehl Properties LLC - 2 Meeting Place Drive, Tax Map Parcel #55-75  
Request for Extension of Conditional Approval (*expires 1/23/22*)
- Proposed amendment to Site Plan Review & Subdivision Regulations – Article 9, Section 9.13  
Parking Areas - Requirement for providing Electric Vehicle Charger (EVC) station(s) for multi-family and non-residential developments.
- Master Plan Discussion
- Field Modifications
- Bond and/or Letter of Credit Reductions and Releases

### **EXETER PLANNING BOARD**

*Langdon J. Plumer, Chairman*

*Posted 12/30/21: Exeter Town Office and Town of Exeter website*

1  
2  
3 **TOWN OF EXETER**  
4 **PLANNING BOARD**  
5 **WENTWORTH MEETING ROOM**  
6 **DECEMBER 16, 2021**  
7 **DRAFT MINUTES**

8 **I. PRELIMINARIES:**

9 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Pete Cameron, Clerk,  
10 Jennifer Martel, Molly Cowan, Select Board Representative, Nancy Belanger, Alternate and  
11 Marc Dettore, Alternate.

12 **STAFF PRESENT:** Town Planner Dave Sharples

13  
14 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM and activated  
15 Alternates Nancy Belanger and Marc Dettore. The members introduced themselves.

16  
17 **III. OLD BUSINESS**

18  
19 **APPROVAL OF MINUTES**

20  
21 December 9, 2021

22  
23 Ms. Belanger recommended edits.

24  
25 ***Mr. Cameron motioned to approve the December 9, 2021 meeting minutes as amended. Ms.***  
26 ***Belanger seconded the motion. A vote was taken. Mr. Dettore abstained. The motion***  
27 ***passed 5-0-1.***

28  
29 **IV. NEW BUSINESS**

30 **PUBLIC HEARINGS**

31 1. Continued public hearing on the application of ZV Investments LLC for a multi-family site plan review  
32 for the proposed conversion of the structures located at 50 Newfields Road into four (4) residential  
33 condominium units  
34 RU-Rural Residential zoning district  
35 Tax Map Parcel #35-9  
36 Planning Board Case #21-10

37  
38 Chair Plumer read out loud the Public Hearing Notice.  
39

40 Mr. Sharples indicated the hearing had been continued to verify whether the prior use of the dry cleaner  
41 was for pick up and/or drop off. An email was received from a resident who lived next door stating that  
42 dry cleaning was done on site. The email was forwarded to Mr. Geier.

43

44 Barry Geier of Jones & Beach noted he verified the well in the buffer will not trigger a CUP application.  
45 Since the last meeting the applicant researched and found that dry cleaning was completed on-site at  
46 the out building sometime in the mid to late 1970s. There has since been an onsite test of the existing  
47 well which was found to be within limits of regulations. The applicant opined that the environmental  
48 study should not be required as the Board cannot deny the application based on the results of the study.  
49 He asked under what provisions of the site plan and subdivision regulations, or zoning ordinance could  
50 this be denied for. Mr. Cameron noted the Board did not discuss denial only whether or not to proceed  
51 with a Phase 1A study. Mr. Sharples added that it is common to ask if studies have been done, a lot of  
52 applicants provide them, and the Board hasn't been in this position before.

53

54 Mr. Cameron indicated there has been a favorable amount of time since the use of dry-cleaning  
55 chemicals on the site; 40 years. Mr. Sharples noted there have been cases where the chemicals have  
56 contaminated sites for ten years or a hundred years, depending on what's there.

57

58 Chair Plumer asked how the cleaning was done and Mr. Geier indicated he did not know, only that the  
59 process used chemicals and multiple generations have lived on the property since with no issue.

60

61 Ms. Belanger asked where the water would have been discharged to. Mr. Geier stated he was not  
62 certain dry cleaning discharges water. Ms. Belanger clarified her question to include water discharge  
63 from cleaning equipment used in the process.

64

65 Ms. Martel asked if it triggered any state review and Mr. Geier responded State septic approval and  
66 subdivision approval which includes wildlife, NHB and historic review.

67

68 Ms. Martel asked if the State would look at past uses and possible contamination as part of their review  
69 and Mr. Geier indicated he did not believe so, no.

70

71 Mr. Dettore noted the Board is not experts in dry cleaning or how it may have been done in the 1970s  
72 and asked if there would be a soil test to rely on.

