



TOWN OF EXETER, NEW HAMPSHIRE

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

LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, March 14, 2024 at 7:00 P.M. in the Nowak Room of the Town Office Building located at 10 Front Street, Exeter, New Hampshire, to consider the following:

APPROVAL OF MINUTES: February 22, 2024

NEW BUSINESS: PUBLIC HEARINGS

Continued public hearing on the application of 81 Front Street LLC for a multi-family site plan review for the proposed conversion of the existing single-family residence at 81 Front Street into six (6) residential condominium units along with associated parking and site improvements. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel # 72-195. PB Case #24-1.

The application of W. Robert and Karen K. Kelly for a lot line adjustment of the common boundary line between the properties at 59 Columbus Avenue and 55 Columbus Avenue (Maxwell property). The subject properties are located in the R-2, Single Family Residential zoning district. Tax Map Parcels #63-60 and #63-61. PB Case #24-3

OTHER BUSINESS

- Master Plan Discussion
- Land Use Regulations Review
- Field Modifications
- Bond and/or Letter of Credit Reductions and Releases

EXETER PLANNING BOARD
Langdon J. Plumer, Chairman

Posted 03/01/24: Exeter Town Office and Town of Exeter website

**TOWN OF EXETER
PLANNING BOARD
NOWAK MEETING ROOM
10 FRONT STREET
FEBRUARY 22, 2024
DRAFT MINUTES
7:00 PM**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Gwen English, Jennifer Martel, John Grueter, and Nancy Belanger Select Board Representative

STAFF PRESENT: Town Planner Dave Sharples

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

III. OLD BUSINESS

APPROVAL OF MINUTES

February 8, 2024

Ms. English recommended edits.

Mr. Grueter motioned to approve the February 8, 2024 meeting minutes, as amended. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.

IV. NEW BUSINESS: PUBLIC HEARINGS

1. The continued public hearing on the application of 81 Front Street LLC for a multi-family site plan review for the proposed conversion of the existing single-family residence at 81 Front Street into six (6) residential condominium units along with associated parking and site improvements.
R-2, Single Family Residential zoning district
Tax Map Parcel #72-195
Planning Board Case #24-1

Chair Plumer read the Public Hearing Notice out loud and noted the applicant requested a continuance.

Ms. Belanger motioned that the request of 81 Front Street, LLC., Planning Board Case #24-1 for a continuance to the March 14, 2024 Planning Board meeting at 7 PM be approved. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.

V. OTHER BUSINESS

- 41:14-a consideration of a request for Planning Board recommendation on the acquisition of .45 acres of land from 8 Hampton Road (Tax Map #69-6) to be combined with property at 4 Hampton Road (Exeter Recreation Park, Tax Map #69-4) for the purposes of acquiring land supporting and surrounding Planet Playground.

Chair Plumer read out loud the Public Hearing Notice.

Mr. Sharples indicated there was a copy of the lot line adjustment plan in the Board's packet and the parcel being acquired is Parcel A. The applicable land use boards are required to recommend acquisition. The Conservation Commission and Heritage Commission have already reviewed and recommended it. A purchase and sales agreement has been signed for \$50,000 to be paid from American Rescue Plan (ARPA) funds. The Select Board will then have two public hearings. Mr. Sharples noted there is a warrant article this year to make improvements to Planet Playground.

Vice-Chair Brown indicated it was a very generous contract and will be of great benefit to the Town.

Ms. English motioned to send a memo to the Select Board indicating that the Planning Board recommends the acquisition of .45 acres of land from the Exeter NH Propco, LLC property (Tax Map Parcel #96-6) indicated as Parcel A on a plan of land entitled "Lot Line Adjustment at 4 and 8 Hampton Road" for the purpose of acquiring the land supporting and surrounding Planet Playground (4 Hampton Road, Exeter Recreation Park, Tax Map Parcel #96-4). Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.

- Master Plan Discussion

Mr. Sharples indicated he was going to the Select Board Monday night to present the Master Plan analysis.

- Field Modifications
- Bond and/or Letter of Credit Reductions and Release
- Non-Public Session pursuant to 91-A:3(II)(I) consideration of the advice of legal counsel.

