



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, June 26, 2025 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: April 24 and June 12, 2025

NEW BUSINESS: PUBLIC HEARINGS

The application of Foss Motors for design review of a proposal to demolish the existing building located at 133 Portsmouth Avenue and construct a new 36,500 square foot car dealership with expanded parking, vehicle display area and associated site improvements. The subject property is located in the C-2, Highway Commercial zoning district. Tax Map Parcels #52-110, #52-111 and #52-112-2. PB Case #25-4.

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 06/16/25: Exeter Town Office and Town of Exeter website

**TOWN OF EXETER
PLANNING BOARD
NOWAK ROOM
10 FRONT STREET
APRIL 24, 2025
DRAFT MINUTES
7:00 PM**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Gwen English, John Grueter, Jen Martel, Nancy Belanger, Select Board Representative, Alternate Marty Kennedy, and Alternate Dean Hubbard

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. NEW BUSINESS:

1. The application of StoneArch Development for a multi-family site plan review for the proposed construction of a six (6) unit townhouse style residential condominium development along with associated parking and site improvements. The subject property is located at 57 Portsmouth Avenue. C-2, Highway Commercial zoning district
Tax Map Parcel #73-14
Planning Board Case #25-1.

Chair Plumer read the Public Hearing Notice out loud.

Town Planner, Dave Sharples indicated that the applicant appeared before the Board at their April 10, 2025 meeting to present their plans for the proposed project. The Board tabled the application to tonight's meeting. The Board held a site walk on April 10 at 8 AM to review site conditions.

The applicant obtained several variances for the proposed construction and the notices of decision and minutes were provided from the November 19, 2024 meeting

The applicant submitted plans and supporting documents dated April 16, 2025 and submitted additional handouts to the Board this evening.

The applicant is requesting three waivers, two of which were referenced in the letter from Beals Associates dated January 28, 2025 and the third in their letter of today requesting the stormwater waiver as a result of the Underwood Engineering (UEI) comment letter.

Christian Smith indicated that architect Robert Baldwin was present along with John O'Neil. He indicated the architect rendering, floor plans, and elevations were submitted. He noted that as a result of the UEI letter received Tuesday afternoon a waiver was suggested for the stormwater design. Mr. Smith described the change to the retaining wall proposed to be connected to the building which is no longer the retaining structure behind the building. He referenced the utility closet and landscaping consultant plan changes.

Mr. Grueter asked about the walkway located in between the two guest parking spaces. Mr. Smith indicated 9' is the width of a wide car and firetrucks are 8-9.' Ms. Martel noted the adjacent door and commented that if cars park there, they can't get out the door, and asked if the door could open in.

Ms. English indicated she was not comfortable with the UEI comments of April 16, 2025 concerning stormwater and not having a response. Mr. Smith referenced #24 of the April 22, 2025 response letter.

Chair Plumer opened public comment at 7:37 PM.

Ms. Martel asked the width of the units and Mr. Smith indicated 22.' She asked that the size of Unit D be reduced because guest parking is tight. Mr. Baldwin indicated that the width is a minimum for a two-car garage but offered to eliminate the entry door or slide it down so it doesn't open to the walkway. Mr. Grueter noted the door was not as much an issue as the two parking spaces and asked if there could be one guest space. Mr. Smith indicated 14 spaces were required and 14 were provided, and are the size of every standard stall in town.

Mr. Smith reviewed the response letter dated April 22, 2025 since the Board did not have a copy in their packets. He reviewed #24 concerning treatment and infiltration, reduction of retaining walls and underground detention and noted that would cause a real mess because there are so many utilities running under the drive aisle. He noted it was addressed in the waiver request.

Mr. Smith reviewed #25 of the response letter dated April 22, 2025 and referenced the runoff on site and waiver request.

Mr. Smith reviewed #26 of the response letter dated April 22, 2025 and noted they did reduce flows to 1/100th of a CFS under the two-year storm and the threshold in the town regulations which is also addressed in the waiver request.

Mr. Smith reviewed #31 of the response letter dated April 22, 2025 and noted the comment concerning building setback lines on the plans to show the setbacks granted by the Zoning Board of Adjustment.

Mr. Smith referenced the permeable pavers and infiltration and noted he will add three spot grades in the final plan.

Ms. Martel asked about the stormwater management plan and Mr. Smith described the pervious paver patio, roof run off to paver area, front gutter to stone reservoir and stone mulch outside the building which he reviewed with the Town Engineer, who had no issue.