73

74 Chair Plumer noted there must be an expert who could explain without having a high-end chemist. Ms.  
75 Martel noted the industry was not regulated then and even an expert could not tell you what was done,  
76 moreover what should have been done, or how chemicals may have been disposed of. Mr. Geier noted  
77 only test pits were done and the water test of the existing well.

78

79 Ms. Martel reviewed the summary of the Phase 1A study and what it entails. She noted with a finding of  
80 a history of chemical use a Phase 2 subsurface study would be conducted. There may be test pits,  
81 borings or ground water monitoring wells as a result. Section 8.4 of the Exeter site plan review and  
82 subdivision regulations references land unsuitable for development that may pose a danger to public

83 health, safety or welfare shall not be approved for development. The history of chemical use on the  
84 premises could have led to contamination of soil.

85

86 Chair Plumer noted it is not a known contamination site and asked if there were any underground  
87 storage tanks – Mr. Geier responded no. He asked if that were detailed in the passing of papers during  
88 the purchase and he indicated it was. He asked if the applicant was willing to do a soil test and Mr.  
89 Geier noted it had not been discussed as it was his understanding from the last meeting that Phase 1A  
90 was being considered not testing.

91

92 Mr. Dettore asked if there have been hazardous materials or known discharges and Mr. Geier noted  
93 every home has contaminants but that doesn't mean the site is dirty. He could not answer that without  
94 completed Phase 1A.

95

96 Ms. Cowan noted the Phase 1A study includes a site walk and asked by who and Mr. Sharples noted by  
97 someone who does environmental regularly. They would look for anything obvious such as drums in the  
98 woods.

99

100 Ms. Martel noted a report with a recommendation to both the Planning Board and the applicant with  
101 guidance of how to proceed would be beneficial. Mr. Sharples noted it may report what further study  
102 may or may not be required.

103

104 Chair Plumer noted it was the consensus of the Board to have the Phase 1A study conducted. Mr. Geier  
105 requested a month to acquire the study.

106

107 ***Mr. Cameron motioned to continue the hearing of ZV Investments LLC, Planning Board Case #21-10 to***  
108 ***the Planning Board's next meeting on January 13, 2021 at 7:00 PM. Ms. Belanger seconded the***  
109 ***motion. A vote was taken, all were in favor, the motion passed unanimously 6-0-0.***

110

## 111 **V. OTHER BUSINESS**

112

113 Master Plan Discussion

114

115 Field Modifications

116

117 Bond and/or Letter of Credit Reductions and Releases

118

119 Public Comment

120

## 121 **VIII. TOWN PLANNER'S ITEMS**

122

## 122 **IX. CHAIRPERSON'S ITEMS**

123

## 123 **X. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

124 **XI. ADJOURN.**

125 ***Ms. Belanger motioned to adjourn the meeting at 7:34 PM. Mr. Cameron seconded the motion. A***  
126 ***vote was taken all were in favor, the motion passed 6-0-0.***

127

128 Respectfully submitted,

129 Daniel Hoijer,

130 Recording Secretary



# TOWN OF EXETER

## *Planning and Building Department*

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**Date:** January 6, 2022  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** ZV Investments, LLC PB Case #21-10

The Applicant is seeking approval for a multi-family site plan review for the proposed conversion of the structures located at 50 Newfields Road into four (4) residential condominium units. The subject property is located in the RU-Rural Residential zoning district and is identified as Tax Map Parcel #35-9.

The Applicant had submitted a revised site plan and supporting documents, dated November 30, 2021 which were provided in a previous mailing. The Applicant appeared before the Board on December 9<sup>th</sup>, 2021 and again on December 16<sup>th</sup>, 2021 with discussion be primarily the concerns of possible contamination on the property given its previous use as a dry-cleaners and the protection of the health and safety of future occupants of the residential use being proposed.

Board consensus at the last meeting was that they wanted the Applicant to complete a Phase I Environmental Study prior to them taking any action on the application; subsequently, the application was tabled to the January 13<sup>th</sup>, 2022 meeting. As of the writing of this memo, no new materials have been received from the Applicant.

There are no waivers being requested for this application.

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

### **Planning Board Motion:**

**Multi-Family Site Plan Motion:** I move that the request of ZV Investments, LLC (PB Case #21-10) for Multi-Family Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.