By Roll Call Vote, Ms. Belanger motioned to go into non-public session pursuant to RSA 91-A:3(II)(I). Ms. English seconded the motion. A roll call vote was

84 ***taken, Chair Plumer voted aye, Vice-Chair Brown voted aye, Ms. English voted***
85 ***aye, Ms. Martel voted aye, Mr. Grueter voted aye, and Ms. Belanger voted aye.***
86 ***The motion passed 6-0-0.***

87
88 The meeting room was closed to the public at 7:36 PM.
89

90 ***Ms. Belanger motioned to come out of non-public session. Ms. English***
91 ***seconded the motion. A vote was taken, all were in favor, the motion passed 6-***
92 ***0-0.***

93
94 The meeting room was reopened to the public at 8:00 PM.
95

96 ***By Roll Call Vote, Ms. Belanger motioned to seal the non-public meeting***
97 ***minutes. Mr. Grueter seconded the motion. A roll call vote was taken, Chair***
98 ***Plumer voted aye, Vice-Chair Brown voted aye, Ms. English voted aye, Ms.***
99 ***Martel voted aye, Mr. Grueter voted aye, and Ms. Belanger voted aye. The***
100 ***motion passed 6-0-0.***

101 VII. TOWN PLANNER'S ITEMS

103 Mr. Sharples indicated he would like to apply to DES for an urbanization exemption under 483-b12 for
104 shoreland regulations in the downtown area. He provided the Board with a hatch marked plan showing
105 the areas within the 250' shoreland area and noted the only limited area of green space in that area is
106 owned by the Town of Exeter and there are no vegetated buffers, all the land in that area is developed.
107 He noted he will run the application by the Select Board and Conservation Commission.

108 Mr. Grueter asked the pros and cons. Mr. Sharples noted a property owner in that area would normally
109 have to apply to DES if they are developing within the 250' shoreland area which is good when there are
110 places to protect. DES would approve or deny the application for exemption and if approved the
111 property owners would not have to go through that extra layer of application to the state.

112 Vice-Chair Brown asked how long the exemption is good for and Mr. Sharples indicated that as far as he
113 knew once it is exempt it is exempt however anything below the high-water mark would not be exempt.
114 The exemption is for the land above the high-water mark in the 250' shoreland area. He indicated he
115 was not sure if there was an exception for burned down buildings.

116 Ms. English indicated it would be one less permit they have to get.

117 ***Vice-Chair Brown motioned to support the Urbanization Exemption as presented by Mr. Sharples and***
118 ***encourage the other land use boards to support it. Mr. Grueter seconded the motion. A vote was***
119 ***taken, Ms. Belanger abstained, the motion passed 5-0-1.***

120 VIII. CHAIRPERSON'S ITEMS

121 Chair Plumer noted that he recently went to Durham and while those parking their cars had to get a stub
122 from the kiosk to park, the first hour was free. He noted this might be something that could be tried in
123 connection with the parking and pedestrian analysis discussed for downtown.

124 **IX. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

125 Ms. Belanger noted the Pickpocket Dam Feasibility Study presentation is on February 27, 2024 at 7 PM
126 at Town Hall.

127 **X. ADJOURN**

128 ***Ms. Belanger motioned to adjourn the meeting at 8:04 PM. Mr. Grueter seconded the***
129 ***motion. A vote was taken, all were in favor, the motion passed unanimously.***

130 Respectfully submitted.

131 Daniel Hoijer,
132 Recording Secretary
133 Via Exeter TV



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: March 8, 2024
To: Planning Board
From: Dave Sharples, Town Planner
Re: 81 Front Street LLC PB Case #24-1

The Applicant is seeking a multi-family site plan review for the redevelopment of the existing single-family structure located at 81 Front Street. The Applicant is proposing to convert the existing structure into six (6) residential condominiums along with associated parking and site improvements. The subject property is located in the R-2, Single Family Residential zoning district and is identified as Tax Map Parcel #72-195.

The Applicant appeared before the Board at the February 8th, 2024 meeting to present their proposal. Subsequently, the application was tabled to the February 22nd, 2024 meeting. The Applicant was not prepared to address the Boards' concerns in time for the February 22nd meeting and requested a continuance to the March 14th, 2024 meeting.

