



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 22, 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: August 25 and September 8, 2022

NEW BUSINESS: PUBLIC HEARINGS

The application of James and Karen Groetz for a minor subdivision of an existing 57.23-acre parcel located at 33 Hampton Falls Road into two parcels. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #91-42. PB Case #22-15.

OTHER BUSINESS

- Exeter Rose Farm, LLC – PB #17-27
Request for Extension of Approval
- Master Plan Discussion
- Field Modifications
- Bond and/or Letter of Credit Reductions and Releases

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

*Posted 09/09/22: Exeter Town Office and Town of Exeter website
Revised: 09/13/22*

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **NOWAK ROOM – TOWN OFFICE BUILDING**
4 **10 FRONT STREET**
5 **AUGUST 25, 2022**
6 **6:30 PM**
7 **APPROVED MINUTES**

8 **I. PRELIMINARIES:**

9
10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown,
11 Pete Cameron, Clerk, Nancy Belanger Select Board Representative, John Grueter, Gwen English
12 (@ 7:04 PM), Robin Tyner, Alternate (@7:04 PM) and Dan Chartrand, Alternate.
13

14 **STAFF PRESENT:** Town Planner Dave Sharples
15

16 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 6:30 PM, introduced the
17 members and activated alternate Dan Chartrand.
18

19 **III. OLD BUSINESS**

20
21 **APPROVAL OF MINUTES**

22
23 July 14, 2022
24

25 ***Ms. Belanger motioned to table approval of the July 14, 2022 meeting minutes. Mr. Cameron***
26 ***seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***
27

28 August 11, 2022
29

30 ***Mr. Grueter motioned to approve the August 11, 2022 meeting minutes. Mr. Chartrand seconded the***
31 ***motion. A vote was taken, Mr. Cameron and Vice-Chair Brown abstained. The motion passed 4-0-2.***
32

33 **IV. NEW BUSINESS**

34 **PUBLIC HEARINGS**

35 1. Second Public Hearing on the 2023 Capital Improvements Program (CIP) projects as presented by
36 the Town Departments. (Copies of the proposed document(s) will be available at the Planning
37 Department Office).

38 Mr. Sharples noted that the Town Department Heads presented their CIP projects at the last meeting
39 and were available to answer questions. The second public meeting allows for the Public to ask

40 questions and for the Board to vote to adopt the CIP and send a transmittal letter with their
41 recommendations, one of which was to move the Downtown Parking Flow Analysis from 2024 to 2023.

42 Chair Plumer opened the hearing to the public for comments and questions at 6:45 PM.

43 Chair Plumer commented that the Police and Fire Facility is outdated.

44 Mr. Chartrand noted that in the transmittal letter the Board might ask to identify projects that may be
45 eligible for infrastructure monies and to accelerate their pace given how much money is out there now,
46 especially projects to improve upon drinking water and sewer.

47 Ms. Belanger noted the Assistant Town Manager is right on it as far as funds coming in.

48 ***Mr. Chartrand motioned to accept the CIP and push forward with the Board's comments.***

49 ***The Town should determine availability of federal funding in determining CIP and actively pursue***
50 ***funding and be open to the possibility of moving a project forward in a timely manner should funding***
51 ***be secured. The Planning Board supports funding the Parking Study in 2023.***

52 ***Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

53 Chair Plumer indicated Vice-Chair Brown would stop in and sign the letter.

- 54 2. The application of Willey Creek Co. for site plan review, lot line adjustment and Wetlands and
55 Shoreland Conditional Use Permits for the proposed relocation of Building D of the Ray Farm
56 Condominium development and associated site improvements off of Ray Farmstead Road (Willey
57 Creek Road)
58 C-3 Epping Road Highway Commercial zoning district
59 Tax Map Parcel #47-8-1 and #47-9
60 Planning Board Case #22-3

61

62 Chair Plumer read the Public Hearing Notice out loud and indicated an email had been received from
63 their attorney.

64

65 Mr. Sharples read the email out loud and indicated the applicant could not attend the Board's next
66 meeting and the Board has not accepted jurisdiction. The applicant noted they will refile and therefore
67 the Board doesn't need to take any action. Attorney Justin Pasay who was present noted the applicant
68 would like to table their application and will be responsible for costs of renoticing.

69

- 70 3. The application of Glerups, Inc. for a site plan review and Wetlands Conditional Use Permit for the
71 proposed construction of a 95,000 +/- square foot industrial warehouse building and associated site
72 improvements on the property located at 19 Continental Drive
73 CT-1 Corporate Technology Park-1 zoning district
74 Tax Map Parcel #47-7-2
75 Planning Board Case #22-9

76

77 Chair Plumer read out loud the public hearing notice and asked Mr. Sharples if the case was ready to
78 be heard. Mr. Sharples indicated the case was ready for review purposes.

79 ***Mr. Chartrand motioned to open Planning Board Case #22-9. Ms. Belanger seconded the motion.***
80 ***A vote was taken, all were in favor, the motion passed unanimously.***

81
82 Mr. Sharples indicated the site plan review and Wetlands CUP documents dated May 31, 2022 were
83 in the packet. There was a TRC meeting on June 24th with comments on June 29th and comments
84 from UEI dated June 27. The applicants went before the Conservation Commission on July 12, 2022
85 and a memo from Andrew Koff is provided recommending approval with two conditions: to
86 eliminate unnecessary parking spaces and minimize the driveway. The applicant's response dated
87 July 28, 2022 is also provided. There were no final comments from UEI and no waivers are
88 requested. If the Board decides to schedule a site walk, then the applicant's will be asked to mark
89 important features.

90
91 Alternate Robin Tyner arrived at 7:04 PM and was activated until Ms. English arrived shortly
92 thereafter.

93
94 Eric Saari with Altus Engineering presented the application on behalf of Glerups Warehouse. He
95 indicated Wetland's Scientist Brendan Quigley with Gove Environmental and Paul Roy of Pro Con,
96 the project architect were present.

97
98 Mr. Saari handed out samples of the product he noted were slippers made by a Denmark Company.
99 They are looking to replace their current distribution warehouse location in Newfields as they need
100 more space.

101
102 Mr. Saari posted the plan for viewing and pointed out the access easement area and wetlands which
103 he noted include a vernal pool. Mr. Saari pointed out the neighboring cell tower. He indicated the
104 site would be for a 95,000 SF warehouse with loading docks in front and offices behind There would
105 be 75 parking spaces. He described the bioretention rain garden and infiltration areas and noted
106 there would be curbing to catch basins and treatment of stormwater. He noted erosion control
107 measures and described the retaining walls to minimize wetland impacts.