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**Date:** January 6, 2022  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** Citizens Petition for 2022 Town Warrant

The Select Board has received a Citizens Petition, dated December 8, 2021 from registered voters within Town proposing an amendment to Article 2, Section 2.2.12 of the Exeter Zoning Ordinance – Definition of “Bed and Breakfast”. A copy of the petition is attached for your review.

The proposed amendment reads as follows:

*(Please note: The underlined text is proposed additions – strikethrough text is proposed deletions)*

Are you in favor of the adoption of an Amendment to the Town of Exeter’s Zoning Ordinance to revise the definition of “Bed and Breakfast” as contained in Article 2.2.12 as follows?

**Bed and Breakfast:** “The primary dwelling of an owner-operated and/or detached accessory structure on the same property, that provides ~~exclusively~~ for the lodging of transient guests and whose posted rates shall include breakfast. ~~A Bed and Breakfast shall not be used for any other hospitality or business related uses.~~ A Bed and Breakfast shall have not more than four (4) rentable rooms and a dining area capable of accommodating the number of registered guests.”

In accordance with RSA 675:4, the Planning Board shall hold a public hearing on the petitioned amendment, with the time and place of the hearing noticed accordingly.

Please note that the wording of the proposed amendment cannot be changed, and will appear on the Town Warrant ballot as submitted. A notation on the ballot stating the Planning Board’s approval or disapproval shall immediately follow the question’s description.

**Planning Board Motion:**

**Citizens Petition for Town Warrant Motion:** I move that the Planning Board RECOMMEND / NOT RECOMMEND approval of the Citizens Petition, dated December 8, 2021, as presented, to amend Article 2, Section 2.2.12 of the Town of Exeter Zoning Ordinance - definition of "Bed & Breakfast".

Thank You.

Enclosures



25

RSA 675:4 CITIZENS' PETITION TO THE BOARD OF SELECTMEN OF THE TOWN OF EXETER, NEW HAMPSHIRE TO INSERT A WARRANT ARTICLE

We, the undersigned registered voters of the Town of Exeter, New Hampshire, request that you insert in the Warrant for the 2022 Town Meeting, the following article:

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RECEIVED

DEC 8 2021

EXETER PLANNING OFFICE

PRINTED NAME	SIGNATURE	ADDRESS
1. Enna Brazier	[Signature]	8 Warren Ave Exeter NH
2. Tyler Pearce	[Signature]	6 Tolton Ave Exeter NH
3. Maggie Dietz	[Signature]	18 Elliot St.
4. Todd Hearon	[Signature]	18 Elliot St.
5. Jeff Koroski	[Signature]	36 Captains Way
6. Kery Koroski	[Signature]	36 Captains Way, Exeter
7. Irene Lachance	[Signature]	2 Half Pennu Ln
8. Kristina Seid	[Signature]	30 Captains Way
9. Shawn Burington	[Signature]	30 Captains Way
10. Tawney Stevens	[Signature]	24 Oak St
11. Ben USTEVENS	[Signature]	24 OAK ST
12. Bailey Yang	[Signature]	18 Forest St
13. Samuel Young	[Signature]	18 Forest St
14. Sarah DeWitt	[Signature]	4 Sengar Farm Ln.
15. [Name]	[Signature]	4 SENGAR FARM LN
16. ERIC LAZURE	[Signature]	20 Main St, Exeter, NH
17. Emily Mackay	[Signature]	76 Court St
18. Matt W Miller	[Signature]	76 Court St.
19. Joel Evelyn	[Signature]	7 Morrow St
20. Renee Evelyn	[Signature]	7 Morrow St.
21. Sarah Anderson	[Signature]	1010 Newfields Rd.
22. Kathryn MacDonal	[Signature]	55 Beech Hill Rd
23. Shana Mac Donald	[Signature]	55 Beech Hill Rd
24. BOB PURA	[Signature]	35 KADIA LANE
25. Marjorie Pura	[Signature]	35 Kadia Lane

