



# 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, March 28, 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

The application of Chris Turner for a lot line adjustment of the common boundary line between the properties at 3 Rocky Hill Avenue and 4 Rocky Hill Avenue (Rocco property). The subject properties are located in the R-2, Single Family Residential zoning district. Tax Map Parcels #71-60 and #70-12. PB Case #24-5.

### **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*

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

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**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 8<sup>th</sup>, 2024 meeting to present their proposal. Subsequently, the application was tabled to the February 22<sup>nd</sup>, 2024 meeting. The Applicant was not prepared to address the Boards' concerns in time for the February 22<sup>nd</sup> meeting and requested a continuance to the March 14<sup>th</sup>, 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.

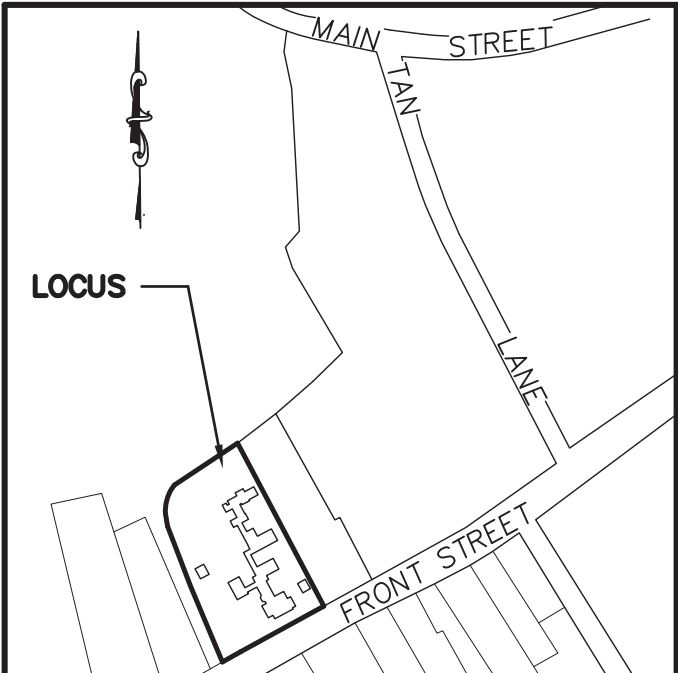
### **Planning Board Motions:**

**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:**
- 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.
  - THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 33015C0 0402 E. EFFECTIVE DATE: MAY 17, 2005.
  - ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

73  
293

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

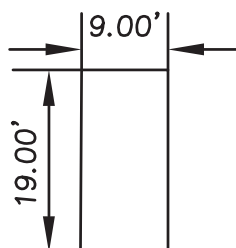
**RECORD OWNER**

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

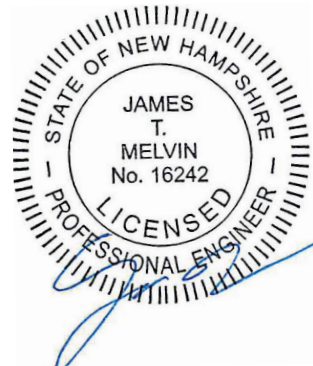
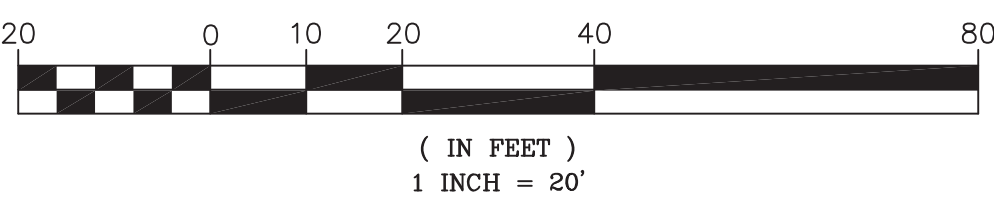
(ROUTE 111)

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

**GRAPHIC SCALE**



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

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

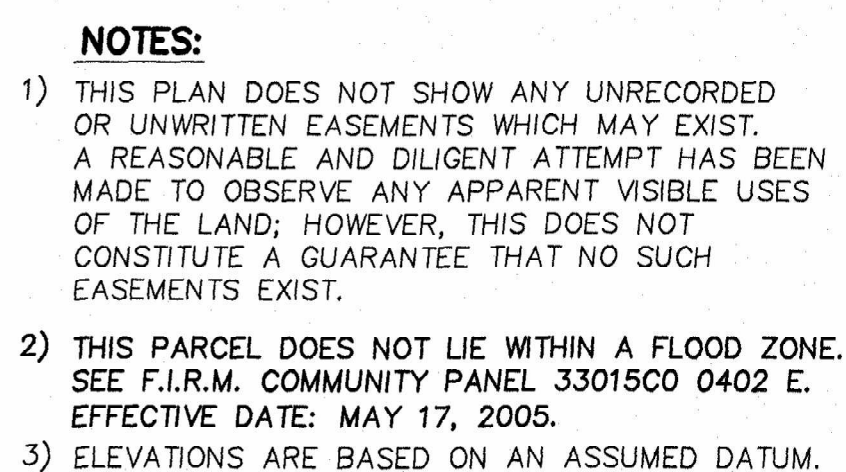
RECORD OWNERS  
**81 FRONT STREET LLC**  
41 INDUSTRIAL DRIVE UNIT 21 EXETER, NH 03833  
(ASSESSORS MAP 72 LOT 195)

