



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, May 12, 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: April 14, 2022

NEW BUSINESS: PUBLIC HEARINGS

Continued public hearing on the application of Phillips Exeter Academy for a multi-family site plan review, lot line adjustment and Shoreland Conditional Use Permit for the proposed construction of a faculty neighborhood development and associated site improvements on High Street and Gilman Lane. The subject properties are located in the C-1, Central Area Commercial and R-2, Single Family Residential zoning districts and are identified as Tax Map Parcel #71-117, #71-118 and #71-119. PB Case #22-2.

The application of Rafferty Investment Group LLC for a minor subdivision of an existing 7.3-acre parcel located at 54 Drinkwater Road into two (2) residential lots. The subject property is located in the R-1, Low Density Residential zoning district. Tax Map Parcel #106-1. PB Case #22-4.

The application of Seneca Hipkiss for a lot line adjustment of the common boundary line between the properties located at 14 Riverbend Circle and 110 Linden Street. The properties are located in the R-2, Single Family Residential zoning district. Tax Map Parcels #104-28 and #104-76. PB Case #22-5.

OTHER BUSINESS

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

EXETER PLANNING BOARD
Langdon J. Plumer, Chairman

Posted 04/29/22: Exeter Town Office and Town of Exeter website

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **APRIL 14, 2022**
4 **DRAFT MINUTES**

5 **I. PRELIMINARIES:**
6

7 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown,
8 Pete Cameron, Clerk, John Grueter, Nancy Belanger Select Board Representative, and Jennifer
9 Martel.

10
11 **STAFF PRESENT:** Town Planner Dave Sharples
12

13 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM, and introduced the
14 members, all of which were physically present.
15

16 **III. OLD BUSINESS**
17

18 **APPROVAL OF MINUTES**
19

20 March 24, 2022
21

22 Mr. Cameron recommended edits.
23

24 ***Mr. Grueter motioned to approve the March 24, 2022 meeting minutes as amended. Vice-***
25 ***Chair Brown seconded the motion. A vote was taken, Ms. Martel and Chair Plumer abstained.***
26 ***The motion passed 4-0-2.***
27

28 **IV. NEW BUSINESS**

29 **PUBLIC HEARINGS**

30 1. The application of Philips Exeter Academy for a multi-family site plan review, lot line adjustment and
31 Shoreland Conditional Use Permit for the proposed construction of a faculty neighborhood development
32 and associated site improvements on High Street and Gilman Lane
33 C-1, Central Area Commercial and R-2, Single Family Residential zoning districts
34 Tax Map Parcels #71-117, #71-118 and #71-119
35 Planning Board Case #22-2
36

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

39 Mr. Sharples noted that plans were submitted on February 15, 2022 which were revised and supplied on
40 April 5, 2022. A traffic memorandum dated February 7, 2022 was provided. The TRC reviewed the

41 application on March 9, 2022 and provided a letter on March 15, 2022. UEI provided comments dated
42 March 14, 2022. The applicant went before the Zoning Board of Adjustment in December for a Special
43 Exception for two-family dwellings in the residential district and a variance for 10' of frontage where 25'
44 are required. The ZBA Notice of Decision and meeting minutes were provided. The applicant went
45 before the Heritage District Commission in November, and they approved with conditions (nothing to do
46 with site plan regulations) in February. The applicant appeared at last month's Conservation
47 Commission meeting and the Commission recommended approval with four conditions which Mr.
48 Sharples read out loud, to do with installing the best possible stormwater management system,
49 narrowing the private road width, applying for waiver of initial fertilizer use to establish new landscaping
50 and review of the necessity of irrigation system. The applicants have revised the grading and drainage
51 plan, narrowed the width of the private road, applied for waiver of initial fertilizer use and evaluated the
52 need for irrigation system. The applicants will be asking for a waiver for work within five (5') of the
53 property line. Prior to a site walk being done the applicant should be asked to mark important features
54 of the site. Mr. Sharples noted he has heard back from all departments who have no further comments.
55

56 Mr. Sharples noted he has prepared proposed Conditions of Approval when the application gets to that
57 point.
58

59 Corey Belden with Altus Engineering presented the application on behalf of PEA. He noted Mark
60 Leighton from PEA was present along with Christine O'Brien from Marketplace Architects and Kyle Zwick
61 the landscape architect is on the meeting electronically.
62

63 Mr. Belden posted a rendering of the prime development site indicating the existing Observatory and
64 storm water management area. He added that the ZBA approved the Special Exception and Variance
65 and that a condition was to work with the Planning Board concerning additional screening of the
66 property to the East. There will be some tree planting. The 10' setback will align with other structures
67 in the Historic District. Eight Gilman Lane will be demolished and four new two-family units and two
68 single-family will be constructed. An increase of five residential units. This will allow PEA to provided
69 needed diverse faculty housing on campus. Mr. Belden described the proposal to move the Gilman Lane
70 access to the nearby existing signalized intersection. A new sidewalk will be constructed for pedestrian
71 access.
72

73 Mr. Belden posted plans of the proposed lot line adjustment showing the abandoned lot line and posted
74 plans showing the area of the Shoreland CUP. He noted they met with the Conservation Commission
75 concerning the 250' buffer which encompasses almost the entire site. There will be no increase to
76 impervious surface within the 150' buffer. They will preserve all of the shoreland bank along the Exeter
77 River and the wooded buffer near the Observatory which provides screening.
78

79 Mr. Belden discussed the condition for the best possible stormwater management system. The
80 Conservation Commission suggested a gravel wetland, the applicant had proposed a bioretention rain
81 garden. The Commission voiced concerns about nitrogen and phosphorous removal. Mr. Belden
82 explained the new proposal for a system approved by NH DES Aot which provides higher removal rates
83 than a rain garden or gravel wetland. He described the travel path of the stormwater.
84

85 Mr. Belden concluded that all comments in the UEI letter have been addressed. The road width is
86 narrowed to 20' wide in a section and fire truck movement was checked. There will be two parking
87 spaces per unit and no parking along Gilman Road. Kyle Zwick presented the landscaping plan. There
88 will be additional plantings along the riverbank. The existing culvert under Gilman Lane will be replaced
89 with a new culvert to outlet to the Exeter River. A waiver is being requested for work within five (5') of
90 the property line in two places. The lot line adjustment will have a ten (10') strip deeded to the adjacent
91 property owner at 25 High Street.

92

93 Mr. Grueter asked about sewer main capacity which is listed as exceeded during peak flow. Mr. Belden
94 noted the flow would not be significant enough to need to be addressed further.

95

96 Mr. Cameron asked about the faculty housing and potential for influx of students visiting. Mr. Leighton
97 noted there could be but it is unlikely.

98

99 Ms. Belanger asked whether Gilman Lane will be used to access the stadium for games and increase
100 traffic during game times; and whether Gilman Lane is still open to emergency vehicles to get to the
101 stadium and for the DPW to access utilities. Mr. Leighton responded that Gilman will not be used to
102 access the stadium for games but could be used in emergency and for utilities. Visitor parking won't
103 interfere with fire truck access.

104

105 Chair Plumer asked how the neighborhood would compare with the one behind the Performing Arts
106 Center and Mr. Leighton explained the density is close, but units are smaller. There were all single
107 family where these are two-family with a diversity of bedrooms from two to four.

108

109 Ms. Martel asked if Gilman Lane would be public or private and Mr. Leighton noted it will remain
110 private.

111

112 Ms. Martel asked if the rain garden is ISR and Mr. Belden explained how the first rain garden would
113 drain to the other system during a large storm event.

114

115 Chair Plumer asked how 27 High Street would be accessed and about parking. Ms. Martel clarified that
116 the house at Eight Gilman Lane is being demolished.

117

118 (Unidentified) noted he met with HBC four times and three different historic home experts. There was
119 not a lot left from one era to warrant preservation. Mr. Grueter agreed, noting he walked the site with
120 HBC.

121

122 Ms. Martel asked about landscaping in front of the foundations on High Street and Mr. Zwick noted
123 there would intentionally not be for historic precedent to be followed.