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PRINTED NAME	SIGNATURE	ADDRESS
1. Suzanne Rokut Stone	<i>Suzanne Stone</i>	21 Forest St
2. STEPHEN Hermon S	<i>Stephen Hermon</i>	21 Forest St
3. Linda Morrison	<i>Linda Morrison</i>	19 Forest St
4. Andrea Roenick	<i>Andrea Roenick</i>	51 Newfields Rd
5. Trevor Roenick	<i>Trevor Roenick</i>	51 Newfields Rd
6. Debra Wheeler-Bean	<i>Debra Wheeler-Bean</i>	14 Walnut Street
7. LAWRENCE BEAN	<i>Lawrence Bean</i>	14 Walnut St.
8. STEVEN HALLORAN	<i>Steven Halloran</i>	4 SALEM ST
9. Amy Halloran	<i>Amy Halloran</i>	Seabrook St
10. Richard DeVaughn	<i>Richard DeVaughn</i>	16 WALNUT ST.
11. CARISTOPHER DILLMAN	<i>Christopher Dillman</i>	12 WALNUT ST..
12. Susan Garneau	<i>Susan Garneau</i>	8 Walnut St
13. Martin Choquette	<i>Martin Choquette</i>	8 Walnut St.
14. Cynthia Young	<i>Cynthia Young</i>	7 Walnut St
15. Willow Young	<i>Willow Young</i>	7 Walnut St.
16. Rebecca Dillman	<i>Rebecca Dillman</i>	12 Walnut St.
17. Hebekeh Bergeron	<i>Hebekeh Bergeron</i>	44 Washington St
18. Thomas Bergeron	<i>Thomas Bergeron</i>	44 Washington St
19. Lisa Woodman	<i>Lisa Woodman</i>	10 Gilman Lane
20. Mery Carbonell	<i>Mery Carbonell</i>	10 Gilman Lane
21. LARIE ZWANN	<i>Larie Zwann</i>	7 MARLBORO ST
22. ANTHONY ZWANN	<i>Anthony Zwann</i>	7 MARLBORO ST
23. Donna Nolan	<i>Donna Nolan</i>	17 Captains Way
24. Jessica Gutstein	<i>Jessica Gutstein</i>	2 Moore Lane
25. Dan Gutstein	<i>Dan Gutstein</i>	2 Moore Lane

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PRINTED NAME	SIGNATURE	ADDRESS
1. Deann Paquet	<i>Deann Paquet</i>	14 Exeter Highland Dr.
2. Jennifer Evans	<i>Jennifer Evans</i>	22 Epping Rd
3. Euseett Evans	<i>Euseett Evans</i>	22 Epping Rd, Exeter, NH
4. Jessica Purdy	<i>Jessica Purdy</i>	8 Summer St Exeter, NH
5. Jack Schneider	<i>Jack Schneider</i>	8 Summer St Exeter, NH
6. Paul Schneider	<i>Paul Schneider</i>	8 Summer St Exeter NH
7. ROSE Bryant	<i>Rose Bryant</i>	120 Front St. Exeter NH
8. ALAN AREVENDIZIA	<i>Alan Arevendizia</i>	120 FRONT ST. EXETER NH
9. Marcus rim	<i>Marcus Rim</i>	3 Sycamore Lane Exeter NH
10. Nick CAMPION	<i>Nick Campion</i>	75 NEWFIELDS RD Exeter, NH
11. Gillian Campion	<i>Gillian Campion</i>	75 NEWFIELDS Rd Exeter NH
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PRINTED NAME	SIGNATURE	ADDRESS
1. ANN SANOK	<i>[Signature]</i>	12 UNION ST EXETER
2. Michael Sanok	<i>[Signature]</i>	12 UNION ST EXETER
3. Elizabeth Diamond	<i>[Signature]</i>	18 UNION ST EXETER
4. Andre Robert	<i>[Signature]</i>	23 Union St. Exeter
5. Sharron Lee	SHARRON LEE	23 1/2 UNION ST EXETER
6. KERRY ROGERS	<i>[Signature]</i>	26 Union St Exeter
7. BRINN JENNISON SULLIVAN	<i>[Signature]</i>	44 HAMPTON FALLS ROAD
8. DAVID SULLIVAN	<i>[Signature]</i>	44 HAMPTON FALLS ROAD
9. LARA BRICKER	<i>[Signature]</i>	75A NEWFIELDS ROAD
10. KEN DERKENDUSH	<i>[Signature]</i>	75A NEWFIELDS ROAD
11. COLLEEN DORTON	<i>[Signature]</i>	5 MOORE LANE
12. BRIAN DORTON	<i>[Signature]</i>	5 MOORE LANE
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	PRINTED NAME	SIGNATURE	ADDRESS
1	Elizabeth Dion	E Dion	11 Hart Penney
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PRINTED NAME	SIGNATURE	ADDRESS
1 Michael R. Mitchell	<i>Michael R. Mitchell</i>	24 Captains Way Exeter NH
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*Good luck! We enjoy and appreciate everything you do!*

Not original Signatures - Do Not Count.