87
88 Ms. Martel asked where the stormwater would be treated, and Mr. Smith indicated the waiver request.
89

90 Ms. Martel asked about hydrostatic pressure behind the wall and Mr. Smith noted there was not a great
91 deal of water and the requirements under 50-year storm under ICFS and storage area under pavers, the
92 20' slope and ample depth to bleed. He referenced auger pits that were done. He noted the foundation
93 retaining wall is sealed.
94

95 Chair Plumer indicated that Alternate, Marty Kennedy would be activated for this hearing and Alternate
96 Hubbard would not be acting for this hearing.
97

98 Chair Plumer asked about the decorative stone mulch and Mr. Smith indicated the trees on the side
99 which were being saved.
100

101 Ms. Martel asked about the lawn strip out front if it was the only lawn strip and Mr. Smith referenced
102 the area on the side where the trees are.
103

104 Ms. English asked if the other engineer indicated what he would like to see them do (concerning
105 stormwater management), and Mr. Smith responded that they don't do that.
106

107 Ms. Martel asked about subsurface infiltration and Mr. Smith indicated the area where water and sewer
108 and gas, and cable are located.
109

110 Mr. Smith indicated there was a decent amount of runoff to the site up slope coming from off site being
111 captured and infiltrated as well.
112

113 Mr. Sharples advised that he asked Town Engineer Paul Vlasich about the waiver request and he wrote
114 back that he talked to Mr. Smith and was okay with this minor request.
115

116 Chair Plumer indicated there was no public to comment on this application.
117

118 Ms. Martel asked if this project triggered state stormwater and Mr. Smith responded no, just the permit
119 for adding new manholes.
120

121 Mr. Hubbard asked Mr. Sharples about the April 16, 2025 letter, #11 and the UEI response that without
122 retaining walls the project would not be possible. Mr. Sharples responded that he was not an engineer
123 but the April 22, 2025 letter says any previous comment no longer listed is addressed satisfactorily. The
124 foundation is not essentially the retaining wall. Mr. Hubbard noted there was still a two-foot
125 landscaping wall and asked the difference. Mr. Smith responded that they can build up to four-foot
126 wall, without a structural engineering design. The wall between the buildings will need structural
127 engineering preconstruction.
128

129 Mr. Smith read the criteria for the waiver for road and fire lane width which he noted the DPW
130 requested be waived. He referenced the width for the town's aerial ladder truck and decrease in

stormwater flow as a benefit. He noted it was not detrimental to public health, safety, welfare or injurious to other property. He noted the access to Portsmouth Avenue and uniqueness of the existing curb cut which is in the same location and the spirit and intent is to provide adequate width for cars to pass and the town's ladder truck. He noted it will not vary the ordinance or master plan. Fire access will be provided and the Fire Inspector noted they would fight a fire from Portsmouth Avenue where the hydrant is also located.

Vice-Chair Brown motioned that after reviewing the criteria for granting waivers the request of Stonearch Development, Planning Board Case #25-1 for a waiver from Section 9.14.9 of the site plan review and subdivision regulations to permit proposed roadway and fire lanes to be less than 24' be approved. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Mr. Smith reviewed the criteria for the waiver for grading within 5' of property line. He noted there will be adequate space to work and it will not be detrimental to public health, safety, welfare or injurious to other properties. He noted the location of access on Portsmouth Avenue and curb cut in the same location and that it would be illogical to move the driveway further west. He noted there would be no disturbance to adjacent properties and adequate screening. He noted it would not be contrary to the spirit and intent of the ordinance and would not alter the ordinance or master plan. He noted there are no structures in the 5' property line including the edge of pavement.

Mr. Grueter motioned that after reviewing the criteria for granting waivers the request of Stonearch Development, Planning Board Case #25-1 for a waiver from Section 9.3.6.4 of the site plan review and subdivision regulations for grading within 5' of property line be approved. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Mr. Smith reviewed the April 24, 2025 stormwater waiver request letter. He noted flows and volumes are better than existing conditions and the removed proposal to connect to the municipal drainage system. He noted flow volumes which were minimal for the two-year event and that the DPW agreed the minimal increase would have no impact. He noted the decrease in peak flow, pervious walkway and stone mulch which will provide additional treatment and will not be contrary to public health, safety, welfare or injurious to other properties. He noted the treatment was unique and not applicable to other properties. He indicated the town regulations which allow for uncertainty in math rounding. He noted denial would be a hardship to require mitigation in another way. He indicated the ordinance and master plan would not be varied.

