



# TOWN OF EXETER, NEW HAMPSHIRE

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

## LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, December 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:** December 8, 2022

**NEW BUSINESS:**

Board discussion of proposed zoning amendments for consideration on the 2023 Town Warrant.

**PUBLIC HEARINGS:**

Continued public hearing on the application of Jerry & Christine Sterritt for the subdivision of an existing 24.62-acre parcel located at 100 Beech Hill Road into seven (7) residential building lots. The subject property is located in the RU-Rural zoning district. Tax Map Parcel #13-1. PB Case #22-14.

The application of Todd & Corinne Cambio for a lot line adjustment to the common boundary line between the properties at 6 Hillside Avenue and 8 Hillside Avenue. The subject properties are located in the R-1, Low Density Residential zoning district. Tax Map Parcels #97-5-8 and #97-5-7. PB Case #22-18.

The application of Hampshire Development Corporation for a minor site plan review for proposed modifications to the existing building at 173-179 Water Street to create a covered parking lot, surface parking and residential units. The subject property is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #64-50. PB Case #22-17.

**OTHER BUSINESS**

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

**EXETER PLANNING BOARD**

*Langdon J. Plumer, Chairman*

1                                   **TOWN OF EXETER**  
2                                   **PLANNING BOARD**  
3                           **NOWAK ROOM – TOWN OFFICE BUILDING**  
4                                   **10 FRONT STREET**  
5                                   **DECEMBER 8, 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 Clerk, Gwen English, John Grueter, and Nancy Belanger Select Board Representative  
12

13 **STAFF PRESENT:**  
14

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

18 **III. OLD BUSINESS**  
19

20 **APPROVAL OF MINUTES**  
21

22 October 27, 2022  
23

24 Ms. English recommended edits.  
25

26 ***Ms. Belanger motioned to approve the October 27, 2022 minutes as amended. Ms. English seconded***  
27 ***the motion. A vote was taken, all were in favor, the motion passed 5-0-0.***  
28

29 November 18, 2022  
30

31 ***Mr. Grueter motioned to approve the November 18, 2022 minutes. Ms. English seconded the motion.***  
32 ***A vote was taken, Mr. Grueter abstained. The motion passed 4-0-1.***  
33

34 **IV. NEW BUSINESS**

35 1. Board discussion of proposed zoning amendments for consideration on the 2023 Town Warrant.  
36

37 Mr. Sharples indicated Nate Kelly from Horsley Witten was present to talk about the audit of the zoning  
38 ordinance. Mr. Sharples reported the ordinance would be deleted and replaced as changing the zoning  
39 districts affects the whole ordinance. The number of zoning districts would be reduced, if passed, from  
40 18 to nine. Mr. Sharples provided a hand out to the Board and referenced his November 23<sup>rd</sup> memo.  
41

42 Nate Kelly presented the draft changes to the ordinance and noted there would be two hearings. He  
43 talked about the reasons for changing the ordinance and the housing crisis and high prices,  
44 infrastructure expenses and the higher cost of materials. He posted a chart and discussed development  
45 potentials in more rural areas being limited and walkable areas as well as non-conforming properties  
46 and growing smart and supporting the economy. He referenced the six themes of the Master Plan and a  
47 FAQ sheet.

48  
49 Mr. Kelly noted 14 sections of the ordinance will largely be the same. Section 10 (Growth Management)  
50 would be deleted as it is unenforceable and has no termination date (required). There would be no  
51 changes to the Authority & Purpose Section and Validity (Sections 1 and 14). Mr. Kelly noted Section 12  
52 concerns the Board of Adjustment and would reflect the State law. Section 5 of the general regulations  
53 would have renumbering. Section 6 would have two new sections for ADUs and Retirement  
54 Communities. These have been moved from “Notes” to find easier. He referenced Mixed Use  
55 Neighborhood Development (MUND) design standards in Appendix B.

56  
57 Mr. Kelly discussed zoning district C3 Epping Road and manufactured homes being changed to reference  
58 mobile homes. He noted the Healthcare District would be absorbed into the Urban Core District for  
59 hospital uses. New definitions would be added. He showed the proposed use table which is more of a  
60 matrix and provided a link so that residents could ask *what does this mean to me?* Homeowners can go  
61 to the parcel and see the proposed district and then go to the proposed ordinance to see what is  
62 proposed.

63  
64 Mr. Kelly talked about the Neighborhood Preservation district proposed and the Residential Transition  
65 district proposed and the differences. The RT zone would be more dense with smaller lots and greater  
66 diversity and would have supportive uses like schools, library and daycare. He talked about the  
67 proposed Neighborhood Commercial zone and mixed uses and medical and outdoor garden supply  
68 businesses in that zone. Mr. Kelly reviewed the Commercial and Industrial zone and Limited  
69 Commercial, Urban Core One (Lincoln Street and downtown) and Urban Core Two zones. There would  
70 be a Private Education zone for Phillips Exeter Academy uses. He said that he met with PEA and they  
71 were very supportive. This would give them the flexibility to use the property as it has been historically  
72 used.

73  
74 Mr. Kelly referenced the changes to the two tables for density and dimensional requirements for  
75 residential and non-residential and the proposed Land Use Matrix with rows for uses. The minimum lot  
76 area for a dwelling unit column has been eliminated. Affordable housing has to have a density bonus  
77 shown on the matrix.

78  
79 Mr. Kelly discussed the need to reduce the number of variances for non-conforming uses. He noted as  
80 one example that a lot that is non-conforming by 20% might have setbacks that are 20%. He discussed  
81 multifamily dwellings and townhomes.

82  
83 Mr. Kelly discussed the proposed ordinance for ground mounted solar energy in 6-24. Rooftop arrays  
84 are regulated by the building code.

85

86 Mr. Brown asked about the Epping Road corridor and approvals for residential use where not allowed.  
87 Mr. Sharples noted there have been about 500 approvals. Mr. Brown noted the zoning should be  
88 enforced. Mr. Brown noted Portsmouth Avenue and residential approvals there not ever going back.

89  
90 Ms. Belanger noted from a Housing Advisory Committee perspective those businesses need workforce  
91 housing or they're going to leave. Mr. Sharples noted they may not be providing that kind of housing,  
92 for the businesses HAC is targeting. Ms. Belanger discussed sidewalks and walkability.

93  
94 Mr. Brown had one of the applicants present try out the link to the new districts to see the effect on  
95 their parcel, which they found easily. The next step would be to go and review the new zoning but there  
96 were no changes to that parcel.

97  
98 Mr. Kelly discussed public outreach. Chair Plumer recommended explaining it in smaller pieces and  
99 setting up a laptop in a public forum with Board and staff on hand to answer questions. Ms. Belanger  
100 recommended the High School cafeteria. Mr. Brown recommended the Lincoln Street library. Mr.  
101 Sharples asked about providing childcare.

102  
103 Mr. Sharples noted the first public hearing would be on or before January 12<sup>th</sup> and the second, also in  
104 January. Mr. Brown recommended holding the forum on January 5<sup>th</sup>. Mr. Sharples will check for  
105 availability on January 5<sup>th</sup> at 7:00 PM.

106  
107 Ms. Belanger asked to have a map to look at for the next meeting.

108  
109 Mr. Brown asked if communication could go out in the future with tax bills, directing homeowners to the  
110 website.

111  
112 2. The continuation of the application of Jerry Sterritt and Christine Sterritt for the subdivision of an  
113 existing 24.62-acre parcel located at 100 Beech Hill Road into seven (7) residential building lots  
114 RU-Rural zoning district  
115 Tax Map Parcel #13-1  
116 Planning Board Case #22-14

117  
118 Chair Plumer read out loud the Public Hearing Notice.

119  
120 Mr. Sharples noted the application submitted revised documents on 8/30 and 10/18. There were two  
121 TRC meetings in September and October. UEI provided comments. The application was tabled on 11/10  
122 for a site walk. Three waivers were requested.

123  
124 Mr. Brown asked that those in attendance at the site walk be reflected in the meeting minutes: Dan  
125 Chartrand, Jen Martel, Aaron Brown, Chair Plumer, John Grueter, Nancy Belanger and Gwen English.  
126 Mr. and Mrs. Sterritt were present and abutters Michelle Burns and Robert Burns and the engineer.

127  
128 Ms. English noted concerns with the grading and steepness of the slope. Mr. Brown noted he focused  
129 on Lots 4,5,6 and 7.



130 Mr. Saari recommended sticking with the three lots and coming back if they want to do a cluster and  
131 noted the expense of a road would be a hardship on the applicants. Mr. Sharples disagreed a road  
132 would be needed to do a cluster subdivision (or open space).

133

134 Mr. Brown noted the Board has to respond to the application before it but noted the waivers would be a  
135 challenge.

136

137 Mr. Saari noted the regulations may be changing if the voters decrease the size acreage for a cluster  
138 from 20 acres to 10.

139

140 Mr. Sharples noted that changing the application from seven lots to three or four is a big change and  
141 recommended getting a new plan before the Board takes any action. Mr. Sharples noted the significant  
142 tree waiver would not be needed for three lots. Mr. Saari noted they pulled the waiver for underground  
143 utilities. Mr. Sharples noted the perimeter buffer waiver would still apply.

144

145 Chair Plumer recommended going to other agenda items (at 9:19 PM) briefly to give the applicant time  
146 to discuss moving ahead.

147

148 The Board returned to the application a few minutes later and the applicants indicated they wished to  
149 proceed with three lots.

150

151 Chair Plumer opened the hearing to the public for comments and questions at 9:25 PM and being none  
152 closed the hearing to the public.

153

154 Mr. Saari indicated there were no abutters present.

155

156 Mr. Sharples corrected that there would be four lots including the remaining acres (18.5 acres).

157

158 Mr. Brown asked about the remaining acres going with the house. Mr. Saari indicated there were  
159 different owners, however Christine is the POA for Judy, the owner of the 18.5 acres. The Board felt one  
160 of them should be present prior to requiring a conveyance.

161

162 Mr. Saari recommended continuing for two weeks to revise the plan and have the owner present. Mr.  
163 Sharples requested the revised plans be submitted on or before December 15<sup>th</sup> so they could be  
164 reviewed.

165

166 ***Ms. English motioned to continue Planning Board Case #22-14 to December 22, 2022 at 7:00 PM. Mr.***  
167 ***Grueter seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.***

168

169 3. The application of Todd Cambio and Corinne Cambio for a lot line adjustment to the common  
170 boundary line between the properties at 6 Hillside Avenue and 8 Hillside Avenue.

171 R-1, Low Density Residential zoning district

172 Tax Map Parcels #97-5-8 and #97-5-7

173 PB Case #22-18

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Mr. Sharples noted at 9:19 PM that the applicant was not present.

***Mr. Brown motioned to continue Planning Board Case #22-18 to December 22, 2022 at 7:00 PM. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.***

**PUBLIC HEARINGS**

**V. OTHER BUSINESS**

- Master Plan Discussion

Mr. Sharples reported the MPOC will work with Rockingham Regional Planning Commission on December 22<sup>nd</sup> for the amendment proposed to the Flood Plain Ordinance to increase the 1’ freeboard to 2’ and the advisory area where it would be recommended to correspond to sea level rise of 4’ projected for 2100. Ms. Belanger noted the advisory area would not impact insurance negatively in the advisory area. Mr. Sharples noted the requirement would be when there is substantial modifications (50%) of assessed or market value or building new.

The next meeting of the Master Plan Oversight Committee is on December 16<sup>th</sup> at 9.

- Field Modifications

Mr. Sharples noted this is not a Field Modification so much as a DPW change to report relative to the Noria application. The island to the south of the entrance was continued. The curb was extended and added more sidewalk on Epping Road.

- Bond and/or Letter of Credit Reductions and Release

Mr. Sharples reported that PEC asked to have the \$25,000 performance bond released for the new dorm on Front Street. There is 85% of vegetation established and a condition of approval will be the vegetation in the areas of the stream in spring. The silt sock is in place and there is no erosion.

**VIII. TOWN PLANNER’S ITEMS**

**IX. CHAIRPERSON’S ITEMS**

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

205 **XI. ADJOURN.**

206 ***Ms. Belanger motioned to adjourn the meeting at 9:59 PM. Mr. Grueter seconded the motion. A vote***  
207 ***was taken all were in favor, the motion passed 5-0-0.***

208

209 Respectfully submitted,

210 Daniel Hoijer,

211 Recording Secretary

212 Via Exeter TV

**Exeter Floodplain Development Ordinance Amendment Project**  
**Planning Board Meeting 12-22-2022**

**Overview:**

With funding provided by the NH Dept. of Environmental Services Coastal Program, the Rockingham Planning Commission (RPC) can provide technical assistance to coastal municipalities focused on climate adaption and resilience, stormwater management, water resource protection and land use regulation development. With this funding, the RPC is working with the town of Exeter on modifications to the town's floodplain development ordinance for the purposes of strengthening the town's resilience to increased flooding events and reducing impacts associated with rising sea levels.

**Background:**

The RPC met with the Exeter Planning Department earlier this year to discuss the town's goals and priorities related to climate change and resiliency. After consulting with the planning department and reviewing the town's master plan, the RPC and the town agreed to work together on the following amendments to the town's floodplain development ordinance:

- 1) Require all new construction have at least two feet of freeboard above the Base Flood Elevation (BFE). The additional height above the base flood elevation provides increased protection to the structure's lowest floor and provides the property owner with savings on their flood insurance policy. Other benefits include less flood damage in the community, less business interruption, quicker recovery, and higher property values. The increased freeboard requirement is a recommendation for Exeter in the town's CRISE Vulnerability Assessment conducted by the Rockingham Planning Commission in 2017.
- 2) Incorporate "Advisory Sea Level Rise (SLR) Risk Areas" into the zoning ordinance to show which areas in town are projected to be impacted by projected sea level rise and storm surge. The purpose of the sea level rise risk areas is to provide the town with an opportunity to educate landowners and the public about potential future risks to property and to encourage any construction within the climate change risk areas to adhere to more stringent building and design standards. The provisions of the SLR risk areas are intended to be advisory at this point in time.

The Sea Level Rise Risk Areas as shown on the accompanying map were delineated by overlaying the moderate sea level rise scenario (4.0 feet by 2100) to the 1% annual chance storm event data based on the 2015 effective Digital flood Insurance Rate Maps (DFIRM) for Rockingham County. Sea level rise scenarios described in *New Hampshire's Coastal Flood Risk Summary – Part 1: Science* publication were used for this project.

Identifying areas most vulnerable to sea level rise and storm surge as well as implementing land use policies and regulations to reduce risk from sea level rise are goals identified in the town's master plan (PREPARE Action 2a, 2b & 2c).

- 3) Administrative changes to definitions and existing language to better align Exeter's ordinance to the State's floodplain development model ordinance.

1 **Exeter Floodplain Development Ordinance Amendments**

2  
3 **Existing Language**

4 ~~**Language to be removed**~~

5 **Language to be added**

6  
7 **9.4 FLOODPLAIN DEVELOPMENT ORDINANCE**

8 **9.4.1** This ordinance, adopted pursuant to the authority of NH RSA  
9 §674:16, shall be known as the Town of Exeter Floodplain Development  
10 Ordinance. The regulations in this ordinance shall overlay and supplement  
11 the regulations in the Town of Exeter Zoning Ordinance, and shall be  
12 considered part of the Zoning Ordinance for purposes of administration and  
13 appeals under state law. If any provision of the Zoning Ordinance differs or  
14 appears to conflict with any provision of the Zoning Ordinance or other  
15 ordinance or regulation, the provision imposing the greater restriction or  
16 more stringent standard shall be controlling.

17 **9.4.2.** The purpose of this ordinance is to promote the public health, safety,  
18 and general welfare; minimize hazards to persons and property from  
19 flooding; to protect watercourses from encroachment; and to maintain the  
20 capability of floodplains to retain and carry off floodwaters.

21 **9.4.2** The following regulations in this ordinance shall apply to all lands  
22 designated as special flood hazard areas by the Federal Emergency  
23 Management Agency (FEMA) in its “Flood Insurance Study for the county  
24 of Rockingham, NH” dated May 17, 2005 and January 29, 2021, together  
25 with the associated Flood Insurance Rate Maps, dated May 17, 2005 and  
26 January 29, 2021 **and associated amendments and revisions**, which are  
27 declared to be a part of this ordinance and are hereby incorporated by  
28 reference.

29 **9.4.3** Definition of Terms: The following definitions shall apply only to  
30 this Floodplain Development Ordinance, and shall not be affected by, the  
31 provisions of any other ordinance of the Town of Exeter.

32 **A. Advisory Sea Level Rise Risk Areas: Areas in Exeter projected**  
33 **to be impacted by 4 feet of sea level rise plus a 1% annual**  
34 **chance flood event as depicted on Map titled “Advisory Sea**

35 *Level Rise Risk Areas for the Town of Exeter” as amended. Sea*  
36 *level rise data derived from the Town of Exeter CRISE*  
37 *Vulnerability Assessment and the NH Coastal Flood Risk*  
38 *Guidance Part I: Science.*

- 39 B. Area of Special Flood Hazard: Land in the floodplain within  
40 the Town of Exeter subject to a one-percent or greater  
41 possibility of flooding in any given year. The area is  
42 designated on the FIRM as zone A and AE.
- 43 C. Base Flood: The flood having a one-percent possibility of  
44 being equaled or exceeded in any given year.
- 45 D. Base Flood Elevation: The water surface elevation having a one  
46 percent possibility of being equaled or exceeded in any given  
47 year.
- 48 E. Basement: Any area of a building having its floor sub-grade on  
49 all sides.
- 50 F. Building: see “Structure”
- 51 G. Development: Any man-made change to improve or  
52 unimproved real estate, including but not limited to buildings or  
53 other structures, mining, dredging, filling, grading, paving,  
54 excavation, drilling operation, or storage of equipment or  
55 materials.
- 56 H. FEMA: Federal Emergency Management Agency
- 57 I. Flood or Flooding: A general and temporary condition of  
58 partial or complete inundation of normally dry land areas from:  
59 1. The overflow of inland or tidal waters.  
60 2. The unusual and rapid accumulation or runoff of surface  
61 waters from any source.
- 62 J. Flood Insurance Rate Map: (FIRM) An official map  
63 incorporated with this ordinance, on which FEMA has  
64 delineated both the special flood hazard areas and the risk  
65 premium zones applicable to the Town of Exeter.
- 66 K. Flood Insurance Study: An examination, evaluation, and  
67 determination of flood hazards and if appropriate,  
68 corresponding water surface elevation, or an examination and  
69 determination of mud slide or flood-related erosion hazards.

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- L. Floodplain or Flood-prone area: Any land area susceptible to being inundated by water from any source (See definition of “Flooding”).
- M. Flood Proofing: Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures and their contents.
- N. Floodway: see “Regulatory Floodway”
- O. Flood Opening: Flood Opening means an opening in a foundation or enclosure wall that allows automatic entry and exit of floodwaters. See FEMA "Technical Bulletin 1, Openings in Foundation Walls and Walls of Enclosures.”
- ~~P. Functionally Dependent Use: A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking and port facilities that are necessary for the loading/unloading of cargo or passengers, and ship building/repair facilities but does not include long term storage or related manufacturing facilities.~~
- Q. Highest Adjacent Grade: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
- R. Historic Structure: Any structure that is:
  - 1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
  - 2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
  - 3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

106 4. Individually listed on a local inventory of historic places  
107 in communities with historic preservation programs that  
108 have been certified either:

- 109 a. By an approved state program as determined by  
110 the Secretary of the Interior, or
- 111 b. Directly by the Secretary of the Interior in states  
112 without approved programs.

113 S. Lowest Floor: The lowest floor of the lowest enclosed area  
114 (including basement). An unfinished or flood resistant  
115 enclosure, usable solely for parking of vehicles, building access  
116 or storage in an area other than a basement area is not  
117 considered a building's lowest floor; provided, that such an  
118 enclosure is not built so as to render the structure in violation of  
119 the applicable non-elevation design requirements of this  
120 ordinance.

121 T. Manufactured Home: A structure, transportable in one or more  
122 sections, which is built on a permanent chassis and is designed  
123 for use with or without a permanent foundation when connected  
124 to the required utilities. For floodplain management purposes  
125 the term "manufactured home" includes park trailers, travel  
126 trailers, and other similar vehicles placed on site for greater  
127 than 180 days. This includes manufactured homes located in a  
128 manufactured home park or subdivision.

129 U. Manufactured Home Park or Subdivision: A parcel (or  
130 contiguous parcels) of land divided into two or more  
131 manufactured home lots for rent or sale.

132 V. Mean Sea Level: The National Geodetic Vertical Datum  
133 (NGVD) of 1929, North American Vertical Datum (NAVD) of  
134 1988, or other datum, to which base flood elevations shown on  
135 a community Flood Insurance Rate Map are referenced.

136 W. New Construction: For the purposes of determining insurance  
137 rates, structures for which the "start of construction"  
138 commenced on or after the effective date of an initial FIRM or  
139 after December 31, 1974, whichever is later, and includes any  
140 subsequent improvements to such structures. For floodplain  
141 management purposes, new construction means structures for  
142 which the start of construction commenced on or after the



143 effective date of a flood plain management regulation adopted  
144 by a community and includes any subsequent improvements to  
145 such structures.

146 X. Recreational Vehicle: A vehicle which is:

- 147 1. Built on single chassis;
- 148 2. 400 square feet or less when measured at the largest  
149 horizontal projection;
- 150 3. Designed to be self-propelled or permanently towable by  
151 a light duty truck; and
- 152 4. Designed primarily not for use as a permanent dwelling  
153 but as temporary living quarters for recreational,  
154 camping, travel or seasonal use.

155 Y. Regulatory Floodway: The channel of a river or other  
156 watercourse and the adjacent land areas that must be reserved in  
157 order to discharge the base flood without increasing the water  
158 surface elevation more than a designated height.

159 Z. Special Flood Hazard Area: See “Area of Special Flood  
160 Hazard”.

161 AA. Start of Construction: Includes substantial  
162 improvements, and means the date the building permit was  
163 issued, provided the actual start of construction, repair,  
164 reconstruction, placement, or other improvement was within  
165 180 days of the permit date. The actual start means either the  
166 first placement of permanent construction of a structure on site,  
167 such as the pouring of slab or footings, the installation of piles,  
168 the construction of columns, or any work beyond the stage of  
169 excavation; or the placement of manufactured home on a  
170 foundation. Permanent construction does not include land  
171 preparation such as clearing, grading and filling; nor does it  
172 include the installation of streets and/or walkways; nor does it  
173 include excavation for a basement, footing, piers, or  
174 foundations or the erection of temporary forms; nor does it  
175 include the installation on the property of accessory buildings,  
176 such as garages or sheds not occupied as dwelling units or part  
177 of the main structure.

178 BB. Structure: For floodplain management purposes, a  
179 walled and roofed building, including a gas or liquid storage

180 tanks, that is principally above ground, as well as a  
181 manufactured home.

182 CC. Substantial Damage: Damage of any origin sustained by  
183 a structure whereby the cost of restoring the structure to its  
184 before damage condition would equal or exceed fifty percent  
185 (50%) of the market value of the structure before the damage  
186 occurred.

187 ~~DD. Substantial Improvement: The combination of repairs,~~  
188 ~~reconstruction, alteration, or improvements to a structure in~~  
189 ~~which the cumulative cost equals or exceeds fifty percent (50%)~~  
190 ~~of the market value of the structure. The market value of the~~  
191 ~~structure should equal:~~

- 192 ~~1. The appraised value prior to the start of the initial repair~~  
193 ~~or improvement, or~~
- 194 ~~2. In the case of damage, the value of the structure prior to~~  
195 ~~the damage occurring.~~

196 ~~For the purposes of this definition, “substantial improvement”~~  
197 ~~is considered to occur when the first alteration of any wall,~~  
198 ~~ceiling, floor, or other structural part of the building~~  
199 ~~commences, whether or not that alteration affects the external~~  
200 ~~dimensions of the structure. This term includes structures~~  
201 ~~which have incurred substantial damage, regardless of actual~~  
202 ~~repair work performed. The term does not, however, include~~  
203 ~~any project for improvement of a structure required to comply~~  
204 ~~with existing health, sanitary, or safety code specifications~~  
205 ~~which are solely necessary to assure safe living conditions or~~  
206 ~~any alteration of a “historic structure”, provided that the~~  
207 ~~alteration will not preclude the structure’s continued~~  
208 ~~designation as a “historic structure”.~~

209 EE. CC. Substantial Improvement means any reconstruction,  
210 rehabilitation, addition, or other improvement of a structure, the  
211 cost of which equals or exceeds 50 percent of the market value,  
212 or assessed value of the structure, whichever is higher, before  
213 the “start of construction” of the improvement. The market  
214 value of the structure should equal:

- 215 1. The appraised value prior to the start of the initial repair  
216 or improvement, or

217                   2. In the case of damage, the value of the structure prior to  
218                   the damage occurring.

219                   This term includes structures which have incurred “substantial  
220                   damage,” regardless of the actual repair work performed. The  
221                   term does not, however, include either:

222                   a. Any project for improvement of a structure to correct  
223                   existing violations of state or local health, sanitary, or  
224                   safety code specifications which have been identified  
225                   by the local code enforcement official and which are  
226                   the minimum necessary to assure safe living  
227                   conditions; or

228                   b. Any alteration of a “historic structure,” provided that  
229                   the alteration will not preclude the structure's  
230                   continued designation as a “historic structure.”

231                   FF.           Violation: The failure of a structure or other development  
232                   to be fully compliant with the community’s flood plain  
233                   management regulations. A structure or other development  
234                   without the elevation certificate, other certifications, or other  
235                   evidence of compliance required under this ordinance is  
236                   presumed to be in violation until such time as that  
237                   documentation is provided.

238                   GG.           Water Surface Elevation: The height, in relation to the  
239                   National Geodetic Vertical Datum (NGVD) of 1929, North  
240                   American Vertical Datum of 1988, (or other datum, where  
241                   specified) of floods of various magnitudes and frequencies in  
242                   the floodplains.

243                   **9.4.4 Permits:** The Building Inspector shall not grant a building permit  
244                   until the applicant certifies that all necessary permits have been received  
245                   from those governmental agencies from which approval is required by  
246                   federal or state law, including Section 404 of the Federal Water Pollution  
247                   Control Act Amendments of 1972, 33 U.S.C.1334.

248                   A. Building Permit Requirement: All proposed development in  
249                   any special flood hazard areas shall require a building permit.  
250                   The applicant shall provide the proposed elevation (in relation  
251                   to mean sea level) of the lowest floor (including basement) and  
252                   include whether or not such structures contain a basement. If

253 the plans include flood-proofing, the elevation (in relation to  
254 mean sea level) to which the structure will be flood-proofed. If  
255 the development involves proposed work on an existing  
256 structure, the applicant shall also provide a description of the  
257 total costs of the proposed work including all materials and  
258 labor.

259 B. Building Permit Review: The Building Inspector shall review  
260 all building permit applications for new construction or  
261 substantial improvements to determine whether the proposed  
262 building sites will be reasonably safe from flooding. If a  
263 proposed building site is located in a special flood hazard area,  
264 all new construction or substantial improvements shall:

- 265 1. Be designed (or modified) and adequately anchored to  
266 prevent flotation, collapse, or lateral movement of the  
267 structure resulting from hydrodynamic and hydrostatic  
268 loads, including the effects of buoyancy;
- 269 2. Be constructed with materials resistant to flood damage;
- 270 3. Be constructed by methods and practices that minimize  
271 flood damages;
- 272 4. Be constructed with electrical, heating, ventilation,  
273 plumbing, and air conditioning equipment, and other  
274 service facilities that are designed and/or located so as to  
275 prevent water from entering or accumulating within the  
276 components during conditions of flooding.

277 **9.4.5 New or Replacement Water and Sewer Systems:** There shall be no  
278 new or expansion of existing septic systems within the Special Flood Hazard  
279 Area, except to correct malfunctions of septic systems. Where ~~new or~~  
280 replacement of existing water and sewer systems (including on-site systems)  
281 are proposed in a special flood hazard area the applicant shall provide the  
282 Building Inspector with assurance that these systems will be designed to  
283 minimize or eliminate infiltration of flood waters into the systems and  
284 discharges from the systems into flood waters, and on-site waste disposal  
285 systems will be located to avoid impairment to them or contamination from  
286 them during periods of flooding.

287 **9.4.6 New or Substantially Improved Structure Requirements:** For all  
288 new or substantially improved structures located in Zones A and AE, the

289 applicant shall furnish the following information to the Building Inspector,  
290 prior to issuance of a certificate of occupancy:

291 ~~A. The as-built elevation (in relation to mean sea level) of the~~  
292 ~~lowest floor (including basement) and include whether or not~~  
293 ~~such structures contain a basement.~~

294 ~~B. If the structure has been flood-proofed, the as-built elevation (in~~  
295 ~~relation to mean sea level) to which the structure was flood-~~  
296 ~~proofed.~~

297 ~~C. Any certification of flood-proofing.~~

298 A. completed and certified copy of an Elevation Certificate that  
299 includes the as-built elevation (in relation to mean sea level) of  
300 the lowest floor of the structure and whether or not the structure  
301 has a basement.

302 B. If a non-residential structure includes dry floodproofing, a  
303 completed and certified copy of the Floodproofing Certificate  
304 for Non-Residential Structures that includes the as-built  
305 elevation (in relation to mean sea level) to which the structure  
306 was dry floodproofed and certification of floodproofing.

307

308 The Building Inspector shall maintain for public inspection and shall  
309 furnish such information upon request.

310 **9.4.7 Development Along Watercourses:**

311 A. In riverine situations, prior to the alteration or relocation of a  
312 watercourse the applicant for such authorization shall notify the  
313 Wetlands Bureau of the New Hampshire Department of  
314 Environmental Services and submit copies of such notification  
315 to the Building Inspector, in addition to the copies required by  
316 NH RSA §482-A:3. Further, the applicant shall be required to  
317 submit copies of said notification to those adjacent  
318 communities as determined by the Building Inspector,  
319 including notice of all scheduled hearings before the Wetlands  
320 Bureau.

321 B. The applicant shall submit to the Building Inspector,  
322 certification provided by a registered professional engineer,

- 323                    assuring that the flood carrying capacity of an altered or  
324                    relocated watercourse can and will be maintained.
- 325                    C. Along watercourses with a designated Regulatory Floodway no  
326                    encroachments, including fill, new construction, substantial  
327                    improvements, and other development are allowed within the  
328                    floodway unless it has been demonstrated through hydrologic  
329                    and hydraulic analyses performed in accordance with standard  
330                    engineering practices that the proposed encroachment would  
331                    not result in any increase in flood levels within the community  
332                    during the base flood discharge.
- 333                    D. Along watercourses that have not had a Regulatory Floodway  
334                    designated, no new construction, substantial improvements, or  
335                    other development (including fill) shall be permitted within  
336                    zone AE on the FIRM, unless it is demonstrated by the  
337                    applicant that the cumulative effect of the proposed  
338                    development, when combined with all existing and anticipated  
339                    development, will not increase the water surface elevation of  
340                    the base flood more than one foot at any point within the  
341                    community.
- 342                    E. In zone A, the building Inspector shall obtain review, and  
343                    reasonably utilize any floodway data available from Federal,  
344                    State, or other sources as criteria for requiring that development  
345                    meet the following floodway requirement:
- 346                    “No encroachments, including fill, new construction,  
347                    substantial improvements, and other development are allowed  
348                    within the floodway that would result in any increase in flood  
349                    levels within the community during the base flood discharge.”

350                    **9.4.8 Base Flood Elevation:**

- 351                    A. In special flood hazard areas, the Building Inspector shall  
352                    determine the base flood elevation in the following order of  
353                    precedence according to the data available:
- 354                    1. In zone AE refer to the base flood elevation data  
355                    provided in the community’s Flood Insurance Study and  
356                    accompanying FIRM.

- 357                                   2. In Zone A the Building Inspector shall obtain, review,  
358                                   and reasonably utilize any base flood elevation data  
359                                   available from any federal, state or other source including  
360                                   data submitted for development proposals submitted to  
361                                   the community (i.e. subdivisions, site approvals).  
362                                   3. In Zone A where the base flood elevation is not available,  
363                                   the base flood elevation shall be at least two feet above  
364                                   the highest adjacent grade.
- 365           B. The Building Inspector’s base flood elevation, determination  
366           will be used as criteria for requiring in zones A and AE that:
- 367                                   1. All new construction or substantial improvement of  
368                                   residential structures have the lowest floor (including  
369                                   basement) elevated at least **two feet** ~~one-foot~~ above the  
370                                   base flood elevation.
- 371                                   2. That all new construction or substantial improvement of  
372                                   non-residential structures have the lowest floor  
373                                   (including basement) elevated **at least two feet** ~~to or~~  
374                                   above the base flood elevation; or together with attendant  
375                                   utility and sanitary facilities, shall
- 376   a. Be flood-proofed so that below the base flood  
377   elevation the structure is watertight with walls  
378   substantially impermeable to the passage of  
379   water;
- 380   b. Have structural components capable of resisting  
381   hydrostatic and hydrodynamic loads and the  
382   effects of buoyancy; and
- 383   c. Be certified by a registered professional engineer  
384   or architect that the design and methods of  
385   construction are in accordance with accepted  
386   standards of practice for meeting the provisions  
387   of this article;
- 388                                   3. Recreational vehicles placed on site within Zones A and  
389                                   AE shall either:
- 390   a. Be on the site for fewer than 180 consecutive  
391   days;
- 392   b. Be fully licensed, **on wheels or jacking system,**  
393   **attached to the site only by quick disconnect type**

394 utilities and security devices, and have no  
395 permanently attached additions; ~~and ready for~~  
396 ~~highway use~~, or;

397 c. Meet all standards of Section 9.4.8.(B)(4) of this  
398 ordinance.

399 4. All manufactured homes to be placed or substantially  
400 improved within special flood hazard areas shall be  
401 elevated on a permanent slab foundation such that the  
402 lowest floor of the manufactured home is **elevated at least**  
403 **two feet** ~~at or~~ above the base flood elevation; and be  
404 securely anchored to resist flotation, collapse, or lateral  
405 movement. Methods of anchoring may include, but are  
406 not limited to, use of over-the top or frame ties to ground  
407 anchors. This requirement is in addition to applicable  
408 state and local anchoring requirements for resisting wind  
409 forces;

410 5. For all new construction and substantial improvements,  
411 fully enclosed areas below the lowest floor that are  
412 subject to flooding are permitted provided they meet the  
413 following requirements:

414 a. The enclosed area is unfinished or flood resistant,  
415 useable solely for the parking of vehicles,  
416 building access or storage;

417 b. The area is not a basement;

418 c. Shall be designated to automatically equalize  
419 hydrostatic flood forces on exterior walls by  
420 allowing for the entry and exit of floodwater.

421 Designs for meeting this requirement must either  
422 be certified by a registered professional engineer  
423 or architect or must meet or exceed the following  
424 minimum criteria: A minimum of two **flood**  
425 openings having a total net area of not less than  
426 one square inch for every square foot of enclosed  
427 area subject to flooding shall be provided. The  
428 bottom of all openings shall be no higher than  
429 one foot above grade. Openings may be  
430 equipped with screens, louvers, or other



431 coverings or devices provided that they permit  
432 the automatic entry or exit of floodwater.

433 **9.4.9 Variances and Appeals:**

434 A. Any order, requirement, decision, or determination of the Building  
435 Inspector made under this ordinance may be appealed to the Zoning  
436 Board of Adjustment as set forth in NH RSA §676:5.

437 B. If the applicant, upon appeal, requests a variance as authorized by NH  
438 RSA §674:33, I ~~(b)~~, the applicant shall have the burden of showing in  
439 addition to the usual variance standards under state law:

- 440 1. That the variance will not result in increased flood  
441 heights, additional threats to public safety, or  
442 extraordinary public expense.
- 443 2. That if the requested variance is for activity within a  
444 designated regulatory floodway, no increase in flood  
445 levels during the base flood discharge will result.
- 446 3. That the variance is the minimum necessary, considering  
447 the flood hazard, to afford relief.

448 C. The Zoning Board of Adjustment shall notify the applicant in writing  
449 that:

- 450 1. The issuance of a variance to construct below the **base**  
451 **flood elevation** ~~base level~~ will result in increased  
452 premium rates for flood insurance ~~up to amounts as high~~  
453 ~~as twenty five dollars (\$25) for one hundred dollars~~  
454 ~~(\$100) of insurance coverage,~~ and
- 455 2. Such construction below the **base flood elevation** ~~base~~  
456 ~~flood level~~ increases risks to life and property.