The Applicant has submitted a revised parking layout plan, dated 3/5/24, which is enclosed for your review. Staff is in the process of reviewing the resubmission but it doesn't appear to contain the details requested by the Board such as proposed pavement, striping, curb stops, access aisle widths, etc. I will continue to work with the applicant to provide those details for the meeting next week.

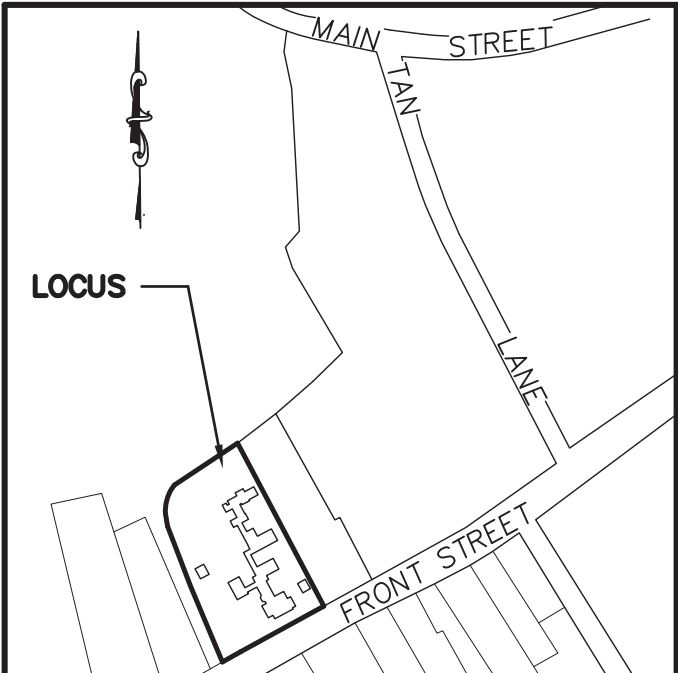
I will be prepared with conditions of approval at the meeting should the Board decide to act on the application.

Planning Board Motions:

Multi-Family Site Plan Motion: I move that the request of 81 Front Street LLC (PB Case #24-1) for Multi-Family Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



- 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 33015C0 0402 E. EFFECTIVE DATE: MAY 17, 2005.
 - 3) ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

73
293

N/F
EXETER SCHOOL DISTRICT
30 LINDEN STREET
EXETER, NH 03833
BK. 1121 PG. 0355

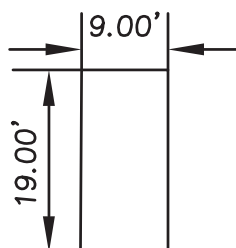
RECORD OWNER

72
195

81 FRONT STREET LLC
41 INDUSTRIAL DRIVE UNIT 21
EXETER, NH 03833
BK. 6503 PG. 0418

80,739 S.F.
1.85 ACRES

TYPICAL PARKING STALL



72
196

N/F
MARK J. RUSS
SARAH BROWN RUSS
3765 FARBER STREET
HOUSTON, TX 77005
BK. 5595 PG. 1734

D-9824

STREET

(ROUTE 111)

FRONT

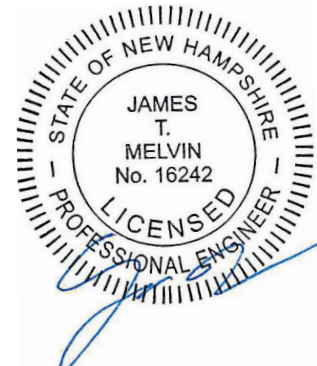
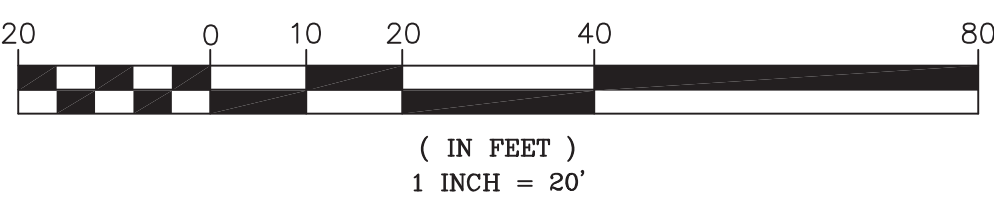
LEGEND

