



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, October 27, 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: October 13, 2022

NEW BUSINESS: PUBLIC HEARINGS

The application of Alex Ross/Ross Engineering LLC (on behalf of Janine L Richards) for a lot line adjustment of the common boundary between 14 Hobart Street and 16-18 Hobart Street. The subject properties are located in the R-2, Single Family Residential zoning district. Tax Map Parcel #74-88 and #74-89. PB Case #22-16.

OTHER BUSINESS

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

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 10/14/22: Exeter Town Office and Town of Exeter website

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **NOWAK ROOM – TOWN OFFICE BUILDING**
4 **10 FRONT STREET**
5 **OCTOBER 13, 2022**
6 **7:00 PM**
7 **DRAFT MINUTES**

8 **I. PRELIMINARIES:**

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

13
14 **STAFF PRESENT:** Town Planner Dave Sharples

15
16 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM and introduced the
17 members.

18
19 **III. OLD BUSINESS**

20
21 **APPROVAL OF MINUTES**

22
23 September 22, 2022

24
25 Ms. Belanger recommended edits.

26
27 ***Mr. Grueter motioned to approve the September 22, 2022 meeting minutes as amended. Mr.***
28 ***Cameron seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.***

29
30 **IV. NEW BUSINESS**

31 **PUBLIC HEARINGS**

- 32
33 **1.** The request by W. Scott Carlisle, III for a compliance hearing on the conditional approval granted by
34 the Planning Board on August 24, 2017 for the proposed subdivision, on an existing 10+/- acre parcel
35 located off of Epping Road, into three parcels.
36 I-Industrial zoning district
37 Tax Map Parcel #40-12
38 Case #17-26

39
40 Chair Plumer read out loud the Public Hearing Notice.

41 Town Planner Dave Sharples summarized the history of the 2017 conditional approval and the
42 extensions, Tiff Road and cover letter and supporting documents from September 27, 2022 as well
43 as yesterday afternoon's email from DTC Lawyers dated October 12, 2022. He noted the Town's
44 land use attorney, David LeFevre, was also present and that the Board would be going into private
45 discussions with him to discuss his opinions on the letter.

46
47 Chair Plumer indicated the Board would recess at 7:11 PM.

48
49 The meeting room was closed to the public.

50
51 The Board returned at 7:28 PM and Chair Plumer called the meeting back to order.

52
53 Barry Geier of Jones & Beach presented the request for Mr. Carlisle who he noted was present along
54 with his attorney Russell Hilliard of Upton & Hatfield. Mr. Geier noted that the subject property is a
55 three-lot subdivision at the end of Ray Farm Road. Condition #2 concerned the unbuilt portion of
56 road.

57
58 Chair Plumer opened the meeting to the public for comments and questions at 7:29 PM.

59
60 Chris Hilson of DTC Lawyers indicated he represented CKT Assoc., abutters to the west. He indicated
61 their letter registers their object to approval. He opined that the 2017 approval is void as it
62 proposes to dedicate a public road across his client's property, who is not a named applicant, who
63 did not give authority to develop a public road across his property. Application requirements
64 require all owners of record to be listed in the application. He referenced a Tiff Agreement with the
65 Town of Exeter. He noted the Town sued his client and that action is still pending in Rockingham
66 Superior Court. He stated that only two pages of a 14-page plan set were provided to the Board. He
67 handed out the 14-page plan set to the Board. He indicated the road on the ROW. He referenced
68 sheet C1.51, plan view B at the lower left and stated the roadway is not being built in the footprint
69 of the ROW whereas grading and erosion controls are located outside the ROW on his client's
70 property, who did not approve this and there is no stamp on the plan and other, many, legal issues
71 including crossing Watson Brook, which needs a CUP not applied for or garnered.

72
73 Attorney Russ Hilliard, representing Mr. Carlisle, noted plans prepared by Mr. Shafmaster's engineer
74 with application with Tiff, point #4, referencing the easement, #5 the authority of the road design
75 plan in 2017 at the time when plans didn't yet exist and were done after the 2017 conditional
76 approval. He referenced point #6 noticing abutters complied with the statute. He noted the claim
77 that Mr. Shafmaster didn't know rings hollow as he was on the Tiff Advisory Board from the get go.

78
79 Mr. Cameron noted this information was a lot to digest on short notice and reserved the right to ask
80 questions after he had thoroughly reviewed the information.

81
82 Mr. Sharples noted that Mr. Shafmaster's involvement in the Tiff funding, wanting to get his own
83 development started. The Town reimbursed and paid for the plans, the public paid for them. The
84 Planning Board always contemplated the Tiff would be public.

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Attorney Hilson stated there was no assurance that this Tiff Road was going to be built at the time and stated the Town did not pay for these plans according to Mr. Shafmaster.

Mr. Sharples noted that CKT was complaining of the same advantage they took for their approval. The Tiff Road was not designed when Wiley Creek got their final approval.

Attorney Hilson stated that what is being proposed now is a public road on an easement appurtenant (private easement). There is still doubt whether it will need a CUP and a Shoreland CUP. The Tiff Agreement was flexible on location.

Attorney Hilliard stated that in August of 2017 the plan approved refers to this as Town of Exeter Tiff Road.

Chair Plumer closed the hearing to the public at 7:51 PM.

Vice-Chair Brown asked to reopen the public hearing which Chair Plumer did.

Vice-Chair Brown encouraged those wanting to do so, to speak as when the hearing is closed to the public they will lose that opportunity.

Being none, Chair Plumer closed the hearing to the public at 7:52 PM.

Vice-Chair Brown motioned to continue the hearing to November 10, 2022 at 7:00 PM to benefit from advice of legal counsel. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

V. OTHER BUSINESS

- Discussion on proposed town-wide rezoning

(unidentified) presented the first draft of the rezoning plan. He noted they looked at the functions of the existing zoning districts as well as sustainability, environmental concerns looking ahead 50 years and at impacts of utility and water service. They drove around as many areas as they could looking at density, diversity and commercial areas. There are 18 districts existing now and they propose to reduce the number of districts to nine.