457 Such notification shall be maintained with a record of all  
458 variance actions.

459 D. The community shall:

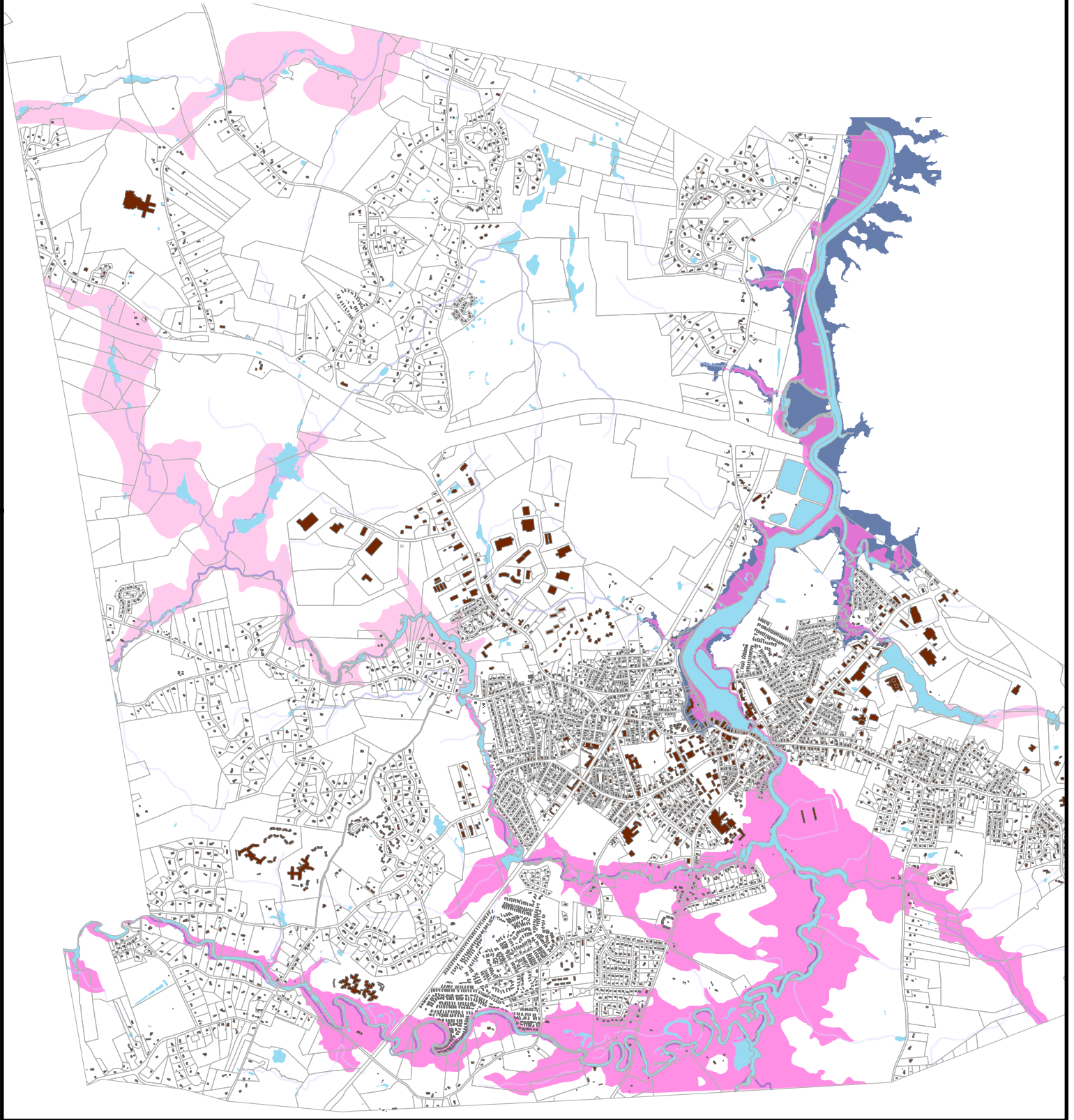
- 460 1. Maintain a record of all variance actions, including their  
461 justification for their issuance, and
- 462 2. Report such variances issued in its annual or biennial  
463 report submitted to FEMA's Federal Insurance  
464 Administrator.

465 **9.5 Advisory Sea Level Rise (SLR) Risk Areas**

466 The town of Exeter recommends, ~~(but does not require,)~~ that landowners,  
467 homeowners, developers, and any parties seeking to build in lands located within  
468 the designated SLR Risk Areas as defined in section 9.4.3 and shown on map titled  
469 *Advisory Sea Level Rise Risk Areas for the Town of Exeter*, ~~but not in a special~~  
470 ~~flood hazard area~~, review the provisions of the floodplain development ordinance  
471 and apply them proactively to construction and development projects where  
472 applicable. The Exeter SLR Risk Areas are intended to be an advisory, non-  
473 binding part of this ordinance for the purpose of educating landowners of the  
474 potential risks to property and to encourage more stringent building and design  
475 standards for development within SLR risk areas.


476 As part of New Hampshire's Coastal Watershed and the Great Bay Estuary,  
477 portions of Exeter are vulnerable to sea level rise impacts including increased  
478 flooding from coastal storms, riverbank flooding and erosion. The town's Climate  
479 Risk in the Seacoast Vulnerability Assessment (C-RiSe) conducted by the  
480 Rockingham Planning Commission in 2017 identified several areas in town likely  
481 to be impacted by increased flooding under future projections for sea level rise.  
482 These areas may be subject to increased flood damage and as base flood elevations  
483 change over time, may be added to a FEMA special flood hazard areas in the  
484 future. The map titled *Advisory Sea Level Rise Risk Areas for the Town of Exeter*,  
485 identifies areas in town projected to be impacted by four feet of sea level rise plus  
486 a 1% annual chance flood event by 2100 (sea level rise scenarios based on [The](#)  
487 [New Hampshire Coastal Flood Risk Summary Part 1: Science](#))


# Exeter Floodplain Development Ordinance Amendment




## FEMA Flood Hazard Areas

100 Year (1% Annual Chance)

 A No Base Flood Elevation

 AE Base Flood Elevation Determined

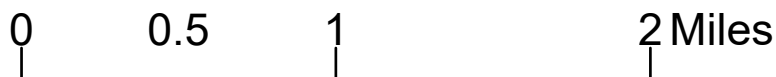
## Advisory Area

 Sea Level Rise Risk Area (4'+Storm Surge)

 Waterbodies

 Parcel Boundaries

 Buildings





# Exeter Floodplain Development Ordinance Amendment



## FEMA Flood Hazard Areas

100 Year (1% Annual Chance)

A No Base Flood Elevation

AE Base Flood Elevation Determined

## Advisory Area

Sea Level Rise Risk Area  
(4'+Storm Surge)

Waterbodies

Parcel Boundaries

Buildings

0 0.275 0.55 1.1 1.65 2.2 Miles





# TOWN OF EXETER

## *Planning and Building Department*

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

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

---

**Date:** December 15, 2022  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** Jerry & Christine Sterritt PB Case #22-14

The Applicant is seeking approval for the subdivision of an existing 24.62-acre parcel into seven residential lots. The subject parcel is located at 100 Beech Hill Road, in the RU-Rural zoning district and identified as Tax Map Parcel #13-1.

The Applicant has submitted an application, plans and supporting documents, dated August 30, 2022 and revisions dated October 18, 2022 (copies previously provided) for review. A Technical Review Committee (TRC) meeting was conducted on September 22<sup>nd</sup>, 2022 and a second TRC on October 27<sup>th</sup>, 2022. UEI comments, dated November 1, 2022, had been received subsequent to the second TRC meeting and are enclosed for your review.

The Applicant appeared before the Board at the November 10<sup>th</sup>, 2022 meeting and presented their plans; the public hearing was opened and the Board discussed the Applicant's waiver requests. The application was tabled to the December 8<sup>th</sup>, 2022 meeting and a site walk was held on Tuesday, December 6<sup>th</sup>, 2022 at 8:00 AM. The applicant appeared before the Board at the December 8<sup>th</sup> meeting where several members expressed concern with the proposed layout of the subdivision.

In response to the Board's comments at the 12/8 meeting, the Applicant has provided revised plans and supporting documents, dated December 15, 2022 and copies are enclosed for your review. The plans have been revised to remove four of the proposed lots and combine them with the existing lot that was not part of the prior subdivision. Three new lots will be created, one will include the existing house on the corner and two will be new buildable lots along Old Town Farm Road.

The Applicant was previously requesting three (3) waiver from the Board's Site Plan and Subdivision Regulations as outlined in their waiver request letter dated November 2, 2022. Please note that the Applicant has requested to rescind their request for a waiver from Section 7.4.7 requiring trees over 20" in diameter be shown in the development area.

While the waiver was required to build upon the steeper sections of the lot along Beech Hill Rd, it is no longer necessary for what is now being proposed.

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

**Waiver Motions:**

**Subdivision for lots of record greater than 20 acres in area required to comply with provisions of Open Space Development motion:** After reviewing the criteria for granting waivers, I move that the request of Jerry & Christine Sterritt (PB Case #22-14) for a waiver from complying with Article 7 of the Zoning Ordinance governing Open Space Development be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED

**Perimeter Buffer Strip waiver motion:** After reviewing the criteria for granting waivers, I move that the request of Jerry & Christine Sterritt (PB Case #22-14) for a waiver from Section 9.6.1.2 of the Site Plan Review and Subdivision Regulations regarding ownership of the perimeter (vegetative) buffer be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

**Planning Board Motion:**

**Subdivision Motion:** I move that the request of Jerry & Christine Sterritt (PB Case #22-14) for subdivision approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

December 15, 2022

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

**Re: Resubmission  
Exeter PB Case #22-14  
98 and 100 Beech Hill Road  
Exeter, NH  
Altus Project No. 5307**

Transmitted via email to: [dsharples@exeternh.gov](mailto:dsharples@exeternh.gov)

Dear Mr. Sharples,

Pursuant to comments received at the December 8, 2022 Planning Board hearing, we are submitting revised plans for the subject properties. As shown, we have eliminated several house lots on the property's east side and consolidated the remaining land with Map 13 Lot 1-1, the Sterritt's residence at 98 Beech Hill Road. This leftover parcel is over twenty acres in size and cannot be further developed without going through the subdivision process. Two previously requested waivers are still required for this plan, specifically, Open Space Development on a lot over twenty acres (Zoning Section 4.3, Schedule II, Footnote #19) and the 100' perimeter buffer strip (Subdivision Regulation Section 9.6.1.2). However, we respectfully rescind our request for the waiver of Subdivision Regulation Section 7.4.7 requiring that trees over 20" in diameter be shown in the development area.

Please call me if you have any questions or need any additional information. Thank you for your time and consideration.

Sincerely,

**ALTUS ENGINEERING**

A handwritten signature in red ink, appearing to read "Erik Saari".

Erik Saari  
Vice President

ebs/5307.01-LTR-Town-121522

Enclosures

CASE #22-14

TOWN OF EXETER, PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

THIS DRAWING SET HAS NOT BEEN RELEASED FOR CONSTRUCTION

# BEECH HILL SUBDIVISION

## 98 & 100 Beech Hill Road Exeter, New Hampshire

### Assessor's Map 13, Lots 1 & 1-1 ISSUED FOR PLANNING BOARD

Plan Issue Date:  
December 15, 2022

**Owner/Applicant:**

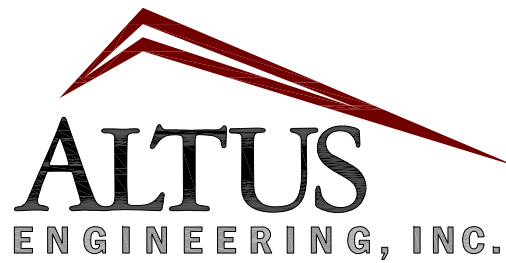
Judith A. Nichols and  
Frederick J. Nichols

100 Beech Hill Road  
Exeter, NH 03833

Jerry and  
Christine Sterritt

98 Beech Hill Road  
Exeter, NH 03833  
(603) 498-5975

**Civil Engineer:**



**ALTUS**  
ENGINEERING, INC.

133 Court Street    Portsmouth, NH 03801  
(603) 433-2335    www.altus-eng.com

**Surveyor:**



**T. F. BERNIER, INC.**  
Land Surveyors - Designers - Consultants

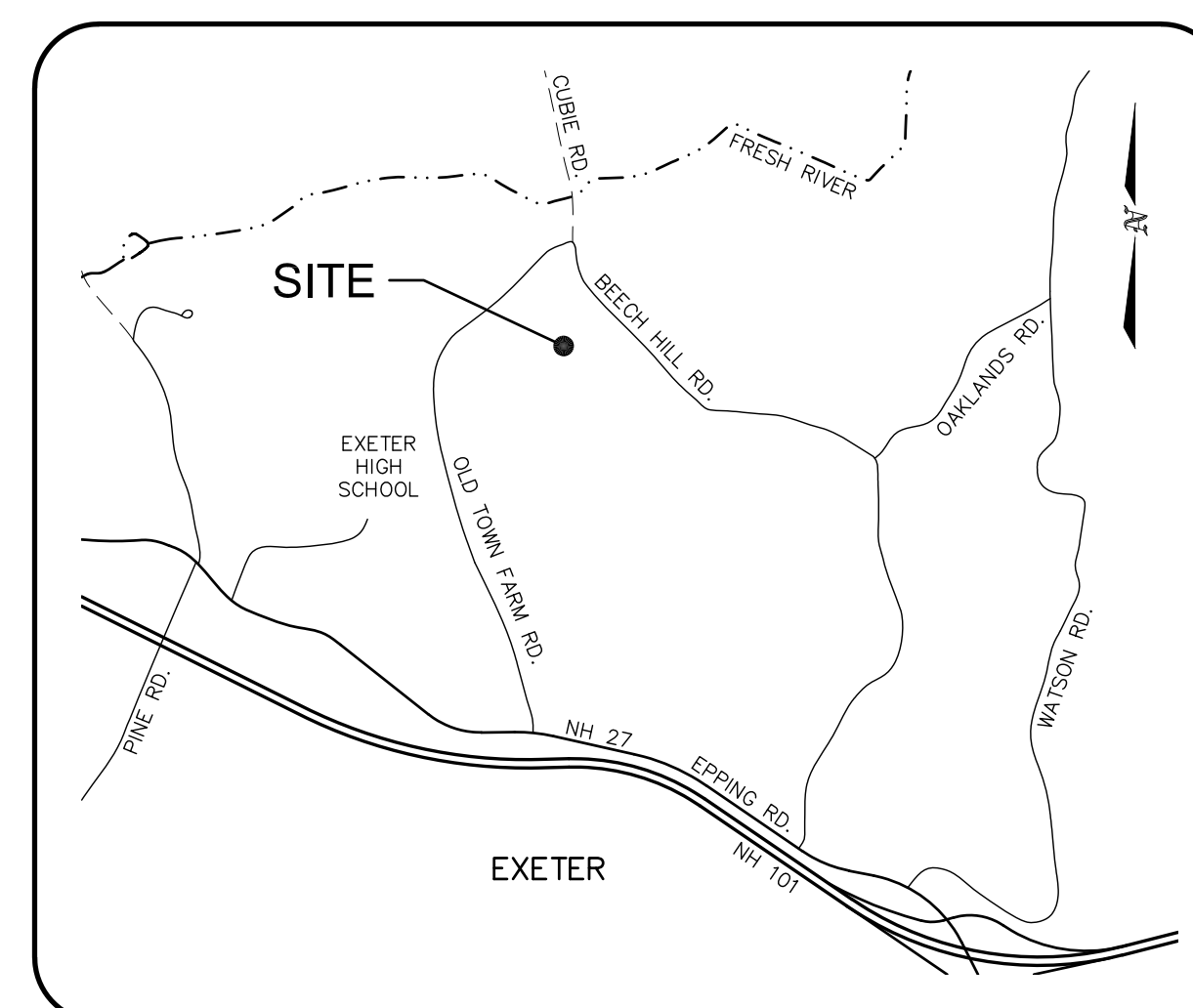
50 PLEASANT STREET - P.O. BOX 3464  
CONCORD, NEW HAMPSHIRE 03302-3464  
Tel:(603)224-4148 - Fax:(603)224-0507

**Wetland Scientist:**



**GOVE ENVIRONMENTAL SERVICES, INC.**  
Wetlands and Soil Mapping

8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526  
Ph (603) 778 0644 / Fax (603) 778 0654



LOCUS NOT TO SCALE

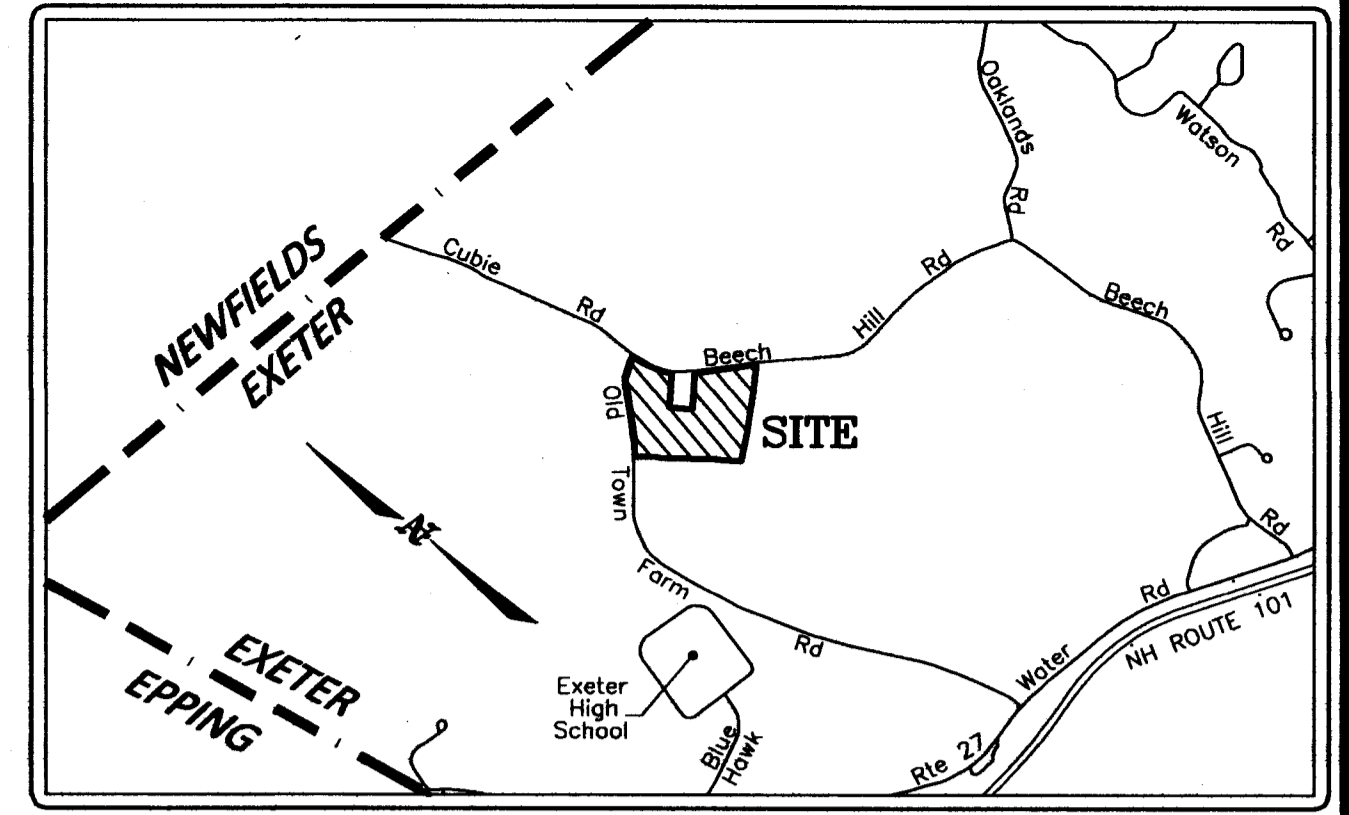
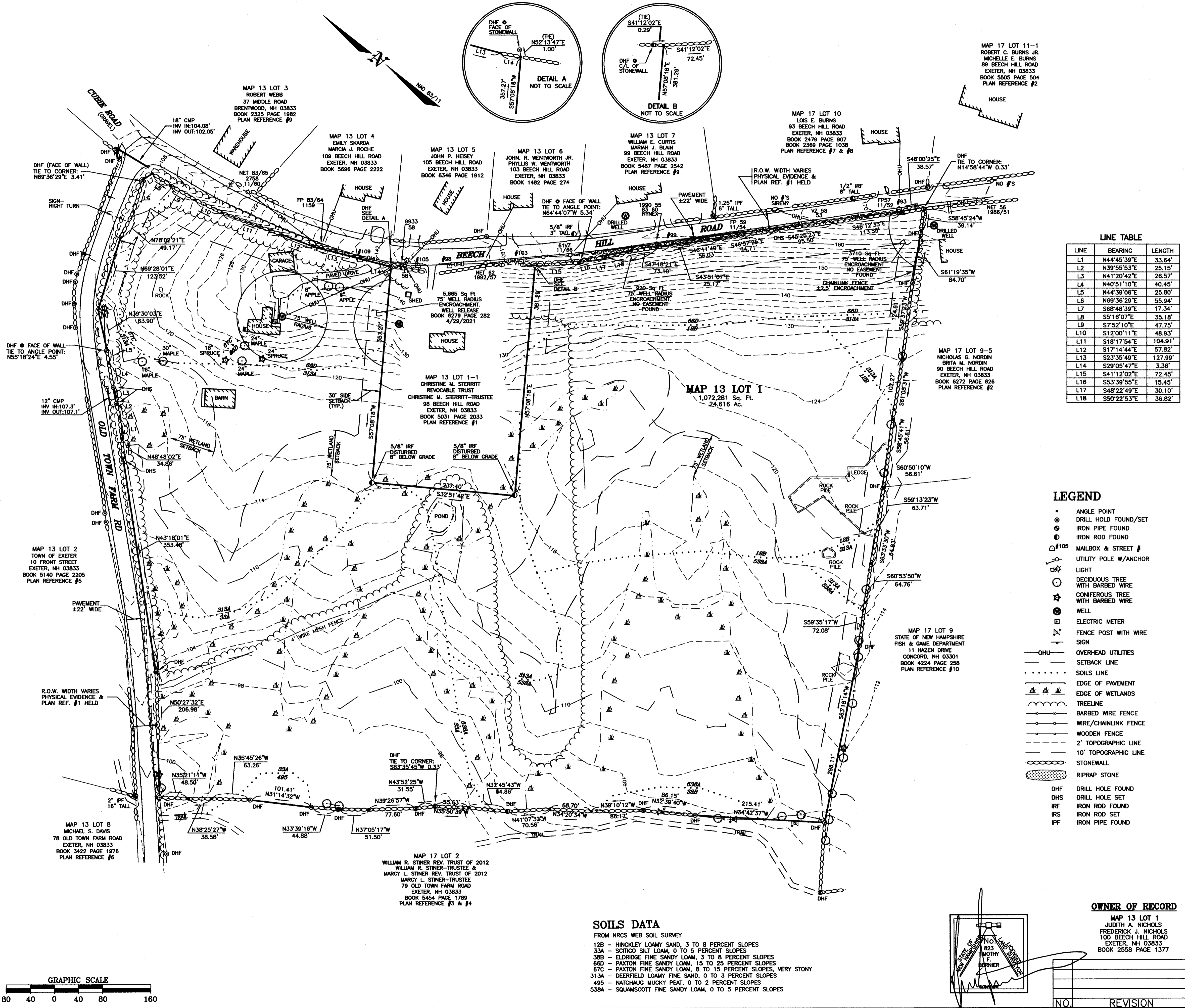
**Sheet Index**

Title	Sheet No.:	Rev.	Date
Existing Conditions Plan	None	0	May 2022
Lot Consolidation and Subdivision Plan	C-1	3	12/15/22
Topography and Soils Plan	C-2	4	12/15/22
Conceptual Lot Development Plan	C-3	2	12/15/22
Details	C-4	1	12/15/22

**Permit Summary:**

	Submitted	Received
Exeter Subdivision Review	08/30/22	-
NH State Subdivision	08/30/22	-





LOCATION MAP  
SCALE: 1"=2,000'

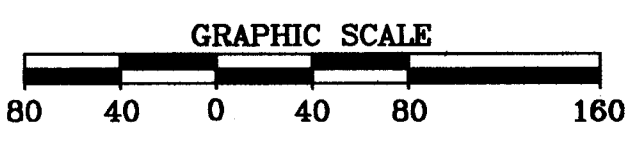
- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON LOT 1 OF THE TOWN OF EXETER ASSESSORS MAP 13.
  - THE PARCELS SHOWN HEREON ARE LOCATED IN THE "RU" - RURAL ZONING DISTRICT AND ARE SUBJECT TO FOLLOWING DIMENSIONAL REGULATIONS:  
(NO MUNICIPAL WATER OR SEWER)  
MINIMUM FRONTAGE: 200 FEET  
MINIMUM LOT SIZE: 2 ACRES  
MINIMUM LOT WIDTH: 200 FEET  
MINIMUM LOT DEPTH: 200 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM BUILDING COVERAGE: 10%  
MINIMUM OPEN SPACE %: 85/75  
BUILDING SETBACKS: FRONT: 50 FEET (ALSO SEE ZONING 5.5.1)  
SIDE: (ONE)30 FEET (BOTH)60 FEET  
REAR: 50 FEET  
WETLAND BUFFER: 75 FEET(PARKING AND STRUCTURES)  
75 FEET(WASTEWATER SYSTEMS)
  - THE INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY THIS OFFICE IN APRIL 2022 USING A TOTAL STATION INSTRUMENT. THE BEARINGS ARE REFERENCED TO NH STATE PLANE NAD 83/11 AND THE VERTICAL DATUM IS NAVD83 BASED ON GPS OBSERVATIONS MADE BY THIS OFFICE IN APRIL 2022.
  - THE WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD BY GOVE ENVIRONMENTAL SERVICES, INC. OF EXETER NEW HAMPSHIRE IN APRIL 2022 AND FIELD LOCATED BY THIS OFFICE.
  - NO PORTION OF THE PARCEL AS SHOWN HEREON FALLS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE MAP NUMBER 33015C0238F WITH EFFECTIVE DATE JANUARY 29, 2021.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N44°45'39"E	33.64'
L2	N39°55'53"E	25.15'
L3	N41°20'42"E	26.57'
L4	N40°51'10"E	40.45'
L5	N44°39'06"E	25.80'
L6	N69°36'29"E	55.94'
L7	S68°48'39"E	17.34'
L8	S5°16'07"E	35.18'
L9	S7°52'10"E	47.75'
L10	S12°00'11"E	48.93'
L11	S18°17'54"E	104.91'
L12	S17°14'44"E	57.82'
L13	S23°35'49"E	127.99'
L14	S29°05'47"E	3.36'
L15	S41°12'02"E	72.45'
L16	S53°39'55"E	15.45'
L17	S48°22'49"E	30.10'
L18	S50°22'53"E	36.82'

**LEGEND**

- ANGLE POINT
- ⊙ DRILL HOLE FOUND/SET
- ⊙ IRON PIPE FOUND
- ⊙ IRON ROD FOUND
- ⊙#105 MAILBOX & STREET #
- ⊙ UTILITY POLE W/ANCHOR
- ⊙ LIGHT
- ⊙ DECIDUOUS TREE WITH BARBED WIRE
- ⊙ CONIFEROUS TREE WITH BARBED WIRE
- ⊙ WELL
- ⊙ ELECTRIC METER
- ⊙ FENCE POST WITH WIRE SIGN
- OHU OVERHEAD UTILITIES
- SETBACK LINE
- ⋯⋯⋯ SOILS LINE
- EDGE OF PAVEMENT
- EDGE OF WETLANDS
- TREELINE
- BARBED WIRE FENCE
- WIRE/CHAINLINK FENCE
- WOODEN FENCE
- 2' TOPOGRAPHIC LINE
- 10' TOPOGRAPHIC LINE
- STONEMALL
- RIPRAP STONE
- DHF DRILL HOLE FOUND
- DHS DRILL HOLE SET
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- IPF IRON PIPE FOUND

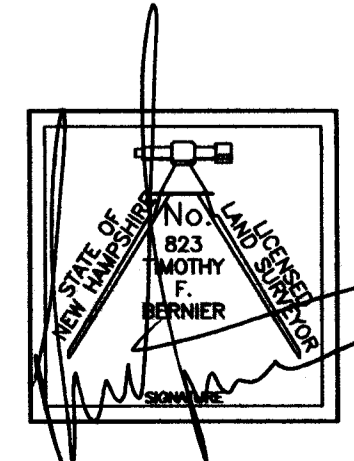


**SOILS DATA**  
FROM NRCS WEB SOIL SURVEY

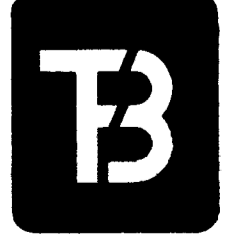
- 12B - HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
- 33A - SCITCO SILT LOAM, 0 TO 5 PERCENT SLOPES
- 38B - ELDRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- 86D - PAXTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
- 67C - PAXTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
- 313A - DEERFIELD LOAMY FINE SAND, 0 TO 3 PERCENT SLOPES
- 49S - NATCHAUG MUCKY PEAT, 0 TO 2 PERCENT SLOPES
- 538A - SQUAMSCOTT FINE SANDY LOAM, 0 TO 5 PERCENT SLOPES

**OWNER OF RECORD**

MAP 13 LOT 1  
JUDITH A. NICHOLS  
FREDERICK J. NICHOLS  
100 BEECH HILL ROAD  
EXETER, NH 03833  
BOOK 2558 PAGE 1377



**EXISTING CONDITIONS PLAN**  
PREPARED FOR  
**ALTUS ENGINEERING, INC**  
ASSESSORS MAP 13 LOT 1  
100 BEECH HILL ROAD  
EXETER, NEW HAMPSHIRE  
SCALE: 1"=80' \* DATE: MAY 2022



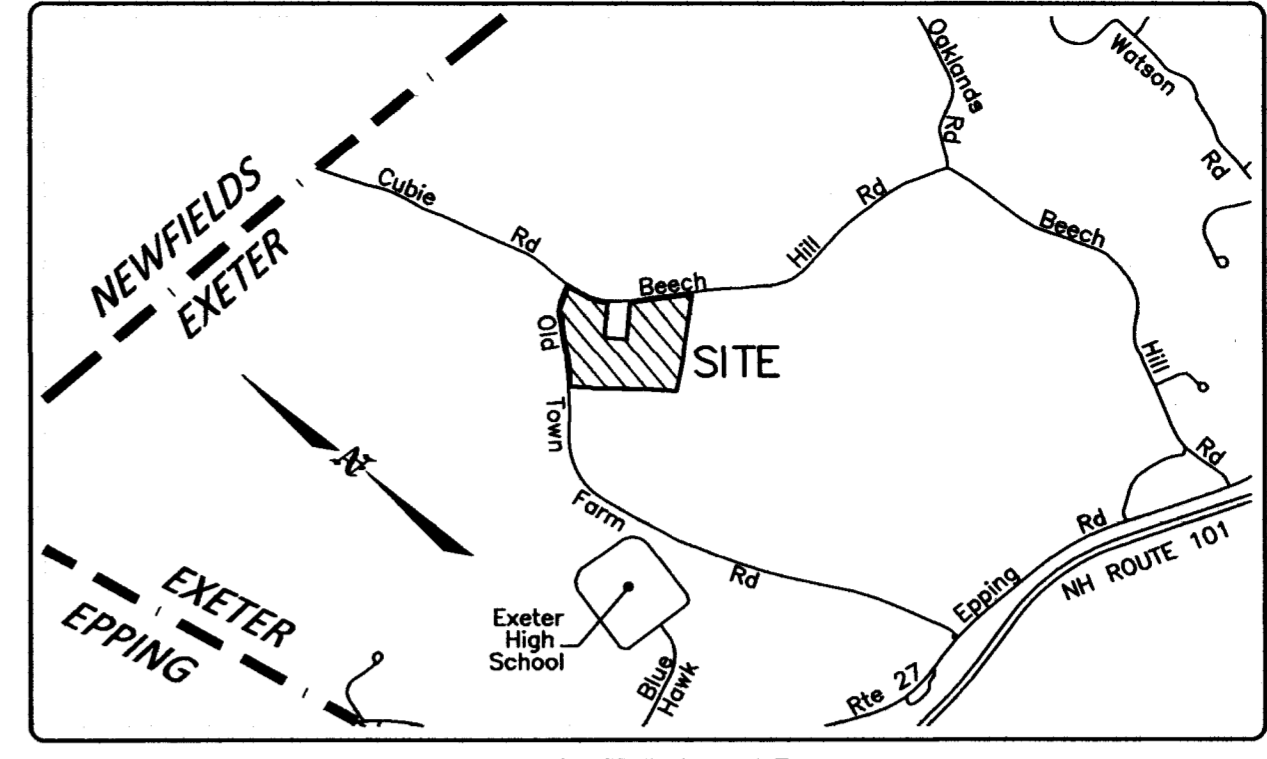
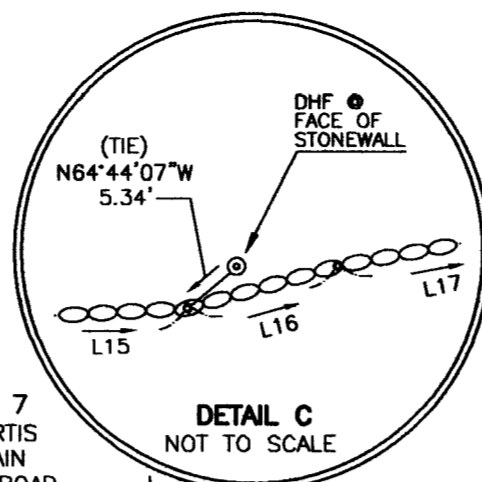
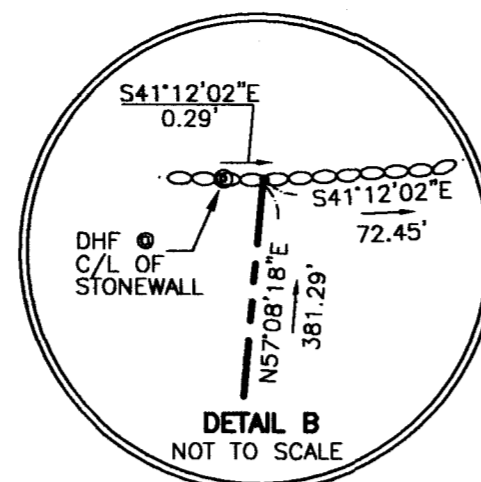
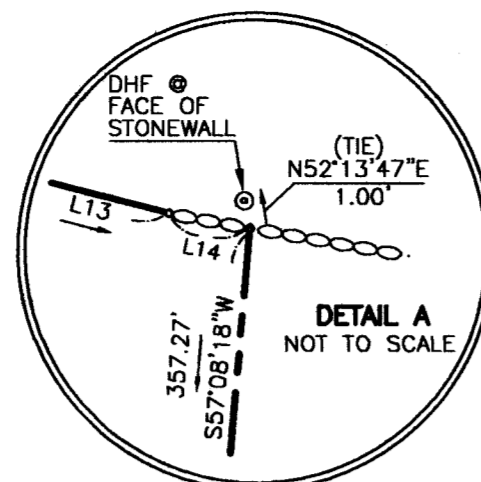
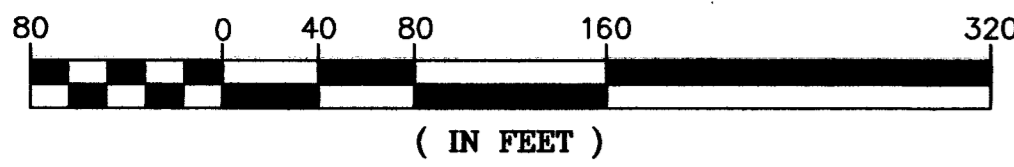
**T. F. BERNIER, INC.**  
*Land Surveyors - Designers - Consultants*  
50 PLEASANT STREET - P.O. BOX 3464  
CONCORD, NEW HAMPSHIRE 03302-3464  
Tel:(603)224-4148 - Fax:(603)224-0507

NO.	REVISION	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #

DRAWING NAME: Existing Conditions 2022.dwg  
JOB # 155-08



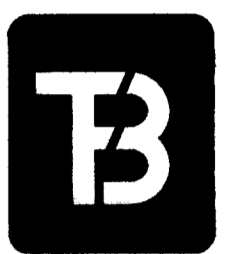
GRAPHIC SCALE



**CASE #22-14**  
TOWN OF EXETER PROJECT REFERENCE

**ALTUS ENGINEERING, INC.**

133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com



**T. F. BERNIER, INC.**  
Land Surveyors - Designers - Consultants  
50 PLEASANT STREET - P.O. BOX 3464  
CONCORD, NEW HAMPSHIRE 03302-3464  
Tel: (603) 224-4148 - Fax: (603) 224-0507

**SUBDIVISION NOTES**

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT A SUBDIVISION RESULTING IN A TOTAL OF FOUR RESIDENTIAL LOTS (TWO WITH EXISTING HOUSES AND TWO WITHOUT).
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, ASSESSOR'S MAP 13 LOT 1, 100 BEECH HILL ROAD, EXETER, NEW HAMPSHIRE, DATED MAY 2022, PREPARED BY T.F. BERNIER, INC.
- APPROXIMATE LOT AREA: 1,072,281 (±24.82 AC.)
- DEED REFERENCE: RORD BOOK 2558, PAGE 1377
- ZONE: RURAL (RU)
- DIMENSIONAL REQUIREMENTS:
 

MIN. LOT AREA:	2 ACRES (w/75% UPLAND)
MIN. LOT FRONTAGE:	200'
MIN. FRONT SETBACK:	50'
MIN. SIDE SETBACK:	30'
MIN. REAR SETBACK:	50'
MIN. LOT WIDTH:	200'
MIN. LOT DEPTH:	200'
MAX. BUILDING HEIGHT:	35'
WETLAND SETBACK:	75'
LIMITED USE WETLAND BUFFER:	40'
MAX. BUILDING COVERAGE:	10%
MIN. OPEN SPACE:	85%
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., SPRING 2022.
- SINGLE FAMILY HOUSE LOTS WILL BE SERVED BY PRIVATE ON-SITE WATER & SEWER.
- NO IMPACTS TO WETLANDS OR WETLAND BUFFERS ARE PROPOSED, WETLAND CONDITIONAL USE PERMIT NOT REQUIRED. DEVELOPMENT OF ALL PROPOSED LOTS BY THEIR RESPECTIVE OWNERS SHALL BE SUBJECT TO ALL APPLICABLE ZONING REGULATIONS, INCLUDING THOSE REGARDING WETLANDS AND ANY ASSOCIATED BUFFERS.
- OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
- AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
- WAIVER OF ZONING ARTICLE 7 AND SUBDIVISION REGULATION SECTION 11 AS PERMITTED UNDER ZONING SECTION 4.3, SCHEDULE II, FOOTNOTE #9 REQUIRED TO ALLOW A CONVENTIONAL SUBDIVISION IN LIEU OF AN OPEN SPACE DEVELOPMENT ON A LOT OVER TWENTY ACRES IN SIZE.
- WAIVER OF SUBDIVISION REGULATION SECTION 9.6.1.2 REQUIRED TO ALLOW THE ELIMINATION OF THE PERIMETER BUFFER STRIP.
- THE BOUNDARY OF THE ORIGINAL MAP 13 LOT 1 SHOWN HEREON IS FROM A FIELD SURVEY MADE ON THE GROUND BY T.F. BERNIER, INC. IN APRIL 2022 USING AN ELECTRONIC TOTAL STATION SURVEYING INSTRUMENT. THE TRAVERSE HAS AN ERROR OF CLOSURE OF BETTER THAN ONE PART IN 15,000. THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF A STANDARD PROPERTY SURVEY AS DEFINED IN THE NH CODE OF ADMINISTRATIVE RULES LAM 500. THE BEARINGS ARE REFERENCED TO NH STATE PLANE NAD 83/11 GRID BASED ON GPS OBSERVATIONS PERFORMED BY T.F. BERNIER, INC. IN APRIL 2022.
- EXISTING STONE WALLS ARE TO BE REMOVED ONLY TO THE MINIMUM AMOUNT PRACTICABLE TO INSTALL NEW DRIVEWAYS. NO OTHER WALL DISTURBANCE SHALL BE PERMITTED.
- 40' WETLAND BUFFER ON LOTS 1 AND 2 TO BE MARKED WITH PERMANENT DISKS AVAILABLE FROM THE TOWN OF EXETER. DISKS SHALL BE SPACED NO MORE THAN 50' APART.
- ALL HOUSES SHALL BE EQUIPPED WITH STONE DRIP STRIPS WHERE APPROPRIATE TO ENSURE THE INFILTRATION OF ROOF RUNOFF. WHERE GUTTERS ARE REQUIRED AT SELECT LOCATIONS (I.E. OVER DOORWAYS, ETC.), DOWNSPOUTS SHALL BE DIRECTED TO THE DRIP STRIPS. GUTTER DOWNSPOUTS DIRECTED TO LAWN, WOODS OR LANDSCAPE AREAS SHALL NOT BE PERMITTED.

ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: **DECEMBER 15, 2022**

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	PLANNING BOARD	EBS	08/30/22
1	PLANNING BOARD	EBS	10/11/22
2	REV. PER COMMENTS	EBS	11/23/22
3	REV. PER COMMENTS	EBS	12/15/22

DRAWN BY: EBS  
APPROVED BY: EBS  
DRAWING FILE: 5307-SUB.dwg

SCALE: **(22"x34") 1" = 80'**  
**(11"x17") 1" = 160'**

OWNER/APPLICANT:  
**MAP 13 LOT 1**  
JUDITH A. NICHOLS  
FREDERICK J. NICHOLS  
100 BEECH HILL ROAD  
EXETER, NH 03833

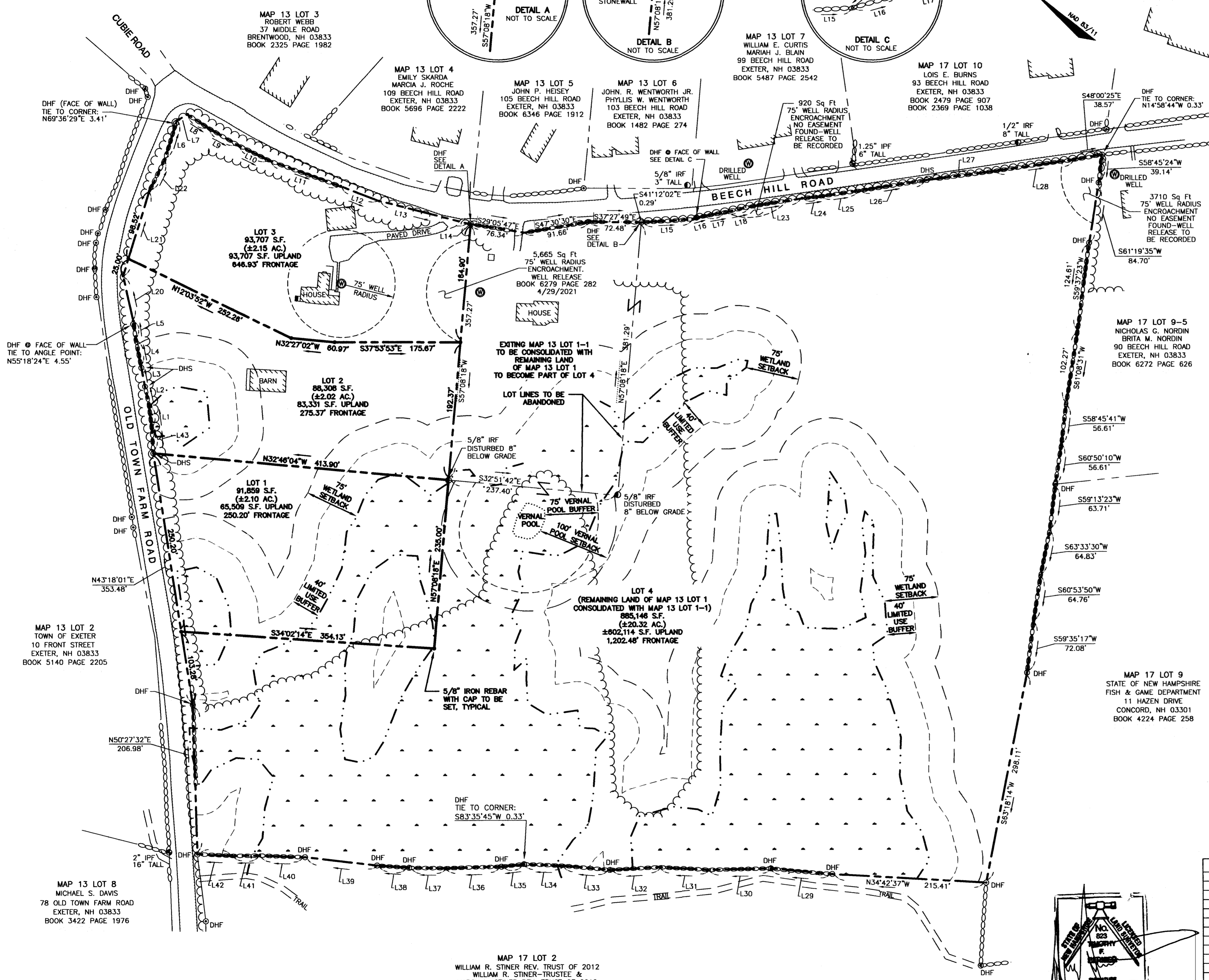
**MAP 13 LOT 1-1**  
JERRY AND CHRISTINE STERRITT  
98 BEECH HILL ROAD  
EXETER, NH 03833

PROJECT: **BEECH HILL SUBDIVISION**

TAX MAP 13, LOTS 1 & 1-1  
**BEECH HILL ROAD EXETER, NH 03833**

TITLE: **SUBDIVISION PLAN**

SHEET NUMBER: **C - 1**

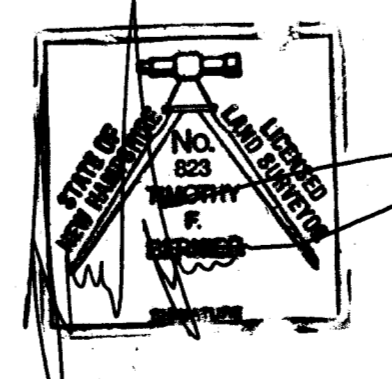


PERIMETER LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N44°45'39"E	33.64'	L15	S41°12'02"E	72.45'	L29	N32°39'40"W	86.15'
L2	N39°55'53"E	25.15'	L16	S53°39'55"E	15.45'	L30	N39°10'12"W	86.17'
L3	N41°20'42"E	26.57'	L17	S48°22'49"E	30.10'	L31	N34°20'34"W	68.70'
L4	N40°51'10"E	40.45'	L18	S50°22'53"E	36.82'	L32	N41°07'32"W	70.56'
L5	N44°39'06"E	26.80'	L19	NOT USED		L33	N32°45'43"W	64.86'
L6	N68°36'29"E	58.94'	L20	N39°30'03"E	63.90'	L34	N35°50'39"W	55.63'
L7	S68°48'39"E	17.34'	L21	N69°28'01"E	123.52'	L35	N43°52'25"W	31.55'
L8	S5°16'07"E	35.18'	L22	N78°02'21"E	49.17'	L36	N39°26'57"W	77.60'
L9	S75°10'E	47.75'	L23	S47°18'21"E	73.10'	L37	N37°05'17"W	51.50'
L10	S12°00'11"E	48.93'	L24	S43°51'07"E	25.17'	L38	N33°39'16"W	44.88'
L11	S18°17'54"E	104.91'	L25	S46°11'49"E	56.03'	L39	N31°14'32"W	101.41'
L12	S17°14'44"E	57.82'	L26	S46°57'25"E	94.71'	L40	N35°45'26"W	63.26'
L13	S23°35'49"E	127.99'	L27	S45°25'23"E	95.50'	L41	N38°25'27"W	38.58'
L14	S29°05'47"E	3.36'	L28	S46°12'33"E	113.55'	L42	N35°21'11"W	48.50'
						L43	N48°48'02"E	34.86'

TOWN OF EXETER, PLANNING BOARD  
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

MAP 17 LOT 2  
WILLIAM R. STINER REV. TRUST OF 2012  
WILLIAM R. STINER-TRUSTEE &  
MARCY L. STINER REV. TRUST OF 2012  
MARCY L. STINER-TRUSTEE  
79 OLD TOWN FARM ROAD  
EXETER, NH 03833  
BOOK 5454 PAGE 1789





**TEST PIT LOGS**

Test Pit No.1-1  
 ESHWI: 24'  
 Termination @ 54'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-10'	10YR3/2	FSL	GR	FR	N
10-16'	10YR4/4	FSL	GR	FR	N
16-24'	2.5Y5/4	FSL	GR	FR	N
24-54'	10YR4/4	S	GR	FR	P

Percolation Rate: 8 min/in

Test Pit No.4-3  
 ESHWI: 30'  
 Termination @ 60'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-6'	10YR3/2	FSL	GR	FR	N
6-18'	10YR4/4	FSL	GR	FR	N
18-30'	2.5Y4/4	FSL	GR	FR	N
30-60'	2.5Y5/3	FSL	BLK	FI	P

Test Pit No.1-2  
 ESHWI: 26'  
 Termination @ 60'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-10'	10YR3/3	FSL	GR	FR	N
10-18'	10YR4/4	FSL	GR	FR	N
18-26'	2.5Y5/4	FSL	GR	FR	N
26-60'	2.5Y4/4	S	GR	FR	P

Test Pit No.5-1  
 ESHWI: 30'  
 Termination @ 56'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-12'	10YR3/3	FSL	GR	FR	N
12-20'	10YR4/4	FSL	GR	FR	N
20-30'	2.5Y5/6	FSL	GR	FR	N
30-56'	2.5Y5/4	FSL	BLK	FI	P

Test Pit No.1-3  
 ESHWI: 32'  
 Termination @ 50'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-10'	10YR3/3	FSL	GR	FR	N
10-24'	10YR4/4	FSL	GR	FR	N
24-50'	2.5Y5/4	S	SG	L	P

Test Pit No.5-2  
 ESHWI: 38'  
 Termination @ 64'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-8'	10YR3/3	FSL	GR	FR	N
8-16'	10YR4/4	FSL	GR	FR	N
16-38'	10YR4/6	FSL	GR	FR	N
38-64'	2.5Y5/4	Gr	OM	FI	P

Test Pit No.2-1  
 ESHWI: 30'  
 Termination @ 52'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-8'	10YR3/3	FSL	GR	FR	N
8-14'	10YR4/4	FSL	GR	FR	N
14-30'	2.5Y5/6	S	GR	L	N
30-52'	10Y5/8	S	GR	FR	P

Test Pit No.6-1  
 ESHWI: 30'  
 Termination @ 66'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-8'	10YR3/3	FSL	GR	FR	N
8-14'	10YR4/4	FSL	GR	FR	N
14-30'	2.5Y5/6	S	GR	FR	N
30-66'	2.5Y5/3	FSL	BLK	FI	P

Test Pit No.2-2  
 ESHWI: 17'  
 Termination @ 60'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-8'	10YR3/3	FSL	GR	FR	N
8-17'	10YR4/4	FSL	GR	FR	N
17-60'	2.5Y5/6	S	GR	FR	P

Test Pit No.6-2  
 ESHWI: 38'  
 Termination @ 0'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-6'	10YR3/3	FSL	GR	FR	N
6-18'	10YR4/4	FSL	GR	FR	N
18-38'	10YR4/6	FSL	GR	FR	N
38-60'	2.5Y5/3	FSL	BLK	FI	P

Test Pit No.3-1  
 ESHWI: 20'  
 Termination @ 60'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-7'	10YR3/3	FSL	GR	FR	N
7-20'	10Y5/4	FSL	GR	FR	N
20-60'	2.5Y4/3	FSL	BLK	FI	P

Test Pit No.7-1  
 ESHWI: 24'  
 Termination @ 36'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-6'	10YR3/2	FSL	GR	FR	N
6-18'	10YR4/4	FSL	GR	FR	N
18-24'	2.5Y4/6	S	GR	L	N
24-36'	2.5Y5/4	S	BLK	FI	P

Test Pit No.3-2  
 ESHWI: 20'  
 Termination @ 48'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-8'	10YR3/3	FSL	GR	FR	N
8-20'	10Y5/4	FSL	GR	FR	N
20-48'	2.5Y4/3	FSL	BLK	FI	P

Test Pit No.7-2  
 ESHWI: 24'  
 Termination @ 42'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-6'	10YR3/2	FSL	GR	FR	N
6-12'	10YR4/4	FSL	GR	FR	N
12-24'	10YR4/6	S	GR	FR	N
24-42'	2.5Y5/3S	FSL	BLK	FI	P

Test Pit No.3-3  
 ESHWI: 20'  
 Termination @ 48'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-8'	10YR3/2	FSL	GR	FR	N
8-20'	10YR4/4	FSL	GR	FR	N
20-48'	2.5Y5/4	FSL	GR	FR	P

Test Pit No.7-3  
 ESHWI: 20'  
 Termination @ 54'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-10'	10YR3/3	FSL	GR	FR	N
10-20'	10YR4/4	FSL	GR	FR	N
20-54'	2.5Y5/4	S	GR	FR	P

Test Pit No.3-4  
 ESHWI: 28'  
 Termination @ 60'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-8'	10YR3/3	FSL	GR	FR	N
8-28'	10YR4/4	FSL	GR	FR	N
28-60'	2.5Y5/3	FSL	BLK	FI	P

Test Pit No.7-4  
 ESHWI: 18'  
 Termination @ 52'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-8'	10YR3/2	FSL	GR	FR	N
8-14'	10YR4/4	FSL	GR	FR	N
14-18'	10YR4/6	FSL	GR	FR	N
18-24'	2.5Y5/6	FS	GR	FR	P
24-36'	2.5Y5/4	FS	GR	FR	P
36-52'	2.5Y5/3	SIL	BLK	FI	P

Test Pit No.3-5  
 ESHWI: 30'  
 Termination @ 50'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-8'	10YR3/3	FSL	GR	FR	N
8-20'	10YR4/4	FSL	GR	FR	N
20-30'	2.5Y5/3	FSL	GR	FR	N
30-50'	2.5Y5/4	FSL	BLK	FI	P

Test Pit No.7-5  
 ESHWI: 24'  
 Termination @ 60'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-6'	10YR3/2	FSL	GR	FR	N
6-12'	10YR4/4	FSL	GR	FR	N
12-24'	2.5Y4/6	Sd	GR	FR	N
24-60'	2.5Y5/4	SL	GR	FR	P

Test Pit No.4-1  
 ESHWI: 24'  
 Termination @ 64'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-8'	10YR3/3	FSL	GR	FR	N
8-16'	10YR5/4	FSL	GR	FR	N
16-24'	10YR4/4	FSL	GR	FR	N
24-64'	2.5Y4/3	FSL	BLK	FI	P

Test Pit No.4-2  
 ESHWI: 20'  
 Termination @ 60'  
 Refused: No  
 Obs. Water: No

Depth	Color	Texture	Structure	Consistence	REDOX
0-10'	10YR3/3	FSL	GR	FR	N
10-20'	10YR4/4	FSL	GR	FR	N
20-60'	2.5Y5/3	FSL	BLK	FI	P

**LEGEND**

- PROPERTY LINE
- - - - - WETLAND BOUNDARY
- - - - - EXISTING CONTOUR
- - - - - 75' WETLAND SETBACK
- HISS SOIL BOUNDARY
- 543BH HISS SOIL DESIGNATION
- EXISTING TREE/DRIP LINE

HIGH INTENSITY MAP SYMBOL: 523BH

DRAINAGE CLASS	IDENTIFIER
1. EXCESSIVELY DRAINED	H. INDICATES HIGH INTENSITY SOIL MAP
2. WELL DRAINED	P. INDICATES PRELIMINARY MAP
3. MODERATELY WELL DRAINED	
4. SOMEWHAT POORLY DRAINED	
5. POORLY DRAINED	
6. VERY POORLY DRAINED	
7. NOT DETERMINABLE	

SLOPE CLASS
B. 0 TO 8%
C. 8 TO 15%
D. 15 TO 25%
E. 15 TO 25%

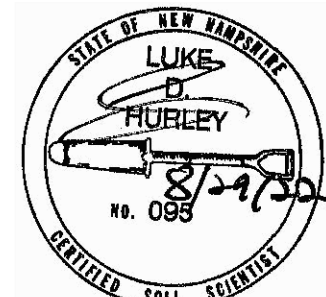
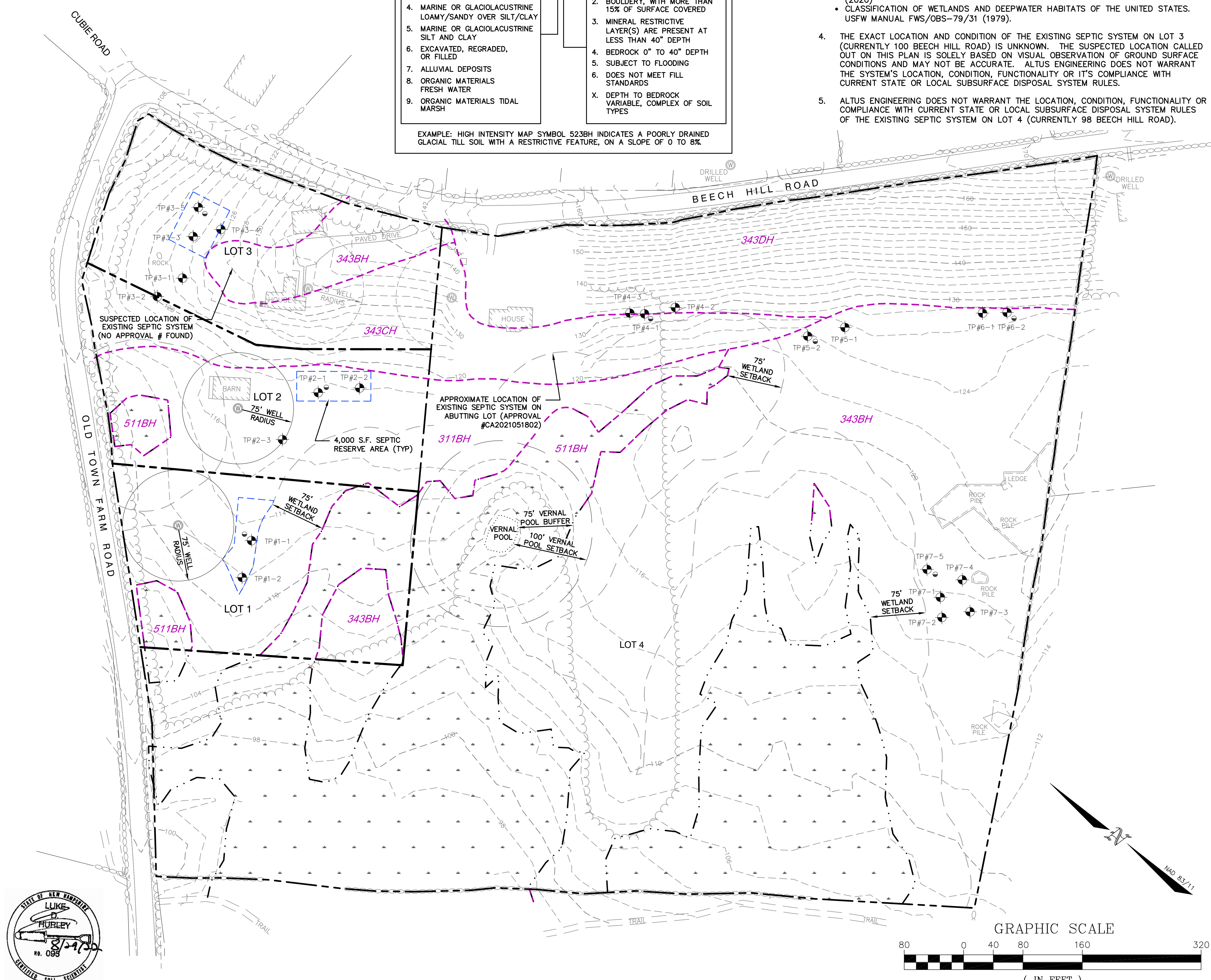
PARENT MATERIAL
1. GLACIOFLUVIAL
2. GLACIAL TILL
3. MARINE OR GLACIOLACUSTRINE VERY FINE SAND AND SILT
4. MARINE OR GLACIOLACUSTRINE LOAMY/SANDY OVER SILT/CLAY
5. MARINE OR GLACIOLACUSTRINE SILT AND CLAY
6. EXCAVATED, REGRADED, OR FILLED
7. ALLUVIAL DEPOSITS
8. ORGANIC MATERIALS FRESH WATER
9. ORGANIC MATERIALS TIDAL MARSH

RESTRICTIVE FEATURE
1. NONE
2. BOULDERY, WITH MORE THAN 15% OF SURFACE COVERED
3. MINERAL RESTRICTIVE LAYER(S) ARE PRESENT AT LESS THAN 40" DEPTH
4. BEDROCK 0" TO 40" DEPTH
5. SUBJECT TO FLOODING
6. DOES NOT MEET FILL STANDARDS
X. DEPTH TO BEDROCK VARIABLE, COMPLEX OF SOIL TYPES

EXAMPLE: HIGH INTENSITY MAP SYMBOL 523BH INDICATES A POORLY DRAINED GLACIAL TILL SOIL WITH A RESTRICTIVE FEATURE, ON A SLOPE OF 0 TO 8%.

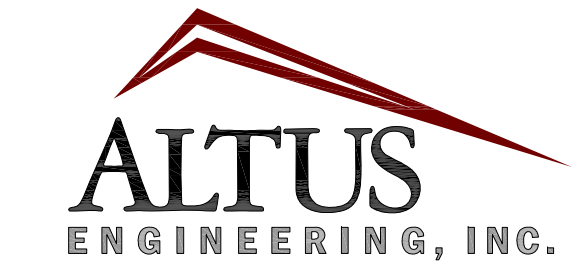
**NOTES**

- TEST PITS WERE PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC., ON AUGUST 10, 2022 AND WITNESSED BY THE ROCKINGHAM COUNTY CONSERVATION DISTRICT.
- HISS MAPPING PREPARED BY GOVE ENVIRONMENTAL SERVICES, INC.
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES INC. IN MARCH OF 2022 UTILIZING THE FOLLOWING STANDARDS:
  - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2. UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
  - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
  - U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST, VERSION 3.5. (2020).
  - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).
- THE EXACT LOCATION AND CONDITION OF THE EXISTING SEPTIC SYSTEM ON LOT 3 (CURRENTLY 100 BEECH HILL ROAD) IS UNKNOWN. THE SUSPECTED LOCATION CALLED OUT ON THIS PLAN IS SOLELY BASED ON VISUAL OBSERVATION OF GROUND SURFACE CONDITIONS AND MAY NOT BE ACCURATE. ALTUS ENGINEERING DOES NOT WARRANT THE SYSTEM'S LOCATION, CONDITION, FUNCTIONALITY OR ITS COMPLIANCE WITH CURRENT STATE OR LOCAL SUBSURFACE DISPOSAL SYSTEM RULES.
- ALTUS ENGINEERING DOES NOT WARRANT THE LOCATION, CONDITION, FUNCTIONALITY OR COMPLIANCE WITH CURRENT STATE OR LOCAL SUBSURFACE DISPOSAL SYSTEM RULES OF THE EXISTING SEPTIC SYSTEM ON LOT 4 (CURRENTLY 98 BEECH HILL ROAD).

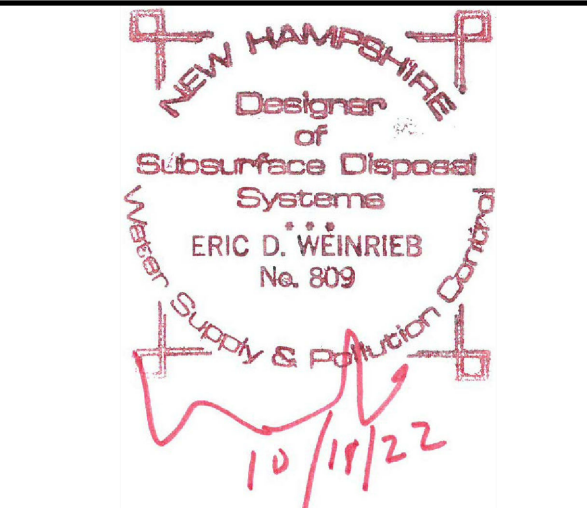


**CASE #22-14**

TOWN OF EXETER PROJECT REFERENCE



133 Court Street  
 (603) 433-2335  
 Portsmouth, NH 03801  
 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: PLANNING BOARD

ISSUE DATE: DECEMBER 15, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	PLANNING BOARD	EBS	08/30/22
1	ADDED TEST PIT LOGS	EBS	09/09/22
2	REV. PER NHDES	EBS	10/11/22
3	REV. PER COMMENTS	EBS	11/23/22
4	REV. PER COMMENTS	EBS	12/15/22

DRAWN BY: EBS

APPROVED BY: EBS

DRAWING FILE: 5307-SUB.dwg

SCALE: (22"x34") 1" = 80'  
 (11"x17") 1" = 160'

OWNER/APPLICANT:

MAP 13 LOT 1  
 JUDITH A. NICHOLS  
 FREDERICK J. NICHOLS  
 100 BEECH HILL ROAD  
 EXETER, NH 03833

MAP 13 LOT 1-1  
 JERRY AND CHRISTINE STERRITT  
 98 BEECH HILL ROAD  
 EXETER, NH 03833

PROJECT: BEECH HILL SUBDIVISION

TAX MAP 13, LOTS 1 & 1-1

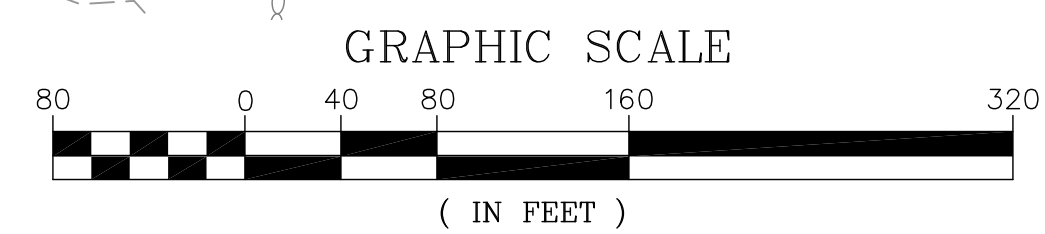
BEECH HILL ROAD  
 EXETER, NH 03833

TITLE:

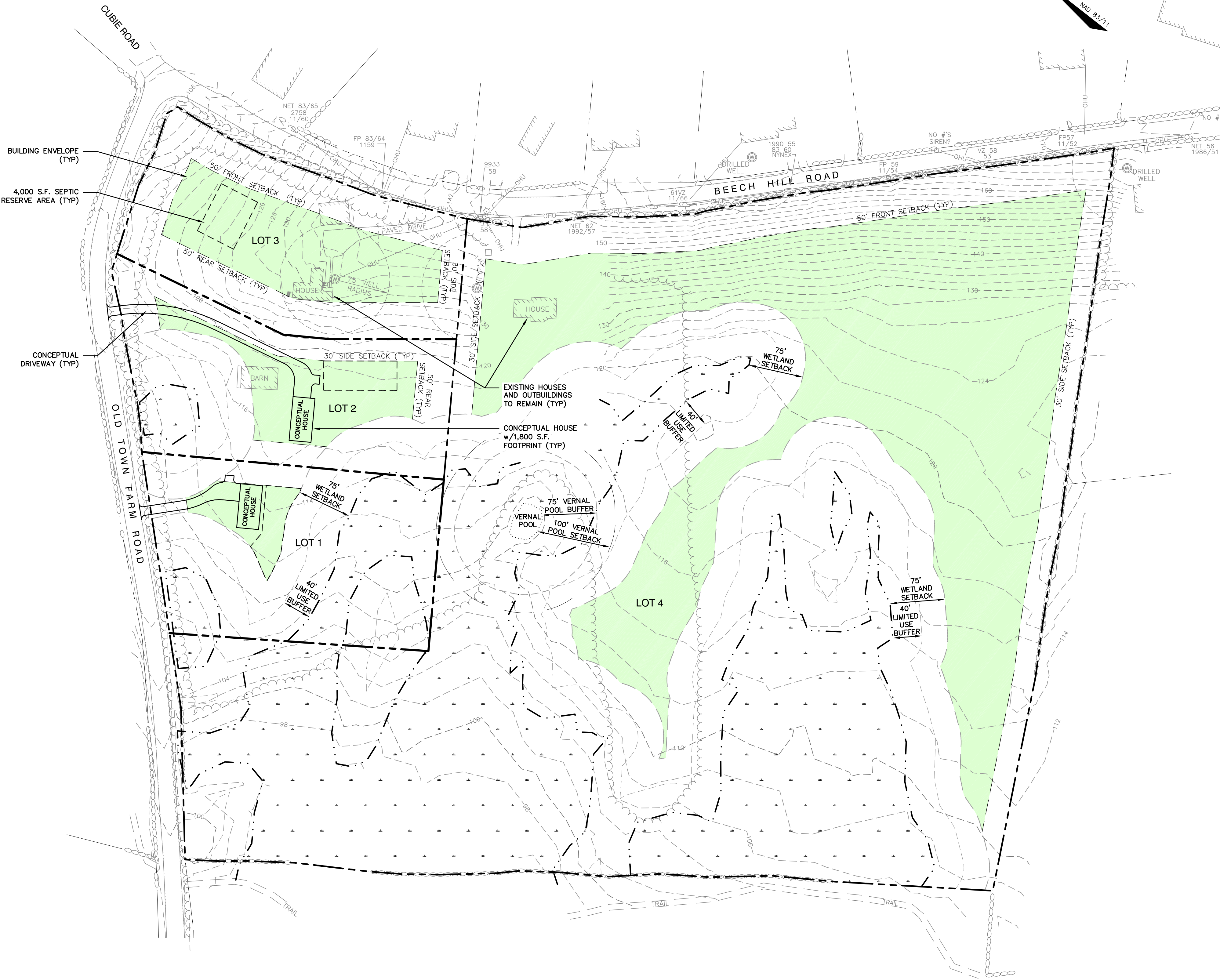
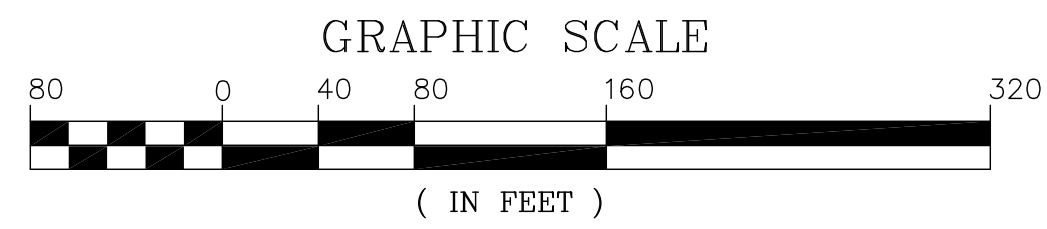
TOPOGRAPHY AND SOILS PLAN

SHEET NUMBER:

C - 2





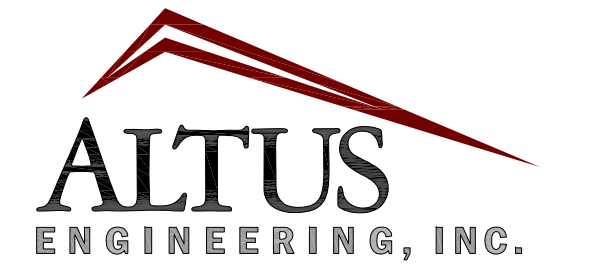


**NOTES**

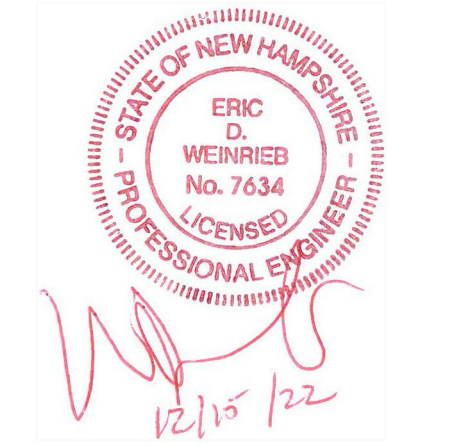
- HOUSE AND DRIVEWAY LOCATIONS AND ANY GRADING SHOWN ARE SCHEMATIC AND INTENDED FOR PLANNING PURPOSES ONLY. ACTUAL HOUSE, DRIVEWAY, SEPTIC SYSTEM AND GRADING CONFIGURATIONS AND LOCATIONS MAY VARY DEPENDING ON THE SPECIFIC DESIGNS FOR EACH INDIVIDUAL LOT AS PREPARED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO, BUILDING SETBACKS, WETLAND BUFFERS AND SUBSURFACE SANITARY DISPOSAL RULES.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.
- LOTS TO BE SERVICED BY UNDERGROUND ELECTRIC AND COMMUNICATIONS UTILITIES FROM BEECH HILL OR OLD TOWN FARM ROAD AND PRIVATE WELLS AND SUBSURFACE SANITARY DISPOSAL SYSTEMS. LOT OWNERS SHALL BE RESPONSIBLE FOR COORDINATION WITH APPROPRIATE UTILITY COMPANIES AND OBTAINING ALL NECESSARY PERMITS.
- ALL DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE AWAY FROM THE PUBLIC WAY AT 2% FOR A MINIMUM OF 10' OR TO THE LIMITS OF THE RIGHT OF WAY, WHICHEVER IS GREATER.
- WHERE A DRIVEWAY CROSSES A ROADSIDE SWALE, A 12" CPP CULVERT SHALL BE INSTALLED SO AS TO NOT IMPEDE DRAINAGE FLOW.
- ANY DRIVEWAY SIDE SLOPE IN EXCESS OF 3:1 AND ALL RETAINING WALLS IN THE VICINITY OF VEHICULAR TRAFFIC OR PARKING AREAS SHALL BE EQUIPPED WITH GUARDRAILS PLACED NO LESS THAN 2' FROM THE EDGE OF PAVEMENT.
- ANY RETAINING WALL IN EXCESS OF FOUR FEET IN HEIGHT SHALL BE BUILT IN ACCORDANCE WITH A DESIGN STAMPED BY A NH LICENSED ENGINEER FAMILIAR WITH WALL DESIGN.
- ALL HOUSES SHALL BE EQUIPPED WITH STONE DRIP STRIPS WHERE APPROPRIATE TO ENSURE THE INFILTRATION OF ROOF RUNOFF. WHERE GUTTERS ARE REQUIRED AT SELECT LOCATIONS (I.E. OVER DOORWAYS, ETC.), DOWNSPOUTS SHALL BE DIRECTED TO THE DRIP STRIPS. GUTTER DOWNSPOUTS DIRECTED TO LAWN, WOODS OR LANDSCAPE AREAS SHALL NOT BE PERMITTED.
- ALL SLOPES IN EXCESS OF 3:1 AND ALL SWALES SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN BIODEGRADABLE EROSION CONTROL BLANKET (OR APPROVED EQUAL) SECURED WITH BIODEGRADABLE FASTENERS.
- A MINIMUM OF 6" OF SCREENED LOAM AND SEED SHALL BE APPLIED TO ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE OUTSIDE BUILDING, PAVEMENT AND DRIP EDGE LIMITS.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHOWN ARE CONCEPTUAL IN NATURE AND SHOULD BE TAILORED TO THE FINAL HOUSE AND DRIVEWAY DESIGNS SPECIFIED BY THE LOT OWNERS. ALL SEDIMENT AND EROSION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE NH STORMWATER MANUAL, LATEST EDITION.
- ADDITIONAL DRAINAGE INFRASTRUCTURE MAY BE REQUIRED BASED ON FINAL GRADING AS SPECIFIED BY INDIVIDUAL LOT OWNERS. LOT OWNERS SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF SAID INFRASTRUCTURE.
- NEW OVERHEAD SERVICES WILL BE REQUIRED ON OLD TOWN FARM ROAD FOR LOTS 1 AND 2. COORDINATION WITH SERVICE PROVIDERS AND INSTALLATION SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- WETLAND SETBACKS SHALL BE FLAGGED PRIOR TO ANY LOT DEVELOPMENT.