124

125 Chair Plumer opened the hearing to the public for comments and questions at 7:52 PM.

126

127 Anthony Swan noted he was an abutter and neither for or against the applications. He had a good
128 conversation with representatives concerning screening. He noted he was impressed with the speed of

129 which the applications were going through but urged the Board to use their due diligence concerning
130 traffic, drainage and the removal of a grove of trees and not underestimating the number of trees being
131 removed. He noted he was not thrilled with the architecture of duplexes.

132

133 Mr. Belden showed the drainage flow pattern, swale and catch basin. He noted the current impervious
134 surface calculations were 32,000 SF and proposed are 46-47,000 but with treatment to all impervious
135 except the 10' from the roadway. Mr. Belden explained the traffic flow and timing. He noted these are
136 residential units for faculty who work on the premises and will have a diminimus impact and promote
137 walking and biking.

138

139 Ms. Belanger noted she understood both 8 Gilman and 35 High Street had been vacant, but Mr.
140 Leighton explained that 35 High Street was occupied and only 8 Gilman had been vacant. Mr. Belden
141 explained the timed signal which senses a vehicle present waiting to enter the intersection.

142

143 Ms. Martel recommended a site walk be scheduled. The Board agreed that a Site Walk would be
144 conducted on Wednesday, April 20th at 8 AM on Gilman Lane.

145

146 ***Mr. Cameron motioned to table the application of Philips Exeter Academy (Planning Board Case #22-2)***
147 ***to May 12, 2022 at 7:00 PM. Ms. Belanger seconded the motion. A vote was taken, all were in favor,***
148 ***the motion passed unanimously.***

149

150 **V. OTHER BUSINESS**

151

- 152 • Master Plan Discussion

153 Mr. Sharples noted he has consulted with Horsley-Whitten concerning the
154 zoning amendment and Exeter has been asked to participate with Urban 3 which
155 evaluates the Town's environmental, financial and social perspectives in their
156 analysis along with the City of Nashua, and Towns of Rochester and Claremont.

157 Vice-Chair Brown discussed looking at zoning amendments for projects that are
158 getting variances before they come to the Planning Board such as the Epping
159 Road corridor with multi-family housing.

160 Ms. Belanger asked about the TIFF Road and Mr. Sharples explained that TIFF is a
161 way to financial calculate what comes back to the Town in a formula that
162 calculates the capture of a percentage of excess revenue from the development.

163 Ms. Martel asked the process of zoning amendments which Mr. Sharples
164 explained. The Board is provided with details and draft language, has a public
165 hearing or hearings, votes to recommend, and it cannot be altered at the
166 Deliberative Session. It goes on the Warrant. The public hearings are usually
167 held between October and December.

- 168 • Field Modifications
- 169
- 170 • Bond and/or Letter of Credit Reductions and Release
- 171

172 **VIII. TOWN PLANNER'S ITEMS**

173 Mr. Sharples noted there will be a presentation of the proposed new Public Safety Complex at 6
174 PM at Town Hall to analyze the needs and options. The architects have been working with staff
175 and the Town Manager and are ready to roll out the presentation to the public. Light
176 refreshments will be served.

177 **IX. CHAIRPERSON'S ITEMS**

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

179 Ms. Belanger reported there will be a forum on Friday, May 6th from 9-11 AM at Town Hall concerning
180 regional housing. She noted there will be speakers concerning economic development, Commissioner
181 Caswell, representatives from RPC and Chris Porter. Matt Burke will be presenting Why Housing
182 Matters to Local Business.

183 **XI. ADJOURN.**

184 ***Mr. Grueter motioned to adjourn the meeting at 8:40 PM. Ms. Belanger seconded the motion. A vote***
185 ***was taken all were in favor, the motion passed 6-0-0.***

187 Respectfully submitted,

188 Daniel Hoijer,
189 Recording Secretary
190 Via Exeter TV



TOWN OF EXETER

Planning and Building Department

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www.exeternh.gov

Date: May 1, 2022
To: Planning Board
From: Dave Sharples, Town Planner
Re: Rafferty Investment Group LLC PB Case #22-4

The Applicant is seeking a minor subdivision of an existing 7.3-acre parcel located at 54 Drinkwater Road into two (2) residential building lots. The Applicant intends to demolish the existing home and to remove all accessory structures and debris currently on the property. The subject property is located in the R-1, Low Density Residential zoning district and is identified as Tax Map Parcel #106-1.

The Applicant submitted a minor subdivision plan and supporting documents, dated April 4th, 2022, which are enclosed for your review.

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 take action on the request.

Planning Board Motion:

Minor Subdivision Motion: I move that the request of Rafferty Investment Group LLC (PB Case #22-4) for Minor Subdivision approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



RECEIVED

APR 4 2022

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

EXETER PLANNING OFFICE

5/12/22
PA date

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

MINOR SITE PLAN

MINOR (3lots or less) SUBDIVISION **(2) LOTS**

LOT LINE ADJUSTMENT

PB #22-4	APPLICATION
4/4/22	DATE RECEIVED
\$ 125.00	APPLICATION FEE
50.00	PLAN REVIEW FEE
90.00	ABUTTER FEE
50.00	LEGAL NOTICE FEE
	INSPECTION FEE
\$ 315.00	TOTAL FEES
	AMOUNT REFUNDED

pd. v #107 \$315.00
lbr

1. NAME OF LEGAL OWNER OF RECORD: Charles L. Dunbar
ADDRESS: 54 Drinkwater Rd, Exeter, NH 03833
TELEPHONE: (603) 583-7160
2. NAME OF APPLICANT: Rafferty Investment Group LLC
ADDRESS: 371 Islington St., Ste. A, Portsmouth, NH 03801
TELEPHONE: (603) 767-8929
3. RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER: _____
Prospective buyer
(Written permission from Owner is required, please attach.)
4. DESCRIPTION OF PROPERTY:
ADDRESS: 54 Drinkwater Rd, Exeter, NH 03833
TAX MAP: 106 PARCEL #: 1 ZONING DISTRICT: R-1
AREA OF ENTIRE TRACT: 7.3 acres PORTION BEING DEVELOPED: 7.3 acres



5. EXPLANATION OF PROPOSAL: Remove current structures and debris, subdivide current lot into 2 buildable lots.

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

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

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. <u>Survey</u>	<u>22</u>
B. _____	_____
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: Adam Fogg
ADDRESS: 25 Nute Rd, Dover, NH 03820
PROFESSION: Surveyor TELEPHONE: (603) 659-8939

10. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED: Construction of 2 single family homes on septic and well.



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 4/1/2022 APPLICANT'S SIGNATURE 

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

12/15/21

To Whom It May Concern:

I, Charles L. Dunbar, the deeded owner of 54 Drinkwater Road in Exeter, NH grant Rafferty Investment Group LLC and its agent(s), Nicholas Drouin, and Amanda Drouin permission to acquire a demolition permit in order to fulfill the agreed upon provisions from our Purchase and Sales Agreement.

If you have any questions or concerns, please contact me at 603-583-7160.