**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





73  
293

N/F

EXETER SCHOOL DISTRICT  
30 LINDEN STREET  
EXETER, NH 03833  
BK. 1121 PG. Q355

RECORD OWNER

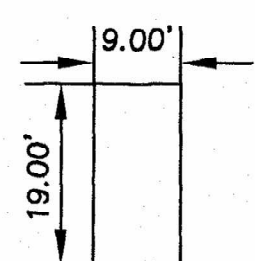
72  
195

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

80,739 S.F.  
1.85 ACRES

LOCUS MAP  
NOT TO SCALE 1 ROD FND.

TYPICAL PARKING STALL


$$\frac{72}{196}$$

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

expansion  
pavement

$\frac{72}{192}$

N/F  
STEPHEN BAUM AND  
BRENDA BAKER FAMILY TRUST  
80 FRONT STREET  
EXETER, NH 03833  
BK. 4166 PG. 1564

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: FEB. 21, 2024	CHKD. BY: H.H.B.	SHEET: 2 OF 2

### LEGEND

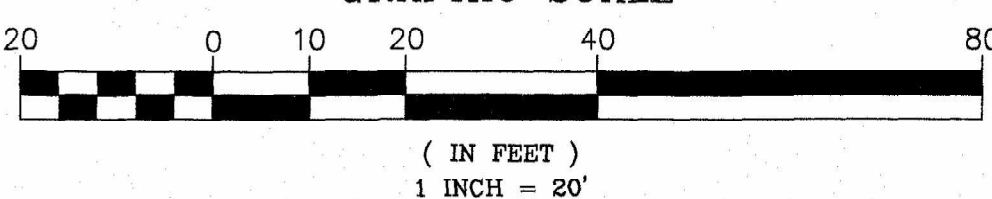
- |   |                             |
|---|-----------------------------|
| ○ I.P.  | IRON PIPE                   |
| ● I ROD   | IRON ROD                    |
| ○ FND.  | FOUND                       |
|  | ASSESSORS MAP<br>AND PARCEL |
|  | HYDRANT                     |
| _____   | WATER SHUT OFF              |
| _____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       |

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

N/F  
YOUNG REV. TRUST  
V. YOUNG, TRUSTEE  
MAIN STREET  
ER, NH 03833  
562 PG. 0325

N/F  
JENNIFER V. YOUNG REV. TRUS  
JENNIFER V. YOUNG, TRUSTEE  
84 MAIN STREET  
EXETER, NH 03833  
BK. 5562 PG. 0325

GRAPHIC SCALE



NO	DATE	DESCRIPTION	BY



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

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**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

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\$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



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

---

**DATE:** March 21, 2024

**TO:** Planning Board

**FROM:** Dave Sharples, Town Planner

**RE: PB Case #24-5 Chris Turner (and Andrew Rocco)  
Lot Line Adjustment  
3 Rocky Hill Avenue & 4 Rocky Hill Avenue  
Tax Map Parcel #71-60 and #70-12**

The Applicant(s) are seeking a lot line adjustment of the common boundary line between the properties located at 3 Rocky Hill Avenue and 4 Rocky Hill Avenue. The subject properties are located in the R-2, Single Family Residential zoning district and are identified as Tax Map Parcel #71-60 and #70-12.

The proposed lot line adjustment will allow for the conveyance of 3,144 square feet (0.07 acres) of lot area from the Rocco property at 4 Rocky Hill Avenue (TM #70-12) to the abutting property owned by the Turners at 3 Rocky Hill Avenue (TM #71-60) to provide additional side yard buffer.

The Applicant(s) have submitted a lot line adjustment application, plan and supporting documents, dated March 6, 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. The plans need to show monumentation in accordance with our regulations. I intend to reach out to the applicant regarding this requirement and I will update the board at the meeting.

While the applicant did request three waivers as described in the application, this is a lot line adjustment and the waivers are unnecessary.