108
109 Brendan Quigley from Gove Environmental pointed out the wetlands that surround the site and the
110 finger wetlands of impact which extend to the Little River Conservation Area but are not part of that
111 complex. He pointed out the vernal pool close to the shared access driveway and small 75' buffer
112 impact of that pool. He indicated he would discuss it more in depth before the Board took action on
113 the CUP criteria but stated that it meets avoidance and minimization, and the design maximizes
114 avoiding impact with the retaining walls and steep grading. Temporary impacts from the retaining
115 walls will be restored. He noted his functions and values report identified three functions, water
116 quality and there were no stream channels or through paths but a more circuitous route; wildlife
117 habitat with the vernal pool; and food source for wildlife. He noted the property was logged
118 somewhat a few years ago and there was evidence of new growth, berries and shrubs. Vice-Chair
119 Brown noted he did not see the functions and values attachment. Mr. Sharples noted the Town has
120 it and will distribute it before the next meeting.

121

122 Mr. Saari noted the plan has been modified to bring in the edge of pavement and signage added for
123 there to be no snow dumping near the vernal pool and additional parking was removed. There is a
124 note on the utility portion of the plan concerning water testing. There have been lighting changes to
125 minimize wetland impact, all LED/Dark Sky compliant.
126

127 Vicki Martel presented the landscaping plan showing 15 disease resistant elms around the perimeter
128 and columnar Maples in front with ornamental grasses.
129

130 Paul Roy of Pro Con noted the building will be similar to Unital's and Gourmet Gift Baskets' building,
131 with some wood and possibly solar on the roof.
132

133 Ms. Tyner asked about phasing and Mr. Roy noted the 95,000 SF facility would be built as shown on
134 the plans but may be phased in terms of occupancy, not construction.
135

136 Chair Plumer opened the hearing to the public at 7:31 for comments and questions and being none
137 closed the hearing to the public.
138

139 Vice-Chair Brown asked about the Conservation Commission conditions. Mr. Saari noted 17 parking
140 spaces were eliminated and the roadway was pulled in as much as possible keeping with concerns of
141 the Fire Department for life safety.
142

143 Chair Plumer asked about the gravel area and Mr. Sharples noted there was no discussion of
144 changing pavement to gravel, and parking spaces must be paved. Mr. Saari indicated all deliveries
145 are in back. Mr. Saari indicated those would be changed and the sidewalk extended.
146

147 Vice-Chair Brown asked which spaces were removed and Mr. Saari showed 12 in one area and five in
148 the back. Ms. Tyner asked if 75 spaces were full capacity and Mr. Saari indicated yes.
149

150 Ms. English asked about plowing near the vernal pool whether there could be more protection such
151 as fencing or plantings. Mr. Saari noted five signs at 50' intervals and that the vernal pool side will
152 have curbing and described sediment controls.
153

154 Ms. English asked about the clearing and Mr. Saari explained the history of the property which was
155 formerly a tennis club. There was about one day of clearing done ten years ago before that project
156 stopped abruptly.
157

158 The Board discussed the possibility of a scheduled site walk and with lack of availability due to
159 vacations decided to visit the site on their own. Vice-Chair Brown recommended the On X Hunt app.
160

161 Mr. Cameron noted cumulative impact concerns concerning traffic and the intersection. Mr.
162 Sharples noted the State redid the intersection and it is signalized. Chair Plumer referenced the
163 traffic study provided by Stephen Pernaw.
164

165 Ms. English noted cumulative impact concerns concerning the wetlands and long-term effect on
166 water and that she would feel better if the building were a bit smaller. Ms. Tyner agreed and noted
167 concerns with loss of wildlife in general based on her own experience. Mr. Quigley noted
168 stormwater management has become much better over the years and that a lot of wetlands were
169 conserved.

170
171 Chair Plumer asked about the functions of the cell tower piece and Mr. Quigley noted there was no
172 possibility of access there, it was pretty wet. The access easement is existing.

173
174 ***Vice-Chair Brown motioned to table the application for Planning Board Case #22-9 to the Board's***
175 ***September 8, 2022 meeting at 7:00 PM. Mr. Chartrand seconded the motion. A vote was taken,***
176 ***all were in favor, the motion passed 7-0-0.***

177
178 4. The application of Brentwood Distribution LLC for a site plan review of a proposed expansion of the
179 existing lay-down area for the mulch and forest products processing facility located at 91 Pine Road
180 (in Brentwood)
181 RU-Rural zoning district
182 Tax Map Parcel #30-3 and #43-2
183 Planning Board Case #22-10

184
185 Chair Plumer read out loud the public hearing notice and asked Mr. Sharples if the case were ready
186 to be heard. Mr. Sharples indicated the case was ready for review purposes.

187
188 ***Mr. Chartrand motioned to open Planning Board Case #22-10. Ms. Belanger seconded the motion.***
189 ***A vote was taken, all were in favor, the motion passed 7-0-0.***

190
191 Mr. Sharples noted the applicant is seeking approval for the 161,500 SF (3.5 AC in Exeter) expansion
192 of the existing laydown area for the PR Russell Mulch and Forest Products processing facility located
193 on Pine Road in Exeter & Brentwood. The applicant submitted site plan and supporting documents
194 dated June 24, 2022. A TRC meeting was conducted on July 14, 2022. TRC & UEI comment letters
195 both dated July 19, 2022 were provided and a response letter to the TRC comments dated July 26,
196 2022 addressing Town & UEI comments and revised plans dated August 11, 2022.

197
198 Mr. Sharples indicated the applicant is requesting a waiver from Section 7.4.7 of the Site Plan
199 Review and Subdivision Regulations for the location of significant trees. See July 26, 2022 request
200 letter.

201
202 Eric Weinrup with Altus Engineering presented the application on behalf of Brentwood Distribution
203 LLC. He noted the applicant received conditional approval from Brentwood at their July meeting.
204 He noted the laydown area would be paved and used for storage of shrink rapped materials on
205 pallets seasonally. There will be no processing, sanding, salting or snow removal. There are about
206 25 employees not including trucking. There will be no hazardous waste or processing on site. The
207 prime wetland and buffer will not be touched. They received their State AoT permit today.
208 Stormwater management was shown on the plan. There are about 20 trees being removed.

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Mr. Grueter asked if paving was necessary and he noted there would be erosion otherwise and forklifts are being used.

Chair Plumer opened the hearing to the public at 8:30 PM and being none closed the hearing to the public for deliberations.

Ms. English asked about chemicals and Mr. Russell noted there was only a small amount of dye, tumbled in.