Sincerely,

Authentisign
Charles Dunbar
12/15/2021 10:16:04 AM EST

Charles L. Dunbar

12/15/2021



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 106-3
 NAME Robert Tuttle
 ADDRESS 56 Drinkwater
Exeter, NH 03833

TAX MAP Surveyor
 NAME Atlantic Surveying
 ADDRESS 25 Nute Rd,
Dover, NH 03820

TAX MAP 107-10
 NAME Town of Exeter
 ADDRESS 10 Front St
Exeter, NH 03833

TAX MAP _____
 NAME _____
 ADDRESS _____

TAX MAP 107-1
 NAME Kyle Barnett, Andrea Nelson
 ADDRESS 58 Drinkwater Rd
Exeter, NH 03833

TAX MAP _____
 NAME _____
 ADDRESS _____

TAX MAP 107-2
 NAME Peter and Kathleen Corsigli
 ADDRESS 64 Drinkwater Rd
Exeter, NH 03833

TAX MAP _____
 NAME _____
 ADDRESS _____

TAX MAP 107-3
 NAME Jose Salema
 ADDRESS 66 Drinkwater Rd
Exeter, NH 03833

TAX MAP _____
 NAME _____
 ADDRESS _____

TAX MAP 71-119
 NAME Phillips Exeter Academy
 ADDRESS 20 Main St
Exeter, NH 03833

TAX MAP _____
 NAME _____
 ADDRESS _____

TAX MAP 93-11
 NAME Town of Exeter Conservation Commission
 ADDRESS 10 Front St
Exeter, NH 03833

TAX MAP _____
 NAME _____
 ADDRESS _____

TAX MAP Developer
 NAME Rafferty Investment Group LLC
 ADDRESS 371 Hslington St, Ste. A
Portsmouth, NH 03801

TAX MAP _____
 NAME _____
 ADDRESS _____

Please attach additional sheets if needed



CHECKLIST FOR LOT LINE ADJUSTMENT, MINOR SITE PLAN, or MINOR SUBDIVISION PLAN PREPARATION

The checklist on the following page has been prepared to assist you in the preparation of your subdivision plan. The checklist items listed correspond to the subdivision plan requirements set forth in Section 7 of the "Site Plan Review and Subdivision Regulations". Unless otherwise indicated, all section references within this checklist refer to these regulations. Each of the items listed on this checklist must be addressed prior to the technical review of subdivision plans by the Technical Review Committee (TRC). See Section 6.5 of the "Site Plan Review and Subdivision Regulations". This checklist **DOES NOT** include all of the detailed information required for subdivision and lot line adjustment plans and therefore should not be the sole basis for the preparation of these plans. For a complete listing of subdivision plan requirements, please refer to Section 7 of the "Site Plan Review and Subdivision Regulations". In addition to these required plan items, the Planning Board will review subdivision plans based upon the standards set forth in Sections 8 and 9 of the "Site Plan Review and Subdivision regulations". As the applicant, it is **YOUR RESPONSIBILITY** to familiarize yourself with these standards and to prepare your plans in conformance with them.

Please complete this checklist by marking each item listed in the column labeled "Applicant" with one of the following: "X" (information provided); "NA" (note applicable); "W" (waiver requested). For all checklist items marked "NA", a final determination regarding applicability will be made by the TRC. For all items marked "W", please refer to Section 11 of the "Site Plan Review and Subdivision Regulations" for the proper waiver request procedure. All waiver requests will be acted upon by the Planning Board at a public hearing. Please contact the Planning Department office, if you have any questions concerning the proper completion of this checklist.

All of the required information for the plans listed in the checklist must be provided on separate sheets, unless otherwise approved by the TRC.

NOTE: AN INCOMPLETE CHECKLIST WILL BE GROUNDS FOR REJECTION OF YOUR APPLICATION.



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

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
X	<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.
W	<input type="checkbox"/>	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
X	<input type="checkbox"/>	c) Scale, north arrow, and date prepared.
X	<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.
X	<input type="checkbox"/>	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
X	<input type="checkbox"/>	f) Zoning (including overlay) district references.
X	<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.
X	<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.
NA	<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.
NA	<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.
X	<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.
X	<input type="checkbox"/>	l) State and federal jurisdictional wetlands, including delineation of required setbacks.
X	<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."
X	<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.

April 4, 2022

Letter of Explanation

To The Exeter NH Planning Board,

Rafferty Investment Group LLC (hereafter RIG) is currently under agreement to purchase the property owned by Charles L. Dunbar, located at 54 Drinkwater Road. With granted permission from Mr. Dunbar, RIG presents this application to the Planning Board regarding a minor subdivision.

RIG is looking to subdivide the current 7.3 acre lot into two(2) separate buildable lots that are within town and State requirements. RIG is looking to demolish the severely dilapidated existing home on the property, as it is no longer salvageable, and poses health and safety concerns. RIG will also remove all existing secondary structures, sheds/garages, and debris from the property in an attempt to clean up grounds to make it more aesthetically pleasing for all.

RIG's plan is to construct two(2) single family homes, on separate lots, meeting town and State requirements and specifications. RIG is asking for the Planning Board to grant approvals to subdivide the current 7.3 acre lot into two(2) separate lots. Please refer to the attached survey for more details.

Thank you,



Scott Rafferty
Owner - Rafferty Investment Group LLC

April 4, 2022

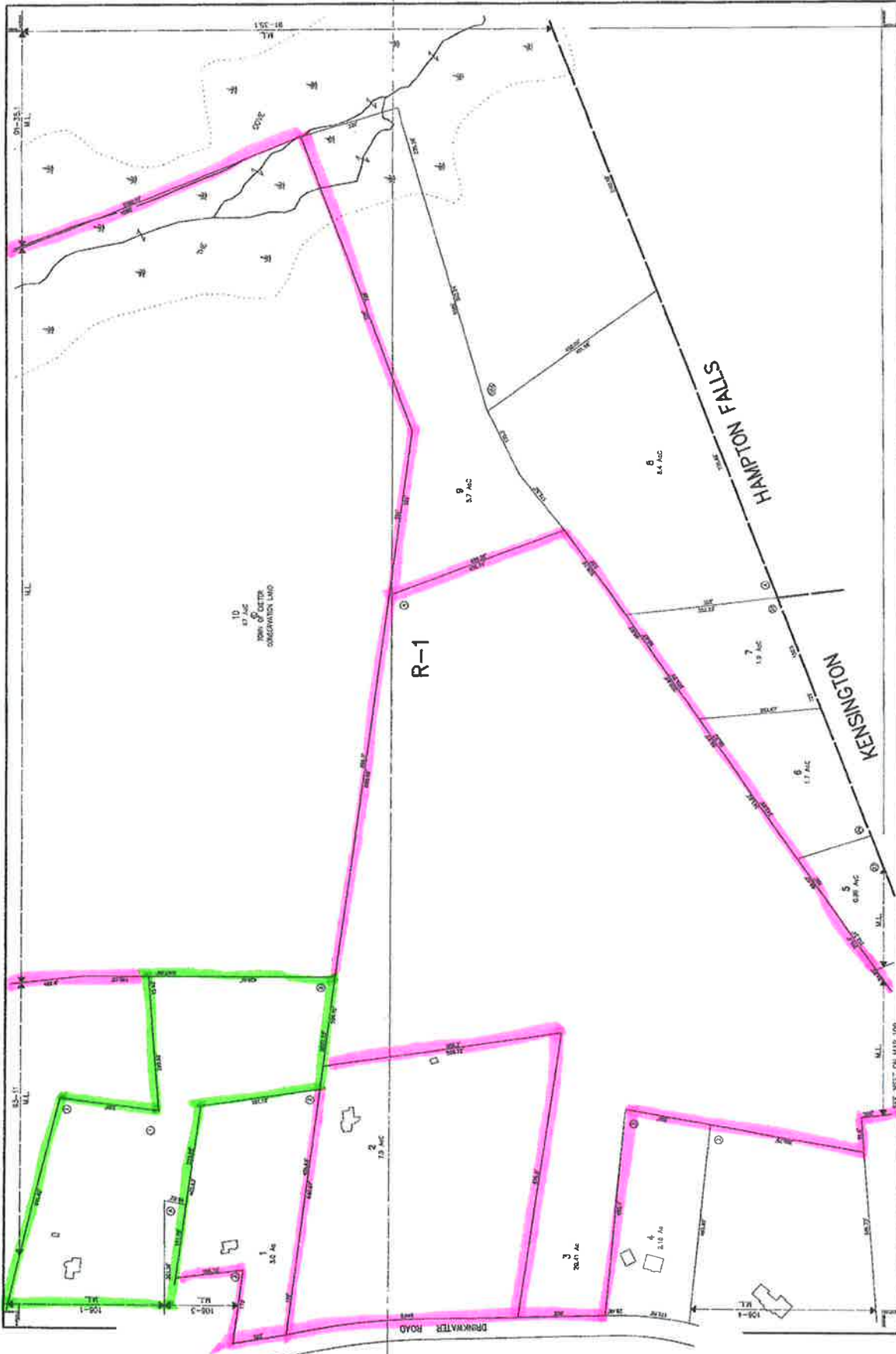
To The Exeter NH Planning Board,

Rafferty Investment Group LLC acknowledges that 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.