Ms. English asked if maintenance would be in the condominium documents and Mr. Smith referenced the annual inspection requirement. Mr. Sharples noted that is a standard condition. Ms. English asked if gutters could be specified.

Vice-Chair Brown questioned if the calculations were compared prior to post if there would even be an increase. Mr. Smith agreed that if modeled under the older house and driveway, no, and that calculation for pervious pavers out front and stone mulch were not done.

Chair Plumer asked about waterproofing for the foundation and Mr. O'Neil indicated there was a lifetime warranty and ½" rubber used.

Vice-Chair Brown motioned after reviewing the criteria for granting waivers that the request of Stonearch Development, Planning Board Case #25-1 for a waiver from Section 9.3.2 of the site plan review and subdivision regulations regarding discharge for redevelopment projects, be approved. Mr. Kennedy seconded the motion. A roll call vote was taken, Mr. Kennedy voted aye, Mr. Grueter voted aye, Chair Plumer voted aye, Vice-Chair Brown voted aye, Ms. English voted nay, Ms. Belanger voted aye and Ms. Martel voted nay. The motion passed 5-2-0.

Vice-Chair Brown indicated he had no issues with the minimal increase and noted the applicant should not be punished for it being an empty lot right now. Chair Plumer indicated he was comfortable with it. Ms. English stated that the comments were not addressed. Ms. Martel agreed and referenced the stormwater behind the retaining wall and asked where the drain was. Mr. Smith noted there were no underdrains, and the flow goes into the groundwater matrix. Chair Plumer noted the abutting lots were not exactly level and there is no sign of sudden wash, and it is a pretty steep slope. Mr. Smith noted the neighbors are doing the same and have no issues. Vice-Chair Brown noted there is no erosion. Mr. Kennedy noted he did not think there is going to be a problem.

Ms. Martel asked about lighting and requested a photometric be supplied. She asked if there was lighting out front and Mr. Smith indicated only safety lighting with a manual on/off activated by the homeowners and all lighting is dark sky compliant. Vice-Chair Brown asked if the streetlight was close and Mr. Smith indicated it was located at the corner of property by Hampton Inn. Vice-Chair Brown noted it throws a lot of light to the front.

Ms. English asked about traffic turning to the left to exit and vehicles taking a right having to go around the hospital. Mr. Smith noted they could turn around in a parking lot. Mr. Kennedy indicated it was not a good idea to prohibit the turn and have it ignored. Vice-Chair Brown noted the corrected signal coordination will help.

Mr. Sharples addressed conditions and recommended the door open in by the mechanical room.

Ms. Martel requested spot elevations for the patio.

Mr. Sharples read the standard conditions of approval:

1. An electronic as built plan with details acceptable to the Town shall be provided prior to the issuance of a certificate of occupancy. This plan must be in a dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 feet coordinates;

2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting:

- i. the SWPPP (storm water pollution prevention plan), if applicable, be submitted to and reviewed for approval by DPW prior to the preconstruction meeting; and
- ii. A project schedule and construction cost estimate.

3. Third party construction inspection fees shall be paid prior to scheduling the preconstruction meeting.

4. All condominium documents including the declaration and bylaws shall be submitted to the town planner for review and approval prior to signing the final plans. Condominium documents to include maintenance requirements for all stormwater practices (including gutters, annual reporting etc.) shown on the plans. In the event the town planner deems review is required by the town attorney, this review shall be paid for at the applicants' expense.

5. All applicable state permit approval numbers shall be noted on the final plans.

6. All applicable fees to be paid including, but not limited to sewer/water connection fees, impact fees and inspection fees (including third party inspection fees) prior to issuance of a certificate of occupancy.

7. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced, no later than the following growing season. as long as the site plan remains valid.

8. All outdoor lighting (including security lights) shall be shown on the final plans and shall be down lit and shielded so no direct light is visible from adjacent properties and/or right of ways.

9. The applicant shall submit the land use and stormwater management information about the project using the PTAPP online municipal tracking tool. The PTAPP submittal must be accepted by DPW prior to the preconstruction meeting.

Mr. Sharples read the proposed special conditions of approval:

10. The side door on the first floor of the northeast side of the rear building shall open into the garage and shall be moved to the rear of the garage as to not conflict with the guest parking stalls

11. Spot grades of the pervious walkway in the rear shall be shown on the final plans.

Ms. Belanger motioned that the request of Stonearch Development, Planning Board Case #25-1 for a multi-family site approval be approved with the conditions read by Town Planner Dave Sharples. Mr. Kennedy seconded the motion. A vote was taken, Ms. Martel voted nay, Ms. English voted nay, Ms. Belanger voted aye, Vice-Chair Brown voted aye, Chair Plumer voted aye, Mr. Grueter voted aye, and Mr. Kennedy voted aye. The motion passed 5-2-0.