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 Chris Turner (PB Case #24-5) for a Lot Line Adjustment approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



RECEIVED

MAR \_6 2024

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

EXETER PLANNING OFFICE

PH date 3/28/24

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

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

PB #24-5 APPLICATION  
3/6/24 DATE RECEIVED  
\$ 60.00 APPLICATION FEE  
PLAN REVIEW FEE  
(16) 160.00 ABUTTER FEE  
50.00 LEGAL NOTICE FEE  
INSPECTION FEE  
\$270.00 TOTAL FEES  
AMOUNT REFUNDED

pt. v # 5111 \$270.00  
CASH

1. NAME OF LEGAL OWNER OF RECORD: ANDREW ROCCO AND CHRIS TURNER

ADDRESS: #3 AND 4 ROCKY HILL AVE, EXETER NH 03833

TELEPHONE: (603) 580-2221

2. NAME OF APPLICANT: CHRIS TURNER

ADDRESS: 3 ROCKY HILL AVE EXETER NH. 03833

TELEPHONE: (603) 580-2221

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

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

4. DESCRIPTION OF PROPERTY:

ADDRESS: #3 AND #4 ROCKY HILL AVE.

71 LOT 60

TAX MAP: 70 LOT 12 PARCEL #: \_\_\_\_\_ ZONING DISTRICT: 2R

AREA OF ENTIRE TRACT: 12 AC +/- PORTION BEING DEVELOPED: 3,144 SF

LOT LINE ADJUSTMENT



5. EXPLANATION OF PROPOSAL: LOT LINE ADJUSTMENT MOVING 3,144 S.F.  
FROM MAP 70 LOT 12 TO MAP 71 LOT 60.

6. ARE MUNICIPAL SERVICES AVAILABLE? (YES/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. _____	_____
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: WILLIAM EDWARDS

ADDRESS: 67 DOWS LANE SEABROOK, NH 03874

PROFESSION: LICENSED LAND SURVEYOR TELEPHONE: (603) 235-0899

10. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED: N/A





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

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

---

---

**NOTICE:**

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

DATE 3/5/24 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	l) State and federal jurisdictional wetlands, including delineation of required setbacks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	m) A note as follows: "The landowner is responsible for complying with all applicable local, State, and Federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	n) Surveyed exterior property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.



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



# Edwards Survey & Design

Land Surveying & Septic Designs

Date: February 22, 2024

To: Exeter Planning Board

From: William J Edwards,  
Edwards Survey & Design

Re: Subdivision Regulation Waiver Request

Hello,

We are writing to ask for waivers for Chris Turner & Andrew Rocco at 3 & 4 Rocky Hill Ave. Mr. Turner and Mr. Rocco would like to do a Lot Line Adjustment between their two properties, moving 3,144 sf from Rocco to Turner.

We are requesting a waiver on:

**Subdivision Regulation Section 7.1.3 .**

7.4.9 **Subsection: 9 Contours** - We are requesting to not show the contours on site, as there are no plans to develop or change the current landscape of the two properties..

7.4.10 **Subsection: 10 HISS** - We are requesting a waiver of the High Intensity Soil Survey, there are no plans to develop the property.

7.4.14 **Subsection: 13 Catch Basins** - We are requesting to not show drainage or other subsurface features as there are no changes being made to the current homes or landscape that would change current water flow. .

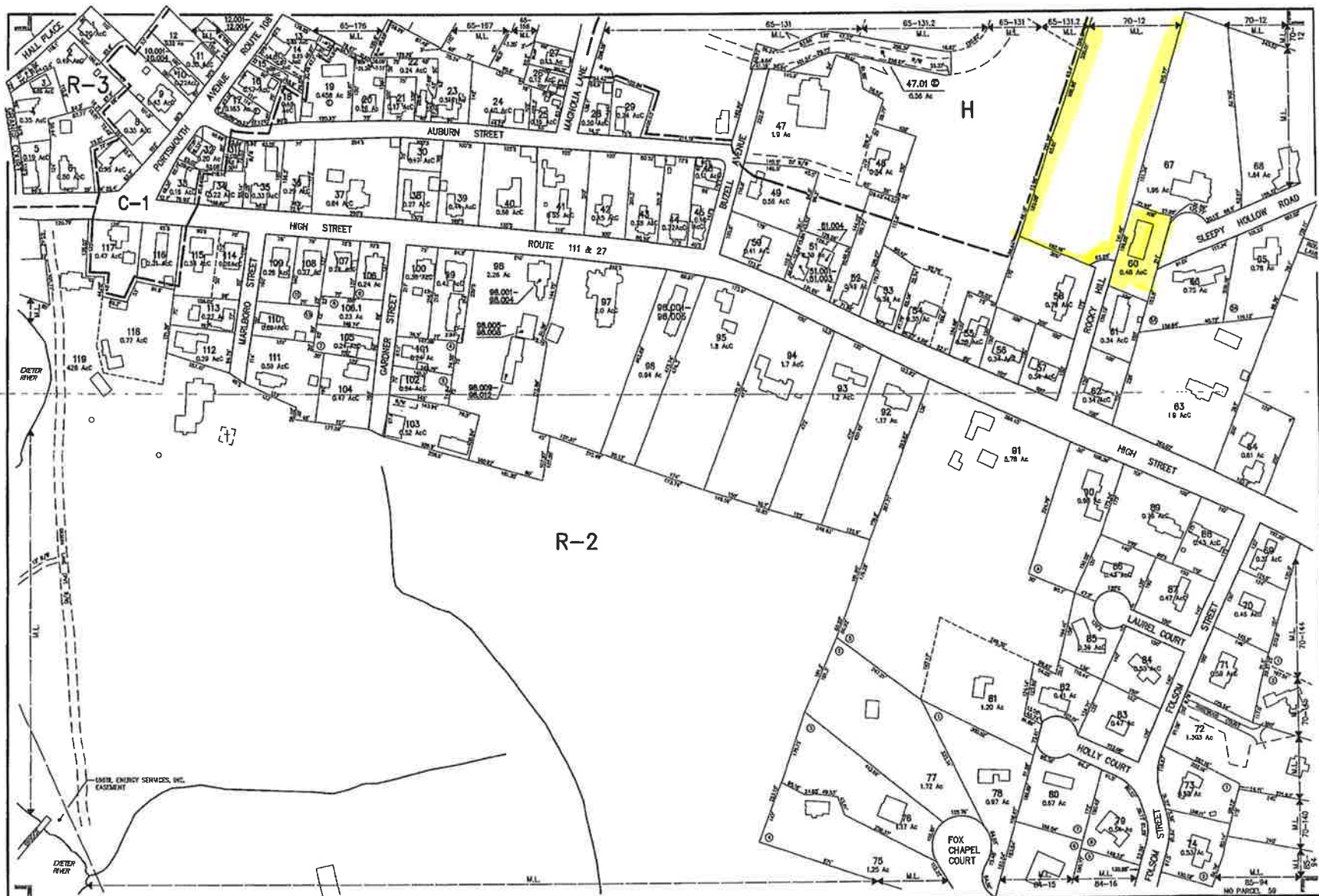
If there are any questions please do not hesitate to contact me at  
[EdwardsSurveyDesign@gmail.com](mailto:EdwardsSurveyDesign@gmail.com) or 603-235-0899.