Thank you,

A handwritten signature in blue ink, appearing to read "Scott Rafferty", written over a horizontal line.

Scott Rafferty
Owner - Rafferty Investment Group LLC



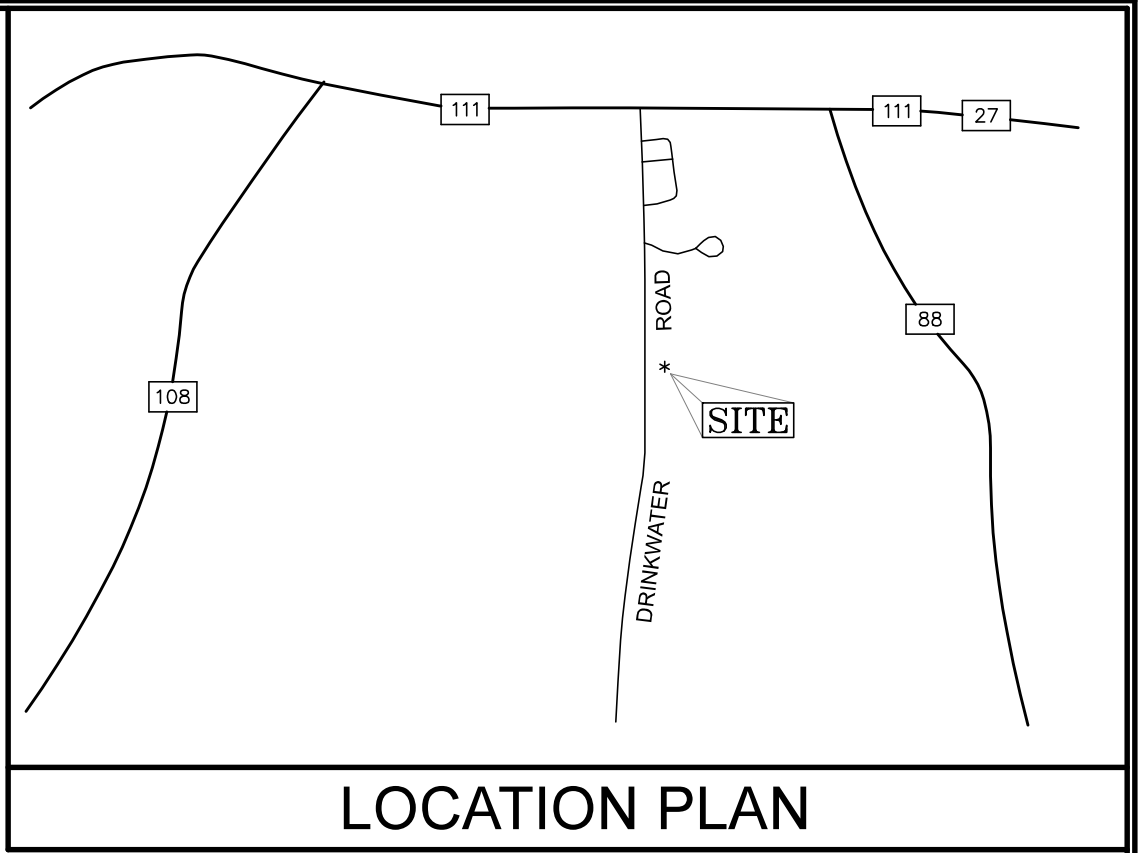
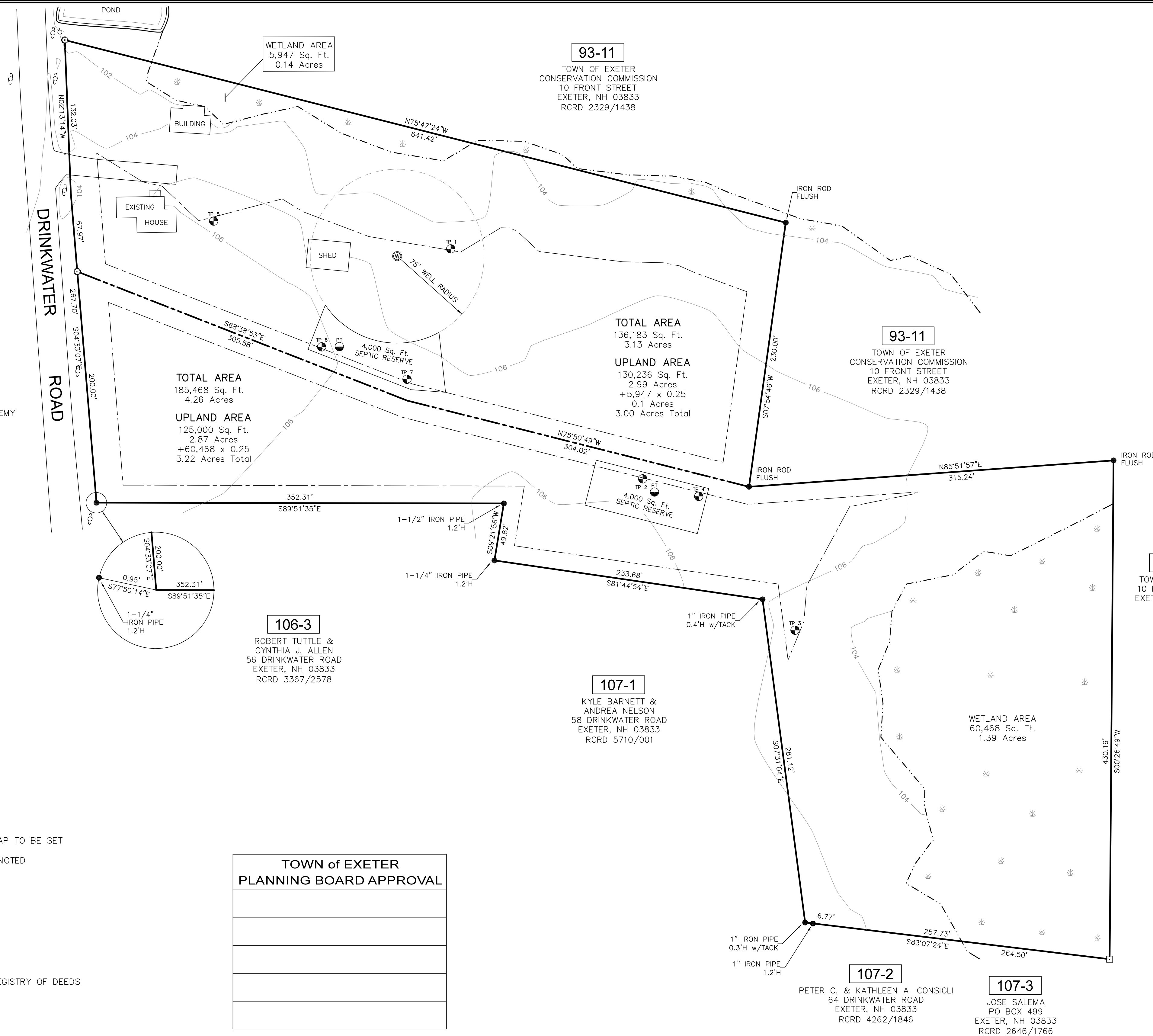
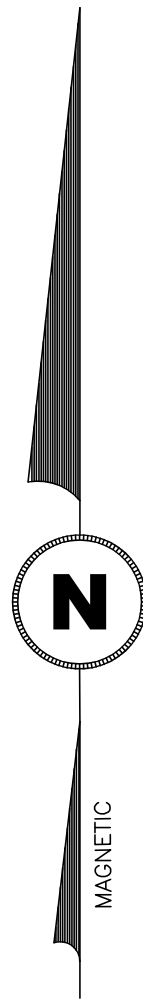
THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OF COUNTY-LAND.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE DATUM.
 PHOTOGRAPHY DATE: MARCH 25, 1993
 COMPLETION DATE: MARCH 25, 1993