**CASE #22-14**

TOWN OF EXETER PROJECT REFERENCE



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: **DECEMBER 15, 2022**

NO.	DESCRIPTION	BY	DATE
0	PLANNING BOARD	EBS	08/30/22
1	PLANNING BOARD	EBS	10/11/22
2	REV. PER COMMENTS	EBS	11/23/22
3	REV. PER COMMENTS	EBS	12/15/22

DRAWN BY: \_\_\_\_\_ EBS  
APPROVED BY: \_\_\_\_\_ EBS  
DRAWING FILE: 5307-SUB.dwg

SCALE:  
(22"x34") 1"= 80'  
(11"x17") 1"=160'

OWNER/APPLICANT:  
**MAP 13 LOT 1**  
JUDITH A. NICHOLS  
FREDERICK J. NICHOLS  
100 BEECH HILL ROAD  
EXETER, NH 03833  
**MAP 13 LOT 1-1**  
JERRY AND CHRISTINE STERRITT  
98 BEECH HILL ROAD  
EXETER, NH 03833

PROJECT:  
**BEECH HILL  
SUBDIVISION**  
TAX MAP 13, LOTS 1 & 1-1  
BEECH HILL ROAD  
EXETER, NH 03833

TITLE:  
**CONCEPTUAL LOT  
DEVELOPMENT PLAN**

SHEET NUMBER:  
**C - 3**

TOWN OF EXETER, PLANNING BOARD  
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_



# SEDIMENT AND EROSION CONTROL NOTES

## PROJECT NAME AND LOCATION

100 BEECH HILL ROAD  
EXETER, NEW HAMPSHIRE  
TAX MAP 13 LOT 1

LATITUDE: 43°00'54" N  
LONGITUDE: 71°01'45" W

OWNER/APPLICANT:  
JUDITH AND FREDERICK NICHOLS  
100 BEECH HILL ROAD  
EXETER, NH 03833

## DESCRIPTION

The project consists of a three-lot single family residential subdivision with no new roadway or associated infrastructure.

## DISTURBED AREA

Given that each house lot will be developed independently to the specific plans prepared by each owner, the total area to be disturbed for the development is unknown.

## PROJECT PHASING

The project will be completed on a per lot basis by individual contractors retained by the lot owners.

## NAME OF RECEIVING WATER

The site drains to an unnamed wetland tributary to the Fresh River.

## SEQUENCE OF MAJOR ACTIVITIES (TO BE REPEATED FOR EACH LOT)

1. Install temporary erosion control measures including perimeter controls, stabilized construction entrance and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Delineate limits of disturbance.
3. Remove trees, stumps and brush strip loam and stockpile.
4. Construct building foundations.
5. Rough grade site including placement of borrow materials.
6. Construct new buildings and associated improvements.
7. Construct drainage structures, culverts, utilities & pavement base course materials.
8. Install base course paving.
9. Install top course paving.
10. Loom (6" min) and seed on all disturbed areas not paved or otherwise stabilized.
11. Install landscaping.
12. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

## TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 - 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, perimeter controls shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area and permanent measures are established, perimeter controls shall be removed.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through appropriate perimeter controls. All storm drain inlets shall be provided with inlet protection measures.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

## INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

### A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.25 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-up sediment shall be removed from perimeter barriers when it has reached one-third the height of the barrier or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
  - a. Base coarse gravels have been installed in areas to be paved;
  - b. A minimum of 85% vegetative growth as been established;
  - c. A minimum of 3 inches of non-erosive material such as stone or riprap has been installed; - or
  - d. Erosion control blankets have been properly installed.
9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

### B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing - In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
  - a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
  - b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

### 2. Guidelines for Winter Mulch Application -

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrubs.
Jute and Fibrous Matting (Erosion Blanket)	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.

Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100%, dry weight basis. * Particle size by weight is 100% passing a 6" screen and a minimum of 70 % maximum of 85%, passing a 0.75" screen. * The organic portion needs to be fibrous and elongated. * Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. * The pH should fall between 5.0 and 8.0.

3. Maintenance - All mulches must be inspected periodically, in particular after rainstorms, to check for fill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.
- C. PERMANENT SEEDING -
  1. Bedding - stones larger than 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.
  2. Fertilizer - lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and organic fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:
 

Agricultural Limestone @ 100 lbs. per 1,000 s.f.	10-20-20 organic fertilizer @ 12 lbs. per 1,000 s.f.
--	--
  3. Seed Mixture (for lawns\*\*):
 

Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	24	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10

 Seed Mixture (For slope embankments\*\*):  
Grass Seed: Provide fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:
 

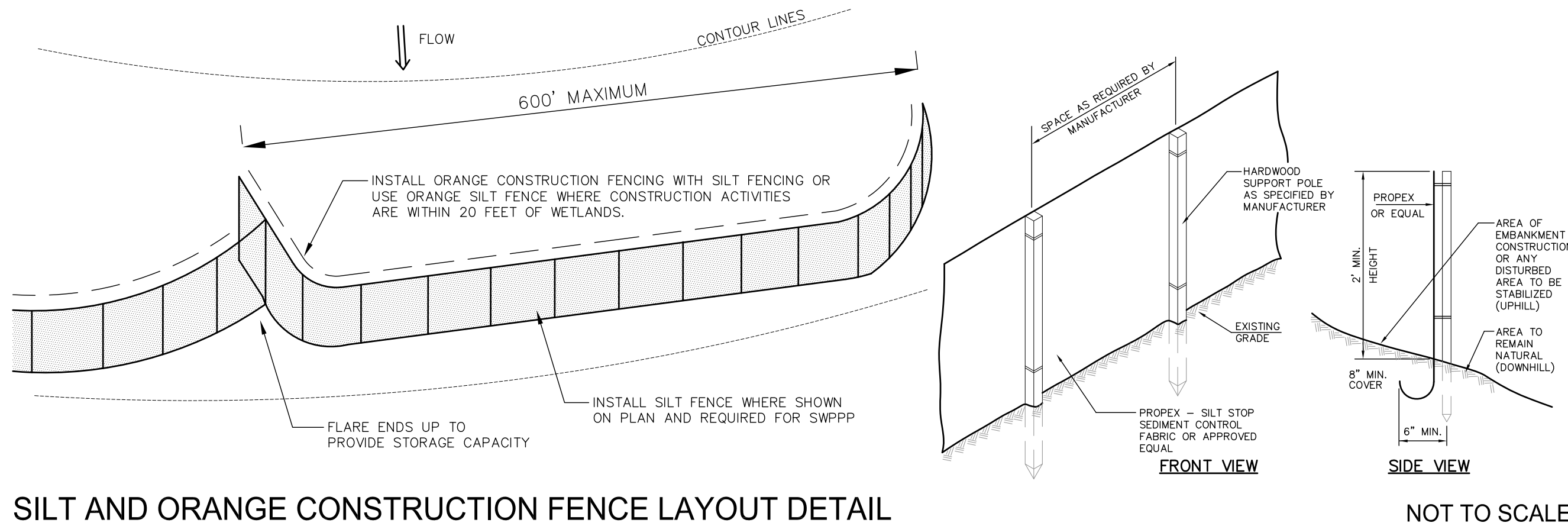
Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs./Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
Total			90 (80)

- a. Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
- b. Fescue varieties shall include - Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.

\*\* In the event that the seed mixes shown here conflict with the project landscape plans, the landscape plans shall govern.

## WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;
2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and
3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.

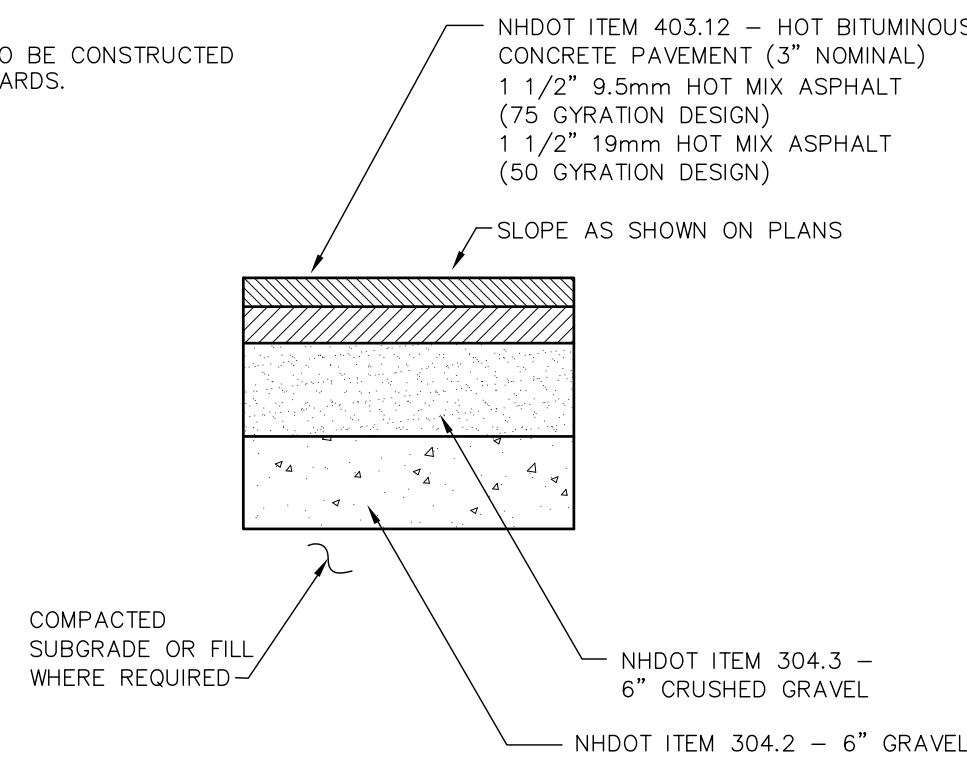


SILT AND ORANGE CONSTRUCTION FENCE LAYOUT DETAIL

NOT TO SCALE

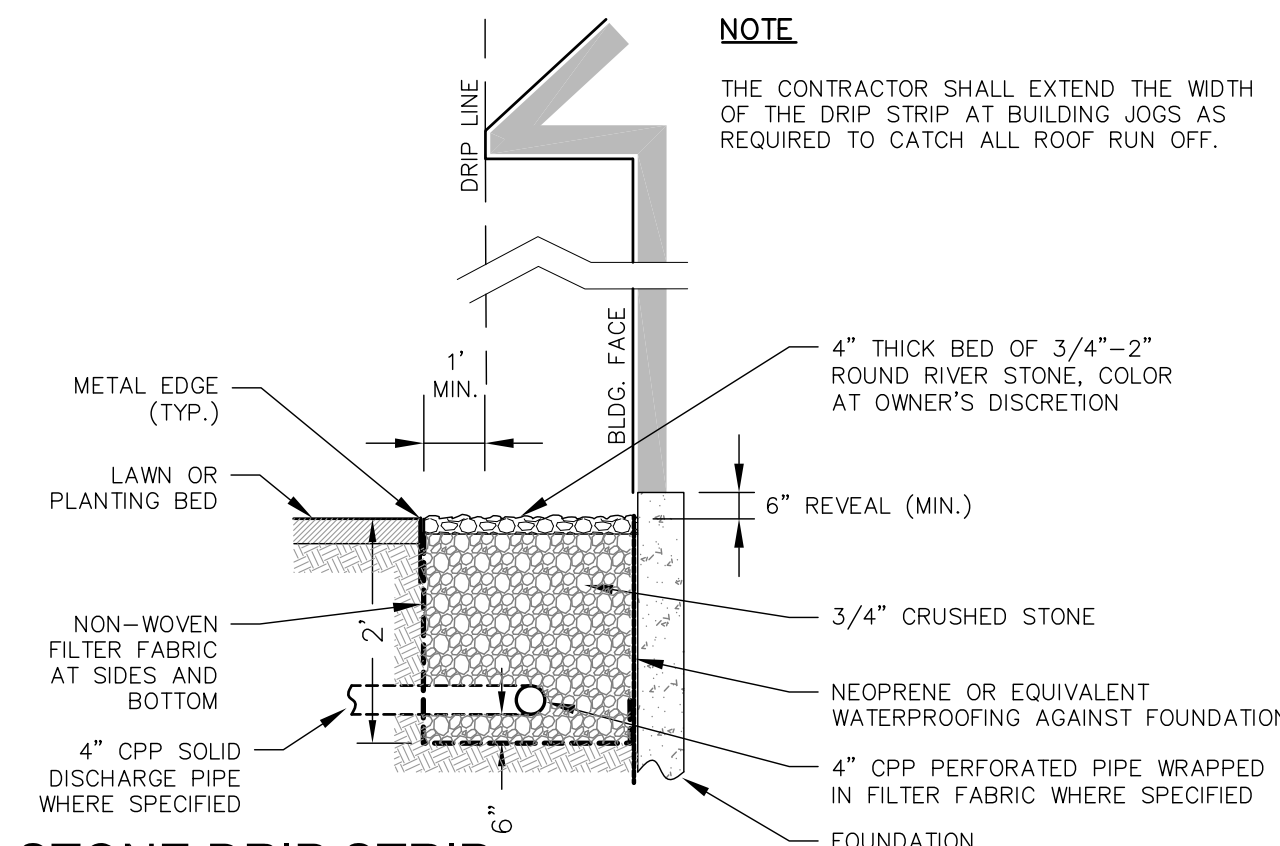
## NOTES:

1. ALL DRIVEWAYS TO BE CONSTRUCTED PER TOWN STANDARDS.



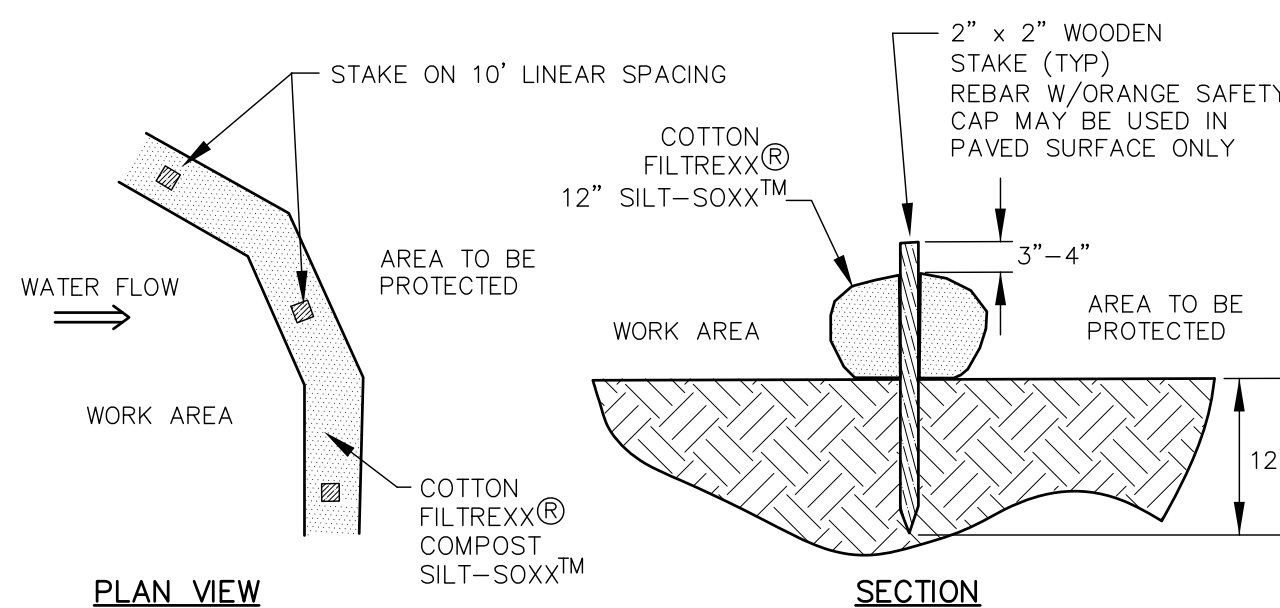
DRIVEWAY CROSS SECTION

NOT TO SCALE



STONE DRIP STRIP

NOT TO SCALE

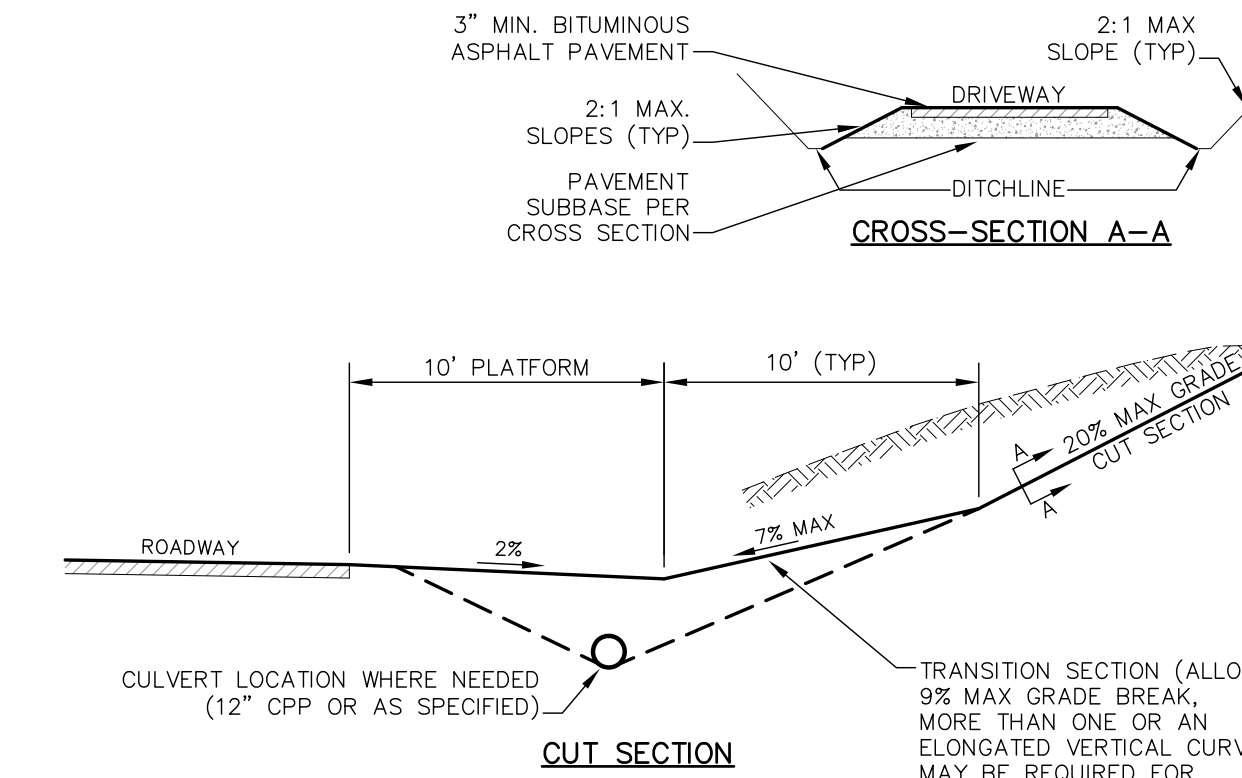


## NOTES:

1. SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
3. SILT-SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY SILT-SOXX SHALL BE DISPOSED OF PROPERLY.

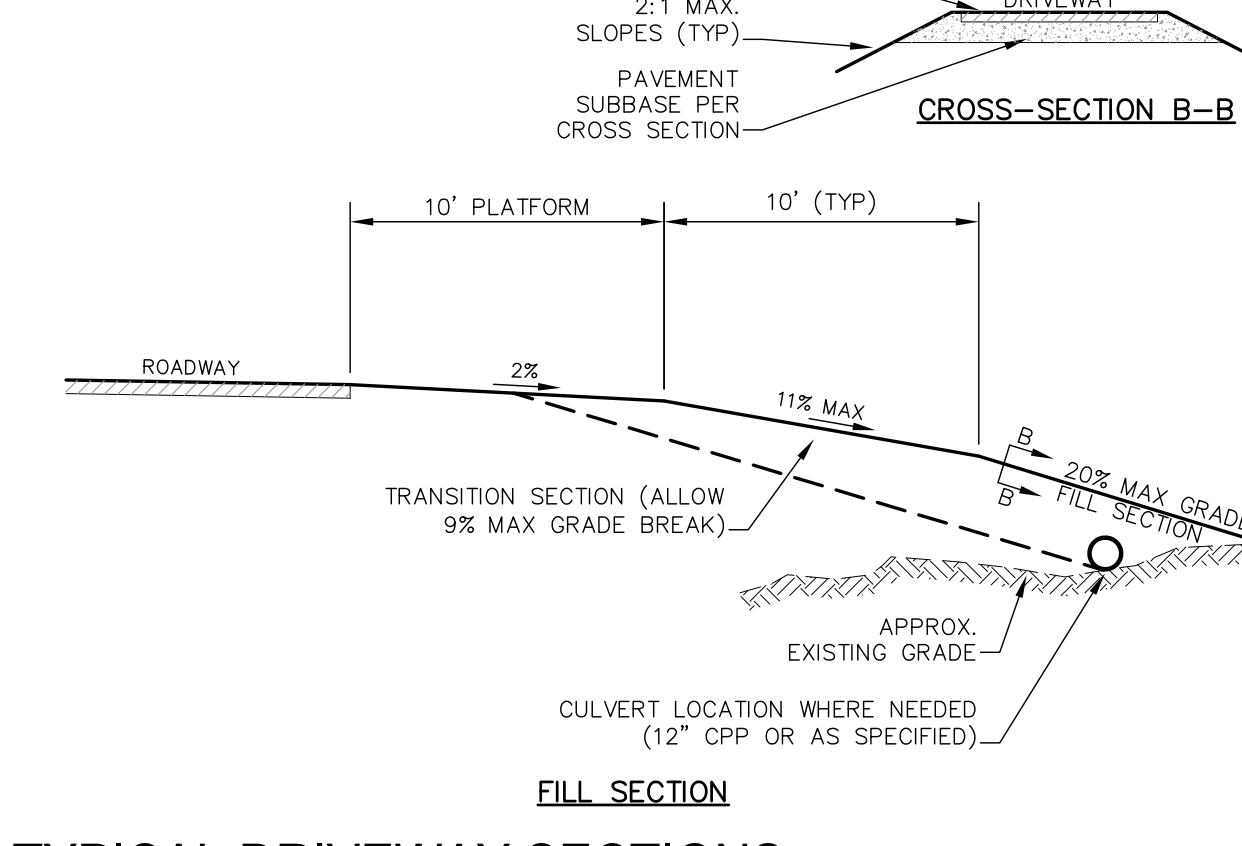
TUBULAR SEDIMENT BARRIER

NOT TO SCALE



TYPICAL DRIVEWAY SECTIONS

NOT TO SCALE



TYPICAL DRIVEWAY SECTIONS

NOT TO SCALE

## NOTES:

1. ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING STANDARDS:
  - a) THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
  - b) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70-85% PASSING A 0.75" SCREEN.
  - c) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
  - d) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
  - e) SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm.
  - f) THE pH SHALL BE BETWEEN 5.0 AND 8.0.

3. ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
4. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE) AND A MINIMUM OF 36" WIDE. ON LONGER AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
5. FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
7. ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.
8. FILTER BERMS ARE PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES SUCH AS SILTFENCE.

ORGANIC FILTER BERM

NOT TO SCALE

CASE #22-14

TOWN OF EXETER PROJECT REFERENCE

**ALTUS**  
ENGINEERING, INC.

133 Court Street  
(603) 433-2335

Portsmouth, NH 03801  
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:

PLANNING BOARD

ISSUE DATE:

DECEMBER 15, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	PLANNING BOARD	EBS	10/11/22
1	CONSOLIDATED DETAILS	EBS	12/15/22

DRAWN BY: EBS

APPROVED BY: EBS

DRAWING FILE: 5307-SUB.dwg

SCALE:

AS NOTED

OWNER/APPLICANT:

MAP 13 LOT 1

JUDITH A. NICHOLS  
FREDERICK J. NICHOLS  
100 BEECH HILL ROAD  
EXETER, NH 03833

MAP 13 LOT 1-1

JERRY AND CHRISTINE STERRITT  
98 BEECH HILL ROAD  
EXETER, NH 03833

PROJECT:

BEECH HILL  
SUBDIVISION

TAX MAP 13, LOTS 1 & 1-1

BEECH HILL ROAD  
EXETER, NH 03833

TITLE:

DETAILS

SHEET NUMBER:

C - 4





# TOWN OF EXETER

## *Planning and Building Department*

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

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

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**Date:** December 15, 2022  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** Todd & Corinne Cambio PB Case #22-18

The Applicant is seeking a lot line adjustment of the common boundary line between their property located at 8 Hillside Avenue and the abutting property located at 6 Hillside Avenue owned by Patrick and Elissa Simpson. The proposed lot line adjustment will allow for the conveyance of 2,128 square feet of lot area from the abutting property at 6 Hillside Avenue (TM #97-5-8) to their property at 8 Hillside Avenue (TM #97-5-7). The subject properties are located in the R-1, Low Density Residential zoning district.

The Applicant has submitted a lot line adjustment plan and supporting documents, dated November 14<sup>th</sup>, 2022 and November 23<sup>rd</sup>, 2022 respectively, 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.

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

The Applicant had been scheduled to present their plans at the December 8<sup>th</sup>, 2022 meeting, however, there was no one in attendance to present and the Board tabled consideration of the application to the December 22<sup>nd</sup>, 2022 meeting.

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 Todd & Corinne Cambio (PB Case #22-18) for Lot Line Adjustment approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



RECEIVED

NOV 14 2022

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

EXETER PLANNING OFFICE

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

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

PB# 22-18	APPLICATION
11/14/22	DATE RECEIVED
60.00	APPLICATION FEE
	PLAN REVIEW FEE
80.00	ABUTTER FEE
50.00	LEGAL NOTICE FEE
	INSPECTION FEE
\$ 190.00	TOTAL FEES
	AMOUNT REFUNDED

1. NAME OF LEGAL OWNER OF RECORD: PATRICK + ELISSA SIMPSON  
 ADDRESS: 6 HILLSIDE AVE, EXETER, NH  
 TELEPHONE: ( ) \_\_\_\_\_

2. NAME OF APPLICANT: TODD + CORINNE CAMBIO  
 ADDRESS: 8 HILLSIDE AVE, EXETER, NH  
tcambio@hotmail.com TELEPHONE: (860) 287-3768

3. RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER: \_\_\_\_\_  
NEIGHBOR  
 (Written permission from Owner is required, please attach.)

4. DESCRIPTION OF PROPERTY:  
 ADDRESS: 6 HILLSIDE AVE, EXETER  
 TAX MAP: 97 PARCEL #: 5-08 ZONING DISTRICT: R-1  
 AREA OF ENTIRE TRACT: \_\_\_\_\_ PORTION BEING DEVELOPED: \_\_\_\_\_



5. EXPLANATION OF PROPOSAL: PROPOSED LOT LINE ADJUSTMENT  
OF PARCEL A 2,128 S.F. TO BE COMBINED WITH  
97-5-07 FROM LOT 97 5-08

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

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

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. <u>PLAT OF LAND DRAFT</u>	
B. _____	
C. _____	
D. _____	
E. _____	
F. _____	

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

9. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: HENRY BOYD MILLENNIUM ENGINEERING  
ADDRESS: 13 HAMPTON ROAD, EXETER, NH  
PROFESSION: SURVEYOR TELEPHONE: (603) 798-0528

10. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED: WE JUST  
WANT A LOT LINE THAT INCLUDES OUR DRIVEWAY  
AND REMAINING WALL WHICH WE THOUGHT WAS  
OURS WHEN WE MOVED IN.





**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.

---

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**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 10/24/22 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.

Todd M. Cambio  
8 Hillside Ave  
Exeter, NH 03833

11/1/22

**TO WHOM IT MAY CONCERN:**


This letter is in reference to my application for a lot line adjustment of Parcel A (2,128 sq ft) to be conveyed and combined with my tax map 97 5-07.

My neighbors, Patrick and Elissa Simpson of lot 97 5-08 and myself have both agreed to this lot line adjustment. It follows the topography of my driveway straight back to the retaining wall continuing until it reaches the tree line.

SINCERELY,

APPLICANT: TODD M. CAMBIO

APPLICANT SIGNATURE:  DATE: 11/5/22

NEIGHBOR:  PATRICK SIMPSON

SIGNATURE:  DATE: 11/8/22



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 97 5-08  
 NAME PATRICK + ELISSA SIMPSON  
 ADDRESS 6 HILLSIDE AVE  
EXETER NH 03833

TAX MAP 97 ~~5-07~~ 5-07  
 NAME TODD + CORINNE CAMBIO  
 ADDRESS 5 HILLSIDE AVE  
EXETER NH 03833

TAX MAP 97-3-1  
 NAME MARCO + JAIME IACOBUCCI  
 ADDRESS 5 KINGSTON RD  
EXETER NH 03833

TAX MAP 97 5-03  
 NAME JAMES D. RAYMOND  
 ADDRESS 5 HILLSIDE AVE  
EXETER NH 03833

TAX MAP 97 5-06  
 NAME NATHALIE GODBOUT +  
 ADDRESS DAV ROEPKE  
10 HILLSIDE AVE, EXETER 03833

TAX MAP 97 5-02  
 NAME WOLFGANG + ALICE HARDER  
 ADDRESS 3 HILLSIDE AVE  
EXETER NH 03833

TAX MAP 97 5-09  
 NAME MOLLY HAREINGTON  
 ADDRESS 4 HILLSIDE AVE  
EXETER, NH 03833

TAX MAP 97 3  
 NAME TAYLOR SANBORN  
 ADDRESS 54 KINGSTON RD  
EXETER NH 03833

TAX MAP 97 5-04  
 NAME DAV + ANNE Mac RITCHIE  
 ADDRESS 7 HILLSIDE AVE  
EXETER NH 03833

TAX MAP 97 1  
 NAME WOOL MARTIN REV. TRUST  
 ADDRESS MARTIN WOOL TRUSTEE  
756 CORDWA CIRCLE  
THE VILLAGES, FL 32162  
 TAX MAP KB 5674 PBI 2634  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

TAX MAP \_\_\_\_\_  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

TAX MAP \_\_\_\_\_  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

TAX MAP \_\_\_\_\_  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

TAX MAP \_\_\_\_\_  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

TAX MAP \_\_\_\_\_  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

**Please attach additional sheets if needed**



## 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 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"/>	<input type="checkbox"/>	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.
<input type="checkbox"/>	<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.







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

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

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

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



(97)  
1  
N/F  
WOOL MARTIN REV. TRUST  
MARTIN WOOL TRUSTEE  
756 CORDOVA CIRCLE  
THE VILLAGES, FL 32162  
BK. 5674 PG. 2634

**RECORD OWNERS**

(97) 5-08 PATRICK S. & LYNNE ELISSA SIMPSON 6 HILLSIDE AVENUE EXETER, NH 03833 BK. 5683 PG. 1238 85,078 S.F. 1.95 ACRES	(97) 5-07 TODD M. & CORINNE E. CAMBIO 8 HILLSIDE AVENUE EXETER, NH 03833 BK. 5567 PG. 0362 110,178 S.F. 2.53 ACRES
--	---

**PLAN NOTE**

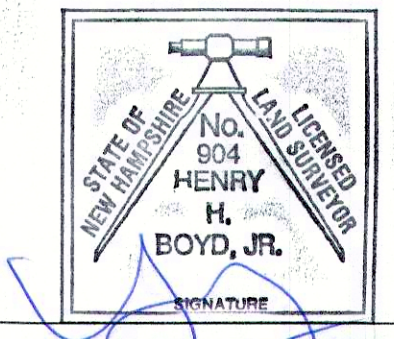
THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN TAX MAP 97 LOT 5-07 AND TAX MAP 97 LOT 5-08.

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

I CERTIFY:  
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN MARCH AND JUNE OF 2022.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF REGISTER OF DEEDS.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



LICENSED LAND SURVEYOR DATE 10-12-2022

PLANNING BOARD CASE NUMBER 22-XX

**PLAT OF LAND**  
IN  
**EXETER, NH**

SHOWING  
**A LOT LINE ADJUSTMENT**  
**AT 6 & 8 HILLSIDE AVENUE**  
(ASSESSORS MAP 97 LOTS 5-08 & 5-07)

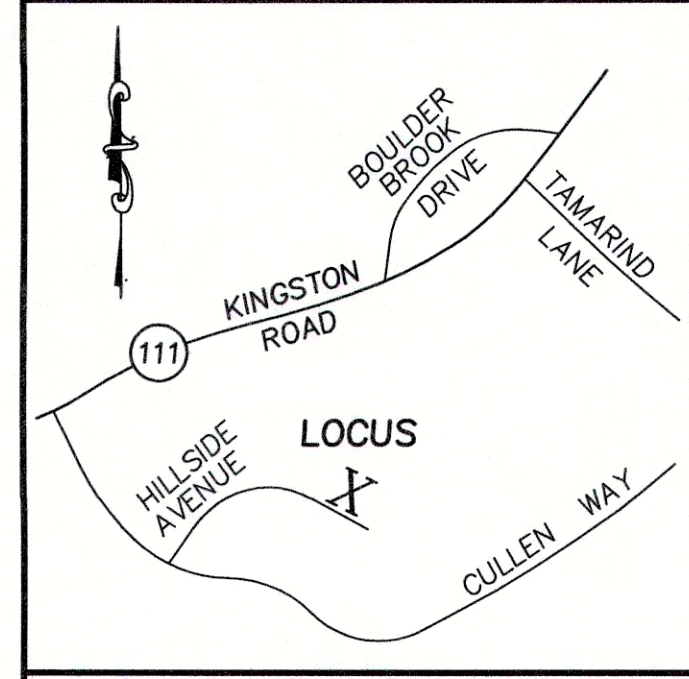
RECORD OWNERS  
**PATRICK S. & LYNNE ELISSA SIMPSON**  
6 HILLSIDE AVENUE EXETER, NH 03833  
**TODD M. & CORINNE E. CAMBIO**  
8 HILLSIDE AVENUE EXETER, NH 03833

**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

SCALE: 1"=40' DRWN. BY: H.H.B. PROJECT: E222861  
DATE: OCT. 12, 2022 CHKD. BY: R.S.G.

NO.	DATE	DESCRIPTION	BY

- NOTES:**
- 1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
  - 2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 330130 0404 E EFFECTIVE DATE MAY 17, 2005.
  - 3) NO WETLAND DELINEATION WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY.
  - 4) THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.