Respectfully,



William J Edwards

Edwards Survey & Design



<p>THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.</p> <p>THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.</p> <p>PHOTOGRAPHY DATE: APRIL 25, 1995</p> <p>COMPLETION DATE: MARCH 29, 1996</p>	<p>PRODUCED BY</p> <p><b>CAT Technologies</b></p> <p>11 PARSONS STREET, LITTLETON, NEW HAMPSHIRE 03043-1000 • 603-887-7000</p>	<p>AREA SURVEYED ..... AC</p> <p>AREA CALCULATED ..... AC</p> <p>PERCENT SHOWN ..... %</p> <p>SCALED DIMENSIONS ..... FEET</p> <p>BATCH LINE ..... M.L.</p> <p>WATER ..... M.L.</p>	<p>LEGEND</p> <p>DEVELOP PROPERTY ..... M.L.</p> <p>200' LINE ..... M.L.</p> <p>RIGHT OF WAY ..... M.L.</p> <p>COMMON PROPERTY ..... M.L.</p> <p>SUBDIVISION ..... M.L.</p> <p>WATER ..... M.L.</p>	<p>SCALE 1" = 100'</p> <p>FEET 0 50 100 150 200</p> <p>METERS 0 25 50 75 100</p> <p>REVISED TO: APRIL 1, 2021</p>	<p>PROPERTY MAPS</p> <p><b>EXETER</b></p> <p>NEW HAMPSHIRE</p>	<p>INDEX DIAGRAM</p> <p>71</p> <p>MAP NO. 71</p>
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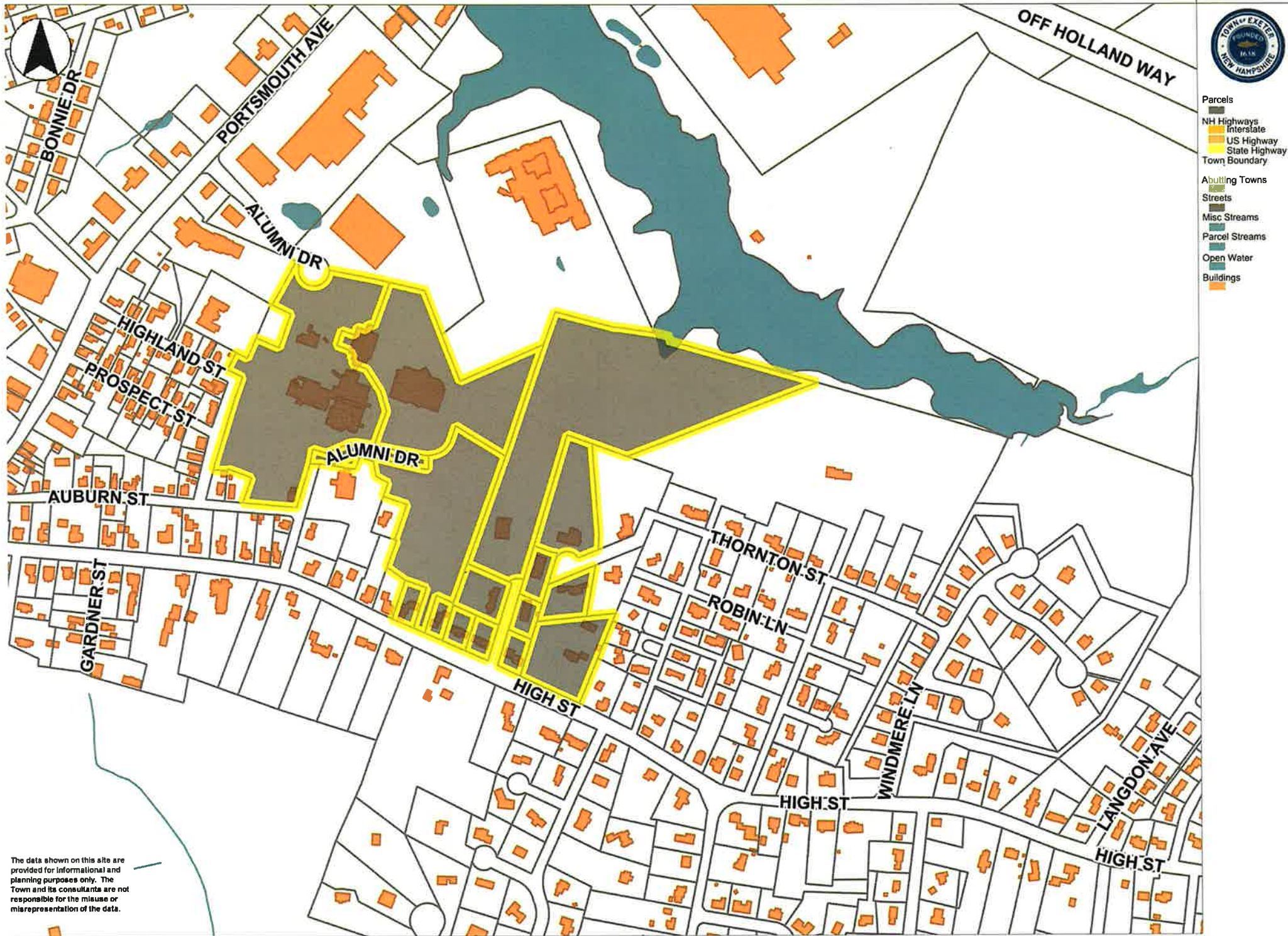