PRODUCED BY
Map Technologies
 100 W. MAIN ST., SUITE 100
 NASHUA, NH 03041

LEGEND:
 DASHED LINE: PROPERTY BOUNDARY
 SOLID LINE: CONSERVATION LAND BOUNDARY
 DOTTED LINE: CONSERVATION LAND BOUNDARY
 DOTTED LINE: CONSERVATION LAND BOUNDARY
 DOTTED LINE: CONSERVATION LAND BOUNDARY
 DOTTED LINE: CONSERVATION LAND BOUNDARY

FEET SCALE 1" = 100'
 METERS SCALE 1" = 300'

INDEX DIAGRAM MAP NO. 107
 PROPERTY MAPS
EXETER
 NEW HAMPSHIRE
 REVISED TO: APRIL 1, 2021



71-119
 PHILLIPS EXETER ACADEMY
 20 MAIN STREET
 EXETER, NH 03833

TOTAL AREA
 185,468 Sq. Ft.
 4.26 Acres

UPLAND AREA
 125,000 Sq. Ft.
 2.87 Acres
 +60,468 x 0.25
 3.22 Acres Total

93-11
 TOWN OF EXETER
 CONSERVATION COMMISSION
 10 FRONT STREET
 EXETER, NH 03833
 RCRD 2329/1438

93-11
 TOWN OF EXETER
 CONSERVATION COMMISSION
 10 FRONT STREET
 EXETER, NH 03833
 RCRD 2329/1438

106-3
 ROBERT TUTTLE &
 CYNTHIA J. ALLEN
 56 DRINKWATER ROAD
 EXETER, NH 03833
 RCRD 3367/2578

107-1
 KYLE BARNETT &
 ANDREA NELSON
 58 DRINKWATER ROAD
 EXETER, NH 03833
 RCRD 5710/001

107-10
 TOWN OF EXETER
 10 FRONT STREET
 EXETER, NH 03833

107-2
 PETER C. & KATHLEEN A. CONSIGLI
 64 DRINKWATER ROAD
 EXETER, NH 03833
 RCRD 4262/1846

107-3
 JOSE SALEMA
 PO BOX 499
 EXETER, NH 03833
 RCRD 2646/1766

LEGEND

- 5/8" IRON ROD w/ID CAP TO BE SET
- IRON ROD OR PIPE AS NOTED
- GRANITE BOUND FOUND
- ⊕ UTILITY POLE
- ⊕ DRY HYDRANT
- ⊕ EXISTING WELL
- n/f NOW OR FORMERLY
- R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS
- - - - - WETLAND LINE
- - - - - BUILDING SETBACK LINE

TOWN of EXETER PLANNING BOARD APPROVAL	

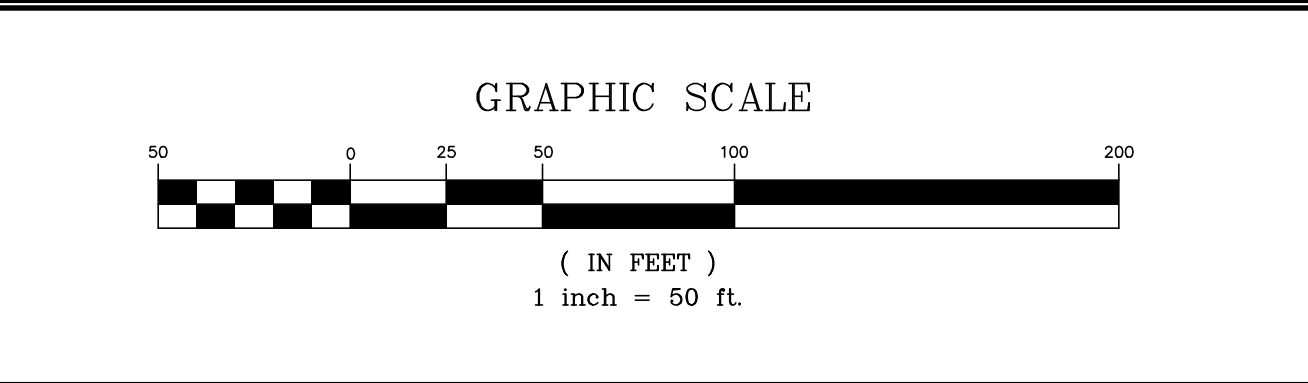
NOTES

1. RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
2. OWNER OF RECORD:
 CHARLES L. & VICKI L. DUNBAR
 54 DRINKWATER ROAD
 EXETER, NH 03833
 TAX MAP 106, LOT 1
 R.C.R.D. BOOK 2531, PAGE 145
3. REFERENCE PLAN:
 "SUBDIVISION OF LAND FOR LEWIS H. PAGE IN EXETER, N.H." BY PARKER SURVEY ASSOC., INC. DATED AUGUST, 1978.
 R.C.R.D. PLAN No. D-8216
4. ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
 a. ZONING DISTRICT: R-1 LOW DENSITY
 b. MINIMUM LOT SIZE IS 3 ACRES
 c. MINIMUM LOT FRONTAGE IS 200 Ft.
 d. BUILDING SETBACKS:
 FRONT: 25'
 REAR: 25'
 SIDE: 15'
 WETLANDS: 75'
5. U.S.D.A. SOIL TYPE: 313A - DEERFIELD LOAMY SAND

Pursuant to RSA 676:18, and RSA 672:14
 "I certify that this Survey Plot is not a Subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown."

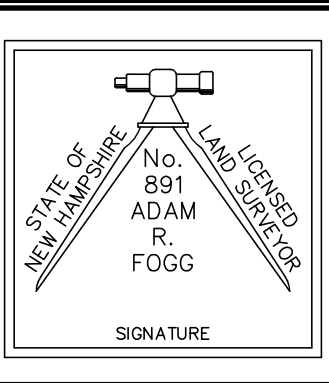
Adam R. Fogg, LLS No. 891 Dated

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.



ATLANTIC
 SURVEY CO, LLC
 25 Nute Road, Dover, New Hampshire 03820

PREPARED BY:
 SURVEYORS
 PLANNERS
 SEPTIC DESIGNERS
 603-659-8939



DATE: April, 2022
 FIELDWORK BY: AF, TF
 DESIGNED BY: AF
 CAD FILE: 22102
 PROJECT No.: 22102
 SHEET 1 OF 1

SUBDIVISION of LAND
 PREPARED FOR
Charles L. & Vicki L. Dunbar
 LOCATED AT
54 Drinkwater Road, Exeter, N.H.



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: May 1, 2022
To: Planning Board
From: Dave Sharples, Town Planner
Re: Seneca Hipkiss PB Case #22-5

The Applicant is seeking a lot line adjustment between the property located at 14 Riverbend Circle and the abutting property located at 110 Linden Street owned by TPJP-Invest LLC. The proposed lot line adjustment will allow for the conveyance of four (4) acres (174,240 S.F.) of lot area from the TPJP-Invest LLC property to be transferred and combined with the existing .86-acre parcel at 14 Riverbend Circle. The subject properties are located in the R-2, Single Family Residential zoning district and are identified as Tax Map Parcels #104-28 and #104-76.

The Applicant has submitted a lot line adjustment plan and supporting documents, dated April 12th, 2022 and are enclosed for your review. There was no TRC review, however, the materials have been reviewed by Code Enforcement Officer Doug Eastman and found to be in compliance with the zoning regulations.