**ZONING DISTRICT**  
**R-1 RESIDENTIAL**

**MINIMUM REQUIREMENTS**

AREA (NO SEWER)	2 ACRES
AREA (SEWER)	40,000 S.F.
LOT WIDTH	150'
LOT DEPTH	150'
FRONTAGE	150'

**BUILDING SETBACKS**

FRONT	25'
SIDE	15'
BOTH	30'
REAR	25'
HYDRIC B SOILS	40'

**BUILDING COVERAGE**

MAXIMUM	OPEN SPACE	15%
MINIMUM		70%

**LEGEND**

- I.P. IRON PIPE
- I ROD IRON ROD
- FND. FOUND
- (0/00) ASSESSORS MAP AND PARCEL
- EXISTING FENCE
- ⊕ UTILITY POLE
- - - OHW - - - OVERHEAD WIRE
- ⊗ WATER VALVE
- ⊕ HYDRANT
- ⊕ SEWER MANHOLE

(97)  
3  
N/F  
TAYLOR W. SANBORN  
54 KINGSTON RD  
EXETER, NH 03833  
BK. 6259 PG. 2434

(97)  
3-1  
N/F  
MARCO & JAIME IACOBUCCI  
50 KINGSTON RD.  
EXETER, NH 03833  
BK. 5751 PG. 2802

(97)  
5-09  
N/F  
MARC CHABOT & MOLLY HARRINGTON  
4 HILLSIDE AVE.  
EXETER, NH 03833  
BK. 4467 PG. 1409

(97)  
5-08  
REMAINING AREA  
82,950 S.F.  
1.90 ACRES

(97)  
5-07  
NEW AREA  
112,306 S.F.  
2.58 ACRES

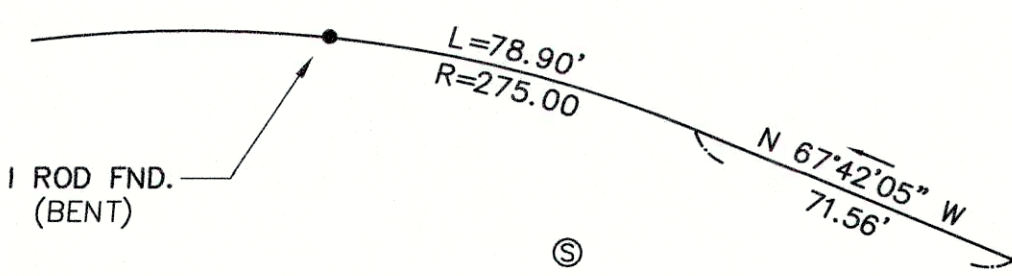
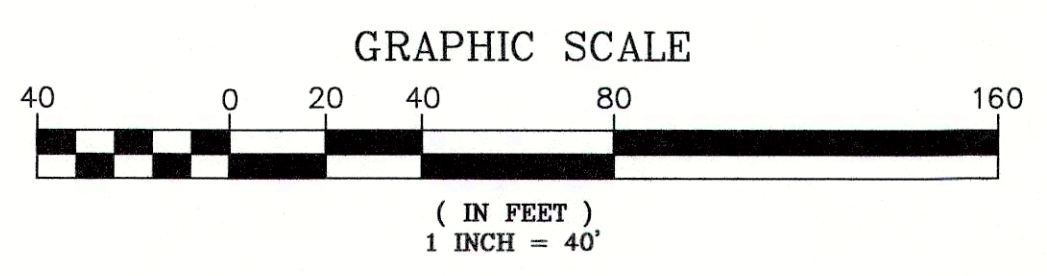
(97)  
5-06  
N/F  
NATHALIE F. GOUBOUT & DEAN M. ROEPKE  
10 HILLSIDE AVE.  
EXETER, NH 03833  
BK. 4287 PG. 1484

**PLAN REFERENCE**

"HILLSIDE SUBDIVISION EXETER, NH FOR BELL & FLYNN, INC. SCALE: 1"=60' DATE: 7-26-96 REVISED: 10-11-96 BY: MAGUIRE GROUP, INC. D-25668

**LOT HISTORY TABLE**

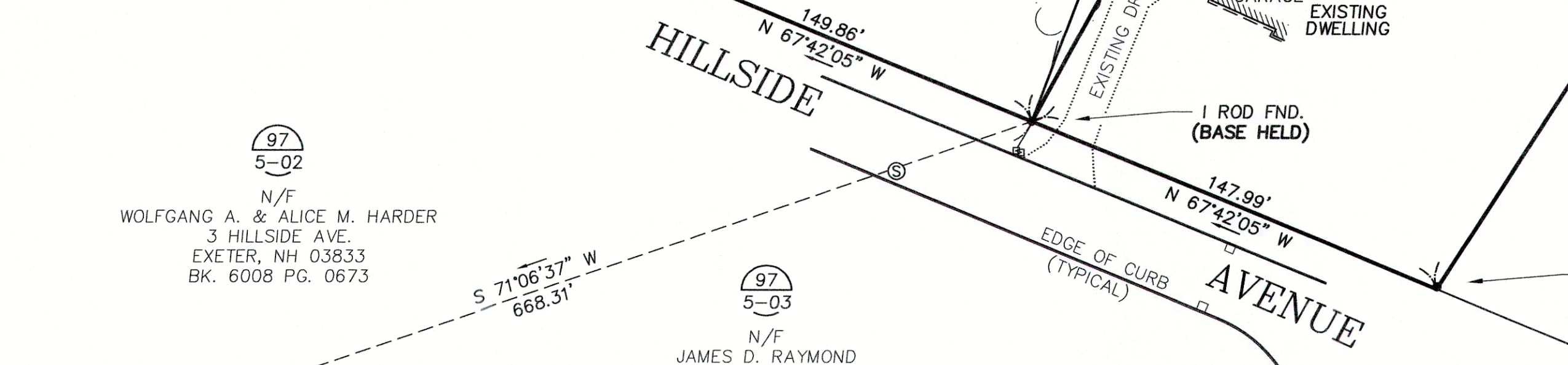
(97) 5-08 85,078 S.F. 1.95 ACRES	(97) 5-07 110,178 S.F. 2.53 ACRES
- PARCEL A 2,128 S.F. 1.95 ACRES	+ PARCEL A 2,128 S.F. 1.95 ACRES
REMAINING AREA (97) 5-08 82,950 S.F. 1.90 ACRES	NEW AREA (97) 5-07 112,306 S.F. 2.58 ACRES



(97)  
5-02  
N/F  
WOLFGANG A. & ALICE M. HARDER  
3 HILLSIDE AVE.  
EXETER, NH 03833  
BK. 6008 PG. 0673

(97)  
5-03  
N/F  
JAMES D. RAYMOND  
5 HILLSIDE AVE.  
EXETER, NH 03833  
BK. 4675 PG. 0954

(97)  
5-04  
N/F  
DANIEL C. & ANNE M. MACRITCHIE  
7 HILLSIDE AVE.  
EXETER, NH 03833  
BK. 3621 PG. 0026







# TOWN OF EXETER

## *Planning and Building Department*

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

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

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**Date:** December 15, 2022  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** Hampshire Development Corp. PB Case #22-17

The Applicant is seeking minor site plan review approval for proposed modifications to the existing building at 173-179 Water Street to create a covered parking lot, surface parking and residential units. The subject property is located in the WC-Waterfront Commercial zoning district and is identified as Tax Map Parcel #64-50.

The Applicant has submitted an application, plans and supporting documents, dated October 25, 2022, which are enclosed for your review. A Technical Review Committee (TRC) meeting was conducted on November 15, 2022. UEI comments, dated 11/22/22 and TRC comment letter, dated 12/7/22 are enclosed for your review.

The Applicant has subsequently provided revised plans and supporting documents, dated December 8 and December 12, 2022 in response to the TRC and UEI comments. Copies are enclosed for your review.

A project at this site was approved by the Board in 2018 but that project had 17 units and proposed demolition of the back of the building and a new structure in its place. While similar, this project does not include demolition of the rear portion and utilizes the existing space to construct seven (7) new residential units.

The Applicant is requesting four (4) waivers from the Board's Site Plan and Subdivision Regulations as outlined in their waiver request letters dated December 12, 2022.

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

### **Waiver Motions:**

**Parking area – Aisle Widths waiver motion:** After reviewing the criteria for granting waivers, I move that the request of Hampshire Development Corp. (PB Case #22-17) for



a waiver from Section 9.13.6 of the Site Plan Review & Subdivision Regulations to reduce the minimum aisle width within the parking area be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

**Parking space (dimensions) waiver motion:** After reviewing the criteria for granting waivers, I move that the request of Hampshire Development Corp. (PB Case #22-17) for a waiver from Section 5.6.3 of the Zoning Ordinance to a reduction in the size of parking spaces be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

**Stormwater Management for Redevelopment Standards waiver motion:** After reviewing the criteria for granting waivers, I move that the request of Hampshire Development Corp. (PB Case #22-17) for a waiver from Section 9.3.2 of the Site Plan Review and Subdivision Regulations regarding stormwater management requirements for redevelopment be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

**Grading within 5 feet of property line waiver motion:** After reviewing the criteria for granting waivers, I move that the request of Hampshire Development Corp. (PB Case #22-17) for a waiver from Section 9.3.6.4. of the Site Plan Review and Subdivision Regulations regarding grading within 5 feet of the property line be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

**Planning Board Motion:**

**Minor Site Plan Motion:** I move that the request of Hampshire Development Corp. (PB Case #22-17) for Minor Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

# JONES & BEACH ENGINEERS INC.

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

October 25, 2022

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

**RE: Minor Site Plan Review & Conditional Use Application  
173-179 Water Street, Exeter, NH  
Tax Map 64 Lot 50  
JBE Project No. 22227**

Dear Mr. Plumer,

On behalf of our client, Hampshire Development Corporation, Jones & Beach Engineers, Inc. submits a Minor Site Plan & Conditional Use Application for review. The intent of this application is to show the existing modified building. The rear of the building is being modified to create a covered parking lot surface parking and residential units.

The following items are provided in support of this Application:

1. Complete Minor Site Plan Review & Conditional Use Application.
2. Letters of Authorization.
3. Current Deed.
4. Abutters List and three (3) sets of mailing labels.
5. Tax Map.
6. Fee Check.
7. Seven (7) full-size plans.
8. Fifteen (15) reduced size plans.

Please feel free to contact me if you have any questions. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Erik Poulin, P.E.  
Project Manager

cc: Shayne Forsley, Hampshire Development Corporation (Application & plan set via email)



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:** Smith Building Exeter, LLC; 173-179 Water Street SPE LLC

**ADDRESS:** 41 Industrial Drive #20, Exeter, NH 03833

\_\_\_\_\_ **TELEPHONE:** ( ) \_\_\_\_\_

2. **NAME OF APPLICANT:** Hampshire Development Corporation, Attn. Shayne Forsley

**ADDRESS:** 41 Industrial Drive, Exeter, NH 03833

\_\_\_\_\_ **TELEPHONE:** (603) 997-2519

3. **RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER:** \_\_\_\_\_

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

4. **DESCRIPTION OF PROPERTY:**

**ADDRESS:** 173-179 Water Street, Exeter, NH

**TAX MAP:** 64                      **PARCEL #:** 50                      **ZONING DISTRICT:** Waterfront  
Commercial / Historic District

**AREA OF ENTIRE TRACT:** 0.45 Acres                      **PORTION BEING DEVELOPED:** Overlay 12,300 S.F.  
(disturbance)



5. **EXPLANATION OF PROPOSAL:** To show the existing modified building. The rear of the building is being modified to create a covered parking lot surface parking and residential units.

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>See Cover Letter</u>	
B. _____	
C. _____	
D. _____	
E. _____	
F. _____	

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

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

**NAME:** Erik Poulin, P.E., Jones & Beach Engineers, Inc.  
**ADDRESS:** PO Box 219, Stratham, NH 03885  
**PROFESSION:** Civil Engineer **TELEPHONE:** (603) 772-4746

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

To construct an 11 space covered parking lot modification, 4 surface parking spaces, and modify the internal layout of the existing building to add 7 residential units. All utilities are existing on-site.



**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)

IF YES, LIST

BELOW AND NOTE ON PLAN.

Article 4 - Section 4.2 - Schedule 1 - permitted uses - dated 7-17-18

**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 10-24-22 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.



## 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 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.



# JONES & BEACH ENGINEERS INC.

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

October 25, 2022

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

**RE: Minor Site Plan Review Application**  
**173-179 Water Street, Exeter, NH**  
**Tax Map 64 Lot 50**  
**JBE Project No. 22227**

Dear Mr. Plumer,

Jones & Beach Engineers, Inc. respectfully submits a Waiver Request for the above-referenced parcel on behalf of our client Hampshire Development Corporation. Jones & Beach respectfully requests a waiver for the following:

Site Plan Review and Subdivision Regulations for the Town of Exeter New Hampshire – Section 9.3.2 – Stormwater Management for Redevelopment.

Due to the project proximity to the tidal river, approximately 42 feet. We proposed to discharge stormwater developed on site to the existing drainage system without detaining the stormwater. This reduces the chance of overloading downstream stormwater features due to peak flow matching of upstream stormwater flows.

Deep sump hooded catch basins are proposed to reduce the potential pollutants existing the site.

Please feel free to contact me if you have any questions. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Erik Poulin, P.E.  
Project Manager



# JONES & BEACH ENGINEERS INC.

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

October 25, 2022

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

**RE: Minor Site Plan Review Application**  
**173-179 Water Street, Exeter, NH**  
**Tax Map 64 Lot 50**  
**JBE Project No. 22227**

Dear Mr. Plumer,

Jones & Beach Engineers, Inc. respectfully submits a Waiver Request for the above-referenced parcel on behalf of our client Hampshire Development Corporation. Jones & Beach respectfully requests a waiver for the following:

Site Plan Review and Subdivision Regulations for the Town of Exeter New Hampshire – Section 9.3.6.4  
– Requiring no grading to occur within 5 feet of a property line.

As part of the design, we are proposing grading within 5 feet of the property line. Given the proximity of the existing building to the property line and lack of open space surrounding the building, we are requesting a waiver to utilize all available area within the property to maximize parking for the building.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Erik Poulin, PE  
Project Manager

**Letter of Authorization**

Smith Building Exeter, LLC, 173-179 Water Street SPE, LLC, 41 Industrial Drive #20, Exeter, NH 03833, owner of property located in Exeter, NH, known as Tax Map 64, Lot 50, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on 173-179 Water Street in Exeter, NH.

We hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

  
Witness

  
\_\_\_\_\_  
Smith Building Exeter, LLC  
173-179 Water Street SPE, LLC


10-24-22  
Date

**Letter of Authorization**

I, Shayne Forsley, Hampshire Development Corporation, 41 Industrial Drive, Exeter, NH 03833, developer of property located in Exeter, NH, known as Tax Map 64, Lot 50, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 173-179 Water Street in Exeter, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

  
\_\_\_\_\_  
Witness

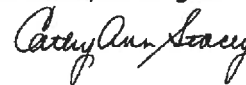
  
\_\_\_\_\_  
Shayne Forsley  
Hampshire Development Corporation

9/28/22  
Date

Return to:

\_\_\_\_\_

E # 21061831 09/29/2021 11:59:23 AM  
Book 6334 Page 2537 Page 1 of 2  
Register of Deeds, Rockingham County



LCHIP	ROA586801	25.00
TRANSFER TAX	RO109977	24,000.00
RECORDING		14.00
SURCHARGE		2.00

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS that **FREEDMAN REALTY, INC.**, a New Hampshire corporation having a principal business address of 173 Water Street, Exeter, County of Rockingham and State of New Hampshire, for consideration paid, grants to **SMITH BUILDING EXETER, LLC** a New Hampshire limited liability company and **173-179 WATER STREET SPE LLC**, a New Hampshire limited liability company as **TENANTS IN COMMON** and both having a business address of 461 Main Street, Ste 3, Franconia, New Hampshire 03580, with **WARRANTY COVENANTS**, the following described premises:



A certain tract of land, with all the buildings thereon, situate on Water Street, in Exeter, County of Rockingham, State of New Hampshire, bounded and described as follows:

Easterly by land of the heirs of William A. Seward, formerly of Charles A. Merrill; Southerly by Water Street, Westerly by land formerly of Templeton, now of Mantegani; and Northerly by Salt River, so-called, also known as Squamscott River.

Meaning and intending to describe and convey the same premises conveyed to Freedman Realty, Inc. by deed of Norman S. Freedman dated May 22, 1985, and recorded in the Rockingham County Registry of Deeds at Book 2546, Page 0007.

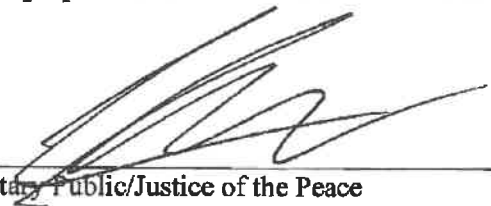
Signed this 29<sup>th</sup> day of September 2021.

FREEDMAN REALTY, INC.

  
Bert N. Freedman, Its President  
Witness

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM, ss.

On this 29 day of September 2021, before me personally appeared Bert N. Freedman in his capacity as President of Freedman Realty, Inc., known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained and in his said capacity.



---

Notary Public/Justice of the Peace

My Commission Expires:



**ABUTTERS LIST (DIRECT)  
AS OF  
OCTOBER 21, 2022  
FOR  
173-179 WATER STREET, EXETER, NH  
JBE PROJECT No. 22227**

**OWNER OF RECORD:**

TAX MAP 64/ LOT 50  
SMITH BUILDING EXETER LLC  
173-179 WATER STREET SPE LLC  
41 INDUSTRIAL DR #20  
EXETER, NH 03833  
BK 6334/PG 2537 (09/29/21)

**APPLICANT:**

HAMPSHIRE DEVELOPMENT CORPORATION  
ATTN. SHAYNE FORSLEY  
41 INDUSTRIAL DR  
EXETER, NH 03833

**ABUTTERS:**

64/47  
TOWN OF EXETER  
10 FRONT ST  
EXETER, NH 03833  
2631/271 (09/16/86)

64/49  
CHARLES C. TRAVERSE JR.  
JULIE TRAVERSE  
183 WATER ST  
EXETER, NH 03833

72/17-1  
VINO E. VIVO LLC  
28 PARK ST  
EXETER, NH 03833  
5872/1153 (11/17/17)

72/17-2  
163 WATER ST C-2 LLC  
28 PARK ST  
EXETER, NH 03833  
6118/2776 (05/09/20)

72/17-3  
ADC REAL ESTATE HOLDINGS LLC  
2 HMS ESSINGTON  
HINGHAM, MA 02043  
6309/1420 (07/29/21)

72/17-4  
MELODY KITCHEN LLC  
161 WATER ST UNIT C4  
EXETER, NH 03833  
6089/2237 (03/03/20)

72/17-5  
163 WATER STREET REALTY LLC  
38 STUMFIELD RD  
KENSINGTON, NH 03833  
5006/1246 (05/01/09)

72/17-6  
WENDELL C. RING  
163 WATER ST, B-1  
EXETER, NH 03833  
3553/1578 (03/15/01)

72/17-7  
ELIZABETH WEEKS LEWIS  
STEVEN JOHN LEWIS  
163 WATER ST B2  
EXETER, NH 03833  
6175/0505 (10/06/20)

72/17-8  
KELLY & ANSON LOYD  
57 KELSEY DR  
FREMONT, NH 03044  
6414/2918 (06/10/22)

72/17-9  
JEANNE M WENGER  
PO BOX 876  
BATH, ME 04530  
6428/1337 (07/29/22)

72/17-10  
72/17-11  
DEREK A. STERN  
JEANNE K. STERN  
PO BOX 2013  
NEWCASTLE, NH 03854  
2823/1824 (01/16/90)

72/17-12  
CHARLES EBERT  
CHRISTIAN THOMAS EBERT  
163 WATER ST #A1  
EXETER, NH 03833  
6329/0251 (09/15/21)

72/17-13  
ROBERT R. LEBEL REVOCABLE TR  
ROBERT R LEBEL TRUSTEE  
3600 LAFAYETTE RD  
PORTSMOUTH, NH 03801  
5865/0872 (10/18/17)

72/17-14  
GREGORY & MARTHA LEARY  
163 WATER ST #A3  
EXETER, NH 03833  
6428/1825 (08/01/22)

72/17-15  
BARBARA SHAW  
290 ECHO COVE RD  
SOUTH HAMILTON, MA 01982  
6293/2918 (06/21/21)

72/17-16  
HEATHER TAYLOR  
163 WATER ST A5  
EXETER, NH 03833  
6020/0509 (07/24/19)



72/17-17  
KENN BEVINS  
163-R WATER ST  
EXETER, NH 03833  
6343/2525 (10/14/21)

72/17-18  
JEFFREY D. ROTH  
12 JUNIPER DR  
STRATHAM, NH 03885  
464/0530 (04/14/06)

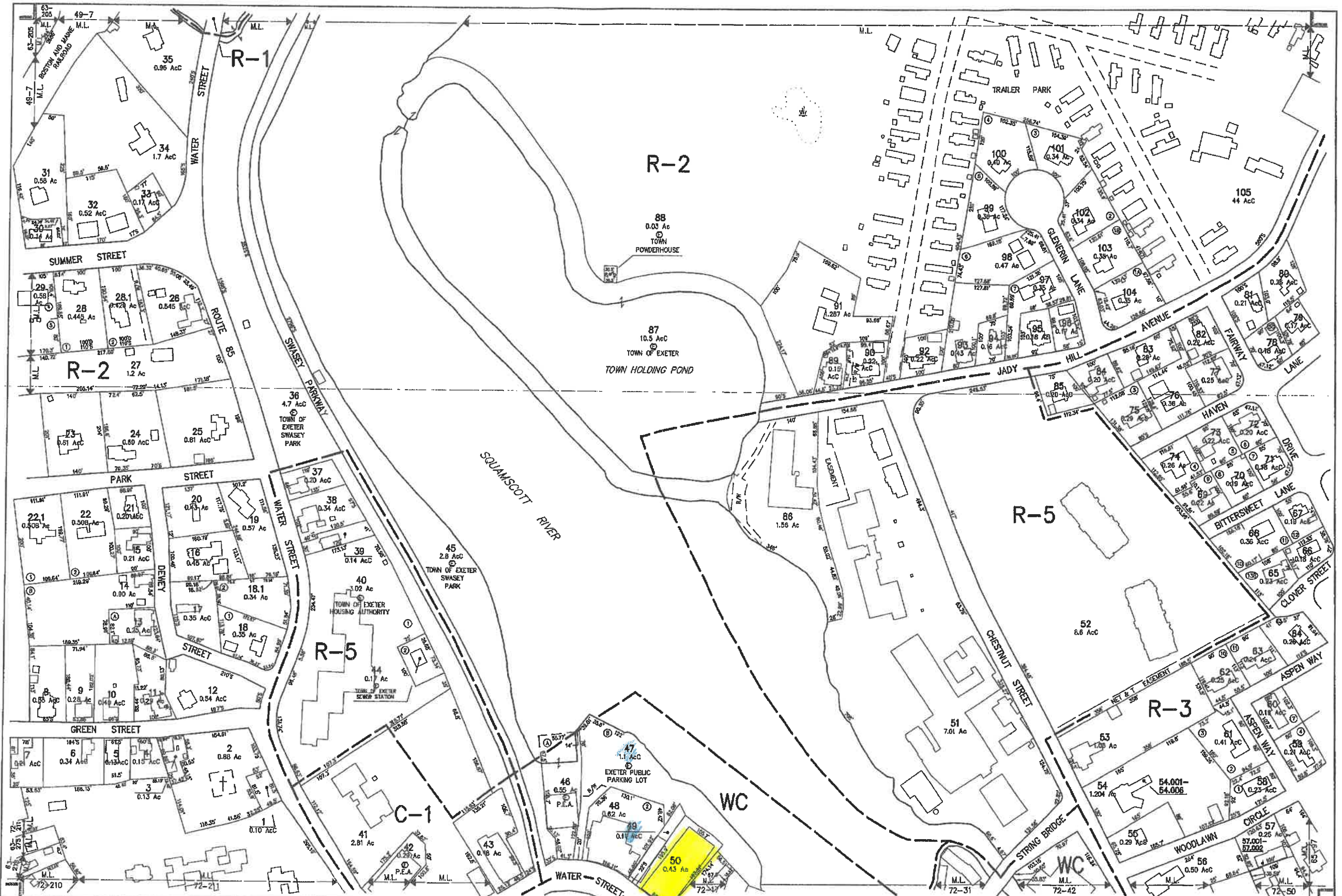
72/215  
SOCIETY OF THE CINCINNATI  
C/O AMERICAN INDEPENDENCE MUSEUM  
ONE GOVERNORS LANE  
EXETER, NH 03833  
1571/397 (12/23/60)

72/216  
CHITTENDEN BANK  
C/O M&T BANK  
ONE M&T PLAZA 18<sup>TH</sup> FLOOR  
BUFFALO, NY 14203

72/224-1  
EXETER REALTY TRUST  
CHARLES C. HAJJAR TRUSTEE  
30 ADAMS ST  
MILTON, MA 02186  
4816/0565 (06/25/07)

**ENGINEERS/SURVEYORS:**

JONES & BEACH ENGINEERS, INC.  
ATTN: ERIK POULIN, P.E.  
PO BOX 219  
STRATHAM, NH 03885



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 25, 1995

COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1996 BY

**CAE Technologies**

11 PLEASANT STREET LITTLETON, NH 03045  
800.322.4540 • WWW.CAETECH.COM

**LEGEND**

AREA SURVEYED ..... Ac

AREA CALCULATED ..... Ac

RECORD DIMENSION ..... 100'

SCALED DIMENSION ..... 1000'

WATCH LINE ..... M.L.

WATER ..... W

EMPTY PROPERTY ..... (circle with dot)

SUBDIVISION LOT NO. ..... (circle with number)

ZONE LIMIT ..... (dashed line)

RIGHT OF WAY ..... (dashed line)

COMMON OWNERSHIP ..... (dotted line)

BUILDING ..... (solid line)

WETLANDS ..... (wavy line)

SCALE 1" = 100'

REVISOR TO: APRIL 1, 2021

PROPERTY MAPS

**EXETER**

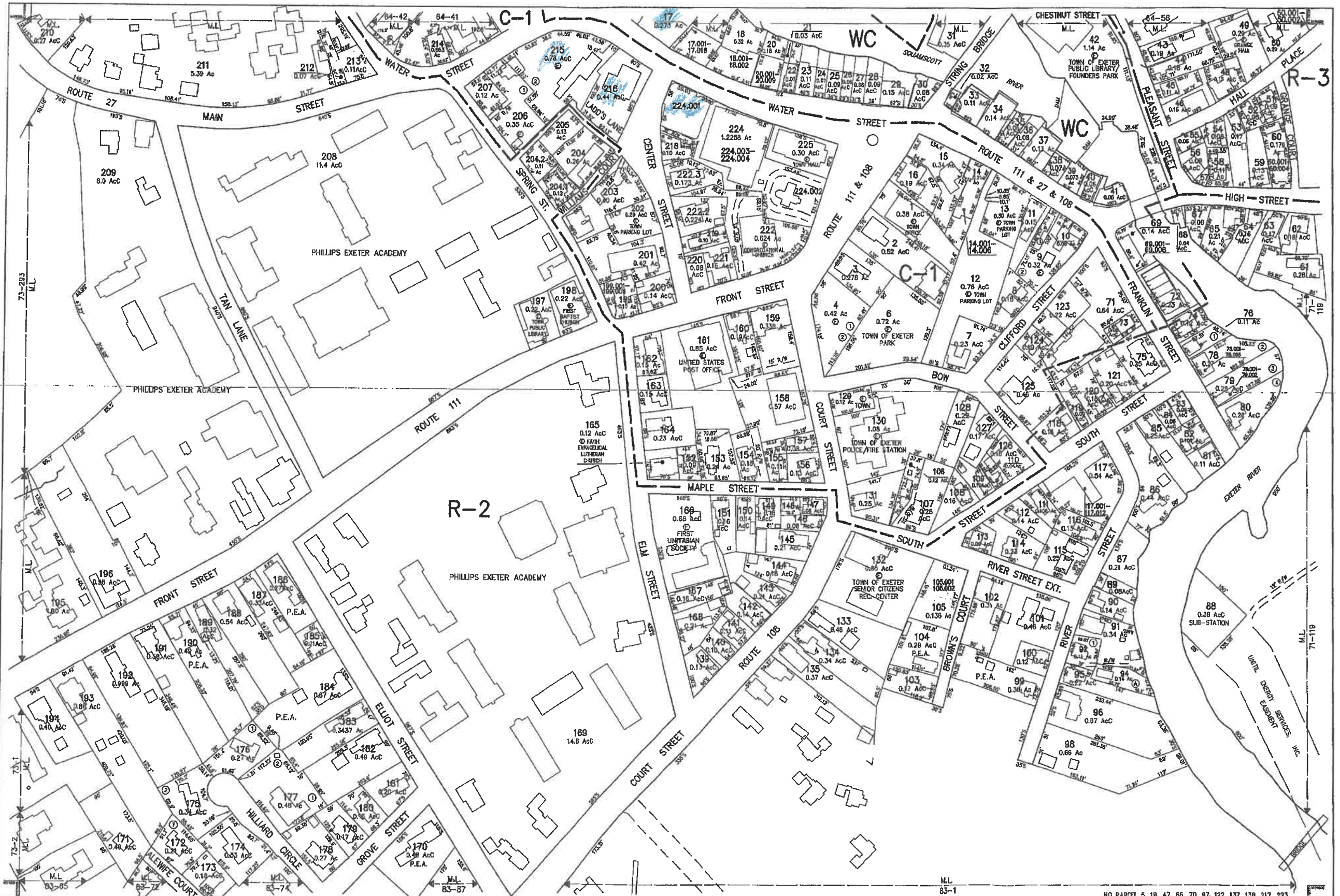
NEW HAMPSHIRE

INDEX DIAGRAM

54	53	52
63	62	61
73	72	71

MAP NO. **64**





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 25, 1995

COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1996 BY

11 PLEASANT STREET, LITTLETON, NH 03051  
603.322.4540 - WWW.CA-TECH.COM

LEGEND	
AREA SURVEYED	Ac
AREA CALCULATED	Ac
RECORD DIMENSION	100'
SCALED DIMENSION	100FS
MATCH LINE	← M.L. →
WATER	— W —
EXEMPT PROPERTY	⊙
SUBMISSION LOT NO.	⊖
ZONE LIMIT	— Z —
RIGHT OF WAY	— R —
COMMON OWNERSHIP	— C —
BUILDING	— B —
WETLANDS	— W —

SCALE 1" = 100'

REVISED TO: APRIL 1, 2021

PROPERTY MAPS

# EXETER

NEW HAMPSHIRE

INDEX DIAGRAM		MAP NO.
63	64	72
65	66	
67	68	
69	70	

NO PARCEL 5, 19, 47, 66, 70, 97, 122, 137, 138, 217, 223



2885.00

November 22, 2022

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

**Re: 173-179 Water Street Redevelopment  
Design Review Engineering Services  
Exeter, New Hampshire**

**Site Information:**

---

Tax Map/Lot#:	64 / 50	Review No. 1
Address:	173-179 Water Street	
Lot Area:	0.45 ac	
Proposed Use:	Mixed Use Building, proposed redevelopment portion is Residential	
Water:	Town	
Sewer:	Private Sewer	
Zoning District:	Waterfront Commercial, Historic District Overlay	
Applicant:	Hampshire Development Corporation	
Design Engineer:	Jones & Beach Engineers, Inc.	

**Application Materials Received:**

- Site plan set entitled “Commercial Re-Development, 173 Water Street Improvements” dated October 25, 2022, prepared by Jones & Beach Engineers, Inc.
- Site plan application materials prepared by Jones & Beach Engineers, Inc.

Dear Mr. Sharples:

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

General

1. Pipe sizing calculations for the sewer service should be submitted.
2. In addition to the waiver requests submitted, additional waiver requests are required for aisle width and parking space dimensions.
3. It is noted there will be a loss of flood storage capacity within the Flood Zone due to the added impervious area for the parking spaces. Consultant should contact FEMA to determine if any mitigation is required.

4. Pedestrian safety at the back door of the building into the parking area is a concern. Please address.
5. As discussed at the TRC meeting, the design should endeavor to reduce stormwater pollutant loads.
6. **PTAP Database: This project requires registration with the PTAP Database,** the Applicant is requested to enter project related stormwater tracking information contained in the site plan application documents using the Great Bay Pollution Tracking and Accounting Program (PTAP) database ([www.unh.edu/unhsc/ptapp](http://www.unh.edu/unhsc/ptapp)) and submit the information with the resubmitted response to comments.

#### Cover Sheet

7. The locus plan should include a north arrow as well as the river, Swasey Parkway, and Spring Street. A closer scale is recommended.
8. Note the Shoreland Permit will be amended.

#### Existing Conditions Plan C1

9. Show and label the existing water service and water main.
10. Show, note, or label the existing roof drainage.

#### Site and Grading Plan C2

11. Finished floor elevation should be added.
12. Location of the garage doors should be shown on the north side of the building.
13. Clarify the proposed grading of the parking area under the building, i.e. spot grades, contours, "grade to drain notes."
14. Trash disposal must be addressed per the Town regulations. If a dumpster will be used, it must be enclosed.
15. Striping at the door under the building should be extended to the handicap parking space.
16. A sign should be added on the north side of the parking area to prohibit snow storage within the Town's property.
17. Confirm that the proposed pipe connections of CB 2015 will not compromise the structural integrity of the catch basins sidewalls.
18. Method of drainage underneath the building should be shown. If a traditional floor or trench drain is installed, it must be registered with the NHDES.
19. Proposed pedestrian walkways and door pads should be shown.
20. Erosion and sediment control should be shown on the plan.

#### Architectural Plans

21. The northern garage doors are noted as 16' wide on the plan view, but 17' wide on the elevation. Coordination is needed.
22. Confirm the 16' wide garage door openings are wide enough to make both of the parking spots valid, useable spots.



Page 3 of 3  
David Sharples  
November 22, 2022

A written response is required to facilitate future reviews. Please contact us if you have any questions.

Very truly yours,

UNDERWOOD ENGINEERS, INC.



Allison M. Rees, P.E.  
Project Manager



Robert J. Saunders, P.E.  
Senior Project Engineer



# TOWN OF EXETER

## *Planning and Building Department*

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

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

---

**Date:** December 7, 2022

**To:** Steve Wilson, Kevin Jones, Hampshire Development Corp.  
Erik Poulin, P.E., Jones & Beach Engineers Inc.

**From:** Dave Sharples, Town Planner

**Re:** Site Plan Review TRC Comments  
PB Case #22-17 Hampshire Development Corp.  
173 – 179 Water Street  
Tax Map Parcel #64-50

The following comments are provided as a follow-up for technical review of the site plans and supporting documents submitted on October 25<sup>th</sup>, 2022 for the above-captioned project. The TRC meeting was held on Tuesday, November 15<sup>th</sup>, 2022 and materials were reviewed by Town departments.

### **TOWN PLANNER COMMENTS**

- Are there any known environmental hazards on site? Has any type(s) of environmental assessments been conducted on the site? If so, please provide copies.
- You will need Select Board approval to construct parking spaces in the Town ROW. Please see the prior condition of approval # 9 for PB Case #18-07 dated October 29, 2018 regarding the same parcel.
- Show access to and from proposed exterior doors at ground level.
- Will there be any landscaping proposed? If so, please show on site plans.
- Will the units be rentals or condos? If condos, please provide proposed condo documents.
- Is any exterior lighting being proposed? If so, show on plans and provide fixture details.

**PUBLIC WORKS COMMENTS** (No comments received as of 12/7/22)

## **FIRE DEPARTMENT COMMENTS**

Basic requirements of the Exeter Fire Department. This list is not all inclusive and other requests may be made during the review process. Unless specifically required by code, some room for compromise is open.

### **(Rev 5: 9/7/2017) Architectural Review:**

- Interior utility room access
- Interior sprinkler room access
- Adequate attic access (sized for FF, if applicable))
- Catwalk access in unfinished areas that have sprinklers (handrails preferred)
- If building has truss roof or floors, must display sign according to ordinance 1301. Knox box required for all buildings with fire alarm or sprinkler systems (ordinance 1803)

### **Civil/Site Review:**

- Hydrant near site access and towards rear of site (if applicable)

### **Sprinkler Review:**

- NFPA 13(R,D) sprinkler system where required
- FDC: 4-inch storz with at least 18" clearance to ground
- Electric bell (no water motor gong)
- Attic protection in 13R systems

### **Fire Alarm Review:**

- Single red beacon or strobe indicator on exterior (not horn-strobe)
- NFPA72 Fire Alarm System where required
- Cat 30 keys for pull stations and FACP

### **Elevators:**

- Heat and smoke top and bottom (heats for the shunt trip)
- Dimensions to accommodate a stretcher (usually a 2500 lbs) 3'6" by 7' at a minimum
- Elevator recall to appropriate floor during an activation
- Sprinkler protection top and bottom if ANY combustibile material in shaft. (can omit per NFPA 13 guidelines)
- Phone in car needs to be able to dial 911

## **NATURAL RESOURCE PLANNER COMMENTS**

### **General Comments**

- See exemptions from Exeter Shoreland regulations per 9.3.4.J. A Shoreland CUP is not necessary for this project as proposed.



- In order to meet the standards in our adaptive management plan for nitrogen and avoid further costly upgrades to our wastewater plant, we modified our stormwater regulations to require higher nutrient removal standards for new and redevelopment. Further exploration of stormwater treatment using methods that provide nutrient removal is warranted. Should alternatives not be physically possible, the applicant will need to provide a response to waiver criteria in Site Plan Review and Subdivision Regulation 13.7 to justify any request for exemption from stormwater regulations.

In order to be heard at the December 22<sup>nd</sup>, 2022 Planning Board meeting, please submit any revised plans along with a letter responding to these comments (and other review comments, if applicable) **no later than December 12<sup>th</sup>, 2022**, but sooner if possible, to allow staff adequate time to review the revisions and responses prior to the planning board hearing.

# JONES & BEACH ENGINEERS INC.

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

December 8, 2022

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

**RE: Response Letter**

**173-179 Water Street, Exeter, NH  
Tax Map 64 Lot 50  
JBE Project No. 22227**

Dear Mr. Plumer,

Jones & Beach Engineers, Inc., is in receipt of comments from Underwood Engineers dated November 22, 2022, and comments dated December 7, 2022, from TRC Meeting on November 15, 2022. Original review comments are italicized, and we offer the following responses below:

Underwood Engineers Comments:

General

- 1. Pipe sizing calculations for the sewer service should be submitted.*  
**RESPONSE: After review of this service, the existing sewer service is being proposed to be increased to an 8" SDR35 PVC pipe.**
- 2. In addition to the waiver requests submitted, additional waiver requests are required for aisle width and parking space dimensions.*  
**RESPONSE: Additional waiver requests have been submitted for aisle width and parking space dimensions and are included with this submission.**
- 3. It is noted there will be a loss of flood storage capacity within the Flood Zone due to the added impervious area for the parking spaces. Consultant should contact FEMA to determine if any mitigation is required.*  
**RESPONSE: Parking areas being proposed in this area are at existing grade or extremely close to existing grade. Grade changes that would result in flood storage alterations are anticipated to be negligible due to the size of the project.**

4. *Pedestrian safety at the back door of the building into the parking area is a concern. Please address.*

**RESPONSE:** A bollard has been added in the stripped area by this door to provide additional protection to pedestrian travel.

5. *As discussed at the TRC meeting, the design should endeavor to reduce stormwater pollutant loads.*

**RESPONSE:** The proposed increase in impervious on site is relatively small. The existing building also takes up the majority of the area on the lot, which would make installing treatment or stormflow mitigation systems difficult. Given the small nature of the proposed impervious and confinements of the lot, we feel a deep sump catch basin prior to discharge into the existing closed drainage system is sufficient for this site.

In addition to the catch basin, we are proposing a grease hood on the outlet of the catch basin pipe, and we have included with this response an operation and maintenance manual for maintaining the systems on site.

A waiver letter has also been included with this response.

6. *PTAP Database: This project requires registration with the PTAP Database, the Applicant is requested to enter project related stormwater tracking information contained in the site plan application documents using the Great Bay Pollution Tracking and Accounting Program (PTAP) database ([www.unh.edu/unhsc/ptapp](http://www.unh.edu/unhsc/ptapp)) and submit the information with the resubmitted response to comments.*

**RESPONSE:** A request has been made to the UNH Stormwater Center.

#### Cover Sheet

7. *The locus plan should include a north arrow as well as the river, Swasey Parkway, and Spring Street. A closer scale is recommended.*

**RESPONSE:** A north arrow, a river, Swasey Parkway, & Spring Street have been added to the locus plan.

8. *Note the Shoreland Permit will be amended.*

**RESPONSE:** We are working with NHDES to amend the existing permit.

#### Existing Conditions Plan CJ

9. *Show and label the existing water service and water main.*

**RESPONSE:** The existing water service and water main have been added and labeled on the plans.

10. Show, note, or label the existing roof drainage.

**RESPONSE:** Roof leaders for the existing building are internal and connects to the existing town closed drainage system.