- I.P. IRON PIPE
- I. ROD IRON ROD
- FND. FOUND
- 0 00 ASSESSORS MAP AND PARCEL
- ⊕ HYDRANT
- ⊖ WATER SHUT OFF
- SS— APPROXIMATE SEWER SERVICE
- WS— APPROXIMATE WATER SERVICE
- GAS — APPROXIMATE GAS SERVICE
- UTILITY POLE
- OHW --- OVER HEAD WIRE
- CATCH BASIN
- ⊙ S.M.H. SEWER MAN HOLE

72
194

N/F
PHILLIPS EXETER ACADEMY
20 MAIN STREET
EXETER, NH 03833
BK. 1719 PG. 0215

GRAPHIC SCALE



PLAT OF LAND
IN
EXETER, NH

SHOWING
PARKING LAYOUT
AT 81 FRONT STREET
(ASSESSORS MAP 72 LOT 195)

RECORD OWNERS
81 FRONT STREET LLC
41 INDUSTRIAL DRIVE UNIT 21 EXETER, NH 03833
(ASSESSORS MAP 72 LOT 195)

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"=20'	CALC. BY: R.S.G.	PROJECT: E233129
DATE: MAR. 05, 2024	CHKD. BY: H.H.B.	SHEET: 1 OF 1

NO.	DATE	DESCRIPTION	BY

**TOWN OF EXETER
PLANNING DEPARTMENT
INTER-OFFICE TRANSMITTAL**

DATE: March 5, 2024

TO: Planning Board

FROM: Dave Sharples, Town Planner

RE: **PB Case #24-3 W. Robert & Karen K. Kelly (& John Maxwell)**
Lot Line Adjustment
59 Columbus Avenue & 55 Columbus Avenue
Tax Map Parcel #63-60 and #63-61

The Applicant(s) are seeking a lot line adjustment of the common boundary line between the properties located at 59 Columbus Avenue and 55 Columbus Avenue. The subject properties are located in the R-2, Single Family Residential zoning district and are identified as Tax Map Parcel #63-60 and #63-61.

The proposed lot line adjustment will allow for the conveyance of 2,291 square feet (0.05 acres) of lot area from the Maxwell property at 55 Columbus Avenue (TM #63-61) to the abutting property owned by the Kellys at 59 Columbus Avenue (TM #63-60) to provide additional side yard buffer.

The Applicant(s) have submitted a lot line adjustment application, plan and supporting documents, dated February 13, 2024, which are enclosed for your review. There was no TRC review, however, the materials have been reviewed by staff for compliance with the zoning and subdivision regulations.

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

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

Planning Board Motions

Lot Line Adjustment Motion: I move that the request of W. Robert & Karen K. Kelly (PB Case #24-3) for a Lot Line Adjustment approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

**APPLICATION TO THE
EXETER, NH PLANNING BOARD
FOR A LOT LINE ADJUSTMENT**

February 12, 2024

Attachments per Requirements

1. Application for Hearing
2. Abutter's List Keyed to Tax Map. See attached list.
3. Explanation of proposal:

“Re-align property line between Lot 63-61 and Lot 63-60 at 55 and 59 Columbus Avenue, respectively, to allow better setbacks from garage and driveway on Lot 63-60.”

4. Request of waivers - Not applicable.
5. Application to use town utilities - Not applicable.
6. Application fees. \$60 for application
\$10/abutter x 11 = \$110
\$50 legal notice

\$220 attached with Check 698

7. Copies of Plans: 7 copies of 24" x 36"
8. Copies of Plans: 15 copies of 11" x 17"
9. Three printed sets of address labels

Additional Attachments

Letter of Agreement between property owners for lot line adjustment

Submitted By: Robert and Karen Kelly
59 Columbus Avenue
Exeter, NH 03833
(603) 396-4108
kellyes@comcast.net



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
ADJUTTER FEE
LEGAL NOTICE FEE
INSPECTION FEE
TOTAL FEES
AMOUNT REFUNDED