The Applicant is requesting several waivers from Section 7 of the Board's Site Plan Review and Subdivision Regulations. A copy of the waiver request letter is attached for 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:

Natural Features waiver motion: After reviewing the criteria for granting waivers, I move that the request of Seneca Hipkiss (PB #22-5) for a waiver from Section 7.4.7. of the Site Plan Review and Subdivision Regulations for the inclusion of natural features on the proposed plan be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Existing Contours waiver motion: After reviewing the criteria for granting waivers, I move that the request of Seneca Hipkiss (PB #22-5) for a waiver from Section 7.4.9 of the Site Plan Review and Subdivision Regulations to provide existing 2-foot interval contours be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

High Intensity Soils Survey (HISS) waiver motion: After reviewing the criteria for granting waivers, I move that the request of Seneca Hipkiss (PB #22-5) for a waiver from Section 7.4.10 of the Site Plan Review and Subdivision Regulations to provide High Intensity Soil Survey information on the **Existing Conditions Plan** be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

State and Federally designated wetlands “Note” waiver motion: After reviewing the criteria for granting waivers, I move that the request of Seneca Hipkiss (PB #22-5) for a waiver from Section 7.4.11 requiring designation of wetlands, setback information, and total wetlands to be filled and other pertinent information be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED

Existing Public and Private Utilities waiver motion: After reviewing the criteria for granting waivers, I move that the request of Seneca Hipkiss (PB #22-5) for a waiver from Section 7.4.16 requiring the size and location off all existing public and private utilities be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED

Planning Board Motions

Lot Line Adjustment Motion: I move that the request of Seneca Hipkiss (PB Case #22-5) for Lot Line Adjustment approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



5. EXPLANATION OF PROPOSAL: lot line adjustment conveying 4 Acres of
backlot from MAP 104 Lot 76 to MAP 104 Lot 28.

6. ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO) — Connections already exist
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>
<u>"A. PLAN OF Land showing A lot line adjustment at 4 Riverbend Circe</u> <u>And 110 Linden Street"</u>	<u>7 copies 22x34</u>
<u>C.</u>	<u>15 copies 11x17</u>
<u>D. Abutters list</u>	
<u>E. Abutters labels</u>	
<u>F. Waiver request letter</u>	

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

9. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: Millennium Engineering, Inc - Henry Boyd
ADDRESS: PO Box 745 Exeter, NH
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 4/12/22 APPLICANT'S SIGNATURE

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

Millennium Engineering, Inc.

P.O. Box 745
Exeter, NH 03833

Tel: 603.778.0528
Fax: 603.772.0689

April 11, 2022


Exeter Planning Board
10 Front Street
Exeter, NH

Re: 14 Riverbend Circle and 110 Linden Street, Lot Line Adjustment, Letter of Explanation

Dear Chairman,

We respectfully submit the attached documentation for a lot line adjustment between 14 Riverbend Circle and 110 Linden Street. This lot line adjustment seeks to convey 4.0 acres of land from Map 104 Lot 76, 110 Linden Street, to Map 104 Lot 28, 14 Riverbend Circle. The adjustment does not affect the frontage of either lots, rather it gives 14 Riverbend Circle additional backland from its abutter, 110 Linden Street. No utilities or services are to be affected by this proposed change in ownership. Please see attached waiver request letter.

Sincerely,


Henry H. Boyd, Jr., LLS

04-12-2022
Date

Millennium Engineering, Inc.

P.O. Box 745
Exeter, NH 03833

Tel: 603.778.0528
Fax: 603.772.0689

April 11, 2022

Exeter Planning Board
10 Front Street
Exeter, NH

Re: 14 Riverbend Circle and 110 Linden Street, Lot Line Adjustment, Waiver Request

Dear Chairman,


We respectfully request waivers from the following subsections of the Site Plan Review and Subdivision regulations where as this is a simple lot line adjustment as we believe they are not pertinent.

Section 7, subsections:

- 7.4.7, inclusion of natural features, such as trees or the tree line,
- 7.4.9, inclusion of existing topography as 2- foot contours,
- 7.4.10, HISS mapping of the site,
- 7.4.11, delineation of State and Federally designated wetlands
 - A note has been shown on the plan stating that no wetland delineation was preformed for this survey.
 - The note required by section 6.6.2.4m has been included.
- 7.4.16, size and location of all existing public and private utilities.
 - Where possible features of the existing utilities were captured during the field survey. It is noted that the lots are served by public utility and no changes to the utilities are necessary.

We also note that these same subsections are identified in Section 6.6.2.4 and the application check list as "if deemed necessary by the town planner". It is our understanding that a conversation between the applicant and town planner have occurred and that the above items have not been deemed necessary.

Sincerely,


Henry H. Boyd, Jr., LLS

04-12-2022
Date

PARCEL	Map 104 Lot 28	MAILING ADDRESS	
PROPERTY ADDRESS	Hipkiss Family Revocable Trust 14 Riverbend Circle Exeter, NH 03833	BOOK AND PAGE PLAN REF:	5881/2628 "Bernier"
PARCEL	Map 104 Lot 76	MAILING ADDRESS	TPJP INVEST LLC PO BOX 924 Raymond, NH 03077
PROPERTY ADDRESS	110 Linden Street Exeter, NH	BOOK AND PAGE PLAN REF:	5766/1665
PARCEL	Lot 104 Map 25	MAILING ADDRESS	
PROPERTY ADDRESS	Semrau Family Revocable Trust 20 Riverbend Circle Exeter, NH 03833	BOOK AND PAGE PLAN REF:	5515/2528
PARCEL	Lot 104 Map 26	MAILING ADDRESS	
PROPERTY ADDRESS	Davis Family Revocable Trust 18 Riverbend Circle Exeter, NH 03833	BOOK AND PAGE PLAN REF:	5219/2117
PARCEL	Lot 104 Map 27	MAILING ADDRESS	
PROPERTY ADDRESS	Steve Rola 16 Riverbend Circle Exeter, NH 03833	BOOK AND PAGE PLAN REF:	6329/0152
PARCEL	Lot 104 Map 29	MAILING ADDRESS	
PROPERTY ADDRESS	Ralph P. Krausse 12 Riverbend Circle Exeter, NH 03833	BOOK AND PAGE PLAN REF:	5931/1454
PARCEL	Lot 104 Map 47	MAILING ADDRESS	
PROPERTY ADDRESS	Merrill Family Revocable Living Trust 3 Patricia Avenue Exeter, NH 03833	BOOK AND PAGE PLAN REF:	4778/1092
PARCEL	Lot 104 Map 48	MAILING ADDRESS	
PROPERTY ADDRESS	Joyama Realty Trust 1 Patricia Avenue Exeter, NH 03833	BOOK AND PAGE PLAN REF:	5178/1994
PARCEL	Lot 104 Map 71-1	MAILING ADDRESS	
PROPERTY ADDRESS		BOOK AND PAGE PLAN REF:	
PARCEL	Lot 104 Map 71-2	MAILING ADDRESS	I S Realty Trust 3 Vintage Drive Exeter, NH 03833
PROPERTY ADDRESS	0 Patricia Avenue #2	BOOK AND PAGE PLAN REF:	5961/2005

PARCEL	Lot 104 Map 71-3	MAILING ADDRESS	I S Realty Trust 3 Vintage Drive Exeter, NH 03833
PROPERTY ADDRESS	0 Patricia Avenue #3	BOOK AND PAGE PLAN REF:	5961/2005
PARCEL	Lot 104 Map 71-5	MAILING ADDRESS	I S Realty Trust 3 Vintage Drive Exeter, NH 03833
PROPERTY ADDRESS	100 Linden Street	BOOK AND PAGE PLAN REF:	5961 / 2005
PARCEL	Lot 104 Map 72	MAILING ADDRESS	
PROPERTY ADDRESS	Gary R. Morrisette 102 Linden Street Exeter, NH	BOOK AND PAGE PLAN REF:	2401/1579
PARCEL	Lot 104 Map 75	MAILING ADDRESS	
PROPERTY ADDRESS	Christopher Lee 108 Linden Street Exeter, NH	BOOK AND PAGE PLAN REF:	6019/2892
PARCEL	Lot 104 Map 77	MAILING ADDRESS	
PROPERTY ADDRESS	Dianne E. Arnheim Revocable Trust 114 Linden Street Exeter, NH	BOOK AND PAGE PLAN REF:	5447/2136
PARCEL	Lot 104 Map 79	MAILING ADDRESS	
PROPERTY ADDRESS	PARK.	BOOK AND PAGE PLAN REF:	
PARCEL	Lot 104 Map 80	MAILING ADDRESS	Beech Hill Management 79 Powell Street Brookline, MA
PROPERTY ADDRESS	103A Linden Street	BOOK AND PAGE PLAN REF:	3029/1930
PARCEL		MAILING ADDRESS	
PROPERTY ADDRESS		BOOK AND PAGE PLAN REF:	



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

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Scale, north arrow, and date prepared.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
<input type="checkbox"/> N/A waiver	<input type="checkbox"/>	h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
<input type="checkbox"/> N/A waiver	<input type="checkbox"/>	i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
<input type="checkbox"/> N/A waiver	<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 waiver	<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 type="checkbox"/> waiver	<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.