2. The application of Willey Creek Company for design review of the site plans, lot line adjustment and Wetlands and Shoreland conditional use permits for the proposed relocation of Building D of the Ray Farm Condominium development and associated site improvements off of Ray Farmstead Road.

C-3, Epping Road Highway Commercial zoning district
Tax Map Parcel #47-8 and #47-8.1
Planning Board Case #22-3.

Ms. Belanger and Mr. Kennedy recused themselves. Alternate Hubbard was activated.

By Roll Call Vice-Chair Brown motioned to go into non-public session pursuant to 91-A:3(II)(I) at 8:45 PM. Ms. English seconded the motion. A roll call vote was taken, Mr. Hubbard voted aye, Mr. Grueter voted aye, Vice-Chair Brown voted aye, Chair Plumer voted aye, Ms. English voted aye, and Ms. Martel voted aye. The motion passed 6-0-0.

The Board reopened the meeting to the public at 9:15 PM.

Chair Plumer read out loud the Public Hearing Notice for Planning Board Case #22-3. He commented that the Board has no jurisdiction to resolve property disputes and would limit discussion on property rights.

Mr. Sharples noted the Technical Review Committee indicated the case was not ready for review purposes and is looking for preliminary design discussion.

Attorney Tim Phoenix noted that Jon Shafmaster and Kat Morrill from Millenium Engineering were present with Bill Blackett from CKT and Wiley Creek.

Attorney Phoenix requested the Board identify the property dispute discussions and Chair Plumer indicated letters from various attorneys, owner and Select Board.

Attorney Phoenix indicated the case was tabled in 2022 with four buildings and three built, four including Building D were approved.

Kat Morrill of Millenium Engineering referenced relocation of Building D showing the area on the plan in the upper right corner and referenced the 24' access road, existing drainage and stormwater management. She noted 72 parking spaces would be provided with half under. She indicated a Conditional Use Permit would be applied for.

Chair Plumer opened the hearing to comments from the public at 9:23.

Marty Kennedy indicated he lived at 7 Wiley Creek Road, Building A and was a member of the condominium association but not representing them. He noted concerns and ongoing discussions such as the private driveway with 50' easement connected to an adjacent property and that he would prefer a town road funded through the TIFF process rather than incurring the long-term cost of maintaining the road. He noted that the Epping Road pedestrian crossing would be dangerous with 12,000 vehicles in afternoon peak hours making it impossible to cross without signalized control.

Russ Hilliard of Upton and Hatfield indicated he represented Scott Carlisle. He stated that we have never objected to the relocation of the building so long as whatever happens doesn't interfere with Mr. Carlisle's right of way that leads to his property.

Ms. English noted the plans were hard to read, a lot was missing, buffers, shoreland protection area.

Attorney Phoenix stated that he hasn't asked the Board to resolve a property dispute, that CKT has a right as an abutter to access a road, and referenced an unspecified right to the Board to delegate and to apply ordinary standards.

Vice-Chair Brown motioned that the design review process for Planning Board Case #22-3 has concluded and instructs the Town Planner to notify the applicant in accordance with NH RSA 676:4. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Attorney Phoenix asked about scheduling and Vice-Chair Brown indicated they would need to receive a full application.

IV. OLD BUSINESS

APPROVAL OF MINUTES

March 27, 2025

Ms. Belanger, Ms. English, and Mr. Hubbard recommended edits.

Ms. Belanger motioned to approve the March 27, 2025 meeting minutes, as amended. Ms. English seconded the motion. A vote was taken, Mr. Grueter abstained. The motion passed 6-0-1.

April 10, 2025

Mr. Hubbard and Mr. Grueter recommended edits.

Ms. English motioned to approve the April 10, 2025 minutes, as amended. Mr. Grueter seconded the motion. A vote was taken, Ms. Belanger abstained. The motion passed 6-0-1.

V. OTHER BUSINESS

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

349

350 **VI. TOWN PLANNER’S ITEMS**

351 **VII. CHAIRPERSON’S ITEMS**

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

353 Ms. English referenced the Rockingham Planning Commission survey for the regional master plan which
354 is on their website.