The existing non-conformities would be reduced to make things easier for owners who have to jump through hoops to do anything such as putting in patios or pools and are coming in for variances or special exceptions constantly. The districts can be consolidated to build in flexibility. He showed the plan of the proposed districts noting it is still a work in progress that will be brought back before the Board. The commercial zones can be consolidated and the wetlands that are undevelopable areas were taken

127 out. He discussed the RT or residential transition district which is a diverse mix with
128 walkability and opportunity for growth without visual disruption in a neighborhood with
129 character from being century old. There are no plans to dig into the sign ordinance
130 right now, that can be later housekeeping.

131
132 Ms. Belanger asked how she could get copies of the map. Vice-Chair Brown asked if it
133 would be on the Town website. Mr. Sharples noted at some point, but this is conceptual
134 not final and would have public outreach and feedback when there is something ready
135 to show them.

136
137 Chair Plumer asked the impact to his property when zoning changes. Mr. Sharples
138 indicated the goal is to not reduce what an owner can do.

139
140 Mr. Sharples addressed the non-typical lot sizes and adjusting setbacks. For example
141 with an 8100 SF lot which is 80% of typical, the setback could be likewise on a sliding
142 scale. Commercial uses in neighborhoods could be captured so they could expand
143 without jumping through hoops at multiple boards.

144
145 Mr. Sharples discussed residential conversions allowed to SFH by Special Exception and
146 also not promoting areas that are not served by water and sewer, at least sewer.

147
148 Vice-Chair Brown and Chair Plumer thanked Mr. Sharples and Horsley Witten for their
149 work and for presenting the proposal.

150
151 Mr. Cameron noted that a lot of residents don't understand what zoning is to begin with
152 and the education piece will be important. Ms. Martel agreed that this will eventually
153 go to a vote and is a huge change, people don't like change. Mr. Sharples noted there is
154 only a couple of months to finalize for Warrant Article for the 2023 timeline and may get
155 pushed to 2024.

- 156
157 • Master Plan Discussion
158
159 • Field Modifications
160
161 • Bond and/or Letter of Credit Reductions and Release
162

163 Mr. Sharples reported the bond for Primrose School had been released after vegetation
164 was established.
165

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

167 **IX. CHAIRPERSON'S ITEMS**

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

169 **XI. ADJOURN.**

170 *Vice-Chair Brown motioned to adjourn the meeting at 8:54 PM. Ms. Belanger seconded the motion.*

171 *A vote was taken all were in favor, the motion passed 7-0-0.*

172

173 Respectfully submitted,

174 Daniel Hoijer,

175 Recording Secretary

176 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: October 18, 2022
To: Planning Board
From: Dave Sharples, Town Planner
Re: Alex Ross - Ross Engineering LLC PB Case #22-16

The Applicant, on behalf of property owner Janine Richards, is seeking a lot line adjustment between the property located at 14 Hobart Street and the abutting property located at 16-18 Hobart Street owned by Innoethos, LLC. The proposed lot line adjustment will allow for the conveyance of 0.27 acres (11,632 S.F.) of lot area from the Innoethos LLC property to be transferred and combined with the existing .80-acre parcel at 14 Hobart Street. The subject properties are located in the R-2, Single Family Residential zoning district and are identified as Tax Map Parcels #74-88 and #74-89.

The Applicant has submitted a lot line adjustment plan and supporting documents, dated October 7th, 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. I have noted that monumentation is needed at the common corner between the houses on Hobart St and have relayed that to the applicant and will make it a condition of approval.

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

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

Planning Board Motions

Lot Line Adjustment Motion: I move that the request of Alex Ross-Ross Engineering LLC (PB Case #22-16) for Lot Line Adjustment approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



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

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

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

____ APPLICATION
____ DATE RECEIVED
____ APPLICATION FEE
____ PLAN REVIEW FEE
____ ABUTTER FEE
____ LEGAL NOTICE FEE
____ INSPECTION FEE
____ TOTAL FEES
____ AMOUNT REFUNDED

1. NAME OF LEGAL OWNER OF RECORD: JANINE L. RICHARDS

ADDRESS: 14 HOBART ST

____ TELEPHONE: (603)501-1947

2. NAME OF APPLICANT: ALEX ROSS - ROSS ENGINEERING LLC

ADDRESS: 909 ISLINGTON ST #6, PORTSMOUTH, NH 03801

____ TELEPHONE: (603)433-7560

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

AGENT

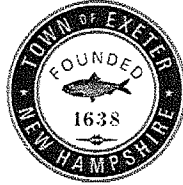
(Written permission from Owner is required, please attach.)

4. DESCRIPTION OF PROPERTY:

ADDRESS: 14 HOBART ST

TAX MAP: 74 PARCEL #: 89 ZONING DISTRICT: R-2

AREA OF ENTIRE TRACT: .80 ACRES PORTION BEING DEVELOPED: _____



5. **EXPLANATION OF PROPOSAL:** RELOCATE LOT LINE TO TRANSFER .27 ACRES OF
LAND FROM MAP 74 LOT 89 TO MAP 74 LOT 88.

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

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

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. <u>2019 ZONING MAP</u>	<u>1</u>
B. <u>TAX MAP 74</u>	<u>1</u>
C. _____	_____
D. _____	_____
E. _____	_____
F. _____	_____

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

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

NAME: ALEX ROSS

ADDRESS: 909 ISLINGTON ST #6 PORTSMOUTH, NH 03801

PROFESSION: CIVIL ENGINEER **TELEPHONE:** (603)433-7560

10. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:** _____



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

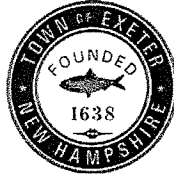
(Please check with the Planning Department Office to verify) (YES/NO) NO IF YES, LIST BELOW AND NOTE ON PLAN.

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 10/1/22 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.