Vice-Chair Brown motioned after reviewing the criteria for granting waivers that the Board grant a waiver to Brentwood Distribution LLC, Planning Board Case #22-10 from Section 7.4.7 of the Site Plan Review and Subdivision Regulations requiring identification of significant trees 20" or greater, be approved. Ms. Belanger seconded the motion. A roll call vote was taken, English – aye, Belanger – aye, Grueter – aye, Brown – aye, Plumer – aye, Cameron – aye and Chartrand – aye. The motion passed 7-0-0.

Mr. Sharples read out loud the proposed conditions of approval:

1. An electronic As Built Plan of the entire property with details acceptable to the Town shall be provided prior to the use of the site. This plan must be in a dwg or dxf file format and in NAD 1983 State Plane New Hampshire Coordinates;
2. 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 (Stormwater Pollution Prevention Plan) if applicable, be submitted to and reviewed for approval by the DPW prior to preconstruction meeting;
 - ii. A project schedule and construction cost estimate.
3. Third party construction inspections fees shall be paid prior to scheduling the preconstruction meeting.
4. The annual Stormwater Systems Operations and Maintenance Report in the Stormwater Management Operations and Maintenance Manual shall be completed and submitted to the Town Engineer annually on or before January 31st. This requirement shall be an ongoing condition of approval.
5. All applicable State Permit approval numbers shall be noted on the final plans
6. 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.
7. The applicant shall submit the land use and stormwater management information about the project using the PTAPP online Municipal Tracking Tool. The PTAPP submittal must be accepted by DPW prior to the preconstruction meeting.
8. 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.

253 9. All comments in the Underwood Engineers, Inc. review letter dated 7-19-22 and any subsequent
254 comments as a result of the further review shall be addressed to the satisfaction of the Town
255 Planner prior to signing the final plans.

256 Ms. English asked if there were any utilities/lighting – no.

257 ***Vice-Chair Brown motioned that the application of Brentwood Distribution LLC, Planning Board Case***
258 ***#22-10 for site plan approval be approved with the conditions read by Dave Sharples. Ms. Belanger***
259 ***seconded the motion. A roll call vote was taken Chartrand - aye, Cameron – aye, Plumer – aye, Brown***
260 ***– aye, Grueter – aye, Belanger – aye and English – aye. The motion passed 7-0-0.***

261 5. The application of 131 Portsmouth Avenue LLC for a minor subdivision of an existing 15.26-acre
262 parcel into two (2) lots. The subject property is located at 131 Portsmouth Avenue & Holland Way
263 2 Highway Commercial and CT – Corporate Technology Park zoning districts
264 Tax Map Parcel #52-112
265 Planning Board Case #22-13
266

267 Chair Plumer read out loud the public hearing notice and asked Mr. Sharples if the case was ready to
268 be heard. Mr. Sharples indicated the case was ready for review purposes.
269

270 ***Vice-Chair Brown motioned to open Planning Board Case #22-13. Mr. Cameron seconded the***
271 ***motion. A vote was taken, all were in favor, the motion passed unanimously.***
272

273 Mr. Sharples indicated the application was for a minor subdivision into two lots and was reviewed
274 by Code Enforcement Officer Doug Eastman. There was no TRC meeting. The drainage ditch is
275 manmade. There are no waivers requested.
276

277 Patrick Crimmins with Tighe & Bond, Inc. presented the application. He noted the parcel was part of
278 the larger Osram parcel. There will be a 9.03 Acre parcel with existing light industrial building while
279 retaining the 2.24-acre piece.
280

281 Mr. Sharples read out loud the two proposed conditions of approval:
282

- 283 1. A dwg file of the plan shall be provided to the Town Planner showing all property lines and
284 monumentation prior to signing the final plans. This plan must be in NAD 1983 State Plane New
285 Hampshire FIPS 2800 Feet coordinates.
- 286 2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and
287 Subdivision Regulations prior to the signing of the final plans.
288

289 ***Mr. Grueter motioned the application of 131 Portsmouth Avenue LLC, Planning Board Case #22-13 for***
290 ***a minor subdivision be approved with the conditions read by the Town Planner. Ms. Belanger***
291 ***seconded the motion.***
292

293 ***Mr. Chartrand called for reconsideration to open the hearing to the public.***
294

295 Chair Plumer opened the hearing to the public for comments and questions at 8:47 PM and being none
296 closed the hearing to the public for deliberations.

297

298 **Mr. Grueter motioned the application of 131 Portsmouth Avenue LLC, Planning Board Case #22-13 for**
299 **a minor subdivision be approved with the conditions read by the Town Planner. Ms. Belanger**
300 **seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.**

301

302 V. OTHER BUSINESS

303

- 304 • Scott Carlisle – PB Case #20-21

305 Request for extension of approval for subdivision at 19 Watson Road

306

307 Barry Geier with Jones & Beach appeared to request an extension of the approval dated
308 9/23/21 for one year. He noted they were still finalizing state permits and have a P&S.

309

310 Vice-Chair Brown noted there were no changes to regulations that effect approval.

311

312 **Vice-Chair Brown motioned to grant the request to continue approval for Planning**
313 **Board Case #20-21 for one year. Mr. Grueter seconded the motion. A vote was taken,**
314 **all were in favor, the motion passed unanimously 7-0-0.**

315

- 316 • Scott Carlisle – PB Case #17-26

317 Request for extension of approval for subdivision off of Epping Road

318

319 Chair Plumer read out loud the request for an extension of the approval. Mr. Sharples noted
320 correspondence was received from DTC Lawyers dated 8-24-22 and Upton & Hatfield dated 8-
321 25-22. Abutters objected to the extension. If denied, the applicant would like to continue and
322 be heard.

323

324 **By Roll Call Vote Vice-Chair Brown motioned to go into non-public session pursuant to 91-**
325 **A:3(II)(I) consideration of advice of legal counsel. Ms. Belanger seconded the motion. A roll**
326 **call vote was taken: English – aye, Belanger – aye, Grueter – aye, Brown – aye, Plumer – aye,**
327 **Cameron – aye and Chartrand – aye. The motion passed unanimously 7-0-0.**

328

329 The meeting room was closed to the public at 8:54 PM.

330

331 The meeting room was reopened to the public at 9:01 PM.

332

333 **Vice-Chair Brown motioned to grant the extension for Planning Board Case #17-26 until**
334 **August 24, 2023. Ms. Belanger seconded the motion. A roll call vote was taken: English –**
335 **aye, Belanger – aye, Grueter – aye, Brown – aye, Plumer – aye, Cameron – aye and Chartrand**
336 **– aye. The motion passed 7-0-0.**

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- One Home Builders – PB Case #21-6
Request for extension of conditional approval for a M/F condominium
development at 32 Charter Street

Chair Plumer read the request for an extension out loud.