355 Ms. Martel noted there are three designs for Pairpoint Park with a quick survey on the Town website.

356 **IX. ADJOURN**

357 Mr. Grueter motioned to adjourn the meeting at 9:38 PM. Ms. Martel seconded the motion. A
358 vote was taken, all were in favor, the motion passed unanimously.

359 Respectfully submitted.

360 Daniel Hoijer,
361 Recording Secretary (Via Exeter TV)

**TOWN OF EXETER
PLANNING BOARD
NOWAK ROOM
10 FRONT STREET
JUNE 12, 2025
DRAFT MINUTES
7:00 PM**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Gwen English, Jen Martel, Nancy Belanger, Select Board Representative, Alternate Marty Kennedy, Alternate Dean Hubbard and Alternate Sam MacLeod.

STAFF PRESENT: Town Planner Dave Sharples.

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7:18PM and introduced the members.

III. NEW BUSINESS:

1. The application of Willey Creek Company for design review of the site plans, lot line adjustment and Wetlands and Shoreland conditional use permits for the proposed relocation of Building D of the Ray Farm Condominium development and associated site improvements off of Ray Farmstead Road. C-3, Epping Road Highway Commercial zoning district
Tax Map Parcel #47-8 and #47-8.1
Planning Board Case #22-3.

Ms. Belanger and Mr. Kennedy recused themselves. Alternates Hubbard and MacLeod were activated.

Chair Plumer read out loud the Public Hearing Notice.

Mr. Sharples noted the case was ready for review purposes.

Vice-Chair Brown motioned to open Planning Board Case #22-3. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Attorney Tim Phoenix noted that Jon Shafmaster and Kat Morrill from Millenium Engineering were present with Bill Blackett from CKT and Wiley Creek. He noted that Attorney Ed Ford and Attorney Chris Hilson were also present to discuss pending litigation. Attorney Pheonix reviewed the history of the approval of the four buildings A, B and C and D in another location. He noted the applicant wished to relocate Building D at the end of the TIFF road. There are variances pending for use. He noted there would be a multi-family site plan, lot line adjustment and conditional use permits for wetlands and

42 shoreland. He noted there would be waivers for school and recreation impact fees and a reduced
43 recreation area waiver request.

44
45 Kat Morrill showed the new proposed location of Building D and the proposed lot line adjustment to
46 acquire additional land from CKT. She noted the access using the town right of way and tapering to a
47 24' driveway. She referenced the proposed connection for access between buildings C and D and
48 emergency vehicle turnaround. She noted utilities will continue off Ray Farmstead Road allowing
49 connection of water and sewer. She referenced one large wetland crossing and the need for two
50 conditional use permits. She referenced the crossing and buffer and noted the crossing was preferred.
51 She noted 1800 SF of direct wetland impact and that there would be a dredge and fill permit. She
52 referenced the existing metal culvert which would be replaced with a 5'x14' open bottom box culvert
53 which is better for wildlife and will be evaluated further through the state permitting process. She
54 showed Watson Brook which is perennial until the culvert. She noted Building D would be outside the
55 shoreland buffer and noted the stormwater feature and slope to be revegetated which were in the
56 shoreland buffer. She noted the applicant went before the Conservation Commission on Tuesday for
57 the CUPs and had a site walk. She noted they are going to reevaluate the boardwalk and 2'x4' bridge
58 and make a path. She noted the trail system which Conservation would like to fit better with the natural
59 area, boulders and significant trees. She noted there would likely be reduced parking impact because of
60 new legislation which reduces the number of parking spaces required. There are 36 spaces under the
61 building and two handicapped and EV spaces would be on the ground. She posted the building site plan
62 and noted a mailbox in the first-floor lobby. She showed the draft landscape plan and turning detail for
63 fire trucks.

64
65 Chair Plumer opened the hearing to public comment at 7:26 PM.

66
67 Marty Kennedy of 7 Wiley Creek noted he is on the Condominium Association board and has had
68 significant concerns since April. Residents don't want to be caught in litigation and prefer the wooded
69 area be left alone. The 50' ROW is in dispute and there are concerns about the rights to the Carlisle
70 property being developed and additional traffic to the adjacent parcel. He noted concerns with
71 pedestrian safety on Epping Road and no gaps for a safe pedestrian crossing. He noted there would be
72 350 units in a one-block segment of Epping Road plus the draw of the trail system. He noted there is a
73 piece needing further approval for sidewalks, a short segment before the Mobil Station. The residents
74 want the trees to be taken down marked so they can see which will be cleared. He noted residents are
75 older and there will be construction debris and trucks. Building A will get dirty, and he would like a
76 condition that it be power washed at their expense, as needed. He requested a more strenuous
77 inspection because there have been issues with the other buildings. He noted the TRC meeting was
78 awhile ago and wondered if they had gone back with resubmitted plans. He will provide a list of 30
79 items to the Board.