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 74, LOT 89
NAME INNOETHOS, LLC
ADDRESS 16-18 HOBART ST
EXETER, NH 03833

TAX MAP 74, LOT 90
NAME KLEMARCZYK FAMILY REV. TRUST
ADDRESS 20 HOBART ST
EXETER, NH 03833

TAX MAP 74, LOT 91
NAME JOSEPH T BRACKETT
ADDRESS 20 MCKINLEY ST
EXETER, NH 03833

TAX MAP 74, LOT 86
NAME KENICK FAMILY HOMESTEAD TRUST
ADDRESS 10 HOBART ST
EXETER, NH 03833

TAX MAP 74, LOT 81
NAME JUDITH L FRAUMENI REV. TRUST
ADDRESS 7 GLEN DR
LYNNFIELD, MA 01940

TAX MAP 74, LOT 93
NAME BRETT KOSTOLANSKY
ADDRESS 4 CRESTVIEW DR
EXETER, NH 03833

TAX MAP 74, LOT 87
NAME SAMUEL D. MAGNANT
ADDRESS 12 HOBART ST
EXETER, NH 03833

TAX MAP 74, LOT 92
NAME GEOFFREY SIMARD
ADDRESS 2 CRESTVIEW DR
EXETER, NH 03833

TAX MAP ALEX ROSS - SURVEYOR
NAME ROSS ENGINEERING, LLC
ADDRESS 909 ISLINGTON ST
PORTSMOUTH, NH 03801

TAX MAP
NAME MARC JACOBS - CERTIFIED SOIL SCIENTIST
ADDRESS P.O. BOX 417
GREENLAND, NH 03840

TAX MAP THOMAS HOUSE - ARCHITECT
NAME THA ARCHITECTS, LLC
ADDRESS 105 WILLOWBROOK AVE.
STRATHAM, NH 03885

TAX MAP
NAME
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Please attach additional sheets if needed

Ross Engineering, LLC

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

October 6, 2022

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

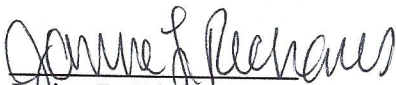
RE: 14 Hobart St & 16-18 Hobart St
Tax Map 74, Lots 88 & 89
Exeter, NH 03833

Owners: Janine L. Richards
14 Hobart St
Exeter, NH 03833

Innoethos, LLC
16-18 Hobart St
Exeter, NH 03833

Please be advised that Alex Ross of Ross Engineering is authorized to be my agent for the above application process. Should you have any questions, please contact me.

Sincerely,



Janine L. Richards
14 Hobart St
Exeter, NH 03833



David Richards, Manager
Innoethos, LLC
16-18 Hobart St
Exeter, NH 03833

Ross Engineering, LLC
Civil / Structural Engineering

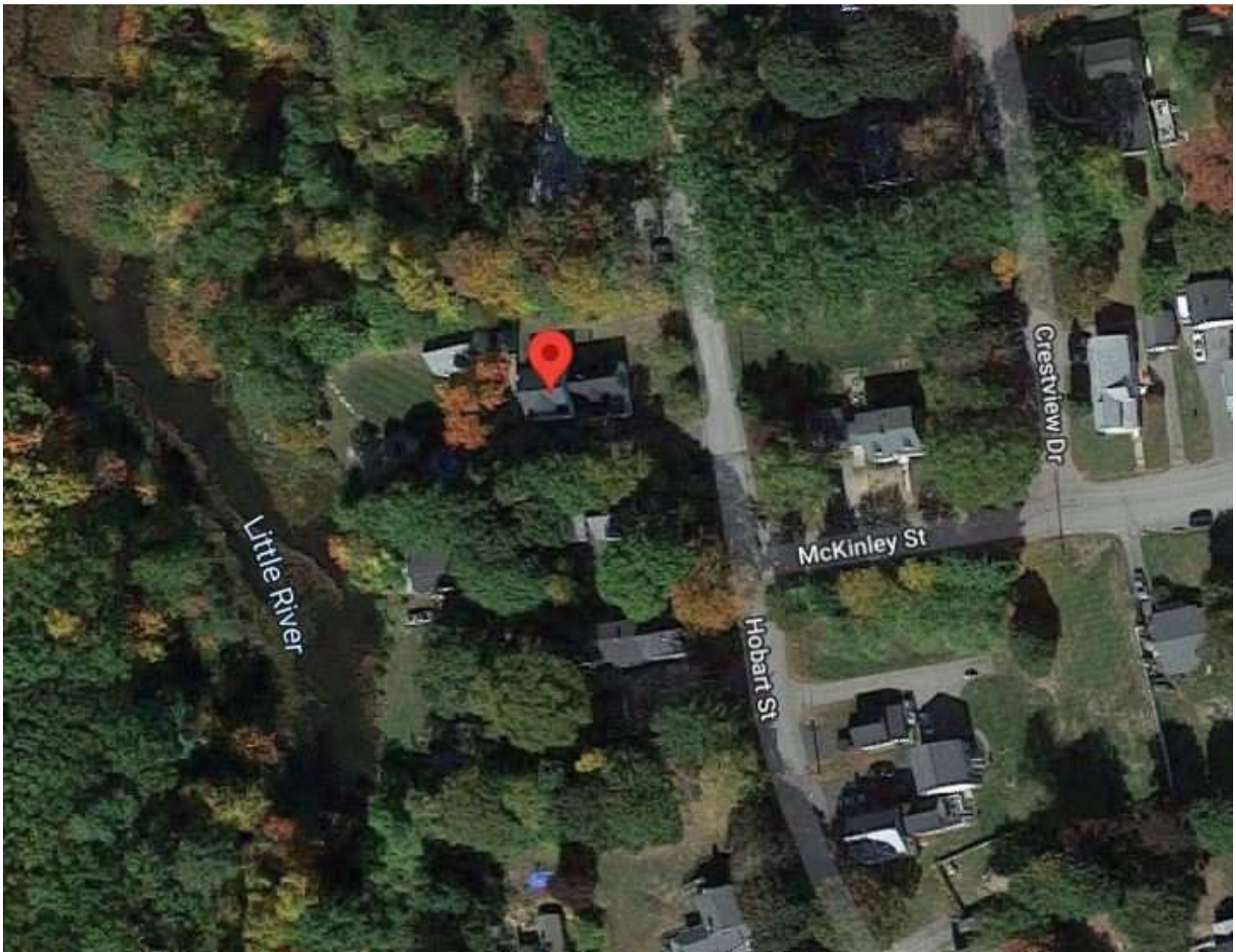
909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

Project Description

Lot Line Adjustment
14, 16-18 Hobart Street
Tax Map 74, Lots 88 & 89
Exeter, NH 03833

This project involves a simple lot line adjustment to a property sideline to existing parcels that are already developed. The new lot line will be an improvement on the existing sideline which has an odd bump-out to accommodate an older structure.