Vice-Chair Brown motioned to grant the extension for Planning Board Case #21-6 until September 24, 2023. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

- Master Plan Discussion

Mr. Sharples indicated there would be meeting at 8:15 AM here on September 16th which should last approximately one hour.

- Field Modifications
- Bond and/or Letter of Credit Reductions and Release

Mr. Sharples indicated he received a request for a reduction from Primrose Day School however only 10% of the hydroseed was established so \$21,000 is being withheld of the original \$63,000.

VIII. TOWN PLANNER’S ITEMS

IX. CHAIRPERSON’S ITEMS

X. PB REPRESENTATIVE’S REPORT ON “OTHER COMMITTEE ACTIVITY”

XI. ADJOURN.

Vice-Chair Brown motioned to adjourn the meeting at 9:07 PM. Ms. Belanger seconded the motion. A vote was taken all were in favor, the motion passed 7-0-0.

Respectfully submitted,
Daniel Hoijer,
Recording Secretary
Via Exeter TV

40 **PUBLIC HEARINGS**

- 41
- 42 1. The application of Phillips Exeter Academy for a site plan review for the proposed reconstruction of
43 Wetherell Dining Hall, renovations to the Merrill and Langdell Halls and associated site
44 improvements at 20-24 Spring Street
45 R-2 Single Family zoning district
46 Tax Map Parcel #72-208
47 Planning Board Case #22-12

48

49 Chair Plumer read out loud the Public Hearing Notice and asked Mr. Sharples if the case was ready
50 to be heard.

51

52 Mr. Sharples indicated the case was ready for review purposes.

53

54 ***Mr. Cameron motioned to open Planning Board Case #22-12. Ms. Belanger seconded the motion.***
55 ***A vote was taken, all were in favor, the motion passed 6-0-0.***

56

57 Mr. Sharples indicated site plan and supporting documents dated 7-12-22 were submitted. There
58 was a TRC review on 8-4-22 and letter dated 8-11-22 from both TRC and UEI. Revised plans and
59 supporting documents were submitted on 8-30-22 with a second letter from TRC indicating no
60 further comments other than the request to review the PTAPP submittal which is a standard
61 condition of approval. The TRC addressed the curb cut at Spring Street which will be raised to allow
62 tractor trailers to back in and be off the roadway. The applicant is requesting a HISS waiver.

63

64 Corey Belden of Altus Engineering presented the applicant on behalf of Phillips Exeter Academy and
65 noted Heather Taylor was present. He posted the plan and reviewed the location of the three
66 interconnected buildings on the block of Front Street, Tan and Spring Streets. He pointed out the
67 Merrill and Langdell dormitories, faculty housing, existing Wetherell Dining Hall located in between
68 and faculty housing. He noted the buildings were originally constructed in the 1930s and expanded
69 in the 1960s.

70

71 Heather Taylor presented the plan showing the two dormitories to be renovated and dining hall
72 which she noted will be razed and pushed back adding a terrace. The dining hall will be raised up
73 and be ADA accessible. There will be two loading docks. She showed a cross section of the
74 proposed first floor, terrace and dining hall serveries and mezzanine. She noted the amount of
75 seating in the dining hall will not change much.

76

77 Mr. Belden described the setback proposed to be 11.5' further back, 18.5' from the roadway, the
78 truck turning movements and enlarged dumpster location, the one-way street, the parking lot
79 across the street and the catering truck bay for smaller vans. The first floor will be raised to match
80 the dormitories and to raise the basement level above the curb cut of the road which experienced
81 ponding in the storm in 2008 and flooded the basement. The dormitories have 82 beds currently
82 and will increase to 86. The six faculty apartments will remain with the ground cut 2-3.'

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Mr. Belden described the stormwater treatment system and provided a history of drainage in the neighborhood. He discussed the future proposal to connect an underdrain in cooperation with the Town once flow can be sufficiently handled. Mr. Belden reviewed the 2,000 gal. grease trap size to accommodate the 720 meals served daily at 2.5 gal. per meal served. He described the new gas service connection.

Ms. Tyner asked if the existing dining hall would be torn out completely and Mr. Belden indicated it would be completely with a new foundation built and raised about a foot. The dormitories will remain and be renovated. Ms. Tyner asked about the internal walls and Mr. Belden explained how they would remain and work with structural engineers to underpin for elevators. A few windows would be closed up. Some grassy area would be lost, and the area elevated with paver block terrace.

Vice-Chair Brown asked about the truck turning movements and Mr. Belden described those and added that a snow melt system will be in place. Vice-Chair Brown noted the benefit to the general public who use Spring Street.

Ms. Tyner asked about impervious pavement. Mr. Belden explained existing square feet which is 24,000 and the additional 3,800 SF totaling 27,000 SF with 16,000 SF treated.

Ms. Tyner asked about pervious options and Mr. Belden indicated they would not be practical with the raised elevation.

Mr. Cameron asked about faculty parking stalls and Mr. Belden indicated they would be the same as existing, 12 stalls.

Mr. Cameron asked about the wording in the 7-11-22 letter concerning meeting code and whether the building currently met code or was grandfathered. Mr. Belden noted the building was in compliance when built and when renovated.

Ms. Martel asked about the landscaping plan which she noted did not name the species. She recommended a condition of approval that the schedule be on the final plan.

Ms. Belanger raised concerns about parking of construction vehicles during construction and interruptions to downtown businesses that may result. Ms. Taylor noted she would discuss this with the contractor and did not see why they would not be able to park off street.

Vice-Chair Brown asked about item #14 on the TRC letter and response dated 8-30-22 concerning drainage improvements and Mr. Belden explained the proposal to connect the 30" main in the future once the flow adequacy is coordinated with the Town as a separate project. Ms. Belanger asked if these discussions had begun with DPW, and Mr. Sharples noted it was on the radar and one of the issues Mr. Vlasich spoke to at the CIP meeting two weeks ago.

127 Chair Plumer opened the hearing to the public for comments and questions at 8:05 PM and being
128 none closed the hearing to the public.

129
130 Mr. Sharples asked about the notation on the plan concerning exit of vehicles parked in the quad
131 and Mr. Belden noted the entrance would also be at the existing curb cut.

132
133 Mr. Belden reviewed the request for the HISS waiver per Section 7.4.10. He noted the limitation of
134 disturbance to the building footprint and services used to identify data for the stormwater
135 treatment plan and well drained Type A soils. He noted it was not contrary to the spirit of the
136 ordinance or detrimental to the public interest. Areas are already disturbed. The proposal is not
137 contrary to the Master Plan and will not vary the ordinance.