Site and Grading Plan C2

11. Finished floor elevation should be added.

**RESPONSE:** The finished floor elevation has been added to the plans.

12. Location of the garage doors should be shown on the north side of the building.

**RESPONSE:** The location of the garage doors has been added to the north side of the building on the plans.

13. Clarify the proposed grading of the parking area under the building, i.e. spot grades, contours, "grade to drain notes."

**RESPONSE:** It is our intent to resurface the pavement in the parking area. Proposed spot grades have been added to this area.

14. Trash disposal must be addressed per the Town regulations. If a dumpster will be used, it must be enclosed.

**RESPONSE:** Trash disposal will be done utilizing internal trash facilities that would be brought out for trash pickup.

15. Striping at the door under the building should be extended to the handicap parking space.

**RESPONSE:** The door has been relocated to the center of the garage drive lane. A stripped landing pad has been added at the door location.

16. A sign should be added on the north side of the parking area to prohibit snow storage within the Town's property.

**RESPONSE:** A sign has been added to the plans on the north side of the property directing snow storage to not be placed on town property.

17. Confirm that the proposed pipe connections of CB 2015 will not compromise the structural integrity of the catch basins sidewalls.

**RESPONSE:** The existing catch basin has been inspected and found to be in good condition. In the event the core and boot process for the new pipe compromises the integrity of the structure, the CB will be replaced.

18. Method of drainage underneath the building should be shown. If a traditional floor or trench drain is installed, it must be registered with the NHDES.

**RESPONSE:** The garage pavement is proposed to be resurfaced. The existing pavement slopes East, and this pitch is proposed to be maintained. Additional spot grades have been added.

19. *Proposed pedestrian walkways and door pads should be shown.*

**RESPONSE: The proposed pedestrian walkways, exterior side doors, and door pads have been added to the plans.**

20. *Erosion and sediment control should be shown on the plan.*

**RESPONSE: The use of silt soxx has been added to the plans. A silt sack sediment control device detail has been added to Sheet E1.**

### Architectural Plans

21. *The northern garage doors are noted as 16' wide on the plan view, but 17' wide on the elevation. Coordination is needed.*

**RESPONSE: The proposed garage doors on the north side of the building are to be 18' wide.**

22. *Confirm the 16' wide garage door openings are wide enough to make both of the parking spots valid, useable spots.*

**RESPONSE: The proposed garage doors on the north side of the building are to be 18' wide.**

### Exeter Town Planner Comments:

1. *Are there any known environmental hazards on site? Has any type(s) of environmental assessments been conducted on the site? If so, please provide copies.*

**RESPONSE: There are no known environmental hazards on site at this time.**

2. *You will need Select Board approval to construct parking spaces in the Town ROW. Please see the prior condition of approval # 9 for PB Case #18-07 dated October 29, 2018, regarding the same parcel.*

**RESPONSE: Noted. An agreement between the developer and the Select Board would need to be executed. We request this be a condition of approval.**

3. *Show access to and from proposed exterior doors at ground level.*

**RESPONSE: All exterior access doors proposed have been added to the site plan.**

4. *Will there be any landscaping proposed? If so, please show on site plans.*

**RESPONSE: Proposed landscaping is shown on Sheet C3.**

5. *Will the units be rentals or condos? If condos, please provide proposed condo documents.*

**RESPONSE: These are proposed to be rental units.**

6. *Is any exterior lighting being proposed? If so, show on plans and provide fixture details.*

**RESPONSE: Exterior lighting is proposed and shown on Sheet C3.**

PUBLIC WORKS COMMENTS (No comments received as of 12/7/22)



FIRE DEPARTMENT COMMENTS:

1. *Basic requirements of the Exeter Fire Department. This list is not all inclusive and other requests may be made during the review process. Unless specifically required by code, some room for compromise is open.*

**RESPONSE: Noted. All Exeter Fire Department requirements will be met on site.**

(Rev 5: 9/7/2017) Architectural Review:

1. *Interior utility room access.*

**RESPONSE: Access will be granted to the Exeter Fire Department upon request.**

2. *Interior sprinkler room access.*

**RESPONSE: Access will be granted to the Exeter Fire Department upon request.**

3. *Adequate attic access (sized for FF, if applicable).*

**RESPONSE: The building has no attic, no applicable.**

4. *Catwalk access in unfinished areas that have sprinklers (handrails preferred).*

**RESPONSE: No unfinished areas where a catwalk would be needed exist within the building.**

5. *If building has truss roof or floors, must display sign according to ordinance 1301. Knox box required for all buildings with fire alarm or sprinkler systems (ordinance 1803).*

**RESPONSE: If a Knox box is not installed and functioning on site one will be added to the building per this ordinance.**

Civil/Site Review:

1. Hydrant near site access and towards rear of site (if applicable).

**RESPONSE: There is a hydrant located 100' East from the front of the building and another hydrant located 180' West from the front of the building. Both of these hydrants are located on Water Street.**

Sprinkler Review:

1. *NFPA 13(R,D) sprinkler system where required.*

**RESPONSE: The building has an existing sprinkler system that was installed to code.**

2. *FDC: 4-inch storz with at least 18" clearance to ground.*

**RESPONSE: The building has an existing sprinkler system that was installed to code.**

3. *Electric bell (no water motor gong).*

**RESPONSE: The building has an existing sprinkler system that was installed to code.**

4. *Attic protection in 13R systems.*

**RESPONSE: No attic exists within the building.**

Fire Alarm Review:

1. *Single red beacon or strobe indicator on exterior (not horn-strobe).*

**RESPONSE: The building has an existing sprinkler system that was installed to code.**

2. *NFPA72 Fire Alarm System where required.*

**RESPONSE: The building has an existing sprinkler system that was installed to code.**

3. *Cat 30 keys for pull stations and FACP.*

**RESPONSE: The building has an existing sprinkler system that was installed to code.**

Elevators:

1. *Heat and smoke top and bottom (heats for the shunt trip).*

**RESPONSE: Existing elevator on site is in service and licensed with the state.**

2. *Dimensions to accommodate a stretcher (usually a 2500 lbs) 3'6" by 7' at a minimum.*

**RESPONSE: Existing elevator on site is in service and licensed with the state.**

3. *Elevator recall to appropriate floor during an activation.*

**RESPONSE: Existing elevator on site is in service and licensed with the state.**

4. *Sprinkler protection top and bottom if ANY combustible material in shaft. (Can omit per NFPA 13 guidelines).*

**RESPONSE: Noted.**

5. *Phone in car needs to be able to dial 911.*

**RESPONSE: Existing elevator on site is in service and licensed with the state.**

NATURAL RESOURCE PLANNER COMMENTS:

General Comments:

1. *See exemptions from Exeter Shoreland regulations per 9.3.4.J. A Shoreland CUP is not necessary for this project as proposed.*

**RESPONSE: Noted.**

2. *In order to meet the standards in our adaptive management plan for nitrogen and avoid further costly upgrades to our wastewater plant, we modified our stormwater regulations to require higher nutrient removal standards for new and redevelopment. Further exploration of stormwater treatment using methods that provide nutrient removal is warranted. Should alternatives not be physically possible, the applicant will need to provide a response to waiver criteria in Site Plan Review and Subdivision Regulation 13.7 to justify any request for exemption from stormwater regulations.*

**RESPONSE: A waiver request has been submitted with the package.**

The following items are provided in support of this Application:

1. Seven (7) Full-Size Plans (Folded).
2. Fifteen (15) Reduced Size Plans.

Thank you very much for your time. If you have any questions, or need further assistance, please contact our office.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Erik Poulin, P.E.  
Project Manager

cc: Shayne Forsley, Hampshire Development Corporation (via email)  
Allison Rees, Underwood Engineers (via email & U.S. Mail)

# JONES & BEACH ENGINEERS INC.

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

December 12, 2022

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

**RE: Minor Site Plan Review Application  
173-179 Water Street, Exeter, NH  
Tax Map 64 Lot 50  
JBE Project No. 22227**

Dear Mr. Plumer,

Jones & Beach Engineers, Inc. respectfully submits a Waiver Request for the above-referenced parcel on behalf of our client Hampshire Development Corporation. Jones & Beach respectfully requests a waiver for the following:

Site Plan Review and Subdivision Regulations for the Town of Exeter New Hampshire -- Section 9.13.6 -- Requiring a minimum aisle width. We request the drive aisle be reduced from 22' to a 19' minimum width.

13.7. WAIVERS: The Planning Board shall not approve any waivers from these regulations unless it shall make the following findings based upon the evidence presented to it in each specific case:

13.7.1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;

**RESPONSE: All parking fields in need of relief will be located within the garage and will only be used by the residence living on site. This parking field will be for the tenant's personal use they will have intimate knowledge of how the parking functions and will not propose a safety issue for the town or other properties.**

**The parking garage area is an existing condition and in its current state does not provide guidance on where parking and aisle movement should occur. The proposed design provides that clarification to the parking field to better enhance its use and safety.**

13.7.2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property; 13-2 Site and Subdivision Regulations amended April 26, 2018

**RESPONSE: The layout is constrained by the existing building column locations, which cannot be moved. This poses a unique challenge in utilizing the existing parking garage that is specific to the property.**

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

**RESPONSE: The layout is constrained by the existing building column locations, which cannot be moved. Given the limited space on the property it is essential for the use of the building to utilize the existing parking garage on site. If this parking garage were to be limited in its intended use as it was originally designed, this would put a particular hardship on the owner in providing adequate parking to an existing structure.**

13.7.4. The granting of the waiver will not be contrary to the spirit and intent of the regulations; and,

**RESPONSE: It is our opinion that the granting of this waiver would not be contrary to the regulations. The parking fields will still function as the regulations intend and provide adequate space to navigate the parking field.**

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

**RESPONSE: It is our opinion that the granting of this waiver will still be in line with the spirit of the regulations and not vary from the town Master Plan.**

Very truly yours,  
JONES & BEACH ENGINEERS, INC.



Erik Poulin, PE  
Project Manager



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**RE: Minor Site Plan Review Application  
173-179 Water Street, Exeter, NH  
Tax Map 64 Lot 50  
JBE Project No. 22227**

Dear Mr. Plumer,

Jones & Beach Engineers, Inc. respectfully submits a Waiver Request for the above-referenced parcel on behalf of our client Hampshire Development Corporation. Jones & Beach respectfully requests a waiver for the following:

Town of Exeter, N.H. Zoning Ordinance – Section 5.6.3.A – Off-street Parking Size. We request that the required 19' length be reduced to 18'.

It is noted that although this falls within the zoning ordinance, the regulation stipulates that the Planning Board has authority to waive this requirement.

13.7. WAIVERS: The Planning Board shall not approve any waivers from these regulations unless it shall make the following findings based upon the evidence presented to it in each specific case:

13.7.1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;

**RESPONSE: All parking fields in need of relief will be located within the garage and will be for the use of the residence living on the property only. This parking field will be for the tenant's personal use and they will have intimate knowledge of how the parking functions and will not propose a safety issue for the town or other properties.**

**The parking garage area is an existing condition and in its current state does not provide guidance on where parking and aisle movement should occur. The proposed design provides that clarification to the parking field to better enhance its use and safety.**

13.7.2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property; 13-2 Site and Subdivision Regulations amended April 26, 2018

**RESPONSE: The layout is constrained by the existing building column locations, which cannot be moved. This poses a unique challenge in utilizing the existing parking garage that is specific to the property. The parking spaces requested to be reduced to 18' will allow to columns to fall on proposed parking stripes.**

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

**RESPONSE: The layout is constrained by the existing building column locations, which cannot be moved. Given the limited space on the property, it is essential for the use of the structure to utilize the existing parking garage on site. If this parking garage were to be limited in its intended use as it was originally designed, this would put a particular hardship on the owner.**

13.7.4. The granting of the waiver will not be contrary to the spirit and intent of the regulations; and,

**RESPONSE: It is our opinion that the granting of this waiver would not be contrary to the spirit of the regulations. The parking fields will still function as the regulations intend and provide adequate space to park for the tenants. An 18' length parking space is not uncommon in nearby municipalities and we believe would function properly as proposed.**

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

**RESPONSE: It is our opinion that the granting of this waiver will still be in line with the spirit of the regulations and not vary from the town Master Plan.**

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Erik Poulin, PE  
Project Manager

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December 12, 2022

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**RE: Minor Site Plan Review Application  
173-179 Water Street, Exeter, NH  
Tax Map 64 Lot 50  
JBE Project No. 22227**

Dear Mr. Plumer,

Jones & Beach Engineers, Inc. respectfully submits a Waiver Request for the above-referenced parcel on behalf of our client Hampshire Development Corporation. Jones & Beach respectfully requests a waiver for the following:

Site Plan Review and Subdivision Regulations for the Town of Exeter New Hampshire – Section 9.3.2 – Stormwater Management for Redevelopment.

13.7. WAIVERS: The Planning Board shall not approve any waivers from these regulations unless it shall make the following findings based upon the evidence presented to it in each specific case:

13.7.1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;

**RESPONSE: Due to the project proximity to the tidal river, approximately 42 feet. We proposed to discharge stormwater developed on site to the existing drainage system without detaining the stormwater. This reduces the chance of overloading downstream stormwater features due to peak flow matching of upstream stormwater flows. Deep sump hooded catch basins and an operation and maintenance manual are proposed to reduce the potential pollutants on site.**

13.7.2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property; 13-2 Site and Subdivision Regulations amended April 26, 2018

**RESPONSE: The majority of the subject lot is occupied by the existing building. Given the limited space available to the applicant to construct stormwater features we feel this is a unique obstacle to the project.**

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

**RESPONSE: The majority of the subject lot is occupied by the existing building. Given the limited space available to the applicant to construct stormwater features we feel this results in a hardship to the owner to adhere to the regulations in question. The project proposes to reduce the pollutants on site by utilizing the proposed catch basin and maintenance protocols.**

13.7.4. The granting of the waiver will not be contrary to the spirit and intent of the regulations; and,

**RESPONSE: The footprint of the proposed impervious is relatively small, and stormwater treatment systems are being proposed. The proposed deep sump catch basin with grease hood, in conjunction with the existing sediment chamber system off site do provide treatment. The operation and maintenance manual has been prepared to ensure the catch basin on site continues to function correctly.**

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

**RESPONSE: It is our opinion that the granting of this waiver will still be in line with the spirit of the regulations and not vary from the town Master Plan.**

Please feel free to contact me if you have any questions. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Erik Poulin, P.E.  
Project Manager

# JONES & BEACH ENGINEERS INC.

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**RE: Minor Site Plan Review Application  
173-179 Water Street, Exeter, NH  
Tax Map 64 Lot 50  
JBE Project No. 22227**

Dear Mr. Plumer,

Jones & Beach Engineers, Inc. respectfully submits a Waiver Request for the above-referenced parcel on behalf of our client Hampshire Development Corporation. Jones & Beach respectfully requests a waiver for the following:

Site Plan Review and Subdivision Regulations for the Town of Exeter New Hampshire – Section 9.3.6.4  
– Requiring no grading to occur within 5 feet of a property line.

As part of the design, we are proposing grading within 5 feet of the property line.

13.7. WAIVERS: The Planning Board shall not approve any waivers from these regulations unless it shall make the following findings based upon the evidence presented to it in each specific case:

13.7.1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;

**RESPONSE: Given the proximity of the existing building to the property line and lack of open space surrounding the building, we are requesting a waiver to utilize all available area within the property to maximize parking for the building. The added use of this 5-foot area would not alter the project intent that it would then create a detriment to the public safety, health, or welfare or injurious to other property.**

13.7.2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property; 13-2 Site and Subdivision Regulations amended April 26, 2018

**RESPONSE: The majority of the lot is occupied by the existing building, leaving very little space to utilize the property further. This condition is unique to properties within this area of Exeter.**



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

**RESPONSE: The majority of the lot is occupied by the existing building, leaving very little space to utilize the property further. This existing condition specific to the property, creates a hardship to the owner in utilizes or make alterations to virtually any aspect of the property that would require a site plan application.**

13.7.4. The granting of the waiver will not be contrary to the spirit and intent of the regulations; and,

**RESPONSE: The densely developed area in which the project is located has many examples of properties in which the existing historical structures are located in extremely close proximity to the property lines. The spirit of this buffer is kept by our intent to execute an agreement with the select board for the section of the project which impacts town land.**

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

**RESPONSE: It is our opinion that the granting of this waiver will still be in line with the spirit of the regulations and not vary from the town Master Plan.**

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Erik Poulin, PE  
Project Manager

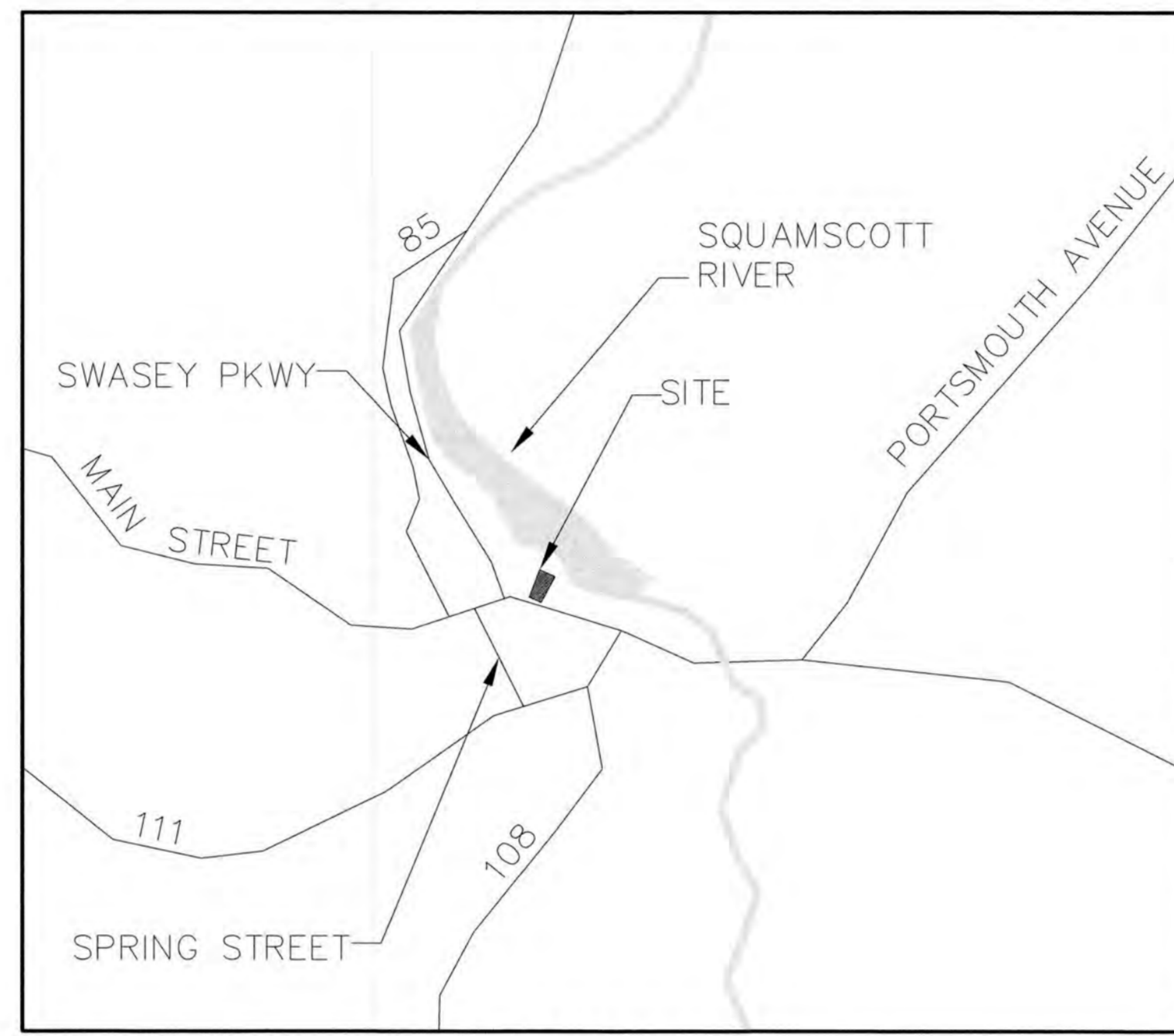


Know what's below  
811 before you dig

# COMMERCIAL RE-DEVELOPMENT "173 WATER STREET IMPROVEMENTS" TAX MAP 64 AND LOT 50 173 WATER STREET, EXETER, NH

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	TIDAL WETLANDS LINE
---	---	FENCE
---	---	SOIL BOUNDARY
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	POURED CONCRETE CURB
X	X	SILT FENCE
D	D	DRAINAGE LINE
S	S	SEWER LINE
FM	FM	SEWER FORCE MAIN
G	G	GAS LINE
W	W	WATER LINE
WS	WS	WATER SERVICE
OHE	OHE	OVERHEAD ELECTRIC
UGE	UGE	UNDERGROUND ELECTRIC
UD	UD	GUARDRAIL
UD	UD	UNDERDRAIN
○	○	IRON PIPE/IRON ROD
○	○	DRILL HOLE
○	○	IRON ROD/DRILL HOLE
○	○	STONE/GRANITE BOUND
○	○	SPOT GRADE
○	○	PAVEMENT SPOT GRADE
○	○	CURB SPOT GRADE
□	□	BENCHMARK (TBM)
□	□	DOUBLE POST SIGN
□	□	SINGLE POST SIGN
□	□	WELL
□	□	TEST PIT
□	□	FAILED TEST PIT
□	□	MONITORING WELL
□	□	UTILITY POLE
□	□	LIGHT POLES
□	□	DRAIN MANHOLE
□	□	SEWER MANHOLE
□	□	HYDRANT
□	□	WATER GATE
□	□	WATER SHUT OFF
□	□	REDUCER
□	□	SINGLE GRATE CATCH BASIN
□	□	DOUBLE GRATE CATCH BASIN
□	□	TRANSFORMER
□	□	CULVERT W/MINGWALLS
□	□	CULVERT W/FLARED END SECTION
□	□	CULVERT W/STRAIGHT HEADWALL
□	□	STONE CHECK DAM
□	□	DRAINAGE FLOW DIRECTION
□	□	WETLAND IMPACT
□	□	RIPRAP
□	□	CONCRETE
□	□	GRAVEL
□	□	SNOW STORAGE
□	□	RETAINING WALL

SHEET INDEX	
CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
G1	GENERAL NOTES
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
D1	DETAIL SHEET
E1	EROSION AND SEDIMENT CONTROL DETAILS



LOCUS MAP  
SCALE 1" = 1000'

### PERMITS

TYPE OF PERMIT	STATUS	TYPE OF PERMIT	STATUS
NHDES WETLANDS PERMIT: NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES-SHORELAND PROGRAM 29 HAZEN DRIVE, P.O. BOX 95 CONCORD, NEW HAMPSHIRE 03302 (603) 271-2147 RESPONSIBLE CONSULTANT- JONES & BEACH ENGINEERS, INC.	SUBMITTED: 11/20/18 PERMIT NO. 2018-03573 DATED: 10/04/19 EXPIRATION: 10/04/24	EXETER SITE PLAN APPROVAL: TOWN OF EXETER PLANNING BOARD 10 FRONT STREET EXETER, NEW HAMPSHIRE 03833 (603) 773-6112 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: 10/25/22 PERMIT NO. DATED: EXPIRATION:

**APPLICANT / DEVELOPER**  
HAMPSHIRE DEVELOPMENT CORP.  
EXETER, NH 03833  
(603) 997-2519  
CONTACT: SHAYNE FORSLEY

**CIVIL ENGINEER / SURVEYOR**  
JONES & BEACH ENGINEERS, INC.  
85 PORTSMOUTH AVENUE  
PO BOX 219  
STRATHAM, NH 03885  
(603) 772-4746  
CONTACT: BARRY GIER  
EMAIL: BGIER@JONESANDBEACH.COM

**OWNER OF RECORD**  
JONES & WILSON REALTY LLC  
41 INDUSTRIAL DRIVE  
EXETER, NH 03833  
CONTACT: STEVEN P. WILSON

**ARCHITECT**  
JSN ASSOCIATES LLC  
1 AUTUMN STREET  
PORTSMOUTH, NH 03801

**WATER AND SEWER**  
EXETER DEPARTMENT PUBLIC WORKS  
13 NEWFIELDS ROAD  
EXETER, NH 03833  
(603) 773-6157

**ELECTRIC**  
UNITIL  
114 DRINKWATER ROAD  
KENSINGTON, NH 03833  
(800) 582-7276

<b>PROJECT PARCEL</b> TOWN OF EXETER TAX MAP 64, LOT 50
<b>APPLICANT</b> HAMPSHIRE DEVELOPMENT CORP. 41 INDUSTRIAL DRIVE EXETER, NH 03833
<b>TOTAL LOT AREA</b> 19,692 SQ. FT. 0.45 ACRES

TOWN OF EXETER PLANNING BOARD

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

F:\CADD\MASTER STANDARD\DWG\JOB-LAYOUTS.dwg 2/16/2017 12:26:50 PM EST

PROJECT 173 WATER STREET IMPROVEMENTS, EXETER, NH  
JBE # 22227  
REVISION: 10/23/22

Design: EMP	Draft: EMP	Date: 10/10/22
Checked: WGM	Scale: AS NOTED	Project No.: 22227
Drawing Name: 22227-PLAN.DWG		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
1	12/12/22	REVISED PER TRC COMMENTS	EMP
0	10/25/22	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

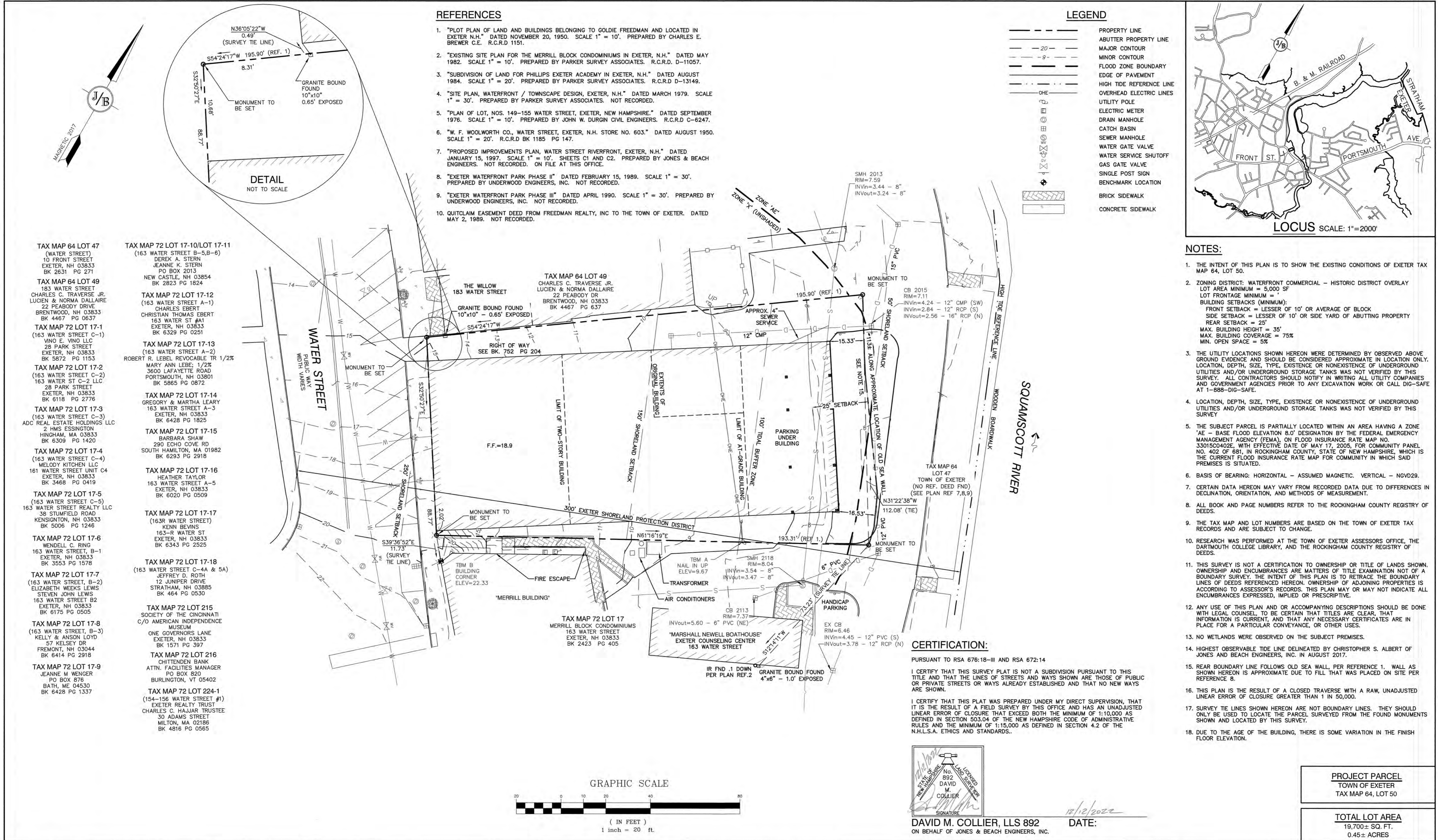
**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>COVER SHEET</b>
Project:	173 WATER STREET IMPROVEMENTS 173-179 WATER STREET, EXETER, NH
Owner of Record:	SMITH BUILDING EXETER LLC 41 INDUSTRIAL DRIVE, EXETER, NH 03833

DRAWING No.	<b>CS</b>
SHEET 1 OF 7 JBE PROJECT NO. 22227	



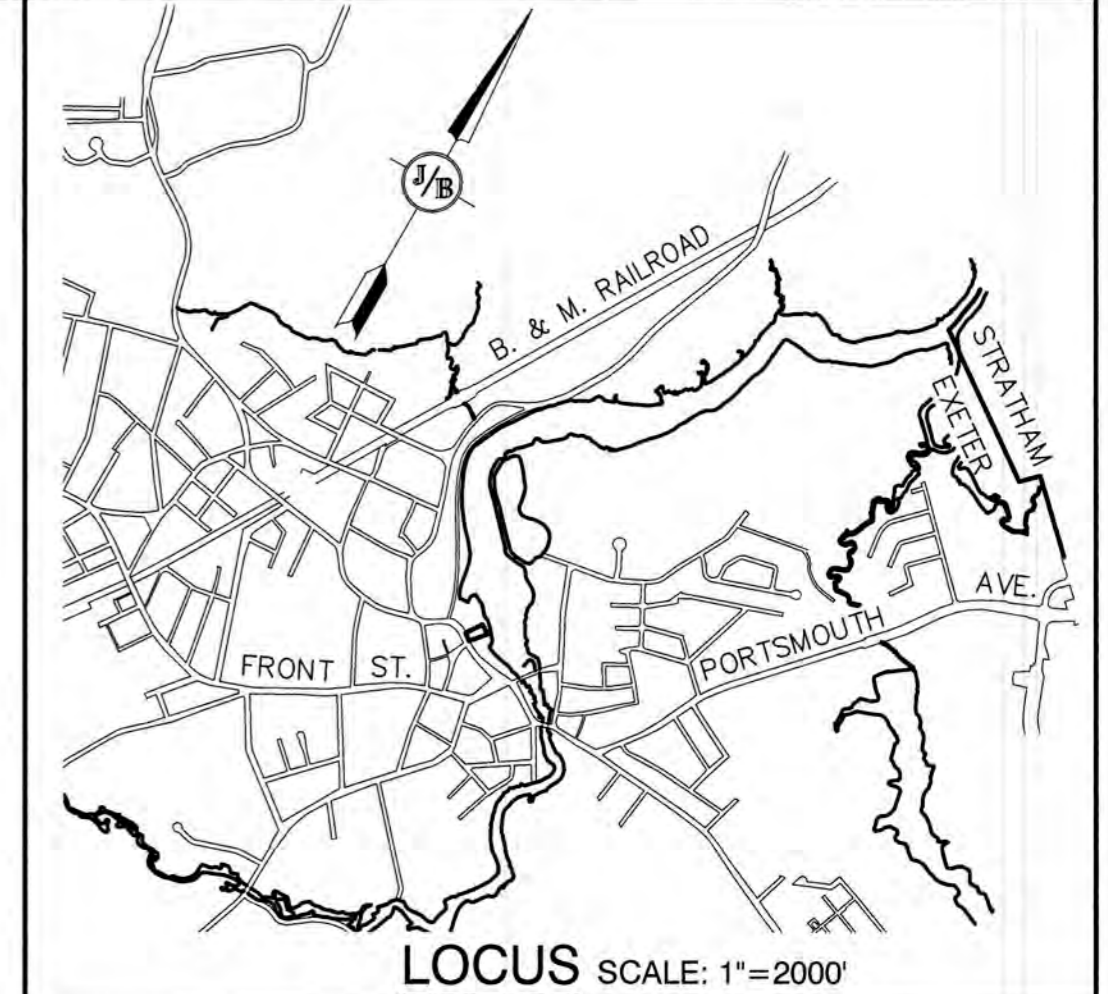


**REFERENCES**

- "PLOT PLAN OF LAND AND BUILDINGS BELONGING TO GOLDIE FREEDMAN AND LOCATED IN EXETER, N.H." DATED NOVEMBER 20, 1950. SCALE 1" = 10'. PREPARED BY CHARLES E. BREWER C.E. R.C.R.D 1151.
- "EXISTING SITE PLAN FOR THE MERRILL BLOCK CONDOMINIUMS IN EXETER, N.H." DATED MAY 1982. SCALE 1" = 10'. PREPARED BY PARKER SURVEY ASSOCIATES. R.C.R.D. D-11057.
- "SUBDIVISION OF LAND FOR PHILLIPS EXETER ACADEMY IN EXETER, N.H." DATED AUGUST 1984. SCALE 1" = 20'. PREPARED BY PARKER SURVEY ASSOCIATES. R.C.R.D D-13149.
- "SITE PLAN, WATERFRONT / TOWNSCAPE DESIGN, EXETER, N.H." DATED MARCH 1979. SCALE 1" = 30'. PREPARED BY PARKER SURVEY ASSOCIATES. NOT RECORDED.
- "PLAN OF LOT, NOS. 149-155 WATER STREET, EXETER, NEW HAMPSHIRE." DATED SEPTEMBER 1976. SCALE 1" = 10'. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. R.C.R.D C-6247.
- "W. F. WOOLWORTH CO., WATER STREET, EXETER, N.H. STORE NO. 603." DATED AUGUST 1950. SCALE 1" = 20'. R.C.R.D BK 1185 PG 147.
- "PROPOSED IMPROVEMENTS PLAN, WATER STREET RIVERFRONT, EXETER, N.H." DATED JANUARY 15, 1997. SCALE 1" = 10'. SHEETS C1 AND C2. PREPARED BY JONES & BEACH ENGINEERS. NOT RECORDED. ON FILE AT THIS OFFICE.
- "EXETER WATERFRONT PARK PHASE II" DATED FEBRUARY 15, 1989. SCALE 1" = 30'. PREPARED BY UNDERWOOD ENGINEERS, INC. NOT RECORDED.
- "EXETER WATERFRONT PARK PHASE III" DATED APRIL 1990. SCALE 1" = 30'. PREPARED BY UNDERWOOD ENGINEERS, INC. NOT RECORDED.
- QUITCLAIM EASEMENT DEED FROM FREEDMAN REALTY, INC TO THE TOWN OF EXETER. DATED MAY 2, 1989. NOT RECORDED.

**LEGEND**

- PROPERTY LINE
- - - ABUTTER PROPERTY LINE
- MAJOR CONTOUR
- - - MINOR CONTOUR
- - - FLOOD ZONE BOUNDARY
- - - EDGE OF PAVEMENT
- - - HIGH TIDE REFERENCE LINE
- - - OVERHEAD ELECTRIC LINES
- UTILITY POLE
- ELECTRIC METER
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- WATER GATE VALVE
- WATER SERVICE SHUTOFF
- GAS GATE VALVE
- SINGLE POST SIGN
- BENCHMARK LOCATION
- ▨ BRICK SIDEWALK
- ▨ CONCRETE SIDEWALK



**NOTES:**

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF EXETER TAX MAP 64, LOT 50.
- ZONING DISTRICT: WATERFRONT COMMERCIAL - HISTORIC DISTRICT OVERLAY  
LOT AREA MINIMUM = 5,000 SF  
LOT FRONTAGE MINIMUM = '5'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = LESSER OF 10' OR AVERAGE OF BLOCK  
LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY.
- THE SUBJECT PARCEL IS PARTIALLY LOCATED WITHIN AN AREA HAVING A ZONE "AE" - BASE FLOOD ELEVATION 8.0' DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3301500402E, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 402 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- BASIS OF BEARING: HORIZONTAL - ASSUMED MAGNETIC. VERTICAL - NGVD29.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF EXETER ASSESSORS OFFICE, THE DARTMOUTH COLLEGE LIBRARY, AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- NO WETLANDS WERE OBSERVED ON THE SUBJECT PREMISES.
- HIGHEST OBSERVABLE TIDE LINE DELINEATED BY CHRISTOPHER S. ALBERT OF JONES AND BEACH ENGINEERS, INC. IN AUGUST 2017.
- REAR BOUNDARY LINE FOLLOWS OLD SEA WALL, PER REFERENCE 1. WALL AS SHOWN HEREON IS APPROXIMATE DUE TO FILL THAT WAS PLACED ON SITE PER REFERENCE 8.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 50,000.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL BOUNDARY FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- DUE TO THE AGE OF THE BUILDING, THERE IS SOME VARIATION IN THE FINISH FLOOR ELEVATION.