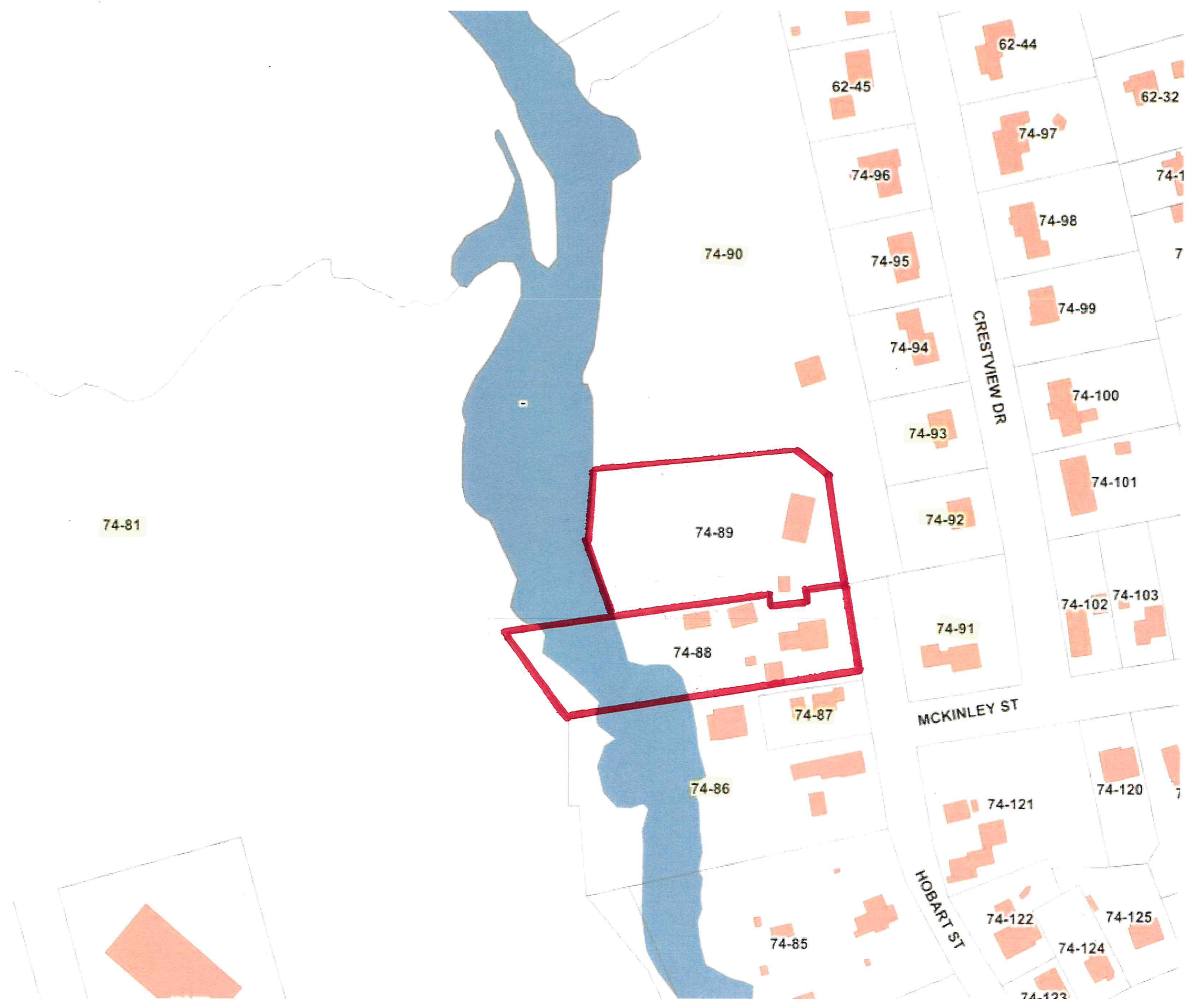




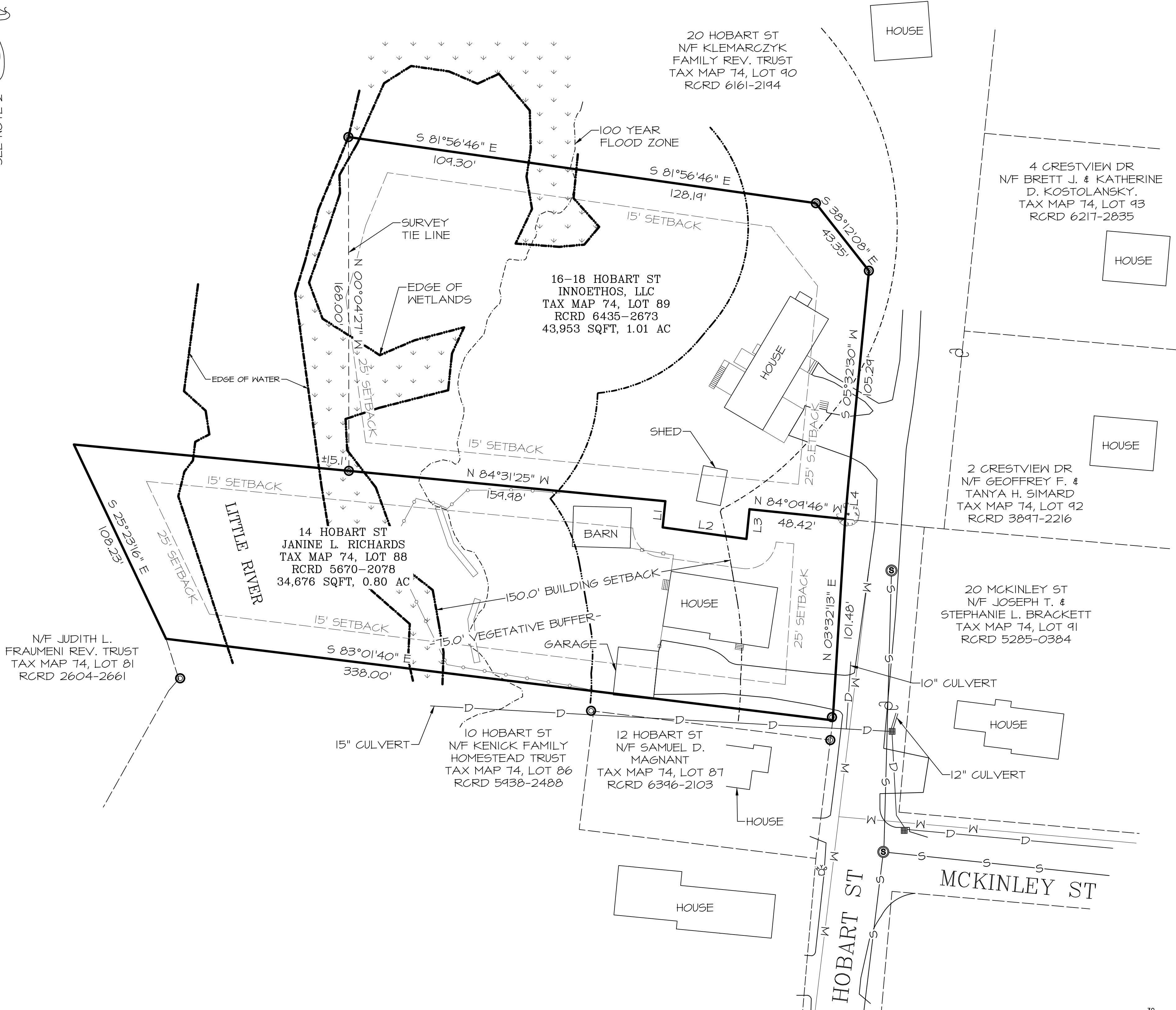
CHECK LIST FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISION AND LOT LINE ADJUSTMENT

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	<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	<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	<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.