## Parcels for Identify

Parcel ID	Address	Owner
071-060-0000	3 ROCKY HILL	C&J TURNER FAMILY REV TR
071-055-0000	116 HIGH ST	BECKER DAVID J / Rachael M. Jones
071-062-0000	128 HIGH ST	KNIGHT ANNE M
071-066-0000	6 SLEEPY HOLLOW LN	REED ERIC L
065-131-0000	6 BUZELL AVE 5 Alumni Dr. Suite 205	EXETER HOSPITAL INC
065-131-0001	10 BUZELL AVE " " "	EXETER HEALTH RESOURCES INC
071-054-0000	112 HIGH ST 5 Alumni Dr. Suite 205	EXETER HOSPITAL INC
065-131-0002	7 ALUMNI DR " " "	EXETER MED REAL INC
065-131-0003	7 ALUMNI DR " " "	EXETER MED REAL INC
071-057-0000	120 HIGH ST	COMPTON FAMILY REVOCABLE TRUST
071-058-0000	2 ROCKY HILL	GAUTHIER ROGER E / Barbara J.
071-056-0000	118 HIGH ST	COWAN JANICE P REVOCABLE TRUST
071-047-0001	BUZELL AVE 5 Alumni Drive Suite 205	EXETER HOSPITAL INC
065-131-0004	5 ALUMNI DR " " "	EXETER HOSPITAL INC
071-067-0000	3 SLEEPY HOLLOW LN	OLD PARCHMENT REV TR
070-012-0000	4 ROCKY HILL	ROCCO ASSET REALTY TRUST
071-063-0000	136 HIGH ST	BARNES EVERETT W JR / Cynthia G.
071-061-0000	5 ROCKY HILL	SETON TRUST





The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



# 20035672 07/20/2020 03:10:12 PM  
 Book 6141 Page 861 Page 1 of 2  
 Register of Deeds, Rockingham County

*Cathy Ann Lacey*

LCHIP	ROA504949	25.00
TRANSFER TAX	RO098121	40.00
RECORDING		14.00
SURCHARGE		2.00



Return to  
 KSW Law  
 57 Main Street  
 PO Box 836  
 Epping, NH 03042

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **CHRISTOPHER J. TURNER AND JEANINE E. TURNER**, husband and wife, with a mailing address of 3 Rocky Hill Avenue, Town of Exeter, County of Rockingham, State of New Hampshire, 03833, for consideration paid, grant to

**CHRISTOPHER J. TURNER AND JEANINE E. TURNER, TRUSTEES OF THE C&J TURNER FAMILY REVOCABLE TRUST OF 2020**, created under a certain Trust Agreement dated June 16, 2020, with a mailing address of 3 Rocky Hill Avenue, Town of Exeter, County of Rockingham, State of New Hampshire, 03833, with warranty covenants, the following described property:

A certain tract or parcel of land, with buildings thereon, situated in Town of Exeter, County of Rockingham and State of New Hampshire, situated on the Easterly side of Rocky Hill Road (a.k.a. Rocky Hill Avenue), so-called, bounded and described as follows:

Beginning at a point on the northeasterly side of Rocky Hill Road at the southwesterly corner of the within described premises and at the northwesterly corner of land, now or formerly, of Donald and Dorothy Story and thence running Easterly along land of said Donald and Dorothy Story 100 feet, more or less, to a point at land, now or formerly, of one Dining; thence turning and running northerly in part along land of said Dining, in part along the end of a roadway known as Sleepy Hollow and in part along land, now or formerly, of one Rocco 211 feet, more or less, to a point at land, now or formerly, of Elizabeth F. Smith; thence turning and running westerly along land of said Elizabeth F. Smith 100 feet, more or less, to a point on the easterly side of said Rocky Hill Road; thence turning and running southerly along said Rocky Hill Road 200 feet, more or less, to the land of said Donald and Dorothy Story at the point of beginning.

MEANING AND INTENDING to describe and convey the same premises conveyed to Christopher J. Turner and Jeanine E. Turner by Warranty Deed of Keith E. Larsen, Trustee of the Larsen & Ober Family Revocable Trust of 2002, dated February 14, 2009, and recorded in the Rockingham County Registry of Deeds at Book 4984, Page 1647.

\*Christopher J. Turner and Jeanine E. Turner do not waive any homestead rights.

\*\*No title search was performed.

\*\*\*This is a conveyance to a revocable trust created for estate planning purposes. The consideration paid was less than fair market value. This conveyance is subject to the minimum transfer stamps of \$40.00 as required under the New Hampshire Code of Administrative Rules, Department of Revenue Administration, Part Rev. 802.02.

Dated: June 16, 2020

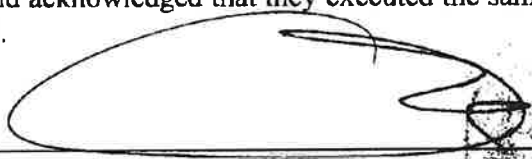
  
CHRISTOPHER J. TURNER

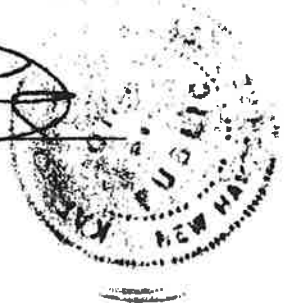
Dated: June 16, 2020

  
JEANINE E. TURNER

STATE OF New Hampshire  
COUNTY OF Rockingham

Personally appeared before me the above-named, **CHRISTOPHER J. TURNER AND JEANINE E. TURNER**, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same on the 16 of June, 2020.

  
Name:  
NOTARY/PUBLIC  
My commission expires:



Kathryn S. Williams  
Notary Public  
State of New Hampshire  
My Commission Expires March 23, 2021

*Cathy Ann Lacey*

LCHIP	ROA551691	25.00
TRANSFER TAX	RO104603	600.00
RECORDING		14.00
SURCHARGE		2.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, CELIA C. ROCCO, Trustee of The CELIA C. ROCCO REVOCABLE TRUST, pursuant to Trust dated January 10, 1994, of 1 Sleepy Hollow Lane, Exeter, New Hampshire, for considerations paid, grants to ANDREW M. ROCCO, Trustee of the ROCCO ASSET REALTY TRUST, u/d/t dated April 27, 2010, of 3 Sleepy Hollow Lane, Exeter, NH 03833, with **WARRANTY COVENANTS**, the following described premises:

A certain lot of land with the buildings thereon, situate in Exeter, County of Rockingham, State of New Hampshire identified as Tax Map 70 Lot 12 on a plan of land entitled: "Subdivision and Lot Line Adjustment Plan Map 70 Lot 12 & Map 71 Lots 67 & 68", Prepared for Celia C. Rocco Revocable Trust of One Sleepy Hollow Road, Exeter, NH and Rocco Asset Realty Trust of Three Sleepy Hollow Road, Exeter, NH, scale 1" = 60' dated March 6, 2020 and revised through October 27, 2020 drawn by Jones & Beach Engineers, Inc. and being recorded with the Rockingham County Registry of Deeds as Plan No. D-42568, to which plan reference may be made for a more particular description. Said lot of land containing 11.64 acres according to the above mentioned plan .

Meaning and intending to convey a portion of the premises conveyed to Celia C. Rocco, Trustee of The Celia C. Rocco Revocable Trust by deed dated January 8, 2002 and recorded in Rockingham County Registry of Deeds at Book 3705, Page 2726.