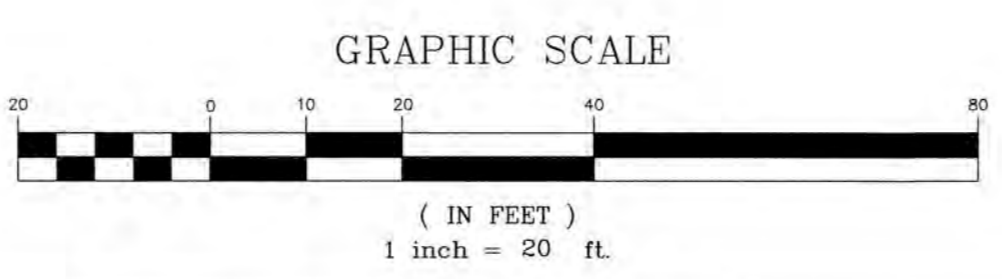
**CERTIFICATION:**

PURSUANT TO RSA 676:18-III AND RSA 672:14  
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

DAVID M. COLLIER, LLS 892  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 12/12/2022



- TAX MAP 64 LOT 47 (WATER STREET) 10 FRONT STREET EXETER, NH 03833 BK 2631 PG 271
- TAX MAP 64 LOT 49 163 WATER STREET CHARLES C. TRAVERSE JR. LUCIEN & NORMA DALLAIRE 22 PEABODY DRIVE BRENTWOOD, NH 03833 BK 4467 PG 0637
- TAX MAP 72 LOT 17-1 (163 WATER STREET C-1) VINO E. VINO LLC 28 PARK STREET EXETER, NH 03833 BK 5872 PG 1153
- TAX MAP 72 LOT 17-2 (163 WATER STREET C-2) 163 WATER ST C-2 LLC 28 PARK STREET EXETER, NH 03833 BK 6118 PG 2778
- TAX MAP 72 LOT 17-3 (163 WATER STREET C-3) ADC REAL ESTATE HOLDINGS LLC 2 HMS ESSINGTON HINGHAM, MA 03833 BK 6309 PG 1420
- TAX MAP 72 LOT 17-4 (163 WATER STREET C-4) MELODY KITCHEN LLC 161 WATER STREET UNIT C4 EXETER, NH 03833 BK 3468 PG 0419
- TAX MAP 72 LOT 17-5 (163 WATER STREET C-5) 163 WATER STREET REALTY LLC 38 STUMFIELD ROAD KENSINGTON, NH 03833 BK 5006 PG 1246
- TAX MAP 72 LOT 17-6 WENDELL C. RING 163 WATER STREET, B-1 EXETER, NH 03833 BK 3553 PG 1578
- TAX MAP 72 LOT 17-7 (163 WATER STREET, B-2) ELIZABETH WEEKS LEWIS STEVEN JOHN LEWIS 163 WATER STREET B2 EXETER, NH 03833 BK 6175 PG 0505
- TAX MAP 72 LOT 17-8 (163 WATER STREET, B-3) KELLY & ANSON LOYD 57 KELSEY DR FREMONT, NH 03044 BK 6414 PG 2918
- TAX MAP 72 LOT 17-9 JEANNE M WENGER PO BOX 876 BATH, ME 04530 BK 6428 PG 1337
- TAX MAP 72 LOT 17-10/LOT 17-11 (163 WATER STREET B-5,B-6) DEREK A. STERN JEANNE K. STERN PO BOX 2013 NEW CASTLE, NH 03854 BK 2823 PG 1824
- TAX MAP 72 LOT 17-12 (163 WATER STREET A-1) CHARLES EBERY CHRISTIAN THOMAS EBERT 163 WATER ST #A1 EXETER, NH 03833 BK 6329 PG 0251
- TAX MAP 72 LOT 17-13 (163 WATER STREET A-2) ROBERT R. LEBEL REVOCABLE TR 1/2% 3600 LAFAYETTE ROAD PORTSMOUTH, NH 03801 BK 5865 PG 0872
- TAX MAP 72 LOT 17-14 GREGORY & MARTHA LEARY 163 WATER STREET A-3 EXETER, NH 03833 BK 6428 PG 1825
- TAX MAP 72 LOT 17-15 BARBARA SHAW 290 ECHO COVE RD SOUTH HAMILTON, MA 01882 BK 6293 PG 2918
- TAX MAP 72 LOT 17-16 HEATHER TAYLOR 163 WATER STREET A-5 EXETER, NH 03833 BK 6020 PG 0509
- TAX MAP 72 LOT 17-17 (163R WATER STREET) KENN BEVINS 163-R WATER ST EXETER, NH 03833 BK 6343 PG 2525
- TAX MAP 72 LOT 17-18 (163 WATER STREET C-4A & 5A) JEFFREY D. ROTH 12 JUNIPER DRIVE STRATHAM, NH 03885 BK 464 PG 0530
- TAX MAP 72 LOT 215 SOCIETY OF THE CININNATI C/O AMERICAN INDEPENDENCE MUSEUM ONE GOVERNORS LANE EXETER, NH 03833 BK 1571 PG 397
- TAX MAP 72 LOT 216 CHITTENDEN BANK ATTN. FACILITIES MANAGER PO BOX 820 BURLINGTON, VT 05402
- TAX MAP 72 LOT 224-1 (154-156 WATER STREET #1) EXETER REALTY TRUST CHARLES C. HAJIAR TRUSTEE 30 ADAMS STREET MILTON, MA 02186 BK 4816 PG 0565

Design: WGM	Draft: MJS	Date: 10/12/22
Checked:DMC	Scale: 1" = 20'	Project No.: 22227
Drawing Name: 22227-EX-CONDITIONS.DWG		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	12/12/22	REVISED PER TRC COMMENTS	EMP
0	10/12/22	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>EXISTING CONDITIONS PLAN</b>
Project:	<b>THE SMITH BUILDING 173-179 WATER STREET, EXETER, NH 03833</b>
Owner of Record:	<b>SMITH BUILDING EXETER LLC 41 INDUSTRIAL DRIVE, EXETER, NH 03833</b>

**PROJECT PARCEL**  
TOWN OF EXETER  
TAX MAP 64, LOT 50

**TOTAL LOT AREA**  
19,700± SQ. FT.  
0.45± ACRES

DRAWING No.  
**C1**  
SHEET 2 OF 7  
JBE PROJECT NO. 22227



**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING MODIFIED BUILDING. THE REAR OF THE BUILDING IS BEING MODIFIED TO CREATE A MODIFIED COVERED PARKING LOT, SURFACE PARKING, AND RESIDENTIAL UNITS.  
RESIDENTIAL UNITS:  
7 UNITS (5-2 BEDROOM UNITS, 2-1 BEDROOM UNITS)  
TOTAL: 7 UNITS (12 BEDROOMS)  
RESIDENTIAL DENSITY:  
1 UNIT / 750 SF  
19,692 SF (LOT AREA) - 2,931 SF (ROW AREA) / 750 SF  
16,761 SF / 750 SF = 22 ALLOWABLE UNITS
- ZONING DISTRICT: WATERFRONT COMMERCIAL - HISTORIC DISTRICT OVERLAY  
LOT AREA MINIMUM = 5,000 SF  
MIN LOT WIDTH = 50'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = LESSER OF 10' OR AVERAGE OF BLOCK  
SIDE SETBACK = LESSER OF 10' OR SIDE YARD OF ABUTTING PROPERTY  
REAR SETBACK = 25'  
MAX. BUILDING HEIGHT = 35'  
MAX. BUILDING COVERAGE = 75%  
MIN. OPEN SPACE = 5%
- PARKING CALCULATIONS:  
EXISTING:  
OFFICE: 1 SPACE / 250 SF (4,565 SF) = 19 SPACES  
RETAIL: 1 SPACE / 300 SF (13,702 SF) = 46 SPACES  
EXISTING REQUIRED: 65 SPACES  
EXISTING ON SITE PROVIDED: 6 SPACES  
EXISTING OFF SITE PROVIDED: 59 SPACES (GRANDFATHERED)  
PROPOSED:  
RESIDENTIAL:  
2 SPACES / 2+ BEDROOM UNITS (5 UNITS) = 10 SPACES  
1 SPACES / 1+ BEDROOM UNITS (2 UNITS) = 2 SPACES  
1 SPACE / 4 UNITS (GUEST PARKING) = 2 SPACES  
RETAIL:  
1 SPACE / 300 SF (5,136 SF) = 18 SPACES  
OFFICE:  
1 SPACE / 250 SF (4,565 SF) = 19 SPACES  
RESIDENTIAL REQUIRED: 14 SPACES  
TOTAL REQUIRED: 51 SPACES  
PROPOSED ONSITE: 16 SPACES  
GRANDFATHERED OFFSITE: 59 SPACES  
TOTAL AVAILABLE: 75 SPACES
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE AND EXETER DEPARTMENT OF PUBLIC WORKS PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL CURBING TO BE VERTICAL GRANITE CURB WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION. SNOW IS NOT TO BE STORED WITHIN THE 300' EXETER SHORELAND PROTECTION DISTRICT.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
- VARIANCE GRANTED (7-17-18):  
-ARTICLE 4: SEC.4.2: - SCHEDULE I: PERMITTED USES (TO ALLOW A MULTI USE STRUCTURE TO INCLUDE RESIDENTIAL UNITS ON THE FIRST FLOOR)
- EXETER DEPARTMENT OF PUBLIC WORKS (603-773-6157) TO BE CONTACTED TO LOCATE WATER, SEWER, AND DRAINAGE IN ADDITION TO DIGSAFE.
- WAIVER REQUEST: SITE PLAN REVIEW AND SUBDIVISION REGULATIONS FOR THE TOWN OF EXETER NEW HAMPSHIRE:  
- SECTION 9.3.6.4 - REQUIRING NO GRADING TO OCCUR WITHIN 5 FEET OF A PROPERTY LINE.  
- SECTION 9.3.2 - STORMWATER MANAGEMENT FOR REDEVELOPMENT
- ALL OUTDOOR LIGHTING (INCLUDING SECURITY LIGHTS) SHALL BE DOWN LIT AND SHIELDED SO NO DIRECT LIGHT IS VISIBLE FROM ADJACENT PROPERTIES AND/OR ROADWAYS.
- SANITARY SEWER FLOW CALCULATIONS:  
OFFICE (5 EMPLOYEES) @ 10 GPD/EMPLOYEE = 50 GPD  
RETAIL (5,136 SF) @ 5 GPD/100 SF = 257 GPD  
RETAIL (5 EMPLOYEES) @ 10 GPD/EMPLOYEE = 50 GPD  
  
5 - TWO BEDROOM UNITS @ 150 GPD/BEDROOM = 1500 GPD  
2 - ONE BEDROOM UNITS @ 225 GPD/BEDROOM = 450 GPD  
TOTAL FLOW = 2307 GPD
- CONTRACTOR TO CONNECT TO EXISTING SIDEWALK, PROPOSED SIDEWALK TO BE RED BRICK TO MATCH EXISTING SIDEWALK, AND BE CURBING WITH 6"x6" PRESSURE TREATED WOOD.

**GRADING AND DRAINAGE NOTES:**

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- VERTICAL DATUM: NGVD29. HORIZONTAL DATUM: ASSUMED MAGNETIC.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL ROOF DRAINS FROM BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
- IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO +/- 1/2" PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
- STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.

PROJECT PARCEL  
TOWN OF EXETER  
TAX MAP 64, LOT 50

APPLICANT  
HAMPSHIRE DEVELOPMENT CORP.  
41 INDUSTRIAL DRIVE  
EXETER, NH 03833

TOTAL LOT AREA  
19,692 SQ. FT.  
0.45 ACRES

TOWN OF EXETER PLANNING BOARD

CHAIRMAN: \_\_\_\_\_

DATE: \_\_\_\_\_

F:\CADDMASTER STANDARD\dwg\UB-LAYOUTS.dwg 2/16/2017 12:25:50 PM EST

Design: EMP	Draft: EMP	Date: 10/10/22
Checked: WGM	Scale: AS NOTED	Project No.: 22227
Drawing Name: 22227-PLAN.DWG		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
1	12/12/22	REVISED PER TRC COMMENTS	EMP
0	10/25/22	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Stratham, NH 03885  
Civil Engineering Services  
E-MAIL: JBE@JONESANDBEACH.COM

603-772-4746  
PO Box 219  
FAX: 603-772-0227

Plan Name:	<b>GENERAL NOTES</b>
Project:	173 WATER STREET IMPROVEMENTS 173-179 WATER STREET, EXETER, NH
Owner of Record:	SMITH BUILDING EXETER LLC 41 INDUSTRIAL DRIVE, EXETER, NH 03833

DRAWING No.	<b>G1</b>
SHEET 3 OF 7 JBE PROJECT NO. 22227	







GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.

**TAX MAP 64 LOT 49**  
CHARLES C. TRAVERSE JR.  
LUCIEN & NORMA DALLAIRE  
22 PEABODY DR  
BRENTWOOD, NH 03833  
BK 4467 PG 637

**TOTAL BUILDING FOOTPRINT**  
13,702 SF  
F.F.=18.9

**TAX MAP 64 LOT 47**  
TOWN OF EXETER  
(NO REF. DEED FND)  
(SEE PLAN REF 7,8,9)

**TAX MAP 72 LOT 17**  
MERRILL BLOCK CONDOMINIUMS  
163 WATER STREET  
EXETER, NH 03833  
BK 2423 PG 405

WATER STREET

SQUAMSCOTT RIVER

300' EXETER SHORELAND PROTECTION DISTRICT

250' SHORELAND SETBACK

150' SHORELAND SETBACK

100' SHORELAND SETBACK

CB 2015  
RIM=7.11  
INVin=4.24(12" RCP)(SW)  
INVin=2.84(12" RCP)(S)  
INVin=3.11(P-200)  
INVout=2.56(16" RCP)(N)

CB 100  
RIM=7.16  
INVout=3.21 (P-200)

CB 2113  
RIM=7.37  
INVout=5.60 (6" PVC)(NE)

PROPOSED SILT SOXX

2' DRAINAGE CURB OPENING  
PROPOSED SILT SOXX

ASSUMED BURIED STRUCTURE  
PER UNDERWOOD ENGINEERS PLAN  
(LOCATION APPROXIMATE)

PLANT LEGEND				
NAME	SIZE	NOTES	QTY	
DECIDUOUS TREES				
ULMUS AMERICANA "AMERICAN LIBERTY ELM"	1.5"-2.0" CAL	ZONE 3 SALT: MODERATE	2	
SHRUBS				
HYPERICUM PROLIFICUM SHRUBBY ST. JOHNS WORT	1 GAL	ZONE 4 SALT: MEDIUM	8	
POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL	1 GAL	ZONE 2 SALT: TOLERANT	8	
GROUNDCOVERS				
JUNIPERUS HORIZONTALIS "BAR HARBOR" JUNIPER	5 GAL	ZONE 3 SALT: LOW	15	
VACCINIUM ANGUSTIFOLIUM LOWBUSH BLUEBERRY	1 GAL	ZONE 3 SALT: TOLERANT	14	

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	
⊙	2	C	Single	DSE53120SRDWH (4000K)	
⊙	3	W	Single	AWLBR / WALL MTD 12' AFG	

**PROJECT PARCEL**  
TOWN OF EXETER  
TAX MAP 64, LOT 50

**APPLICANT**  
HAMPSHIRE DEVELOPMENT CORP.  
41 INDUSTRIAL DRIVE  
EXETER, NH 03833

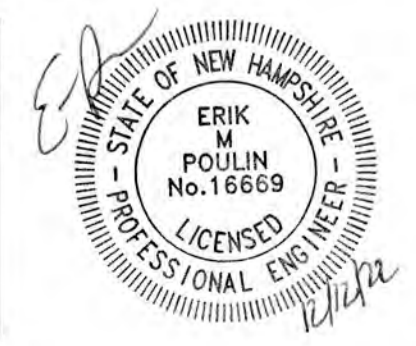
**TOTAL LOT AREA**  
19,692 SQ. FT.  
0.45 ACRES

TOWN OF EXETER PLANNING BOARD

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

Design: EMP Draft: EMP Date: 10/10/22  
Checked: WGM Scale: AS NOTED Project No.: 22227  
Drawing Name: 22227-PLAN.DWG

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REV.	DATE	REVISION	BY
1	12/12/22	REVISED PER TRC COMMENTS	EMP
0	10/25/22	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **GRADING AND DRAINAGE PLAN**

Project: **173 WATER STREET IMPROVEMENTS  
173-179 WATER STREET, EXETER, NH**


Owner of Record: **SMITH BUILDING EXETER LLC  
41 INDUSTRIAL DRIVE, EXETER, NH 03833**

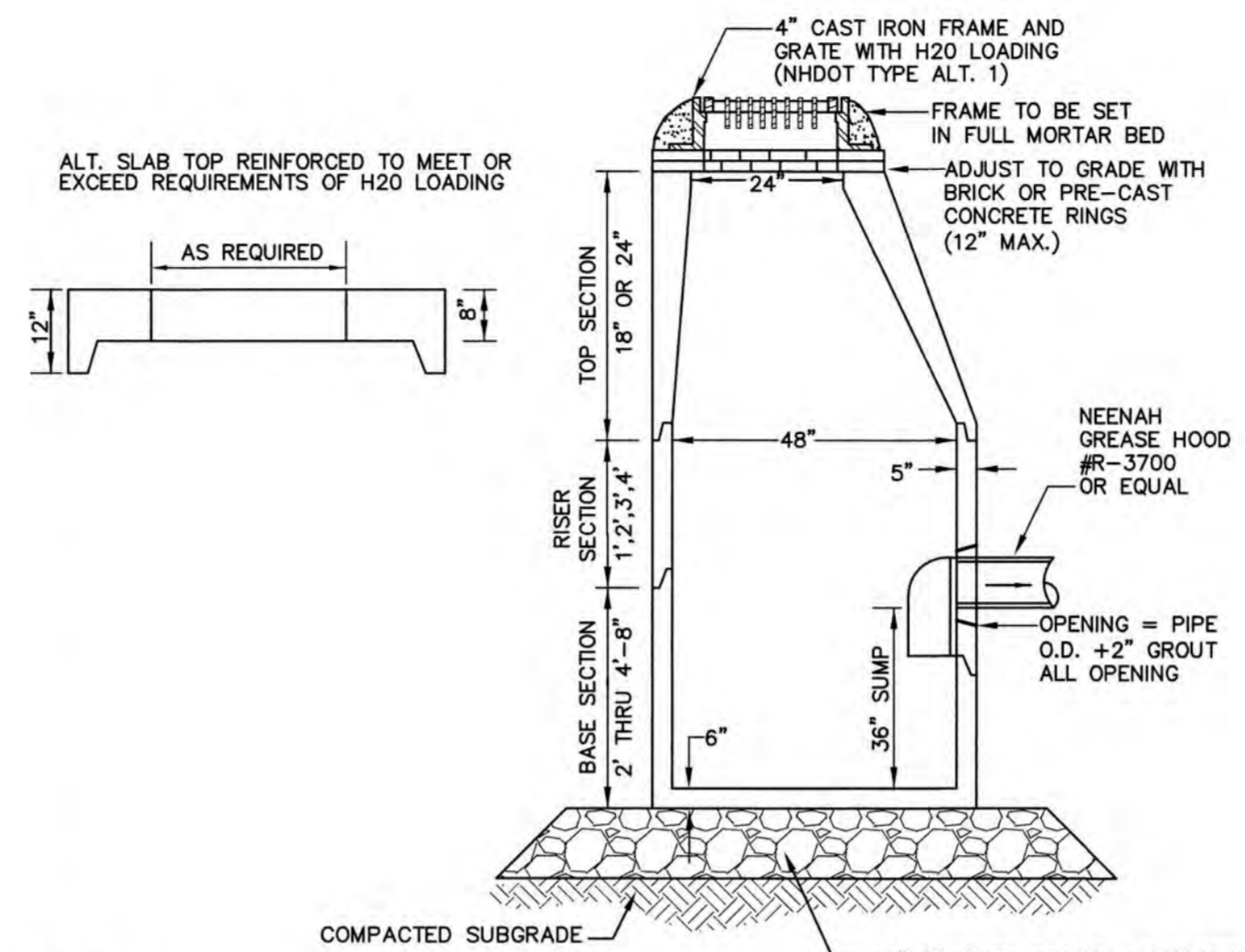
DRAWING No. **C3**

SHEET 5 OF 7  
JBE PROJECT NO. 22227

F:\CADD\MASTER STANDARD\DWG\JBLAYOUTS.DWG 2/16/2017 12:25:50 PM EST



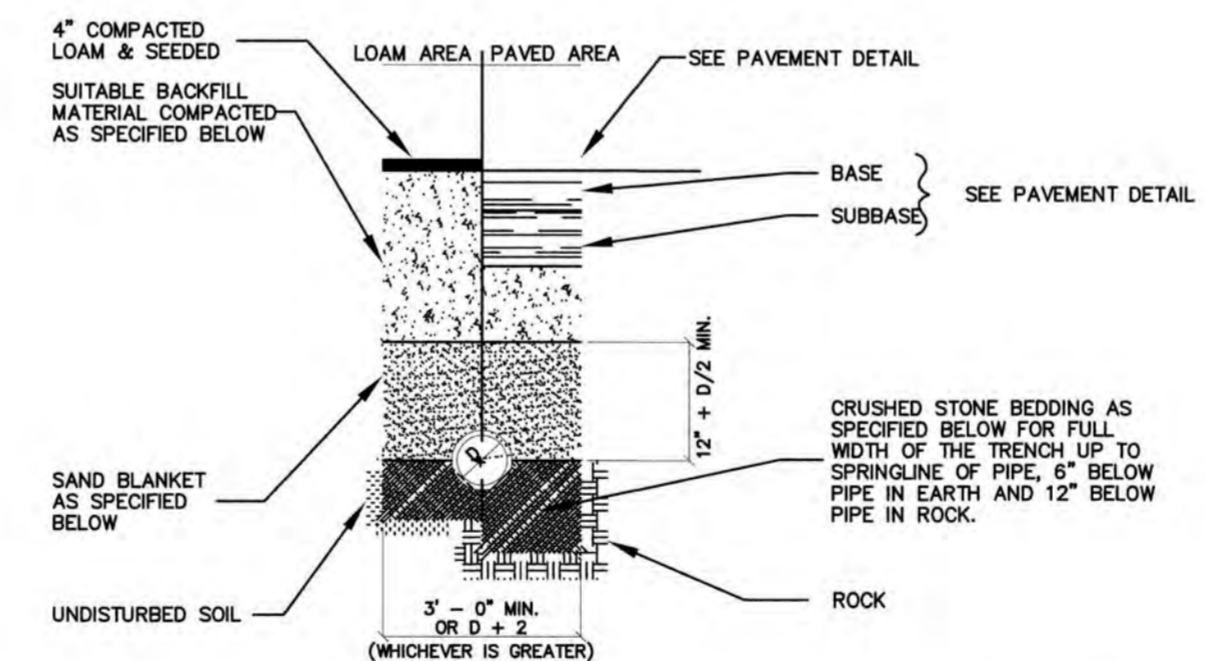
SNOW SIGN		24"	30"	BLACK ON WHITE	CHANNEL	8'-6"	REFLECTORIZED SIGN
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- NOTES:**
1. BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
  2. ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
  3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
  4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H2O LOADING.
  5. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
  6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
  7. ALL CATCH BASIN FRAMES AND GRATES SHALL BE NHDOT CATCH BASIN TYPE ALTERNATE 1 OR NEENAH R-3570 OR APPROVED EQUAL (24"x24" TYPICAL).
  8. STANDARD CATCH BASIN FRAME AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12"), OR PRECAST CONCRETE "DONUTS".
  9. ALL CATCH BASINS ARE TO BE FITTED WITH GREASE HOODS.

**CATCH BASIN WITH GREASE HOOD**

NOT TO SCALE



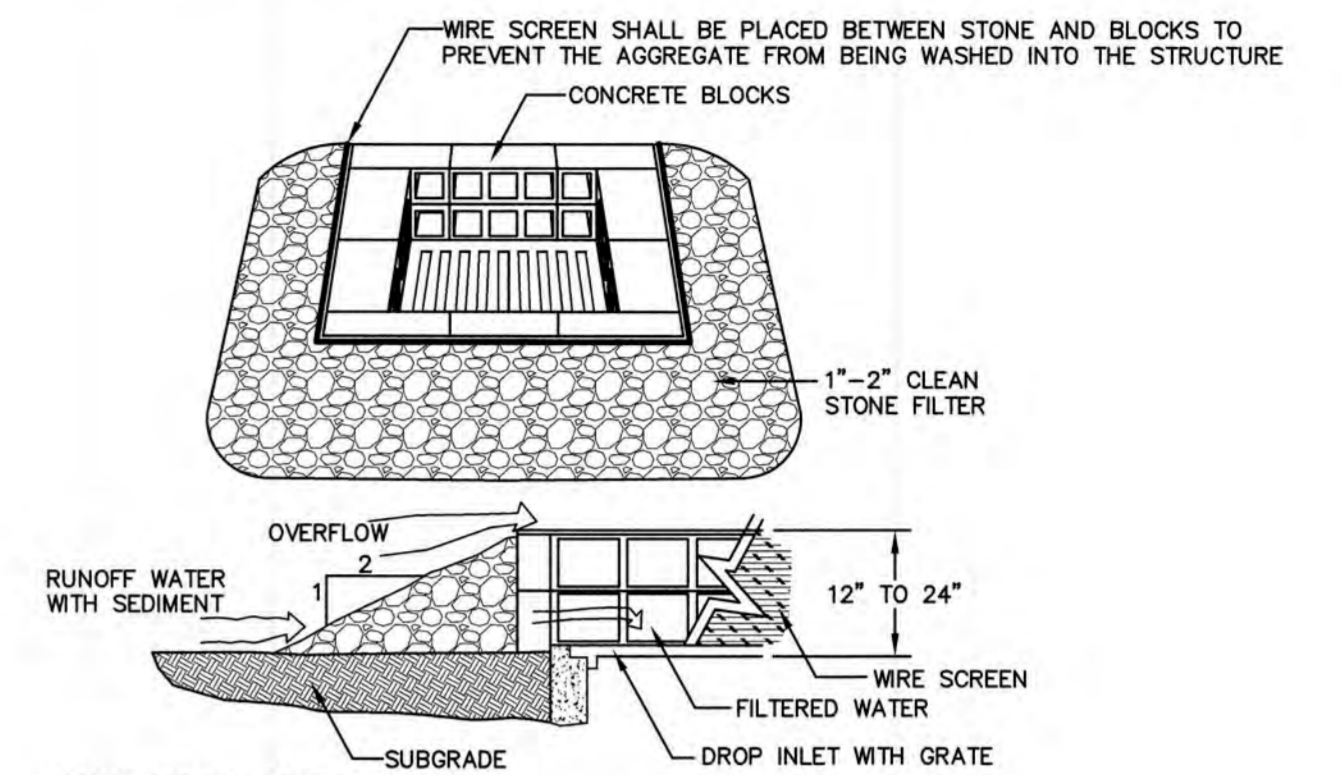
SAND BLANKET		CRUSHED STONE BEDDING	
SIKVE SIZE	SEINER BY WEIGHT	SIKVE SIZE	SEINER BY WEIGHT
1/2"	90 - 100	3/4"	90 - 100
200	0 - 15	3/8"	20 - 55
		#4	0 - 10
		#6	0 - 5

\*EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHO T 99, METHOD C.

**DRAINAGE TRENCH**

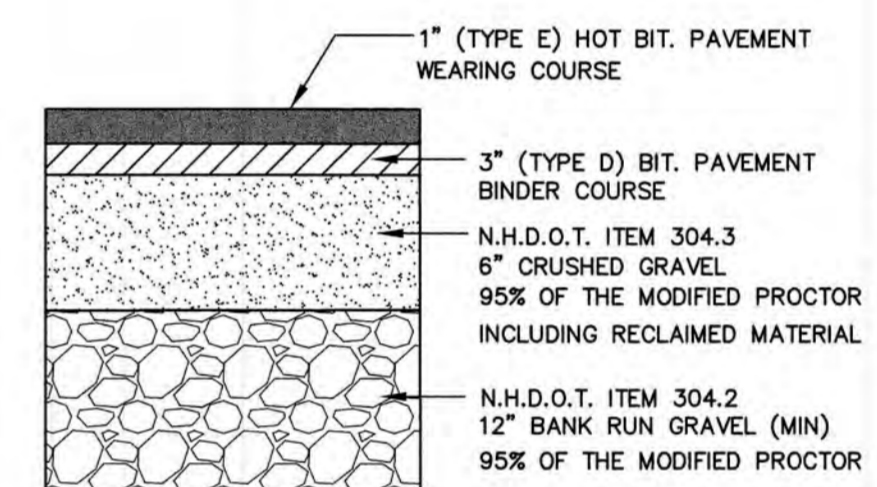
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- MAINTENANCE NOTE:**
1. ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAINFALL AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED IN A SUITABLE UPLAND AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

**TEMPORARY CATCH BASIN INLET PROTECTION**  
(Block and Gravel Drop Inlet Sediment Filter)

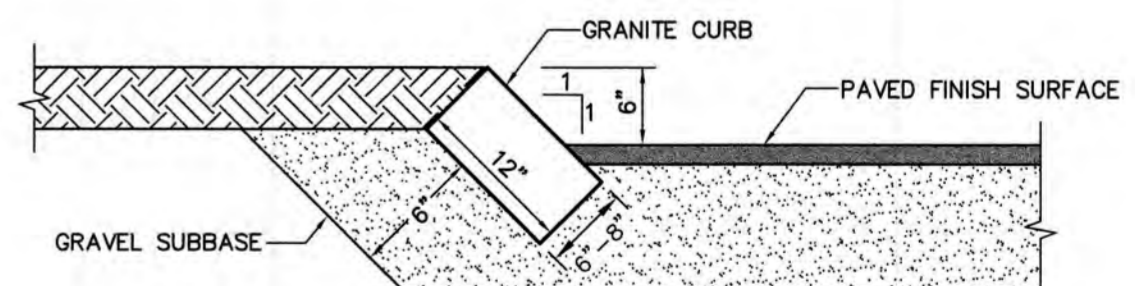
NOT TO SCALE



- NOTES:**
1. PAVEMENT INSIDE THE RIGHT OF WAY FOR PORTSMOUTH AVENUE SHALL MATCH EXISTING CONDITIONS.

**TYPICAL BITUMINOUS PAVEMENT**

NOT TO SCALE



- NOTES:**
1. EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
  2. JOINTS BETWEEN STONES SHALL BE MORTARED.
  3. SALVAGE GRANITE CURBS ON-SITE AND RESET TO THE EXTENT POSSIBLE.

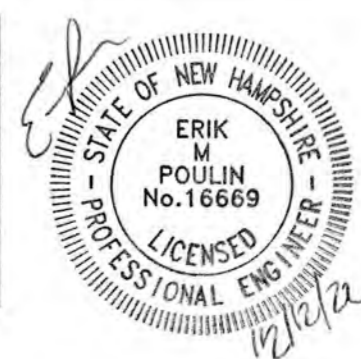
**SLOPED GRANITE CURB**

NOT TO SCALE

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Design: EMP	Draft: EMP	Date: 10/10/22
Checked: WGM	Scale: AS NOTED	Project No.: 22227
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Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

*Civil Engineering Services*

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>DETAIL SHEET</b>
Project:	<b>173 WATER STREET IMPROVEMENTS 173-179 WATER STREET, EXETER, NH</b>
Owner of Record:	SMITH BUILDING EXETER LLC 41 INDUSTRIAL DRIVE, EXETER, NH 03833

DRAWING No.	<b>D1</b>
SHEET 6 OF 7	JBE PROJECT NO. 22227

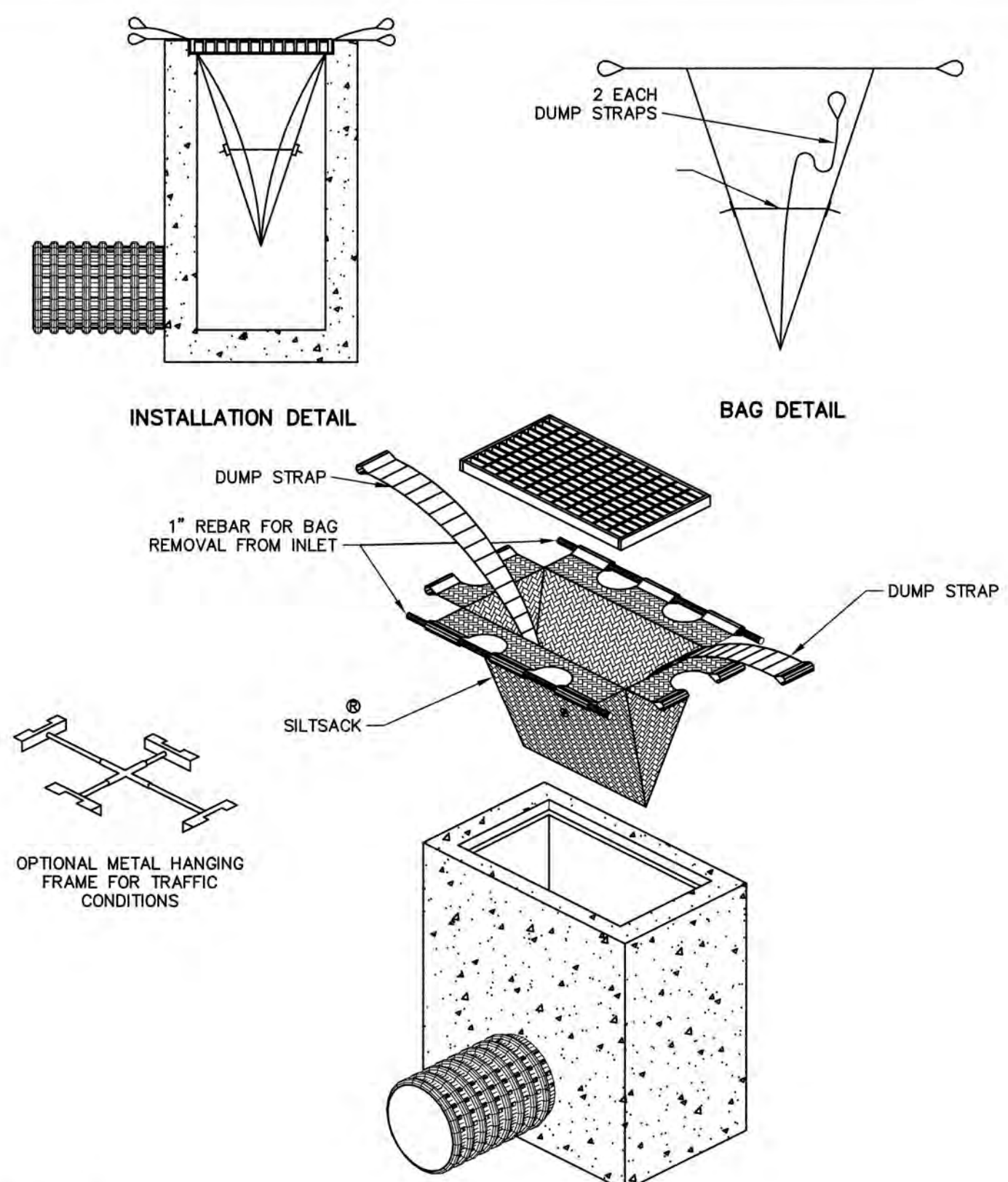


**TEMPORARY EROSION CONTROL NOTES**

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOADED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE "C" AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.25" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- PRIOR TO CONSTRUCTION, A PHASING PLAN THAT DELINEATES EACH PHASE OF THE PROJECT SHALL BE SUBMITTED. ALL TEMPORARY SEDIMENT BASINS THAT WILL BE NEEDED FOR DEWATERING WORK AREAS SHALL BE LOCATED AND IDENTIFIED ON THIS PLAN.

IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS.

- A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE WITH THE SITE SPECIFIC PERMIT ("PERMIT").
- DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY 1/4 INCH OR GREATER RAIN EVENT (I.E. 1/4 INCH OR PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
- THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485 A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.

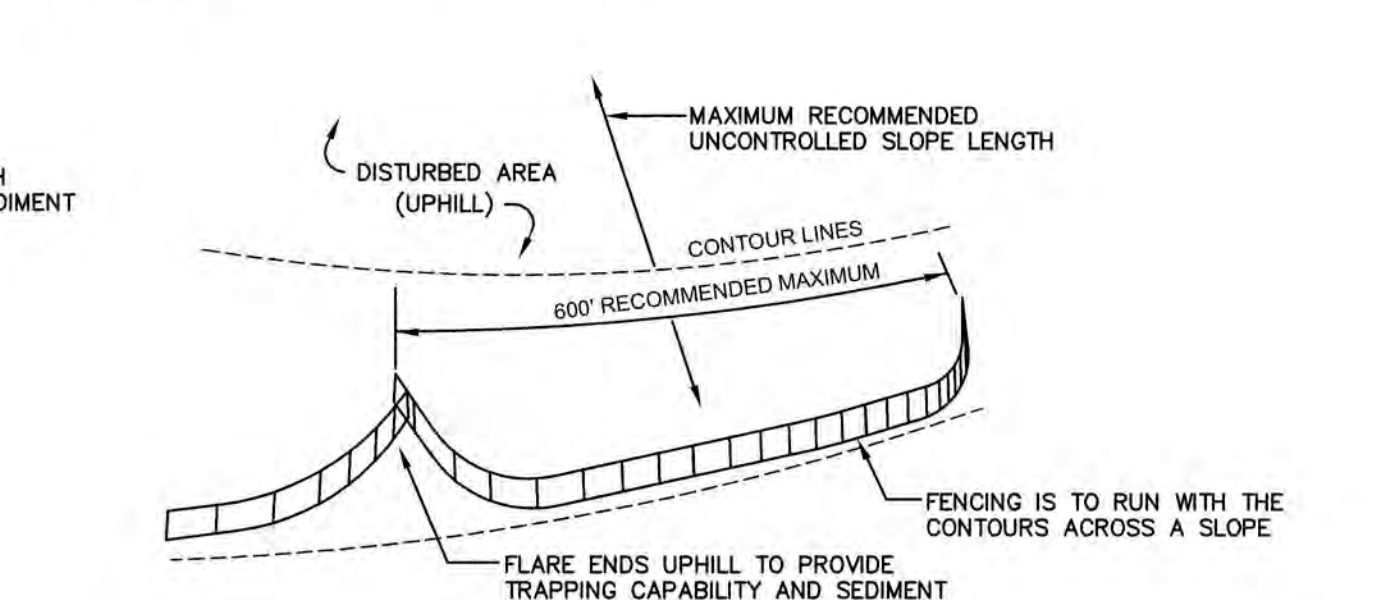


**NOTES:**

- TO INSTALL SILTSACK IN THE CATCH BASIN, REMOVE THE GRATE AND PLACE THE SACK IN THE OPENING. HOLD APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME. THIS IS THE AREA OF THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
- WHEN THE RESTRAINT CORD IS NO LONGER VISIBLE, SILTSACK IS FULL AND SHOULD BE EMPTIED.
- TO REMOVE SILTSACK, TAKE TWO PIECES OF 1" DIAMETER REBAR AND PLACE THROUGH THE LIFTING LOOPS ON EACH SIDE OF THE SACK TO FACILITATE THE LIFTING OF SILTSACK.
- TO EMPTY SILTSACK, PLACE UNIT WHERE THE CONTENTS WILL BE COLLECTED. PLACE THE REBAR THROUGH THE LIFT STRAPS (CONNECTED TO THE BOTTOM OF THE SACK) AND LIFT. THIS WILL LIFT SILTSACK FROM THE BOTTOM AND EMPTY THE CONTENTS. CLEAN OUT AND RINSE. RETURN SILTSACK TO ITS ORIGINAL SHAPE AND PLACE BACK IN THE BASIN.
- SILTSACK IS REUSABLE. ONCE THE CONSTRUCTION CYCLE IS COMPLETE, REMOVE SILTSACK FROM THE BASIN AND CLEAN. SILTSACK SHOULD BE STORED OUT OF SUNLIGHT UNTIL NEXT USE.