TAX MAP 74

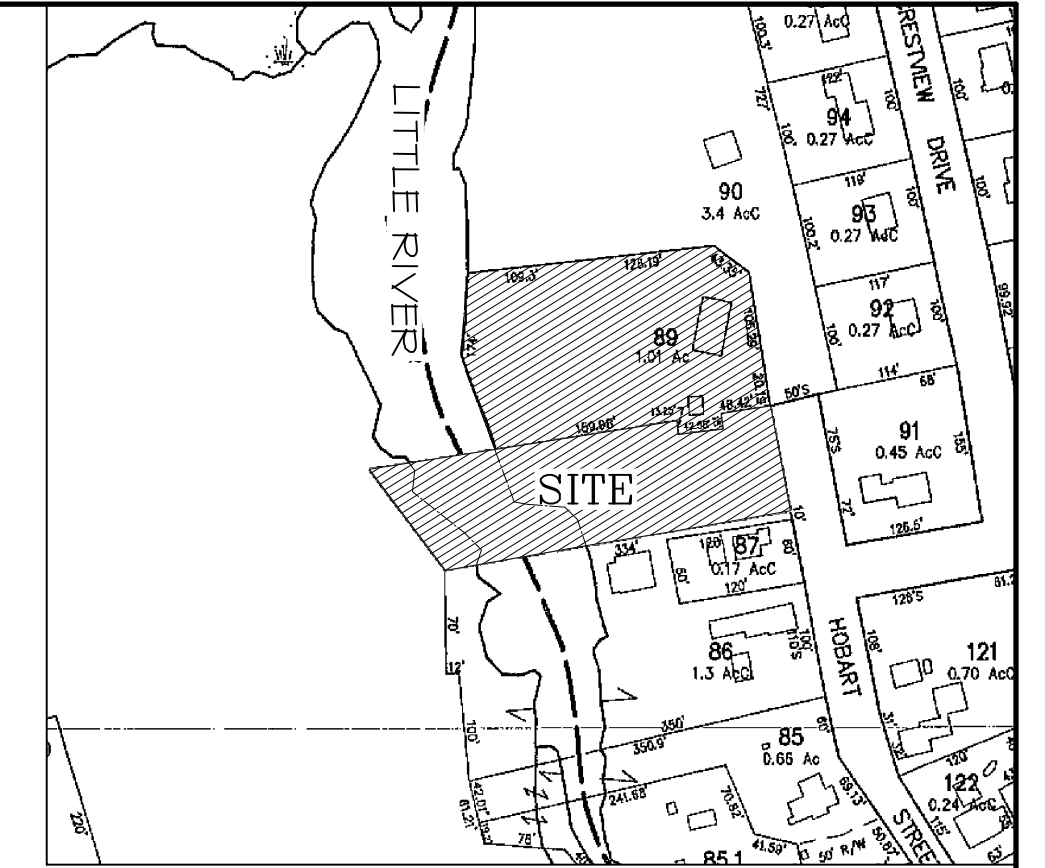


SEE NOTE 2



LEGEND

- 100--- EXISTING CONTOUR
- ⊙ MONUMENT FOUND
- ⊕ UTILITY POLE
- ⊖ CHICKEN WIRE FENCE
- ⊖ WOODEN FENCE
- D— DRAIN LINE
- W— WATER LINE
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- CATCH BASIN
- ⊕ FIRE HYDRANT
- ▭ WETLANDS