1. NAME OF LEGAL OWNER OF RECORD: W. Robert Kelly
ADDRESS: 59 Columbus Avenue
Exeter NH 03833 TELEPHONE: 603 386-4100

2. NAME OF APPLICANT: _____
ADDRESS: _____
TELEPHONE: () _____

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

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

4. DESCRIPTION OF PROPERTY:

ADDRESS: 59 Columbus Avenue Exeter NH
TAX MAP: 63 PARCEL #: 60 ZONING DISTRICT: R-2
AREA OF ENTIRE TRACT: .42 ac PORTION BEING DEVELOPED: NA



5. EXPLANATION OF PROPOSAL: Lot line adjustment between
63-60 and 63-61 to provide better
side line buffer.

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:

ITEM:	NUMBER OF COPIES
A. <u>Plan of Land, 59 Columbus Ave.</u>	<u>7 full 15 reduced</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: Millennium Engineering, Inc
ADDRESS: 13 Hampton Rd Exeter NH 03833
PROFESSION: Surveyor TELEPHONE: 603 778-6528

10. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED: NA



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

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

NOTICE:

I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATION" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 2-12-24

APPLICANT'S SIGNATURE

Robert Kelly

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

Abutters and Professionals List for
59 Columbus Avenue Lot 63-60 Line Adjustment

Applicant

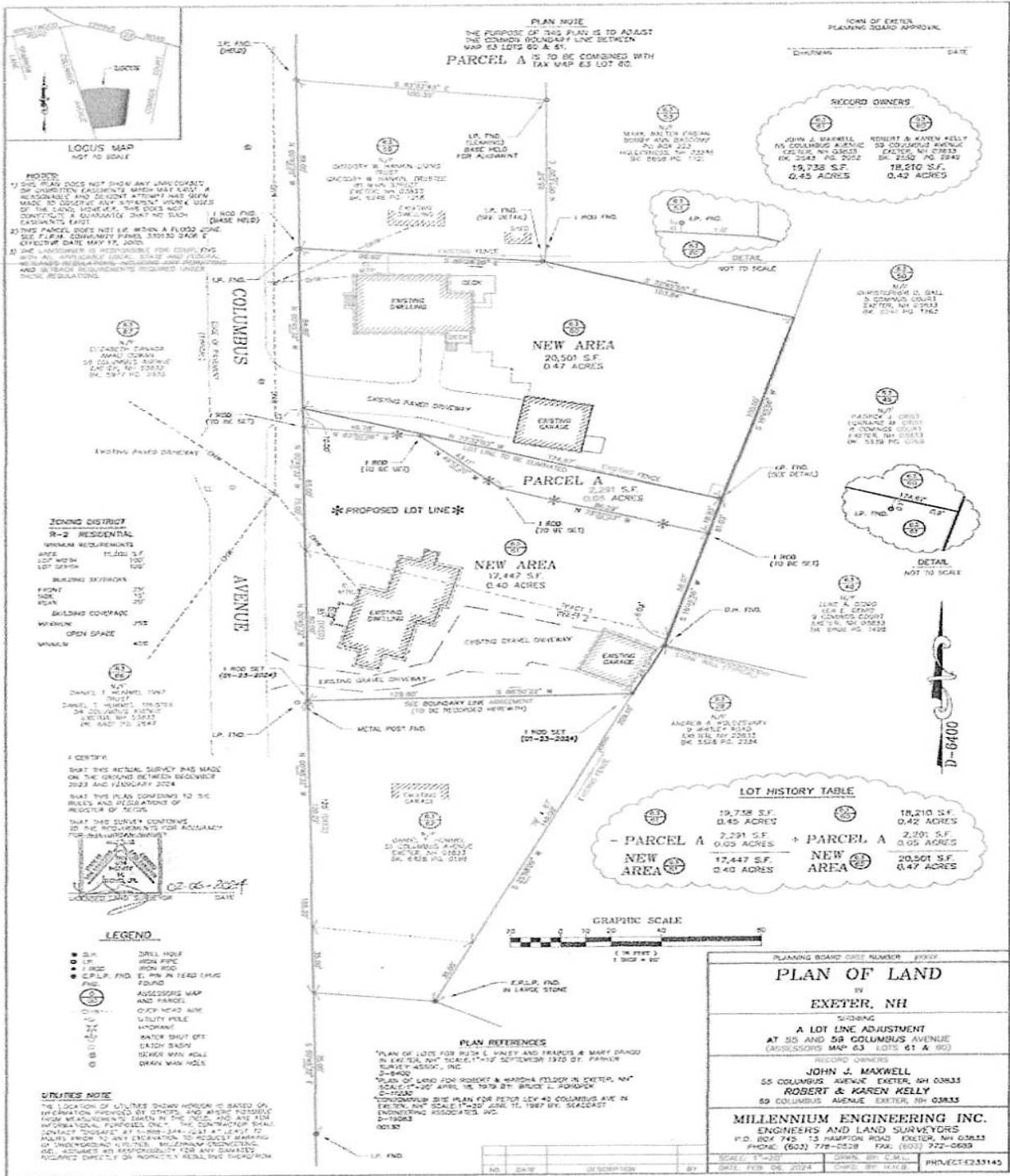
1. W. Robert and Karen Kelly, 59 Columbus Avenue, Exeter NH 03833 Lot 63-60