138
139 ***Vice-Chair Brown after reviewing the criteria for granting waivers, motioned that the request for a***
140 ***waiver for Phillips Exeter Academy, Planning Board Case #22-12 from Section 7.4.10 of the Site***
141 ***Plan Review and Subdivision Regulations to provide HISS information, be approved. Ms. Tyner***
142 ***seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

143
144 Mr. Sharples read the proposed conditions for the site plan approval out loud:

- 145
146 1. An electronic As Built Plan of the entire property with details acceptable to the Town shall be
147 provided prior to the use of the site. This plan must be in a dwg or dxf file format and in NAD
148 1983 State Plane New Hampshire Coordinates;
- 149 2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town
150 engineer prior to any site work commencing. The following must be submitted for review and
151 approval prior to the preconstruction meeting:
- 152 i. The SWPPP (Stormwater Pollution Prevention Plan) if applicable, be submitted
153 to and reviewed for approval by the DPW prior to preconstruction meeting;
- 154 ii. A project schedule and construction cost estimate.
- 155 3. Third party construction inspections fees shall be paid prior to scheduling the preconstruction
156 meeting.
- 157 4. The annual Stormwater Systems Operations and Maintenance Report in the Stormwater
158 Management Operations and Maintenance Manual shall be completed and submitted to the
159 Town Engineer annually on or before January 31st. This requirement shall be an ongoing
160 condition of approval.
- 161 5. All applicable State Permit approval numbers shall be noted on the final plans
- 162 6. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be
163 replaced no later than the following growing season, as long as the site plan remains valid. This
164 condition is not intended to circumvent the revocation procedures set forth in State statutes.
- 165 7. The applicant shall submit the land use and stormwater management information about the
166 project using the PTAPP online Municipal Tracking Tool. The PTAPP submittal must be accepted
167 by DPW prior to the preconstruction meeting.
- 168 8. A restoration and erosion control surety in an amount and form reviewed and approved by the
169 Town Planner in accordance with Section 12 of the Site Plan Review and Subdivision
170 Regulations, shall be provided prior to any site work.

171 9. A planting schedule specifying the types of trees and shrubs to be planted shall be provided as
172 part of the final plans.

173 **Ms. Belanger motioned that the site plan for Phillips Exeter Academy, Planning Board Case #22-12 be**
174 **approved subject to the nine conditions read by the Town Planner. Mr. Cameron seconded the**
175 **motion. A roll call vote was taken: Martel – aye, Cameron – aye, Plumer – aye, Brown – aye, Tyner –**
176 **aye and Belanger – aye. The motion passed unanimously 6-0-0.**

177 2. The continued public hearing on the application of Glerups, Inc. for a site plan review and Wetlands
178 Conditional Use Permit for the proposed construction of a 95,000 +/- square foot industrial
179 warehouse building and associated site improvements on the property located at 19 Continental
180 Drive
181 CT-1 Corporate Technology Park-1 zoning district
182 Tax Map Parcel #47-7-2
183 Planning Board Case #22-9

184
185 Chair Plumer read out loud the public hearing notice.

186
187 Mr. Sharples noted the proposed Conservation Commission conditions were addressed. Mr.
188 Sharples noted at the last meeting the Board discussed the possibility of a scheduled site walk and
189 with lack of availability due to vacations decided to visit the site on their own. There are no waivers
190 being requested.

191
192 Chair Plumer asked about the gravel area at the last meeting and Mr. Saari pointed out where gravel
193 would be changed to pavement. The access easement would remain gravel.

194
195 Eric Saari with Altus Engineering presented the application on behalf of Glerups Warehouse.
196 Mr. Saari noted the plan has been modified. There is a note on the utility portion of the plan
197 concerning water testing.

198
199 At the previous meeting Vicki Martel presented the landscaping plan showing 15 disease resistant
200 elms around the perimeter and columnar Maples in front with ornamental grasses. Jen Martel
201 apologized for not being present at that meeting and recommended changes to the species of trees
202 based upon the content of the existing forested area. Mr. Saari will pass the condition on to Vicki.
203 Ms. Martel asked about the trail network and discontinued Garrison Lane ROW and historic walls.
204 Barry Ryan with Glerups indicated there is no plan to re-use the stone walls.

205
206 Ms. Martel questioned the proposal for the use of turf grass and Mr. Saari explained the benefit to
207 establish and stabilize drainage. Seed mixes will be used in stormwater pond areas per sheet C-7.
208 Mr. Sharples explained the differences in grass types and survivability of native, drought tolerant
209 Fescues.

210
211 Chair Plumer opened the hearing to the public at 8:30 PM for comments and questions and being
212 none closed the hearing to the public.

213

214 Vice-Chair Brown addressed the importance of the comments made by Ms. English at the last
215 meeting concerning cumulative impacts to the buffer zone and the amount of land conserved. He
216 noted that large parcels have big swaths of land that do not have any and he respected the project
217 proposed for this area.

218
219 ***Vice-Chair Brown motioned after reviewing the criteria for the wetlands conditional use permit for***
220 ***Glerups, Planning Board Case #22-9 that the CUP be approved. Ms. Belanger seconded the***
221 ***motion.***

222
223 Ms. Tyner commented that the cumulative impacts are worthy of a discussion outside of this vote.
224

225 ***A vote was taken, all were in favor, the motion passed unanimously 6-0-0.***

226
227 ***Mr. Cameron motioned that the site plan of Glerups, Planning Board Case #22-9 be approved***
228 ***subject to the conditions read by the Town Planner:***

- 229
- 230 1. An electronic As Built Plan of the entire property with details acceptable to the Town shall be
231 provided prior to the use of the site. This plan must be in a dwg or dxf file format and in NAD
232 1983 State Plane New Hampshire Coordinates;
 - 233 2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town
234 engineer prior to any site work commencing. The following must be submitted for review and
235 approval prior to the preconstruction meeting:
 - 236 iii. The SWPPP (Stormwater Pollution Prevention Plan) if applicable, be submitted
237 to and reviewed for approval by the DPW prior to preconstruction meeting;
 - 238 iv. A project schedule and construction cost estimate.
 - 239 3. Third party construction inspections fees shall be paid prior to scheduling the preconstruction
240 meeting.
 - 241 4. The annual Stormwater Systems Operations and Maintenance Report in the Stormwater
242 Management Operations and Maintenance Manual shall be completed and submitted to the
243 Town Engineer annually on or before January 31st. This requirement shall be an ongoing
244 condition of approval.
 - 245 5. All applicable State Permit approval numbers shall be noted on the final plans
 - 246 6. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be
247 replaced no later than the following growing season, as long as the site plan remains valid. This
248 condition is not intended to circumvent the revocation procedures set forth in State statutes.
 - 249 7. The applicant shall submit the land use and stormwater management information about the
250 project using the PTAPP online Municipal Tracking Tool. The PTAPP submittal must be accepted
251 by DPW prior to the preconstruction meeting.
 - 252 8. A restoration and erosion control surety in an amount and form reviewed and approved by the
253 Town Planner in accordance with Section 12 of the Site Plan Review and Subdivision
254 Regulations, shall be provided prior to any site work.
 - 255 9. All comments in the UEI letter dated 8-17-22 and TRC letter dated 6-29-22 to be addressed to
256 the satisfaction of the Town Planner.
- 257

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10. Tree planting schedule will be diversified to more clearly match the existing trees on the site.