**LOCUS PLAN
N.T.S.**

NOTES

- 1) OWNER OF RECORD:
JANINE L RICHARDS
TAX MAP 74, LOT 88
14 HOBART ST
EXETER, NH 03833
RCRD: 5670-2078
AREA: 0.86 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #2.
- 3) PARCEL IS IN RESIDENTIAL SINGLE FAMILY ZONE (R-2) & SHORELAND PROTECTION DISTRICT:
MINIMUM LOT AREA.....15,000 SF
MIN. LOT AREA PER DWELLING UNIT.....15,000 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....100 FT
SETBACKS:
FRONT.....25 FT
SIDE.....15 FT
REAR.....25 FT
MAXIMUM BUILDING HEIGHT.....35 FT
MAXIMUM BUILDING COVERAGE.....25%
MINIMUM OPEN SPACE.....40%
MAXIMUM LOT COVERAGE.....10%
- 4) THE PARCEL IS PARTIALLY WITHIN FEMA FLOOD ZONE AE AND REGULATORY FLOODWAY "LITTLE RIVER", AS PER FLOOD INSURANCE RATE MAP #33015C0401E, PANEL 401 OF 681, DATED MAY 17, 2005. VERTICAL DATUM IS NGVD 1929.
- 5) AS PER EXETER ZONING ORDINANCE 9.3.3.A, THIS LOT IS WITHIN THE SHORELAND PROTECTION DISTRICT.
- 6) NO BUILDING, SEPTIC SYSTEM, OR LEACH FIELD SHALL BE CONSTRUCTED WITHIN 150' OF THE SHORELINE OF THE LITTLE RIVER AS PER EXETER ZONING ORDINANCE 9.3.4.C.
- 7) NO ALTERATION OF NATURAL VEGETATION OR MANAGED WOODLAND WITHIN 75 FEET OF THE SHORELINE OF THE LITTLE RIVER IS PERMITTED AS PER EXETER ZONING ORDINANCE 9.3.4.E.

LENGTH TABLE

	BEARING	LENGTH
L1	N 05°50'14" E	13.25'
L2	N 82°09'46" W	42.58'
L3	S 05°50'14" W	15.00'
L4	S 05°05'11" W	20.19'

REFERENCE PLANS

- 1) "SUBDIVISION PLAN" BY JONES & BEACH ENGINEERS, INC. DATED JULY 23, 2013. RCRD D-38224
- 2) "LOT LINE ADJUSTMENT HOBART STREET EXETER, N.H." BY T.D. BROUILLETTE LAND SURVEYING DATED MARCH 8, 2013. RCRD D-37719

1	10/7/2022	FOR REVIEW
ISS.	DATE	DESCRIPTION OF ISSUE
SCALE 1" = 30'		
CHECKED	A.ROSS	
DRAWN	D.D.D.	
CHECKED		

ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

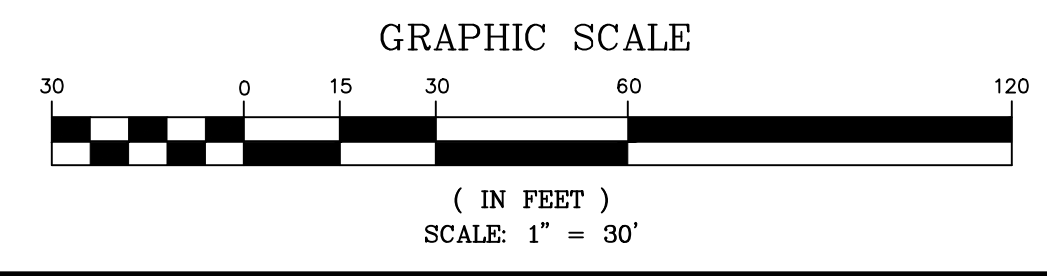
CLIENT
DAVID A. RICHARDS
14 HOBART ST
EXETER, NH 03833

TITLE

EXISTING CONDITIONS PLAN

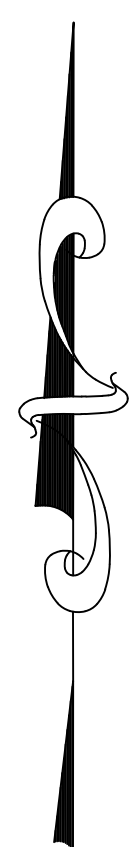
14 HOBART ST
EXETER, NH 03833
TAX MAP 74, LOT 88

JOB NUMBER	DWG. NO.	ISSUE
22-049	1 OF 2	1



LEGEND

- 100-- EXISTING CONTOUR
- ⊕ MONUMENT TO BE SET
- ⊙ MONUMENT FOUND
- ⊕ UTILITY POLE
- CHICKEN WIRE FENCE
- WOODEN FENCE
- D— DRAIN LINE
- W— WATER LINE
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- CATCH BASIN
- ▨ WETLANDS



NOTES

- 1) OWNERS OF RECORD:
 JANINE L RICHARDS
 TAX MAP 74, LOT 88
 14 HOBART ST
 EXETER, NH 03833
 RCRD: 5670-2078
 AREA PROPOSED: 46,308 SF, 1.07 ACRES
 AREA EXISTING: 34,676 SF, 0.80 ACRES

 INNOETHOS, LLC
 TAX MAP 74, LOT 89
 16-18 HOBART ST
 EXETER, NH 03833
 RCRD: 6435-2673
 AREA PROPOSED: 32,321 SF, 0.74 ACRES
 AREA EXISTING: 43,953 SF, 1.01 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #2.
- 3) PARCEL IS IN RESIDENTIAL SINGLE FAMILY ZONE (R-2) & SHORELAND PROTECTION DISTRICT:
 MINIMUM LOT AREA.....15,000 SF
 MIN. LOT AREA PER DWELLING UNIT.....15,000 SF
 MINIMUM FRONTAGE.....100 FT
 MINIMUM DEPTH.....100 FT
 SETBACKS:
 FRONT.....25 FT
 SIDE.....15 FT
 REAR.....25 FT
 MAXIMUM BUILDING HEIGHT.....35 FT
 MAXIMUM BUILDING COVERAGE.....25%
 MINIMUM OPEN SPACE.....40%
 MAXIMUM LOT COVERAGE.....10%
- 4) THE PARCEL IS PARTIALLY WITHIN FEMA FLOOD ZONE AE AND REGULATORY FLOODWAY "LITTLE RIVER", AS PER FLOOD INSURANCE RATE MAP #33015C0401E, PANEL 401 OF 681, DATED MAY 17, 2005. VERTICAL DATUM IS NGVD 1929.
- 5) AS PER EXETER ZONING ORDINANCE 9.3.3.A, THIS LOT IS WITHIN THE SHORELAND PROTECTION DISTRICT.
- 6) NO BUILDING, SEPTIC SYSTEM, OR LEACH FIELD SHALL BE CONSTRUCTED WITHIN 150' OF THE SHORELINE OF THE LITTLE RIVER AS PER EXETER ZONING ORDINANCE 9.3.4.C.
- 7) NO ALTERATION OF NATURAL VEGETATION OR MANAGED WOODLAND WITHIN 75 FEET OF THE SHORELINE OF THE LITTLE RIVER IS PERMITTED AS PER EXETER ZONING ORDINANCE 9.3.4.E.
- 8) 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.