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Name	City	State	Postal Code	Country	Signed On
<b>Adam Roberts</b>	Exeter	NH	3833	US	2021-12-07
<b>Brooks Moriarty</b>	Exeter	NH	3833	US	2021-12-07
<b>Guy Capecelatro III</b>	Portsmouth	NH	3801	US	2021-12-07
<b>David Weber</b>	Exeter	NH	3833	US	2021-12-07
<b>Steven Ruhm</b>	Exeter	NH	3833	US	2021-12-07
<b>Jenapher Hipkiss</b>	Exeter	NH	3833	US	2021-12-07
<b>STEPHEN OSBORNE</b>	exeter	NH	3833	US	2021-12-07
<b>Benjamin Morrison</b>	Exeter	NH	3833	US	2021-12-07
<b>Holley Daschbach</b>	Exeter	NH	3833	US	2021-12-07
<b>Sally Ward</b>	Exeter	NH	3833	US	2021-12-07
<b>R. Cary Einhaus</b>	Exeter	NH	3833	US	2021-12-07
<b>Brinn Jennison Sullivan</b>	Exeter	NH	3833	US	2021-12-07
<b>Judith Haskell</b>	Exeter	NH	3833	US	2021-12-07

<b>martha solomon</b>	exeter	NH	3833	US	2021-12-07
<b>Emily Hinnov</b>	Exeter	NH	3833	US	2021-12-07
<b>Janet Tucker</b>	Exeter	NH	3833	US	2021-12-07
<b>Marbet Wolfson</b>	Exeter	NH	3833	US	2021-12-07
<b>Elissa Simpson</b>	Exeter	NH	3833	US	2021-12-07
<b>Carla Collins</b>	Exeter	NH	3833	US	2021-12-07
<b>Lara Bricker</b>	Exeter	NH	3833	US	2021-12-07
<b>Caitlin Baldwin</b>	Exeter	NH	3833	US	2021-12-07
<b>David Sullivan</b>	Exeter	NH	3833	US	2021-12-07
<b>Peter Craig</b>	Exeter	NH	3833	US	2021-12-07
<b>Leslie Haslam</b>	Exeter	NH	3833	US	2021-12-07
<b>Emma Kluge</b>	Exeter	NH	3833	US	2021-12-07
<b>Lani Clark</b>	Exeter	NH	3801	US	2021-12-07
<b>Laura Smalley</b>	Exeter	NH	3833	US	2021-12-07
<b>Katie Frechette</b>	Exeter	NH	3833	US	2021-12-07
<b>Daniel Doucet</b>	Exeter	NH	3833	US	2021-12-07
<b>Ashley Mitchell</b>	Exeter	NH	3833	US	2021-12-07
<b>Fran Berman</b>	Exeter	NH	3833	US	2021-12-08
<b>Charles Hertz</b>	Exeter	NH	3833	US	2021-12-08
<b>Ann Dolan</b>	Exeter	NH	3833	US	2021-12-08
<b>Boyd Allen III</b>	Exeter	NH	3833	US	2021-12-08



# CITIZENS PETITION

## 12/8/21

We, the undersigned registered voters of the Town of Exeter, New Hampshire, request that you insert in the Warrant for the 2022 Town Meeting, the following article:

Are you in favor of the adoption of an Amendment to the Town of Exeter's Zoning Ordinance to revise the definition of "Bed and Breakfast" contained in Article 2.2.12 as follows:

The proposed Amendment will be underline text for proposed additions and bracket italics text for proposed deletions.

**Bed and Breakfast:** The primary dwelling of an owner-operator and/or detached accessory structure on the same property, that provides [exclusively] for the lodging of transient guests and whose posted rates shall include breakfast. ~~[A Bed and Breakfast shall not be used for any other hospitality or business related uses.]~~ A Bed and Breakfast shall have not more than four (4) rentable rooms and a dining area capable of accommodating the number of registered guests.