Ms. Belanger seconded the motion. A roll call vote was taken, Martel – aye, Cameron – aye, Plumer – aye, Brown – aye, Tyner – aye and Belanger aye. The motion passed unanimously 6-0-0.

V. OTHER BUSINESS

- Master Plan Discussion

Mr. Sharples indicated there would be meeting at 8:15 AM on Friday, September 16th. RPC will discuss the Bike & Pedestrian Master Plan.

Mr. Sharples discussed the rezoning efforts of the MPOC and getting public input. He announced that the \$45,000 “Invest NH” grant was submitted and awarded with no matching funds. Mr. Sharples discussed diversity in housing and the affordability component and connecting to utilities and their varying capacities. He noted that natural resources were something that could not be replaced once lost and wildlife habitat. He discussed the benefits of redevelopment and adding users while not increasing infrastructure.

Ms. Tyner recommended planning to protect sensitive locations. Mr. Sharples noted that fiscal benefits and environmental benefits often go hand in hand. Ms. Tyner asked if there could be any integration with the Bike & Pedestrian Master Plan. Mr. Sharples explained that everything is connected and the benefit to land use productivity planning. There will be a walking tour next week concerning multi-family and mixed-use potentials. He explained density and the assessed value of a commercial quarter acre lot assessed for example at \$15 million pe acre versus a residential land with an assessment of \$185,000-\$200,000 for a two-acre site.

Ms. Martel asked about the graphic per parcel showing tax revenue and Mr. Sharples indicated Urban 3 was doing that now with fiscal analysis at no cost.

Mr. Sharples noted the rezoning effort concerns the 19 zones the Town has now with no clear definition or purpose and consolidating those to eight or nine zones and updated use table.

Ms. Belanger noted the “Housing Hiding in Plain Sight” walk will begin next Thursday at Town Hall from 4-6 PM and will be noticed on the Town website with RSVP for the after event at Sea Dogs. There is a walking map available with link to the 17 properties and data.

- Field Modifications
- Bond and/or Letter of Credit Reductions and Release

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

300 **IX. CHAIRPERSON'S ITEMS**

301 Chair Plumer reported that he signed the plans for Rose Farm.

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

303 **XI. ADJOURN.**

304 *Vice-Chair Brown motioned to adjourn the meeting at 9:07 PM. Ms. Belanger seconded the motion.*

305 *A vote was taken all were in favor, the motion passed 6-0-0.*

306

307 Respectfully submitted,

308 Daniel Hoijer,

309 Recording Secretary

310 Via Exeter TV



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 13, 2022
To: Planning Board
From: Dave Sharples, Town Planner
Re: James and Karen Groetz PB Case #22-15

The Applicant is seeking a minor subdivision of an existing 57.23-acre parcel located at 33 Hampton Falls Road into two (2) residential building lots. The Applicant proposes to split off a 2-acre lot for the existing house and with frontage on Hampton Falls Road. The subject property is located in the R-1, Low Density Residential zoning district and is identified as Tax Map Parcel #91-42.

The Applicant submitted a minor subdivision plan and supporting documents, dated September 1, 2022, which are enclosed for your review.

There was no Technical Review Committee meeting, however, the plans were reviewed by staff for compliance with zoning and subdivision regulations. Doug Eastman, the Code Enforcement Officer, has determined that the proposal meets the minimum dimensional requirements. I have a question regarding the wetland delineation as only a small portion of one boundary is shown and just ends. I have contacted the land surveyor and have not heard back at the time I wrote this memo so I will update the board at the meeting.

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 James and Karen Groetz (PB Case #22-15) for Minor Subdivision approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



PH 9/22/22

RECEIVED

SEP - 1 2022

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

EXETER PLANNING OFF.

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

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

PB# 22-15	APPLICATION
9/1/22	DATE RECEIVED
\$ 125.00	APPLICATION FEE
50.00	PLAN REVIEW FEE
160.00	ABUTTER FEE
50.00	LEGAL NOTICE FEE
	INSPECTION FEE
\$ 385.00	TOTAL FEES
	AMOUNT REFUNDED

pd. v# 27
9/1/22
JLS

1. NAME OF LEGAL OWNER OF RECORD: JAMES AND KAREN GROETZ

ADDRESS: ~~14 KIMBALL RD~~ PO Box 795
Exeter ~~KENNINGTON, NH 03833~~ TELEPHONE: (603) 686-2470
Kg

2. NAME OF APPLICANT: JAMES AND KAREN GROETZ

ADDRESS: ~~14 KIMBALL RD~~ PO Box 795
Exeter ~~KENNINGTON, NH 03833~~ TELEPHONE: (603) 686-2470
Kg

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

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

4. DESCRIPTION OF PROPERTY:

ADDRESS: 33 HAMPTON FALLS RD EXETER

TAX MAP: 91 PARCEL #: 42 ZONING DISTRICT: _____

AREA OF ENTIRE TRACT: 57.23 ACRES PORTION BEING DEVELOPED: 2 ACRES
ALREADY DEVELOPED



5. EXPLANATION OF PROPOSAL: A TWO LOT SUBDIVISION
LOT 1 TO REMAIN VACANT AND BE 55.23. LOT 2
SHALL BE 2 ACRES AND CONTAIN EXISTING DWELLING

6. ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO) YES SEWER & WATER
 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.
AVAILABLE. LOT 1 WILL HOWEVER HAVE WELL & SEPTIC SYSTEM. LOT 2 IS CONNECTED TO SEWER AND WILL HAVE WELL.

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

ITEM:	NUMBER OF COPIES
A. <u>PLAN 22" X 34"</u>	<u>7</u>
B. <u>PLAN 11" X 17"</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 ULS MILLENNIUM ENGINEERING
 ADDRESS: P.O. BOX 74'S EXETER, NH 03833
 PROFESSION: LAND SURVEYOR TELEPHONE: 603 778-0528 INC.

10. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED: PRIVATE WELLS
& SEPTIC



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 9/1/22 APPLICANT'S SIGNATURE

Samuel. Grant
[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
(603) 778-0528

Exeter, NH 03833
FAX (603) 772-0689

September 01, 2022

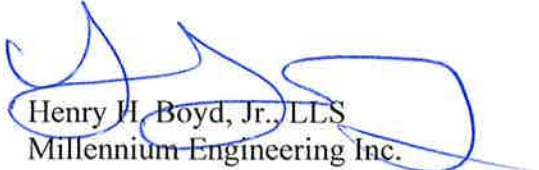
Town of Exeter
Planning Board
10 Front Street
Exeter, NH 03833

Re: Subdivision application for Map 91 Lot 42, 33 Hampton Falls Road Road Exeter, NH.

Dear Chairman:

The intent of the subdivision application is to seek to divide the existing 2,492,969 s.f. 57.23 acre parcel into 2 lots. Lot 2 shall contain the existing dwelling and have the required lot depth and width with a lot area of 87,120 s.f. 2.00 acres. Lot 1 shall remain vacant at this time with the exception of an existing barn it will have a lot area of 2,405,849 s.f., 55.23 acres

Respectfully,


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



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.

Abbuters List

33 Hampton Falls Rd

David G. Sanborn Rev. Trust
1606 Randall Dr.
Bellevue, ME 68005

Town of Exeter
10 Front St.
Exeter, NH 03833

Town of Exeter
10 Front St.
Exeter, NH 03833

**Norther N.E. Counsel of the
Assemblies of God, Inc.**
47 1/2 Hampton Falls Rd.
Exeter, NH 03833

Gerald & Michelle Bradford
45 Hampton Falls Rd
Exeter, NH 03833

**Robert Demarco REV. TST
Heather Bernier Rev. TST**
43 Hampton Falls Rd
Exeter, NH 03833

**Charles Kellam &
Patricia Ryden**
41 Hampton Falls Rd.
Exeter, NH 03833

Virginia Gilmore Rev. TST
39 Hampton Falls Rd
Exeter, NH 03833

Virginia Gilmore Rev. TST
39 Hampton Falls Rd
Exeter, NH 03833

Ian Scott & Bristol Sawyer Rice
38 Hampton Falls Rd
Exeter, NH 03833

Richard Conlin
36 Hampton Falls Rd.
Exeter, NH 03833

**William Yingling III &
Sherri Yingling**
34 Hampton Falls Rd
Exeter, NH 03833

Karen & Robert Mullen
2 Carriage Dr.
Exeter, NH 03833

Jeffrey Krause
32 Hampton Falls Rd
Exeter, NH 03833

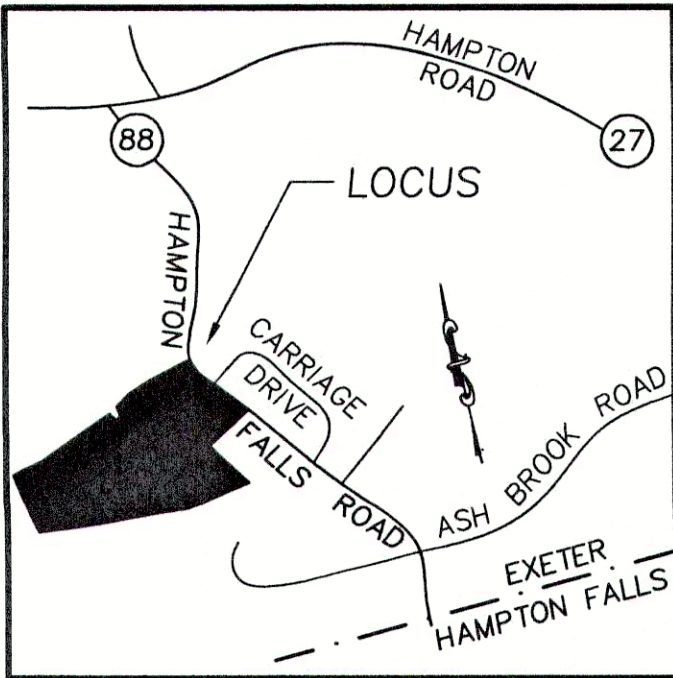
**Sawpaw Rev. TST
Stephen & Patricia Wood TTEES**
30 Hampton Falls Rd.
Exeter, NH 03833

**Benjamin R. Mosher & Jennifer
M. Beland- Mosher Rev. TST**
28 Hampton Falls Rd.
Exeter, NH 03833

Jaskolka Family Rev. TST
23 Hampton Falls Rd.
Exeter, NH 03833

David W. Kruger Rev. TST
P.O. Box 1021
Exeter, NH 03833

David W. Kruger Rev. TST
P.O. Box 1021
Exeter, NH 03833



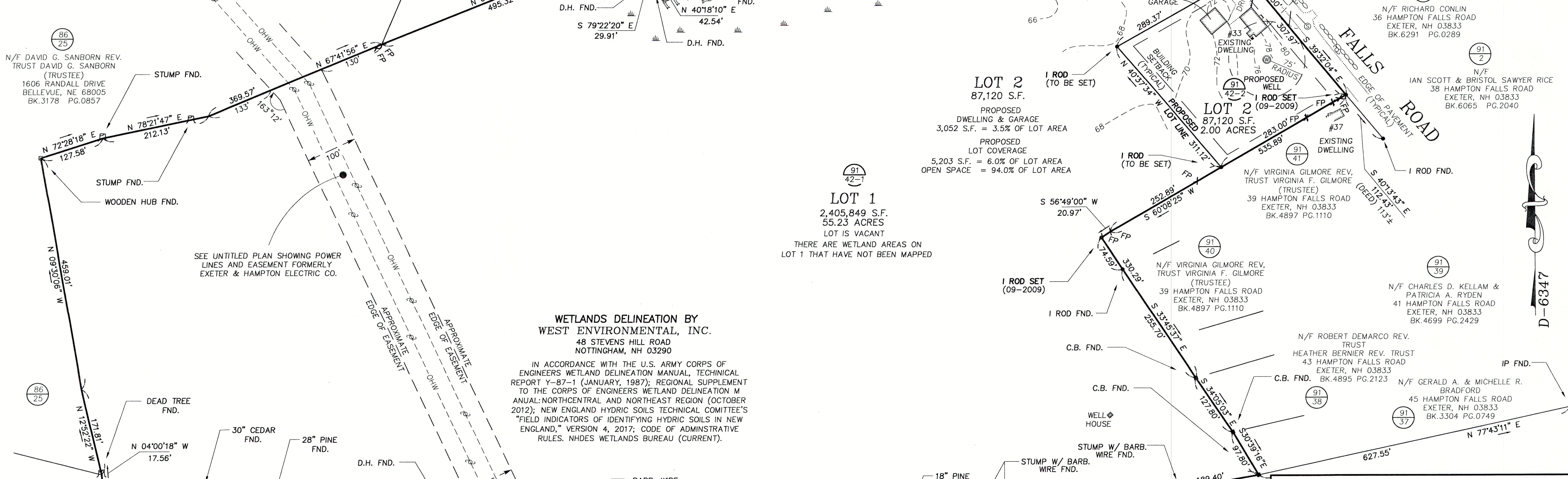
- NOTES:**
- 1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - 2) THIS PARCEL (DOES NOT) LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 330130 0406 E EFFECTIVE DATE: MAY 17, 2005.
 - 3) THERE ARE NO WETLANDS ON LOT 2.
 - 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.
 - 5) EXISTING DWELLING IS ON TOWN SEWER.
 - 6) ELEVATIONS SHOWN ARE BASED ON N.A.V.D.88.