REFERENCE PLANS

- 1) "SUBDIVISION PLAN" BY JONES & BEACH ENGINEERS, INC. DATED JULY 23, 2013. RCRD D-38224
- 2) "LOT LINE ADJUSTMENT HOBART STREET EXETER N.H." BY T.D. BROUILLETTE LAND SURVEYING DATED MARCH 8, 2013. RCRD D-37714

ISS. DATE	10/7/2022	FOR REVIEW
SCALE	1" = 20'	DESCRIPTION OF ISSUE
CHECKED	A. ROSS	
DRAWN	D.D.D.	

ROSS ENGINEERING
 Civil/Structural Engineering & Surveying
 909 Islington St.
 Portsmouth, NH 03801
 (603) 433-7560

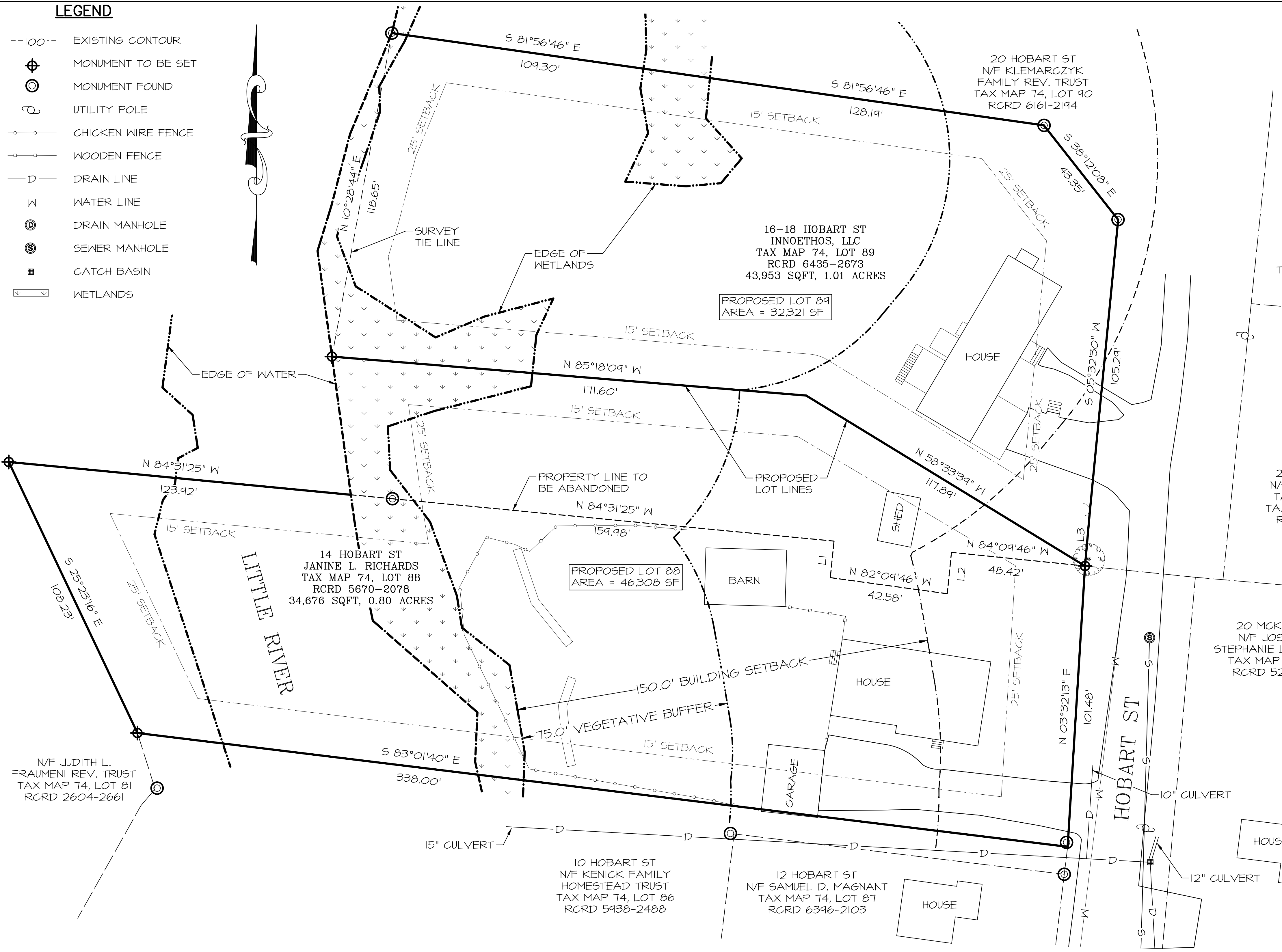
CLIENT
 DAVID A. RICHARDS
 14 HOBART ST
 EXETER, NH 03833

TITLE
LOT LINE ADJUSTMENT PLAN
 FOR
 JANINE L. RICHARDS
 TAX MAP 74, LOT 88
 &
 INNOETHOS, LLC
 TAX MAP 74, LOT 89
 EXETER, NH 03833

JOB NUMBER	22-049	DWG. NO.	2 OF 2	ISSUE	1
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TOWN OF EXETER PLANNING BOARD

CHAIRPERSON _____ DATE _____



LOT AREAS

	EXISTING AREA	CHANGE IN AREA	PROPOSED AREA
LOT 88	34,676 S.F.	+ 11,632 S.F.	46,308 S.F.
LOT 89	43,953 S.F.	- 11,632 S.F.	32,321 S.F.