Please note this petition is limited to registered voters of the Town of Exeter, New Hampshire.

**FELDER KUEHL PROPERTIES, LLC**

337 Shore Drive North ■ PO Box 181

Bristol, NH 03222

603-502-4761 (Cell)

E-mail: [marsha.felder@outlook.com](mailto:marsha.felder@outlook.com)

December 28, 2021

Doug Eastman  
Building Inspector/Code Enforcement Officer  
Town of Exeter, NH

Reference:

Site Plan Review for Multi-Use Development – 2 Meeting Place Drive, Exeter NH  
Tax Map Parcel #55-75

We are requesting a one-year extension from the Planning Board, for the Site Plan above that currently expires January 23, 2022, per the Letter dated January 29, 2021 addressed to Chris Davies.



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W Robert Felder  
Managing Partner



# TOWN OF EXETER, NEW HAMPSHIRE

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

[www.exeternh.gov](http://www.exeternh.gov)

January 29, 2021

Chris Davies  
Great Bridge Properties LLC  
118 Maplewood Avenue, Suite C-4  
Portsmouth, New Hampshire 03801

Re: Planning Board Case #19-19 - Great Bridge Properties, LLC  
Site Plan Review for Multi-Use Development - 2 Meeting Place Drive, Exeter, N.H.  
Tax Map Parcel #55-75

Dear Mr. Davies:

Please be advised that at the meeting of January 28<sup>th</sup>, 2021, the Exeter Planning Board voted to **APPROVE** your request for a one-year extension of the above-captioned application for the proposed construction of a multi-use development to include a 4-story building with office space and non-residential uses on the first floor, multi-family residential use (28 units) on the upper floors, parking and associated site improvements. This conditional approval will now expire on January 23, 2022.

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

Sincerely,

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

cc: Justin L. Pasay, Esq, Donahue, Tucker & Ciandella, PLLC  
Jennifer Mates, P.E., Ass't. Town Engineer  
Douglas Eastman, Building Inspector/Code Enforcement Officer

DS:bsm

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January 30, 2020

Justin L. Pasay, Esquire  
Donahue, Tucker & Ciandella, PLLC  
16 Acadia Lane, POB 630  
Exeter, New Hampshire 03833

Re: Zoning Board of Adjustment Case #19-15  
Rehearing on Special Exception Request - Great Bridge Properties, LLC  
2 Meeting Place Drive, Exeter, NH Tax Map Parcel #55-75

Dear Attorney Pasay:

This letter will serve as official confirmation that the Zoning Board of Adjustment, at its January 21<sup>st</sup>, 2020 meeting, voted to modify the condition of approval on the above-captioned application for special exception per Article 4, Section 4.2, Schedule I: Permitted Uses and Article 5, Section 5.2, originally granted on October 15<sup>th</sup>, 2019, to permit the proposed construction of a "multi-use" structure with first floor commercial/non-residential uses and three stories of residential rental housing that is affordable in nature, using income and rent levels that are consistent with those defined in RSA 674:58, on the property located at 2 Meeting Place Drive; and a special exception from Article 4, Section 4.4, Schedule III Note #12 to allow an increased height of said structure not to exceed fifty (50) feet, as presented.

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

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

Sincerely,

Joanne T. Perito  
Chairwoman  
Exeter Zoning Board of Adjustment

cc: Chris Davies, Great Bridge Properties, LLC  
Douglas Eastman, Building Inspector/Code Enforcement Officer  
Dave Sharples, Town Planner  
Janet Whitten, Deputy Assessor

JTP:bsm

*[Faint, illegible text]*



# TOWN OF EXETER

## *Planning and Building Department*

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[www.exeternh.gov](http://www.exeternh.gov)

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**Date:** January 6, 2022  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** Proposed Amendment to Site Plan Review & Subdivision Regs

I met today with Renay Allen, Chair of the Energy Committee, Doug Eastman and Town Manager Russ Dean to discuss a potential amendment to the Town's Site Plan Review and Subdivision Regulations. As you know, I have been out of the office and this item was placed on the agenda for this meeting prior to this discussion. After the discussion, I suggested we hold off on discussing this item with the Planning Board until we meet with the Energy Committee and have definitive language to propose. In other words, please disregard this agenda item and it will return when the Energy Committee has made a recommendation.

Thank You.