Abutters

2. John J. Maxwell, 55 Columbus Avenue, Exeter NH 03833 Lot 63-61
3. Liz Canada & Amali Cowan, 58 Columbus Avenue, Exeter, NH 03833 Lot 63-87
4. Gregory Hankin, 61 Columbus Avenue, Exeter NH 03833 Lot 63-59
5. Mark Walter Fabian, 42 Epping Road, Exeter NH 03833 Lot 63-53
Mailing Address: PO Box 223, Holderness, NH 03245
6. Christopher D. Ball, 5 Comings Court, Exeter NH 03833 Lot 63-50
7. Patrick J. and Lorraine M. Crist, 7 Comings Court, Exeter NH 03833 Lot 63-49
8. Luke A. and Lea E. Denio, 9 Comings Court, Exeter NH 03833 Lot 63-48
9. Daniel T. Hummel, 51 and 54 Columbus Avenue, Exeter NH 03833 Lot 63-62
and Lot 63-86
10. Andrew A. Kolozsvary, 9 Whitley Road, Exeter NH 03833 Lot 63-29

Professionals

11. Millennium Engineering, Inc., PO Box 745, 13 Hampton Rd., Exeter, NH 03833



Boundary Line Adjustment Agreement

Property Owner 1: John J. Maxwell
55 Columbus Avenue, Exeter, NH 03833
Lot 63/61
Rockingham County Deed Book 2543 Page 2052

Property Owner 2: W. Robert and Karen K. Kelly
59 Columbus Avenue, Exeter NH 03833
Lot 63/60
Rockingham County Deed Book 2550 Page 2640

Property Owner 1 desires to amicably convey a portion of land to Property Owner 2 for purposes of providing Property Owner 2 additional buffer space on the south side of their Lot 63/60 property. Based on an examination of surveys of land by Millennium Engineering, Inc., Exeter, NH and shown on a *Plan of Land in Exeter, NH* and in consideration of revising the existing boundary line as described in general, the new line to be approximately 25 feet south of the existing southwest corner of the garage on Lot 63/60, Property Owner 1 and Property Owner 2 hereby agree as follows:

1. The parties to this agreement have had the new boundary surveyed and monumented as required by law.
2. Set forth in Exhibit A, attached hereto and incorporated herein by reference for all purposes is a metes and bounds description of the new line that the respective Owners have agreed will henceforth constitute the common boundary line between them. So called "Parcel A" will be conveyed from Property Owner 1 to Property Owner 2.
3. This agreement binds and inures to the benefit of Property Owner 1 and Property Owner 2 and their respective heirs, personal representatives, successors, and assigns.

Property Owner 1
John J. Maxwell John J. Maxwell

Date: 2-12-24

Property Owner 2
W. Robert Kelly W. Robert Kelly

Date: 2/12/24

Karen K. Kelly Karen K. Kelly

Date: 2/12/24

State of New Hampshire

Rockingham, SS

This date: February 12, 2024

Personally appeared the above named John J. Maxwell, W. Robert and Karen K. Kelly known to me, and acknowledged the foregoing to be their voluntary act and deed.

NANCY ANN BELANGER
NOTARY PUBLIC - JUSTICE OF THE PEACE
State of New Hampshire
My Commission Expires
March 8, 2028

Nancy A. Belanger
Justice of the Peace/Notary Public