LENGTH TABLE

	BEARING	LENGTH
L1	N 05°50'14" E	13.25'
L2	S 05°50'14" W	15.00'
L3	S 05°05'11" W	20.19'

GRAPHIC SCALE



(IN FEET)
 SCALE: 1" = 20'

I ALEX ROSS, HEREBY CERTIFY:
 A) THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
 B) THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY DDD, & AR DURING AUGUST OF 2022. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1.

R. ALEX ROSS _____ DATE _____

October 19, 2022

Jay Myers
Exeter Heritage Commission
10 Front Street
Exeter, NH, 03833

Dear Jay,

First, allow me to thank the other members of the Exeter Heritage Commission (EHC) at last month's meeting, each of whom welcomed my presence in the Wheelwright Room at the town offices. I realize no formal meeting took place, but one had been formally (and legally) announced on the town website, with agenda. And ExeterTV had told me you had asked not to record the meeting because you intended for it to be a workshop-style session, which would not convey well on television. Despite the posted notice, you told me in the hallway that that the meeting had been cancelled.¹

As you likely know, I have spent the last year working to ensure that there is a recording of each EHC meeting – preferably one made and broadcast by ExeterTV on behalf of the town and later made available for streaming. This is because of the EHC's multi-year project to impose New Hampshire's first Neighborhood Heritage District (NHD) in an arbitrary, EHC-selected portion of town in the vicinity of Park/Cass (and Oak/Salem/Locust/Main/etc.) Streets. Under the EHC's approach, the town would forcibly take a variety of owners' property rights and *essentially* impose a town-controlled homeowners association, except that homeowners could not opt out and the rules are made up after-the-fact and homeowners (vs. Exeter) bear all of the costs.

As such, I need to address your statement to me while everyone was in the hallway which – closely paraphrased – was, "You're literally the only person in town who cares about this Neighborhood Heritage District." To be clear, I am guessing that you meant that I am the only person that various town employees now know by name and (increasingly) face to be gathering facts and public records related to the EHC-initiated and now-mostly-abandoned NHD project. But to your literal statement, and as I said to you at the time: I am definitely *not* the only person in town concerned about the NHD. And to state the obvious: even if I was, I am still entitled – like any member of the public – to attend and make recordings of the EHC's meetings.

I appreciate that you and other members of the town-appointed EHC may feel like there is no reason for members of the public to still be interested in its meetings since the EHC has announced that it won't make a recommendation to the Planning Board to try and establish *this* NHD *now*. And I appreciate that you may feel that those of us who still want to see this project end – not just end *for now* but to actually end *for good* – are like the houseguests who won't leave. But consider that, from the

¹ You will have to forgive my skepticism at that statement. After all, the town website clearly announced there would be a meeting rather than marking it "cancelled". And you clearly had a quorum to hold a meeting. And the EHC has a habit of making its meeting announcements *right* before the legally-mandated 24-hour deadline to hold meetings. (And there have been occasions where it seems unlikely that adequate notice was provided *and the town would not directly answer repeated questions about whether it actually had or had not.*) And the EHC has even held back-to-back meetings – in the same room – where only one was announced in advance (and recorded by ExeterTV) but the unannounced one included NHD discussion.

perspective of many of us, it is the EHC and its members who are the houseguests who were never invited in the first place and won't stop talking about their displeasure with homeowners' choices of siding, siting, sizing, and window pane geometry.

As a reminder, EHC members repeatedly and publicly claimed that basically everyone in the NHD boundaries supported the NHD – except for a small but vocal minority that no one should listen to because they can't understand an NHD's benefits. Benefits so self-evident the EHC never bothered to articulate them. 18 months in, the town did a mail-in survey of property owners within the EHC-drawn NHD boundaries. As you know, a 70% supermajority of those respondents said they do *not* want this NHD. And setting aside EHC's public information sessions and hearings, my quick count is that at least half a dozen members of the public attended EHC meetings over the past 18 months, most of them at least twice. The EHC also received verbal and written feedback from other concerned parties. And all of that is despite the EHC meeting, in the midst of a global pandemic, in a room where social distancing is barely possible. My perspective: the 'disinterest' is because everyone is sick of the EHC's astrourfed NHD project, the town has been semi-reliable the past six months at recording the EHC's meetings, the EHC has been so broadly dismissive of citizen feedback and homeowner property rights for two+ years now, and there is still a pandemic going on – so why coordinate childcare and then risk your family's health to attend in person?

For the record: I have no interest in attending EHC meetings – whether virtually or physically. (I realize that may come as a shock given that my attendance record the past 18 months would be the envy of many of its actual members.) It has been tiring. And it has been tiresome. But returning to the analogy above: the EHC showed up on our collective doorstep, uninvited, more than two years ago. And it has not left. And while it finally declared in May that it will leave, a review of members' statements at the June and July meetings (and statements made to me in the hallway prior to the September meeting) make clear that – from your collective perspective – the EHC's pursuit of a town-imposed, non-voluntary NHD is not really 'over'. It is just postponed until fresh blood in some town group tries again.

Exeter should renounce this approach once and for all and put formal protections in place to safeguard homeowners from the overreach we have seen from the EHC the past few years. And it should collect copies of all the NHD-related public records not already in the town's possession. In the meantime, the town should make and post recordings of *all* EHC meetings as public records so that its citizens can reliably witness what actually happens there (or anywhere else NHDs come up). But if the town is unwilling to do so, then it seems that its citizens have the unfortunate fate to continue to exercise our rights to attend, record, and publish those meetings.

Sincerely yours,

Joel Schander
Park St., Exeter

CC:
Exeter Planning Board
Exeter Select Board