N/A	<input type="checkbox"/>	o) For minor site plans only, plans are not required to be prepared by a professional engineer or licensed surveyor unless deemed essential by the Town Planner or the TRC.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	p) For minor subdivisions and lot line adjustments only, the locations, dimensions, and areas of all existing and proposed lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	q) The lines of existing abutting streets and driveways locations within 100-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	r) The location, elevation, and layout of existing catch basins and other surface drainage features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	s) The footprint location of all existing structures on the site and approximate location of structures within 100-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	t) The size and location of all existing public and private utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	u) The location of all existing and proposed easements and other encumbrances.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	v) All floodplain information, including contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	w) The location of all test pits and the 4,000-square-foot septic reserve areas for each newly created lot, if applicable.
N/A	<input type="checkbox"/>	x) The location and dimensions of all property proposed to be set aside for green space, parks, playgrounds, or other public or private reservations. The plan shall describe the purpose of the dedications or reservations, and the accompanying conditions thereof (if any).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	y) A notation shall be included which explains the intended purpose of the subdivision. Include the identification and location of all parcels of land proposed to be dedicated to public use and the conditions of such dedications, and a copy of such private deed restriction as are intended to cover part of all of the tract.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	z) Newly created lots shall be consecutively numbered or lettered in alphabetical order. Street address numbers shall be assigned in accordance with <u>Section 9.17 Streets</u> of these regulations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	aa) The following notations shall also be shown:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Explanation of proposed drainage easements, if any • Explanation of proposed utility easement, if any • Explanation of proposed site easement, if any • Explanation of proposed reservations, if any • Signature block for Board approval as follows:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p style="text-align: center;">Town of Exeter Planning Board</p> <p style="text-align: center;">_____</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p style="text-align: center;">Chairman _____ Date _____</p>



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 (✓)
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.

Hipkiss Family Revocable Trust
14 Riverbend Circle
Exeter, NH 03833

Hipkiss Family Revocable Trust
14 Riverbend Circle
Exeter, NH 03833

Hipkiss Family Revocable Trust
14 Riverbend Circle
Exeter, NH 03833

TPJP INVEST LLC
PO BOX 924
Raymond, NH 03077

TPJP INVEST LLC
PO BOX 924
Raymond, NH 03077

TPJP INVEST LLC
PO BOX 924
Raymond, NH 03077

Semrau Family Revocable Trust
20 Riverbend Circle
Exeter, NH 03833

Semrau Family Revocable Trust
20 Riverbend Circle
Exeter, NH 03833

Semrau Family Revocable Trust
20 Riverbend Circle
Exeter, NH 03833

Davis Family Revocable Trust
18 Riverbend Circle
Exeter, NH 03833

Davis Family Revocable Trust
18 Riverbend Circle
Exeter, NH 03833

Davis Family Revocable Trust
18 Riverbend Circle
Exeter, NH 03833

Steve Rola
16 Riverbend Circle
Exeter, NH 03833

Steve Rola
16 Riverbend Circle
Exeter, NH 03833

Steve Rola
16 Riverbend Circle
Exeter, NH 03833

Ralph P. Krausse
12 Riverbend Circle
Exeter, NH 03833

Ralph P. Krausse
12 Riverbend Circle
Exeter, NH 03833

Ralph P. Krausse
12 Riverbend Circle
Exeter, NH 03833

Merrill Family Revocable Living
Trust
3 Patricia Avenue
Exeter, NH 03833

Merrill Family Revocable Living
Trust
3 Patricia Avenue
Exeter, NH 03833

Merrill Family Revocable Living
Trust
3 Patricia Avenue
Exeter, NH 03833

Joyama Realty Trust
1 Patricia Avenue
Exeter, NH 03833

Joyama Realty Trust
1 Patricia Avenue
Exeter, NH 03833

Joyama Realty Trust
1 Patricia Avenue
Exeter, NH 03833

I S Realty Trust
3 Vintage Drive
Exeter, NH 03833

I S Realty Trust
3 Vintage Drive
Exeter, NH 03833

I S Realty Trust
3 Vintage Drive
Exeter, NH 03833

I S Realty Trust
3 Vintage Drive
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I S Realty Trust
3 Vintage Drive
Exeter, NH 03833

Gary R. Morrisette
102 Linden Street
Exeter, NH

Gary R. Morrisette
102 Linden Street
Exeter, NH

Gary R. Morrisette
102 Linden Street
Exeter, NH

Christopher Lee
108 Linden Street
Exeter, NH

Christopher Lee
108 Linden Street
Exeter, NH

Christopher Lee
108 Linden Street
Exeter, NH

Dianne E. Arnheim Revocable Trust
114 Linden Street
Exeter, NH

Dianne E. Arnheim Revocable Trust
114 Linden Street
Exeter, NH

Dianne E. Arnheim Revocable Trust
114 Linden Street
Exeter, NH

Beech Hill Management
79 Powell Street
Brookline, MA
3029/1930

Beech Hill Management
79 Powell Street
Brookline, MA
3029/1930

Beech Hill Management
79 Powell Street
Brookline, MA
3029/1930

Cobblestone II LEX LLC
ATTEN: Erik Hagen
17W220 2nd Street
Suite 220
Oakbrook Terrace, IL 60181

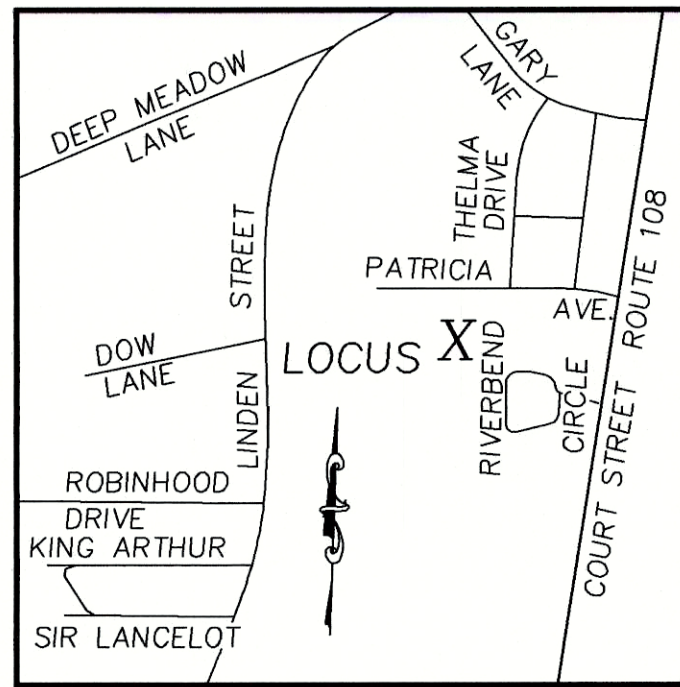
Cobblestone II LEX LLC
ATTEN: Erik Hagen
17W220 2nd Street
Suite 220
Oakbrook Terrace, IL 60181

Cobblestone II LEX LLC
ATTEN: Erik Hagen
17W220 2nd Street
Suite 220
Oakbrook Terrace, IL 60181

MILLENNIUM ENGINEERING,
INC.
P.O. BOX 745
EXETER, NH 03833

MILLENNIUM ENGINEERING,
INC.
P.O. BOX 745
EXETER, NH 03833

MILLENNIUM ENGINEERING,
INC.
P.O. BOX 745
EXETER, NH 03833



- NOTES:**
- 1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - 2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 330130 0404 E EFFECTIVE DATE MAY 17, 2005.
 - 3) NO WETLAND DELINEATION WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY.
 - 4) 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.