PLAN NOTE

THE PURPOSE OF THIS PLAN IS TO SHOW THE DIVISION OF THIS PARCEL INTO 2 LOTS. LOT 1 IS TO REMAIN VACANT AND LOT 2 SHALL CONTAIN THE EXISTING SINGLE FAMILY DWELLING.

PLAN REFERENCE

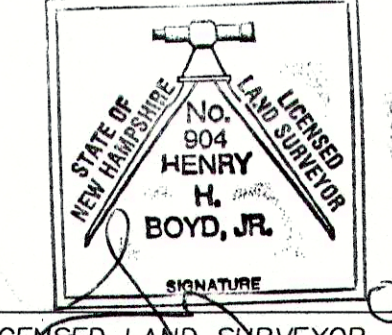
"PLAN OF LAND EXETER, NEW HAMPSHIRE SHOWING A BOUNDARY SURVEY AT 33 HAMPTON FALLS ROAD, RECORD OWNER MARGARET A. GROETZ" SCALE: 1"=100' DATE: SEPT. 24, 2009 BY: MILLENNIUM ENGINEERING D-38470



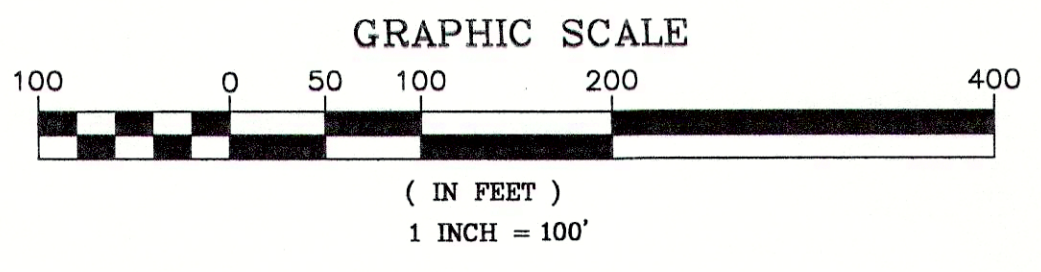
WETLANDS DELINEATION BY WEST ENVIRONMENTAL, INC.
48 STEVENS HILL ROAD NOTTINGHAM, NH 03290

IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987); REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (OCTOBER 2012); NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS OF IDENTIFYING HYDRIC SOILS IN NEW ENGLAND," VERSION 4, 2017; CODE OF ADMINISTRATIVE RULES. NHDES WETLANDS BUREAU (CURRENT).

I CERTIFY: THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN SEPTEMBER 2009 AND AUGUST OF 2022. THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS. THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



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.



LEGEND

■ C.B.	CONCRETE BOUND
■ S.B.	STONE BOUND
○ D.H.	DRILL HOLE
● I.P.	IRON PIPE
● I ROD	IRON ROD
FND.	FOUND
FP X	FENCE POST FOUND
○	ASSESSORS MAP AND PARCEL
---	OVER HEAD WIRE
○	UTILITY POLE
○	SEWER MAN HOLE
○	WET FLAG
○	WETLANDS

ZONING DISTRICT
ZONE R1 LOW DENSITY

AREA	87,120 S.F.
NO MUNI. H2O/SEWER	
LOT WIDTH	150'
LOT DEPTH	150'
BUILDING SETBACKS	
FRONT	25'
SIDE	15'
REAR	25'
WETLAND STRUCTURE/PARKING	75'
WETLAND LIMITED USE	40'
BUILDING COVERAGE	
MAXIMUM	15%
OPEN SPACE	
MINIMUM	70%

PLAT OF LAND
IN
EXETER, NH

SHOWING
A TWO LOT SUBDIVISION
AT 33 HAMPTON FALLS ROAD
(ASSESSORS MAP 91 LOT 42)

RECORD OWNER
JAMES AND KAREN GROETZ
44 KIMBALL ROAD KENSINGTON, NH 03833

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 WWW.MEI-NH.COM

SCALE: 1"=100'	DRWN. BY: K.I.M.	PROJECT: E202502
DATE: SEP. 01, 2022	CHKD. BY: H.H.B.	

RECORD OWNER
JAMES AND KAREN GROETZ
44 KIMBALL ROAD
KENSINGTON, NH 03833
BK.5910 PG.0982
2,492,969 S.F.
57.23 ACRES

TOWN OF EXETER PLANNING BOARD
CHAIRMAN _____ DATE _____

PLANNING BOARD CASE NUMBER 21-##

D-6347



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



September 12, 2022

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

Re: Exeter Rose Farm, Case #17-27 – Planning Board Approval Extension Request

Dear Dave:

On behalf of our client, Exeter Rose Farm, LLC, we respectfully request a one-year extension of the Planning Board approval for Planning Board Case #17-27 primarily to accommodate finalizing legal documents and recording the Subdivision Plans.

Based on the State of New Hampshire Supreme Court order dated October 26, 2020 and the previous extension granted, we request the validity of the Planning Board approval be extended from October 26, 2022 to October 26, 2023.

Feel free to contact us with any questions. Thank you.

Sincerely,
TFMoran, Inc.

Brenda Kolbow, LLS
Survey Department Manager

BMK/bmk

cc: Exeter Rose Farm, LLC
Hoefle, Phoenix, Gormley & Roberts, PLLC

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com



TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222