The undersigned Trustee is the sole Trustee under the Celia C. Rocco Revocable Trust, created under a certain Declaration of Trust dated January 10, 1994, and thereto has full and absolute power in said Trust Agreement to convey any interest in real estate and improvement thereon, and pledge said property as security, held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee as a conveyance thereof.

EXECUTED this 18<sup>th</sup> day of February, 2021.

  
Witness

The Celia C. Rocco Revocable Trust

Celia C. Rocco  
By Celia C. Rocco, Trustee  
of The Celia C. Rocco Revocable Trust

STATE OF FLORIDA  
COUNTRY OF BROWARD, ss


February 18<sup>th</sup>, 2021

Personally appeared the above-named Celia C. Rocco, Trustee  
of The Celia C. Rocco Revocable Trust, known to me or satisfactorily proven to be  
within named, and acknowledged the foregoing instrument for the purposed herein  
contained as his free act and deed.

Before me,

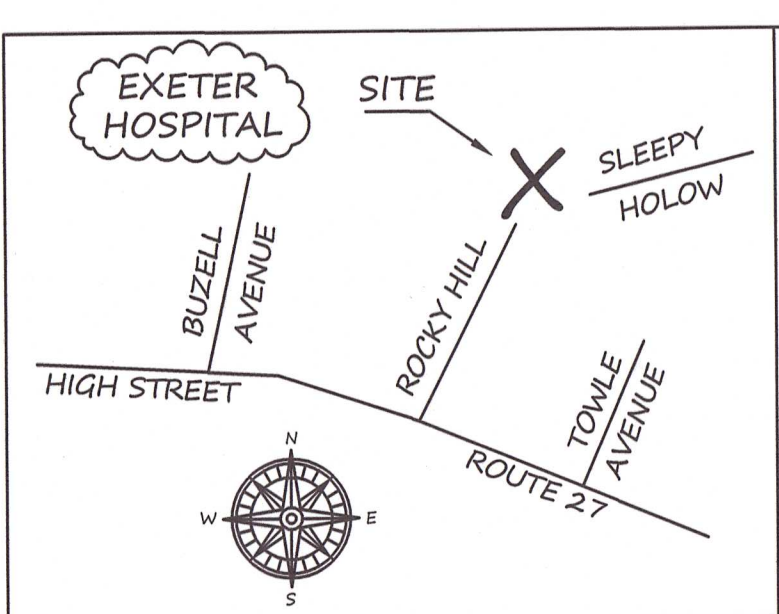


Danielle Smith  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG934607  
Expires 11/25/2023

  
Notary Public:

My Commission Expires: 11-25-2021





VICINITY MAP  
(NOT TO SCALE)

#### REFERENCED PLANS

"SUBDIVISION AND LOT LINE  
ADJUSTMENT PLAN"  
SCALE: 1"=80' DATE: JAN. 8, 2021  
BY: JONES & BEACH ENGINEERS, INC.  
R.C.R.D. PLAN D-42568

"LIMITED SUBDIVISION N EXETER, NH FOR  
CELIA ROCCO, SLEEPY HOLLOW"  
SCALE: 1"=40' DATE: NOV. 1989  
BY: WILLIAM G. COLLINS ASSOCIATES  
R.C.R.D. PLAN C-19983

#### LOT HISTORY & AREA EXPLANATION

EXISTING MAP 70 LOT 12 507,010 S.F. 11.64 ACRES	EXISTING MAP 71 LOT 60 20,303 S.F. 0.47 ACRES
- PARCEL A 3,144 S.F. 0.07 ACRES	+ PARCEL A 3,144 S.F. 0.07 ACRES
FINAL MAP 70 LOT 12 503,866 S.F. 11.57 ACRES	FINAL MAP 71 LOT 60 23,447 S.F. 0.54 ACRES

ZONING DISTRICT  
PARCEL ZONED  
2R (RESIDENTIAL)  
AREA = 15,000 S.F.  
FRONTAGE = 100'  
BUILDING SETBACKS  
FRONT = 25'  
SIDE = 15'  
REAR = 25'

TOWN OF EXETER  
PLANNING BOARD APPROVAL

DATE

#### PLAN NOTES:

- 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.
- BASIS OF BEARING IS R.C.R.D. PLAN D-42568.
- THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN MAP 71, LOT 60 & MAP 70, LOT 12 OTHERWISE KNOWN AS #3 & #4 ROCKY HILL AVE.
- THESE PROPERTIES DO NOT LIE WITHIN A FLOOD ZONE. THEY ARE IN ZONE "X" OF FIRM PANEL #3301500406E, DATED: MAY 17, 2005.
- THIS SURVEY IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN HEREON. THE ACTUAL OWNERSHIP AND ASSOCIATED ENCUMBRANCES ARE TO BE EXAMINED AND REPORTED BY A TITLE EXAMINER.
- ANY ABUTTING PROPERTY OWNERSHIP HAS BEEN TAKEN FROM THE TOWN OR CITY ASSESSING DEPARTMENT. A DILIGENT ATTEMPT HAS BEEN MADE TO SHOW THE MOST CURRENT OWNERSHIP, PER THE ASSESSING RECORDS.