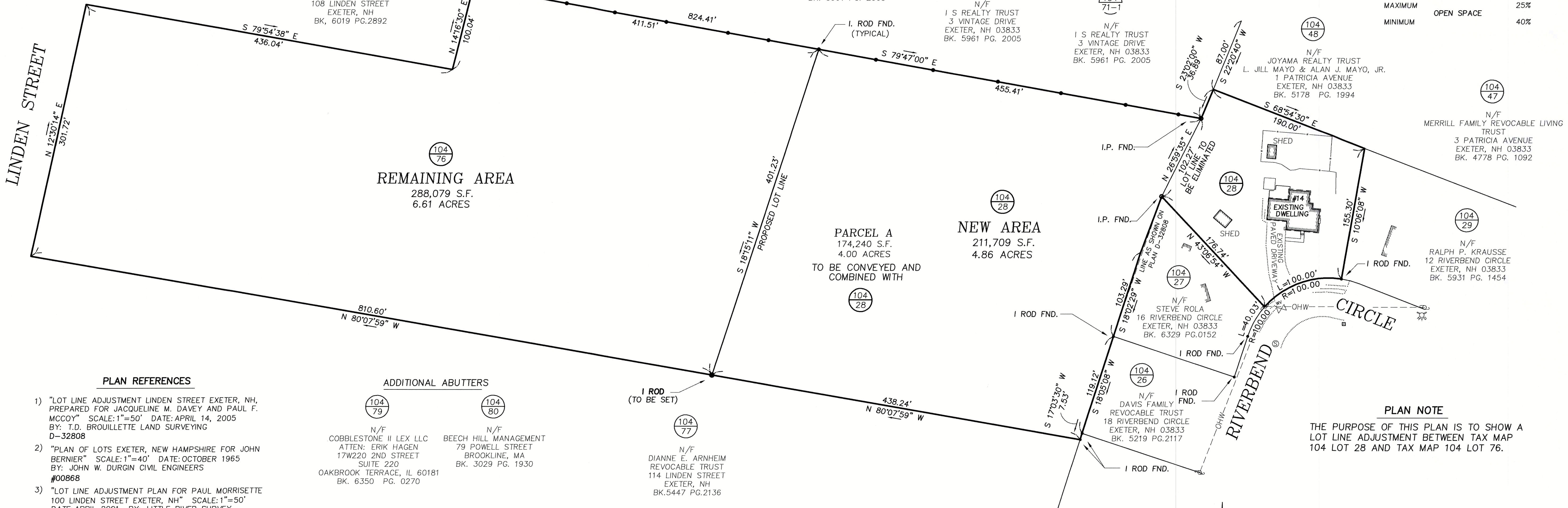
RECORD OWNERS

<p>104/76 TPJP INVEST LLC PO BOX 924 RAYMOND, NH 03077 BK. 5766 PG. 1665 462,319 S.F. 10.61 ACRES</p>	<p>104/28 HIPKISS FAMILY REVOCABLE TRUST 14 RIVERBEND CIRCLE EXETER, NH 03833 BK. 5881 PG. 2628 37,469 S.F. 0.86 ACRES</p>
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TOWN OF EXETER
PLANNING BOARD APPROVAL

CHAIRMAN	DATE
ZONING DISTRICT	
R-2 RESIDENTIAL	
MINIMUM REQUIREMENTS	
AREA (NO SEWER)	1 ACRE
AREA (SEWER)	15,000 S.F.
LOT WIDTH	100'
LOT DEPTH	100'
BUILDING SETBACKS	
FRONT	25'
SIDE	15'
REAR	25'
HYDRIC B SOILS	40'
BUILDING COVERAGE	
MAXIMUM	25%
MINIMUM	40%

LOCUS MAP NOT TO SCALE



PLAN REFERENCES

- 1) "LOT LINE ADJUSTMENT LINDEN STREET EXETER, NH, PREPARED FOR JACQUELINE M. DAVEY AND PAUL F. MCCOY" SCALE: 1"=50' DATE: APRIL 14, 2005 BY: T.D. BROUILLETTE LAND SURVEYING D-32808
- 2) "PLAN OF LOTS EXETER, NEW HAMPSHIRE FOR JOHN BERNIER" SCALE: 1"=40' DATE: OCTOBER 1965 BY: JOHN W. DURGIN CIVIL ENGINEERS #00868
- 3) "LOT LINE ADJUSTMENT PLAN FOR PAUL MORRISSETTE 100 LINDEN STREET EXETER, NH" SCALE: 1"=50' DATE: APRIL 2001 BY: LITTLE RIVER SURVEY COMPANY. D-29070
- 4) "DEFINITIVE PLAN OF LAND EXETER, NEW HAMPSHIRE RIVER BEND SUBDIVISION" SCALE: 1"=40' DATE: SEPT. 17, 1982 BY: BRADFORD SAIVETZ & ASSOCIATES INC. D-11991
- 5) "SUBDIVISION OF LAND FOR NELSON J. MORRISSETTE IN EXETER, NH" SCALE: 1"=50' DATE: AUG. 1976 BY: PARKER SURVEY ASSOC. INC. D-6229

ADDITIONAL ABUTTERS

- | | | |
|--|--|--|
| 104/79
N/F
COBBLESTONE II LEX LLC
ATTN: ERIK HAGEN
17W220 2ND STREET
SUITE 220
OAKBROOK TERRACE, IL 60181
BK. 6350 PG. 0270 | 104/80
N/F
BEECH HILL MANAGEMENT
79 POWELL STREET
BROOKLINE, MA
BK. 3029 PG. 1930 | 104/77
N/F
DIANNE E. ARNHEIM REVOCABLE TRUST
114 LINDEN STREET
EXETER, NH
BK. 5447 PG. 2136 |
|--|--|--|

LOT HISTORY TABLE

104/76	462,319 S.F. 10.61 ACRES	104/28	37,469 S.F. 0.86 ACRES
PARCEL A	174,240 S.F. 4.00 ACRES	PARCEL A	174,240 S.F. 4.00 ACRES
REMAINING AREA	288,079 S.F. 6.61 ACRES	NEW AREA	211,709 S.F. 4.86 ACRES

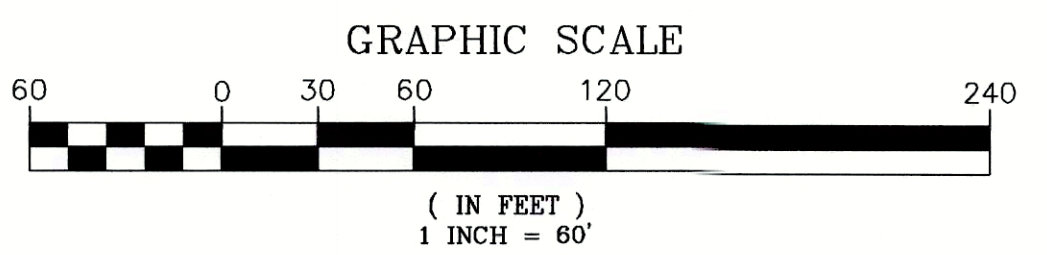
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS' RECORDS.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND DURING MARCH 2022.
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF REGISTER OF DEEDS.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

NEW STATE OF NEW HAMPSHIRE
LICENSED LAND SURVEYOR
HENRY H. BOYD, JR.
DATE: 04-12-2022

LEGEND

- I.P. IRON PIPE
- I ROD IRON ROD
- FND. FOUND
- ASSESSORS MAP AND PARCEL
- EXISTING FENCE
- UTILITY POLE
- OHW— OVERHEAD WIRE
- WV WATER VALVE
- HYDRANT
- SEWER MANHOLE



PLAN NOTE
THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN TAX MAP 104 LOT 28 AND TAX MAP 104 LOT 76.

PLANNING BOARD CASE NUMBER 22-XX

PLAT OF LAND
IN
EXETER, NH

SHOWING
A LOT LINE ADJUSTMENT
AT 14 RIVERBEND CIRCLE
(ASSESSORS MAP 104 LOT 28 & LOT 76)

RECORD OWNERS
HIPKISS FAMILY REVOCABLE TRUST
14 RIVERBEND CIRCLE EXETER, NH 03833
TPJP INVEST LLC
PO BOX 924 RAYMOND, NH 03077

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE: (603) 778-0528 FAX: (603) 772-0689

SCALE: 1"=60'	DRWN. BY: K.I.M.	PROJECT: E222833
DATE: APR. 11, 2022	CHKD. BY: H.H.B.	

NO.	DATE	DESCRIPTION	BY