**SILTSACK INLET SEDIMENT CONTROL DEVICE TYPE A - WITHOUT CURB DEFLECTOR**

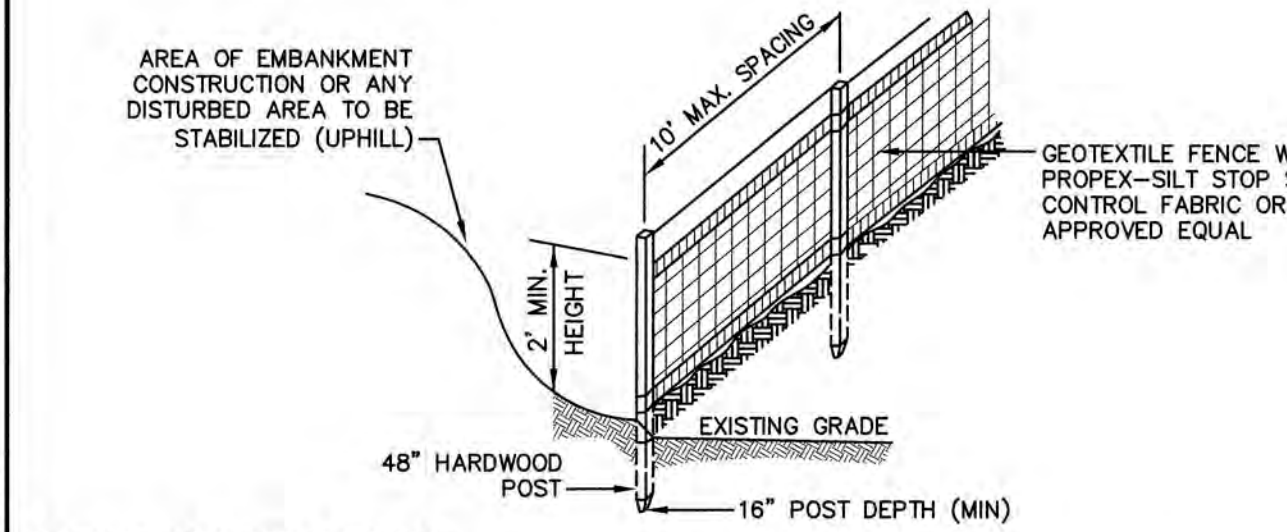
NOT TO SCALE



- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

**MAINTENANCE:**

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



**CONSTRUCTION SPECIFICATIONS:**

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 6" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.

**SILT FENCE**

NOT TO SCALE

**SEEDING SPECIFICATIONS**

- GRADING AND SHAPING**
  - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
  - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION**
  - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND**
  - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
    - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
    - NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
    - PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
    - POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
  - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
  - REFER TO THE "SEEDING GUIDE" AND "SEEDING RATES" TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRD'S FOOT, TREFLOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
  - WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH**
  - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND**
  - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
  - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ON-SITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
  - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	EXCELLENT	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	EXCELLENT	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.  
 1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.  
 2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

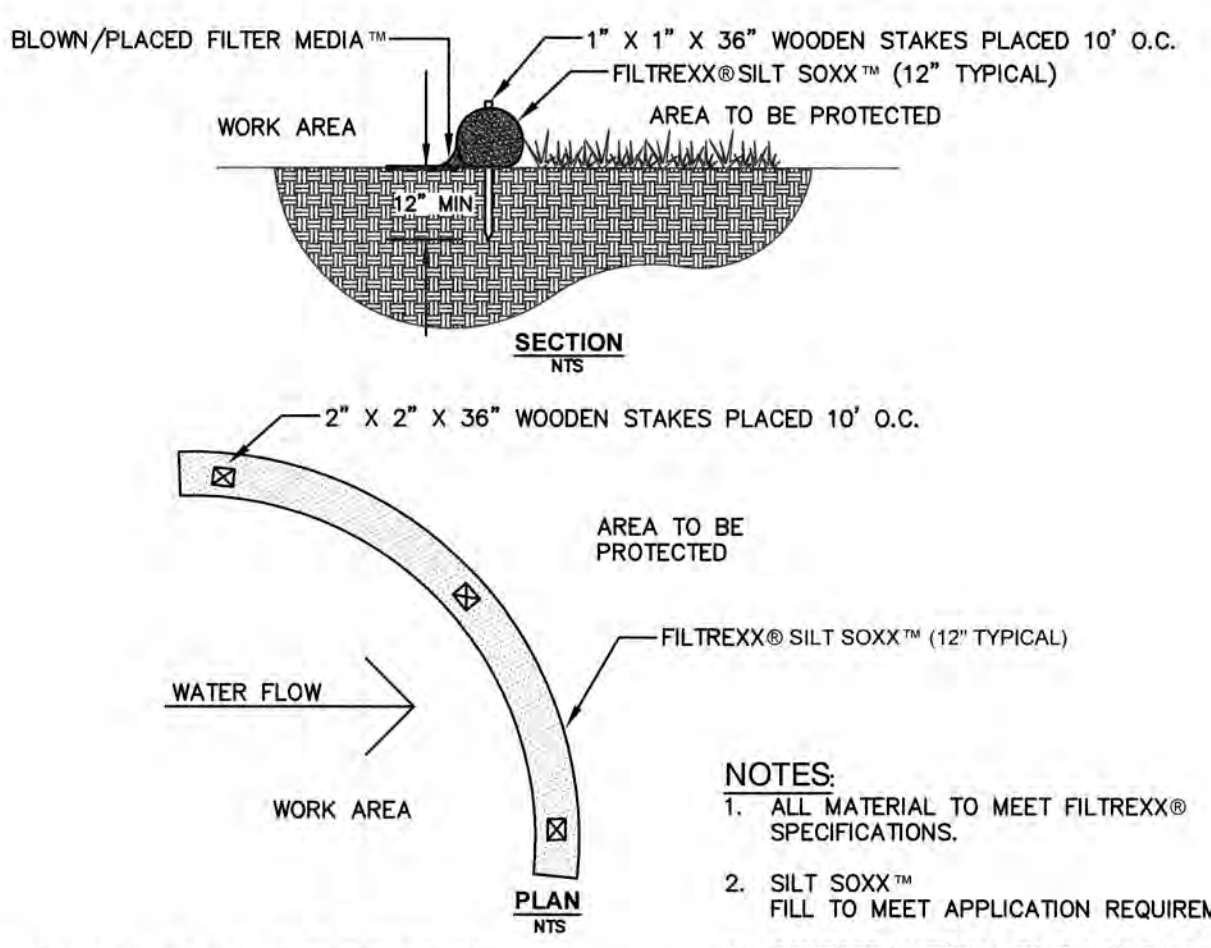
NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

**SEEDING GUIDE**

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRD'S FOOT TREFLOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	100	2.30
TOTAL	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

**SEEDING RATES**



**FILTREXX® SILT SOXX™**  
 NOT TO SCALE

**NOTES:**

- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
- SILT SOXX™ FILL TO MEET APPLICATION REQUIREMENTS.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

**CONSTRUCTION SEQUENCE**

- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
- STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
- PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS, INCLUDING THE CONSTRUCTION OF ANY RETAINING WALLS AND SOUND WALLS.
- PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
- INSTALL THE SEWER AND DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
- INSTALL INLET PROTECTION AT ALL CATCH BASINS AS THEY ARE CONSTRUCTED IN ACCORDANCE WITH DETAILS.
- ALL DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
- STORMWATER FLOWS ARE NOT TO BE DIRECTED TO TREATMENT PRACTICES UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ADJUTING WATERS AND/OR PROPERTY.
- PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
- PAVE ALL PARKING LOTS AND ROADWAYS WITH INITIAL 'BASE COURSE'.
- PERFORM ALL REMAINING SITE CONSTRUCTION (I.E. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
- LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (I.E. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
- FINISH PAVING ALL ROADWAYS AND PARKING AREAS WITH 'FINISH' COURSE.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
- INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY QUARTER-INCH OF RAINFALL.
- UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

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Design: EMP	Draft: EMP	Date: 10/10/22
Checked: WGM	Scale: AS NOTED	Project No.: 22227
Drawing Name: 22227-PLAN.DWG		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
1	12/12/22	REVISED PER TRC COMMENTS	EMP
0	10/25/22	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746  
 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>EROSION AND SEDIMENT CONTROL DETAILS</b>
Project:	<b>173 WATER STREET IMPROVEMENTS 173-179 WATER STREET, EXETER, NH</b>
Owner of Record:	<b>SMITH BUILDING EXETER LLC 41 INDUSTRIAL DRIVE, EXETER, NH 03833</b>

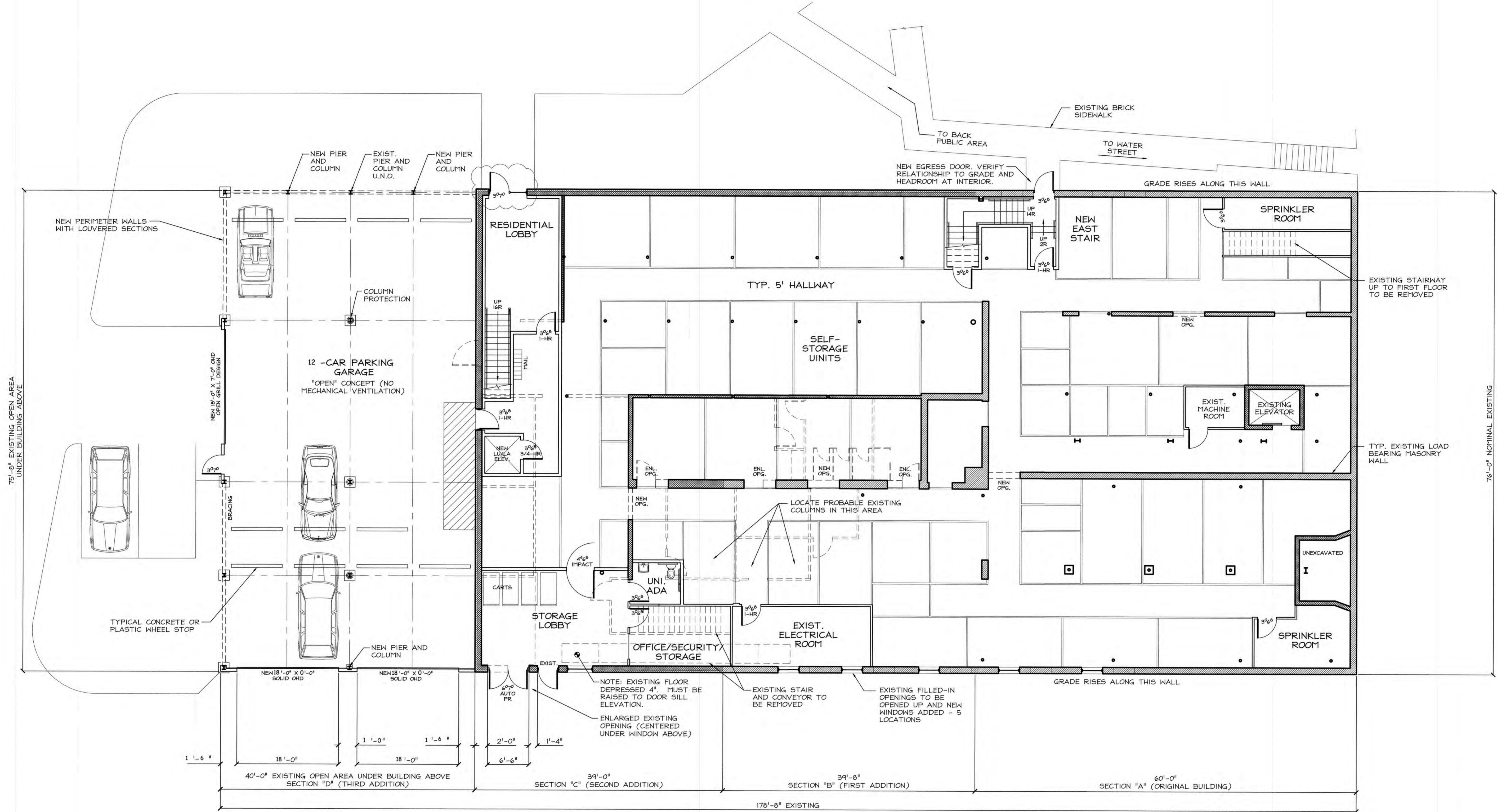
DRAWING No.

E1

SHEET 7 OF 7  
 JBE PROJECT NO. 22227



Revisions

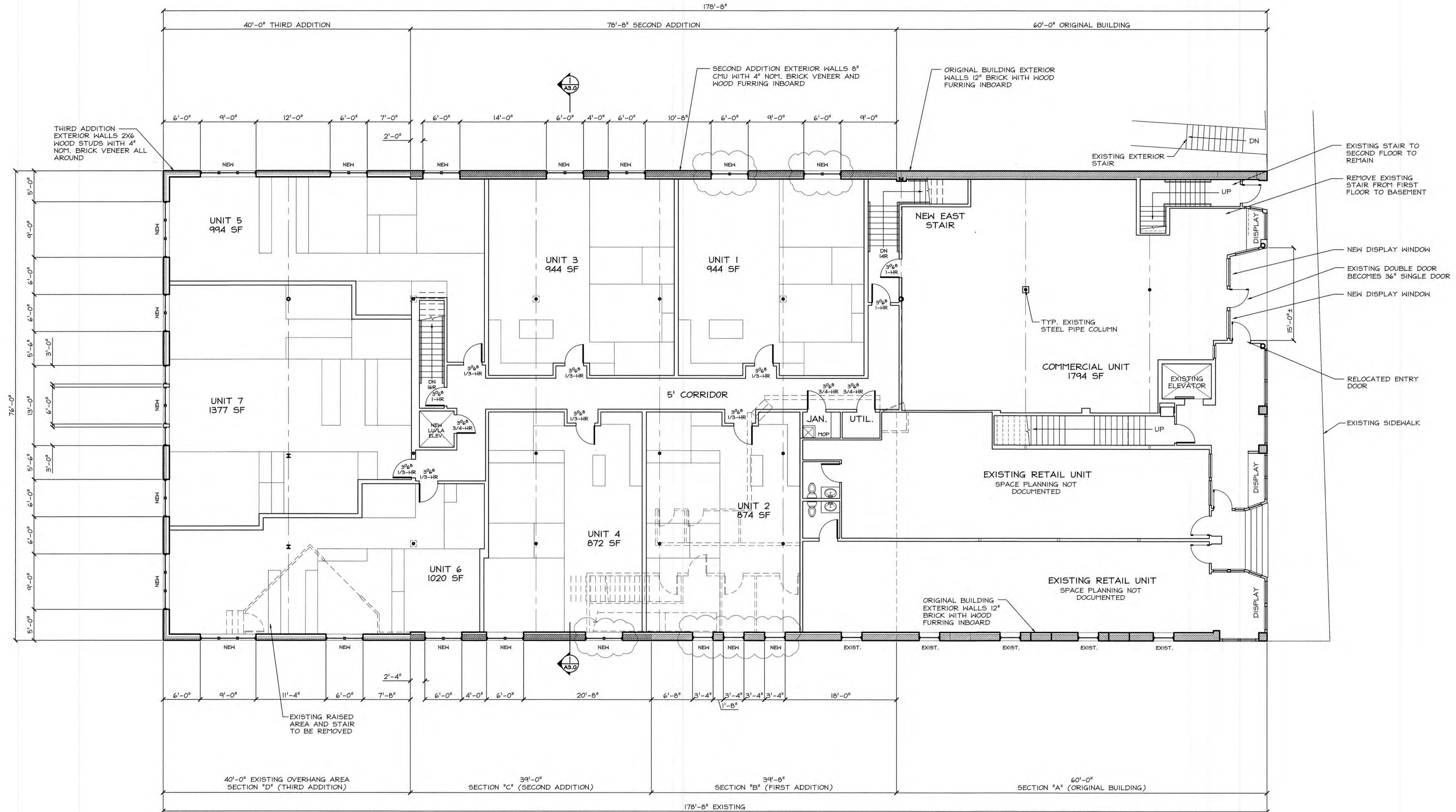


**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 NOTE: THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATIONS, SIZES AND LINTEL CONFIGURATIONS FOR NEW WINDOW AND DOOR OPENINGS IN THE EXISTING BUILDING. REFERENCES TO CHANGES WITHIN THE BUILDING AND AT THE NEW GARAGE AREA ARE FOR REFERENCE ONLY AND REQUIRE FURTHER DESIGN BEFORE CONSTRUCTION.

BUILDING IS PROTECTED THROUGHOUT BY AN NFPA-13 AUTOMATIC SPRINKLER SYSTEM



Revisions

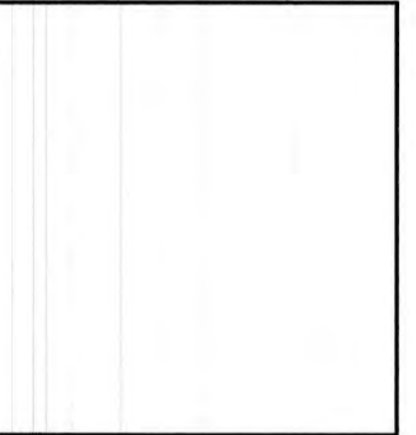


**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

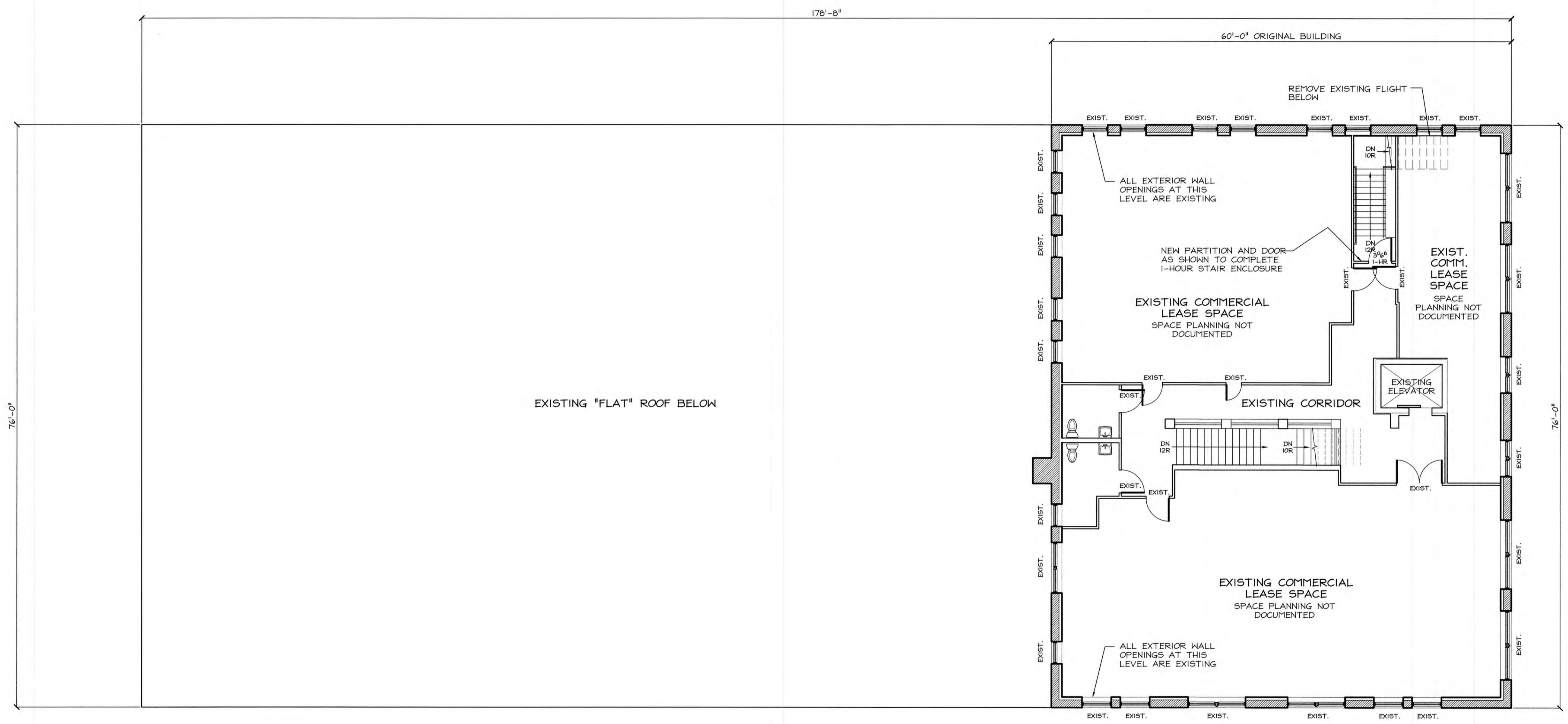
NOTE: THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATIONS, SIZES AND LINTEL CONFIGURATIONS FOR NEW WINDOW AND DOOR OPENINGS IN THE EXISTING BUILDING. REFERENCES TO CHANGES WITHIN THE BUILDING AND AT THE NEW GARAGE AREA ARE FOR REFERENCE ONLY AND REQUIRE FURTHER DESIGN BEFORE CONSTRUCTION.

BUILDING IS PROTECTED THROUGHOUT BY AN NFPA-13 AUTOMATIC SPRINKLER SYSTEM





Revisions

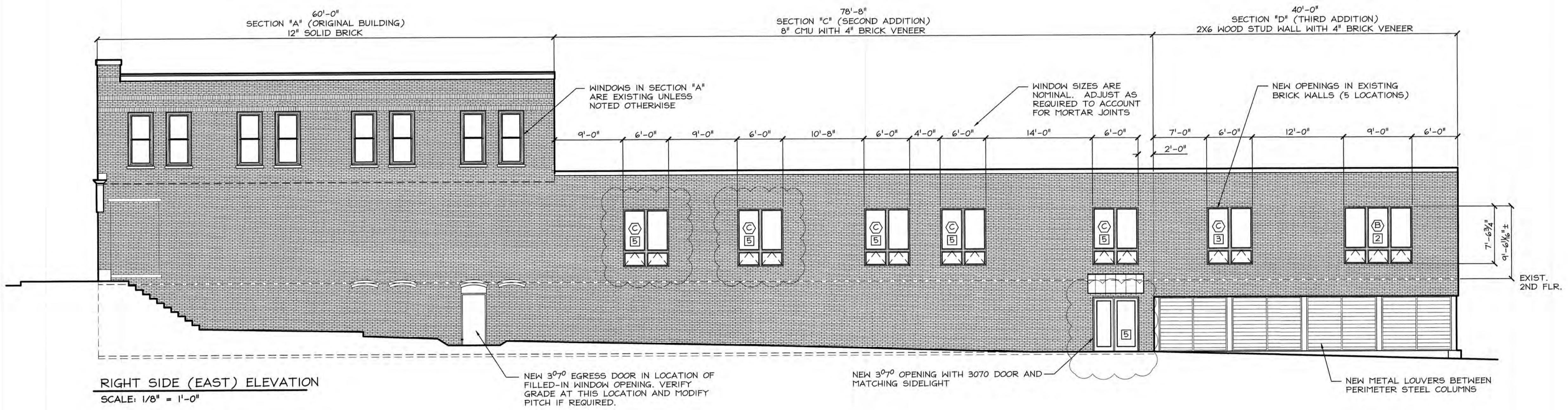
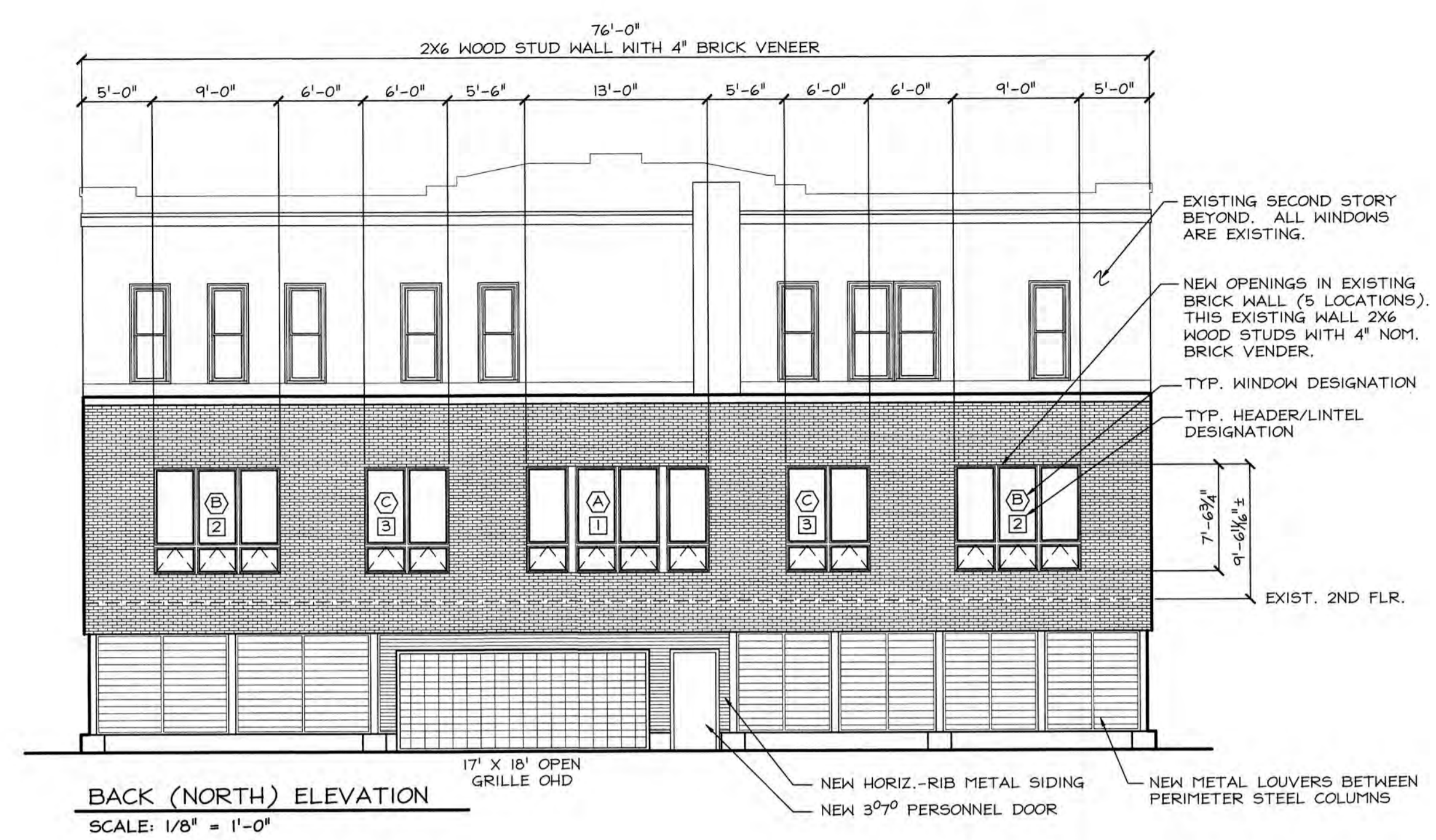
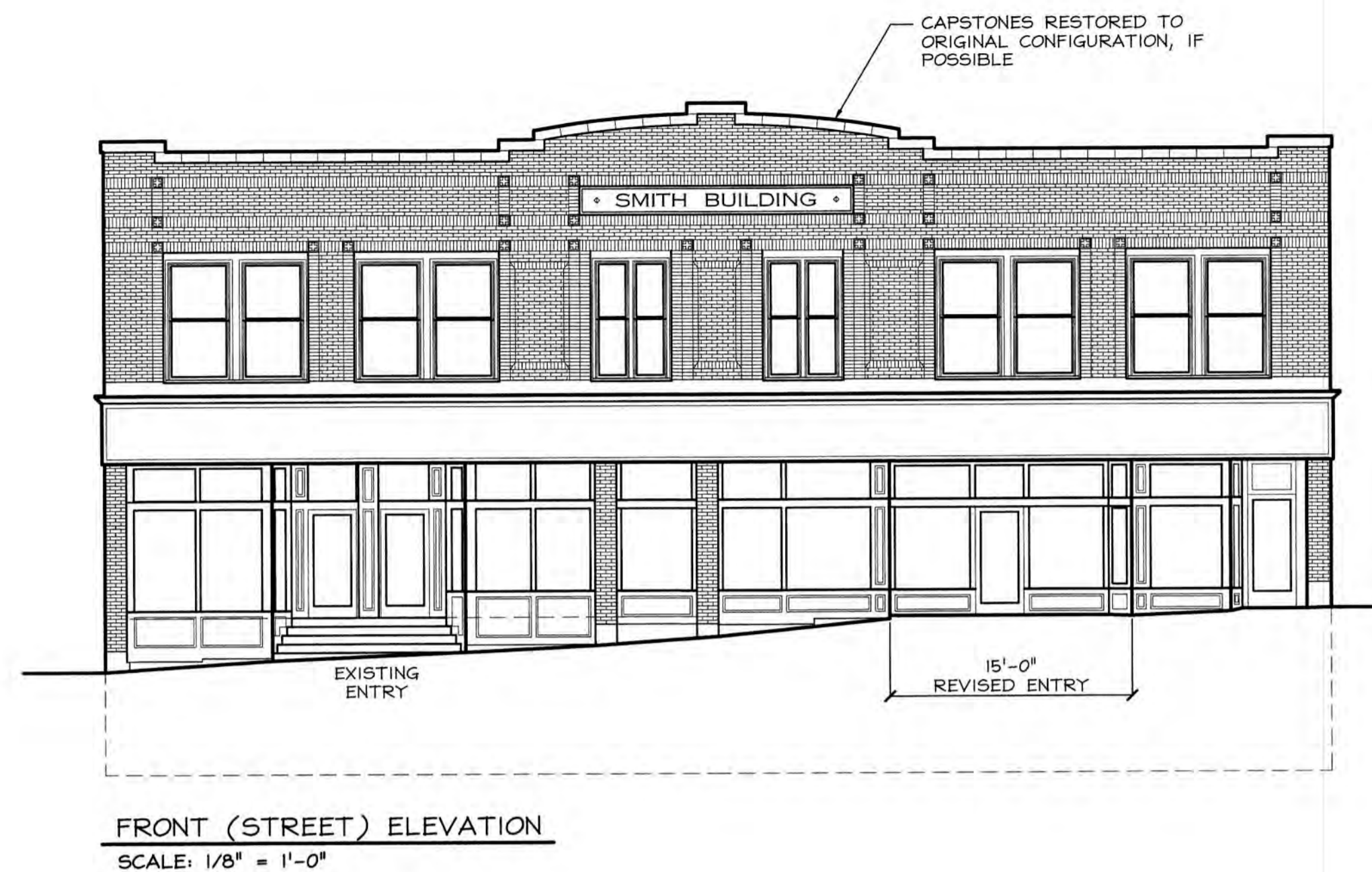


**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

NOTE: THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATIONS, SIZES AND LINTEL CONFIGURATIONS FOR NEW WINDOW AND DOOR OPENINGS IN THE EXISTING BUILDING. REFERENCES TO CHANGES WITHIN THE BUILDING AND AT THE NEW GARAGE AREA ARE FOR REFERENCE ONLY AND REQUIRE FURTHER DESIGN BEFORE CONSTRUCTION.

BUILDING IS PROTECTED THROUGHOUT BY AN NFPA-13 AUTOMATIC SPRINKLER SYSTEM

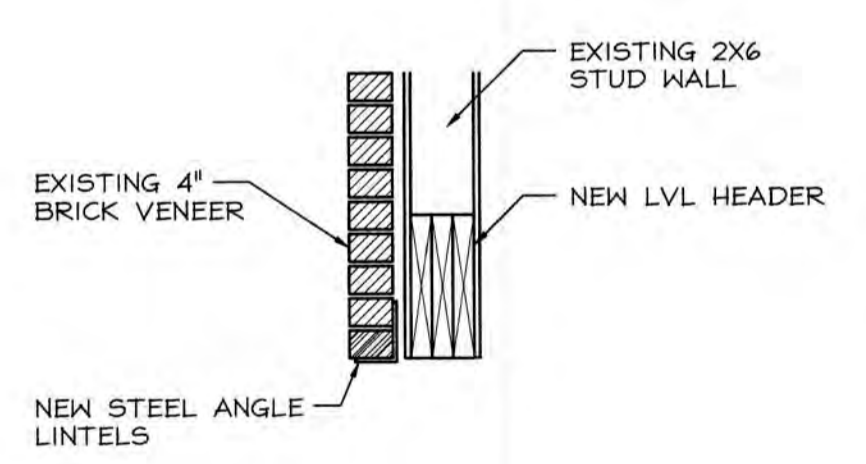




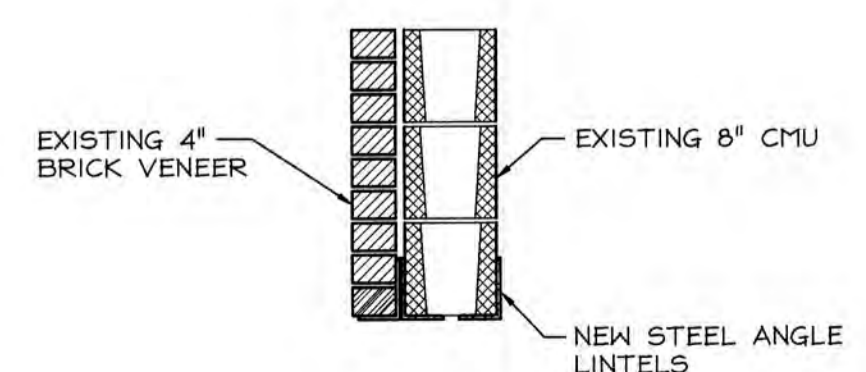
**HEADER AND LINTEL SCHEDULE**

- 1 13'-0" NOM. OPG. IN WOOD/BRICK  
WD. HDR: (3) LVL 1 1/2" X 10 ON (3) 2X6 JACKS  
BRICK LINTEL: L 8 X 4 X 8
- 2 9'-0" NOM. OPG. IN WOOD/BRICK  
WD. HDR: (3) LVL 1 1/2" X 11 1/2" ON (2) 2X6 JACKS  
BRICK LINTEL: L 7 X 4 X 8
- 3 6'-0" NOM. OPG. IN WOOD/BRICK  
WD. HDR: (3) LVL 1 1/2" X 11 1/2" ON (2) 2X6 JACKS  
BRICK LINTEL: L 5 X 3 1/2 X 8
- 4 3'-4" NOM. OPG. IN CMU/BRICK  
MAS. LINTEL (2) L 3 1/2 X 3 1/2 X 8 TOE TO TOE  
BRICK LINTEL: FUNCTIONAL NEW ARCH
- 5 6'-0" NOM. OPG. IN CMU/BRICK  
MAS. LINTEL (2) L 8 X 4 X 8 TOE TO TOE  
BRICK LINTEL: L 5 X 3 1/2 X 8
- 6 6'-6" NOM. OPG. IN CMU/BRICK  
MAS. LINTEL (2) L 6 X 3 1/2 X 8 TOE TO TOE  
BRICK LINTEL: L 6 X 3 1/2 X 8
- 7 3'-4" NOM. OPG. IN CMU/BRICK  
MAS. LINTEL (2) L 3 1/2 X 3 1/2 X 8 TOE TO TOE  
BRICK LINTEL: L 3 1/2 X 3 1/2 X 8

NOTES FOR NEW OPENINGS:  
PROVIDE MINIMUM 8" BEARING AT EACH END OF MASONRY LINTELS.  
PROVIDE TEMPORARY SUPPORT FOR OPENINGS DURING LINTEL INSTALLATION.  
ANGLE LINTELS EXPOSED TO WEATHER TO BE HOT DIP GALVANIZED.



1 LINTELS/HEADERS AT WOOD/BRICK  
SCALE: 3/4" = 1'-0"



2 LINTELS AT CMU/BRICK  
SCALE: 3/4" = 1'-0"