MAP 65 LOT 131  
EXETER HOSPITAL  
5 ALUMNI DRIVE  
EXETER, NH 03833  
BK. 1838 PG. 0173

MAP 65 LOT 131  
EXETER HOSPITAL  
5 ALUMNI DRIVE  
EXETER, NH 03833  
BK. 1838 PG. 0173

MAP 71 LOT 67  
GEORGE J DENONCOURT  
3 SLEEPY HOLLOW WAY  
EXETER, NH 03833  
BK. 6325 PG. 0052

MAP 71 LOT 58  
ROGER E. GAUTHIER  
2 ROCKY HILL  
EXETER, NH 03833  
BK. 3810 PG. 2142

MAP 71 LOT 61  
STEVEN & JESSICA BUCKNAM  
5 ROCKY HILL  
EXETER, NH 03833  
BK. 6369 PG. 0946

MAP 71 LOT 66  
ERIC L. REED  
6 SLEEPY HOLLOW WAY  
EXETER, NH 03833  
BK. 4181 PG. 1464

#### RECORD OWNERS

MAP 71 LOT 60  
CHRISTOPHER & JEANINE TURNER  
3 ROCKY HILL  
EXETER, NH 03833  
BK. 6141 PG. 0861

MAP 70 LOT 12  
ANDREW ROCCO  
4 ROCKY HILL  
EXETER, NH 03833  
BK. 6250 PG. 2985  
R.C.R.D. PLAN D-42568

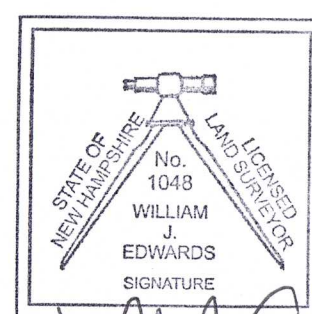
I CERTIFY:  
THAT THIS SURVEY IS CORRECT TO THE BEST OF MY  
PROFESSIONAL KNOWLEDGE AND ABILITIES.

THAT THIS PLAN WAS MADE FROM FIELD WORK  
CONDUCTED BETWEEN SEPTEMBER 2023 & JANUARY 2024..

THAT THIS PLAN CONFORMS TO THE ACCURACY  
REQUIREMENTS OF AN URBAN SURVEY, PER THE NH  
ADMINISTRATIVE RULES SET FORTH BY THE NH LAND  
SURVEYORS LICENSURE BOARD.

THAT THIS PLAN WAS PREPARED BY ME OR THOSE  
UNDER MY DIRECT SUPERVISION.

THAT THIS PLAN CONFORMS TO THE REGISTER OF DEEDS  
RECORDING REQUIREMENTS.



WILLIAM J. EDWARDS  
NH LICENSED LAND SURVEYOR #1048

02-22-2024  
DATE

## LOT LINE ADJUSTMENT PLAN

PREPARED FOR:

CHRISTOPHER & JEANINE TURNER  
&  
ANDREW ROCCO

3 & 4 ROCKY HILL AVENUE EXETER, NH 03833  
(RECORD OWNERS)

PROPERTIES LOCATED AT:  
3 & 4 ROCKY HILL AVENUE  
EXETER, NH 03833  
(ASSESSORS MAP 71 LOT 60 & MAP 70 LOT 12)  
BK. 6141 PG. 0861 & BK. 6250 PG. 2985

THIS PLAN IS SHOWING:  
A LOT LINE ADJUSTMENT

PREPARED BY:

EDWARDS

SURVEY & DESIGN  
LAND SURVEYING & SEPTIC DESIGNS  
67 DOWS LANE SEABROOK, NH 03874  
WWW.EDWARDSURVEYDESIGN.COM

SCALE: 1" = 50'  
DATE: FEBRUARY 22, 2024

DRAWN BY: W.J.E.  
PROJECT # 23-181

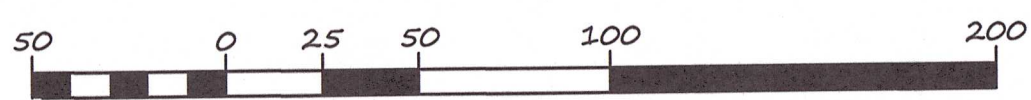
PLANNING BOARD CASE #

SHEET 1 OF 1

#### PLAN LEGEND

- I.P. IRON PIPE
- I ROD IRON ROD
- D.H. DRILL HOLE
- F.S.B. FIELD STONE BOUND
- FND. FOUND
- HYDRANT
- WATER SHUT OFF
- SEWER MAN HOLE
- OVER HEAD WIRE
- WET LANDS
- WET LAND FLAG
- ASSESSORS MAP AND LOT

#### GRAPHIC SCALE



1 INCH = 50 FEET

REV. NO.	DATE	REVISION DESCRIPTION	BY