80
81 Attorney Russ Hilliard representing Scott Carlisle referenced a letter dated June 6 from Attorney Driscoll.

82
83 Attorney Joe Driscoll noted he represents the Exeter Select Board and discussed the extension of the
84 TIFF road and Ray Farmstead Road and the June 6 letter and the Judge's decision that the town has no

85 ability to accept the extension of the road as a town dedication. Mr. Carlisle lacks the authority to
86 dedicate it to the town. The Select Board is satisfied with the agreement.

87
88 Patricia Evans of Ray Farmstead Road noted she did not understand what the attorney explained and
89 doesn't want a private driveway that will become the condominium's financial burden if Carlisle uses it
90 to access future development. Attorney Driscoll explained that the town has no rights beyond what the
91 town owns and no ability to control a private driveway.

92
93 Attorney Chris Hilson noted the balance of the private easement cannot be improved by the town. He
94 noted the project was approved with the fourth building in another position. The condominium
95 association would have been responsible for that other access and would need a mutual maintenance
96 agreement to share costs. There is nothing the applicant can do about traffic on Epping Road; the
97 project has already been approved they are just moving the building.

98
99 Vice-Chair Brown noted that Attorney Hilson raised a good point and asked if the applicant could
100 provide the net delta on how much shorter the access would be than the other location. He noted there
101 are 32 residents paying condominium fees for common areas. Mr. Blackett noted that the expense
102 would not be solely on the condominium association, there would need to be a maintenance
103 agreement. Vice-Chair Brown noted any future development by Mr. Carlisle was speculative at this
104 point and not the application in front of the Board.

105
106 Richard P. of 7 Wiley Creek noted the maintenance cost of one section versus another is irrelevant if Mr.
107 Carlisle has to come across, that's where the issue would come in. He questioned the width of the road
108 with heavier traffic on it.

109
110 Eileen T. of 24 Wiley Creek Road disagreed that it's not the same as the old location that didn't have an
111 easement on it. They have to negotiate with Carlisle to come to you with something equitable and pay
112 attorney's fees. She noted she wanted the town to guarantee no access to the Carlisle property and
113 would rather it be a public road. Vice-Chair Brown explained that the town already tried to make it a
114 public road and was unsuccessful. She questioned if there could be restrictions on residential use and
115 weight limits for vehicles.

116
117 John P. of 7 Wiley Creek Road noted development could be sizable, a hotel or a brewery and carry
118 constant equipment day or night.

119
120 Herbert Schalock noted he is a member of the condominium board and expressed concerns with the
121 parking for the new building and stairs from lower to higher levels. The residents are in their 70s and
122 80s and will have to go up a grade. Attorney Phoenix noted the primary parking is beneath the building
123 and as Kat Morrill mentioned there is a state law with less parking impact. There may only need to be
124 one space per unit. Private property owners have a right to develop, and the Carlisle easement has
125 existed for over 100 years, and he has the right to access his property over it. That is a private issue not
126 before this Board. He referenced the existing approval, and three buildings approved without offsite
127 improvements for Epping Road. The construction management plan will control tree removal and dust.
128 The Conservation Commission he noted is looking for a path not a concrete sidewalk. The building has

to be built in compliance with town regulations. New residents will also pay condominium fees and that is a private issue not before the Planning Board.

Vice-Chair Brown asked the difference in the roadway lengths and Kat Morrill indicated the roadway is 500' and there is not a significant reduction it is comparable.

Ms. Martel requested a pedestrian plan to access the trail network and trail markers. Ms. Morrill noted it is not mapped and seasonal. Ms. Martel requested 10 more canopy trees and evergreens to provide shade in the parking lot. She did not recommend planting in the wetland areas. She asked about plowing. Ms. Morrill referenced the license agreement to allow truck turnaround and that it would be similar to the existing.

Ms. English asked about a lighting plan and Ms. Morrill noted it was being updated. She requested that lighting be kept out of the wetlands. Ms. English asked about the two wide strips on the plan and Ms. Morrill referenced the sidewalk and center line of pavement. Ms. English noted it was not shown on the site plan, sheet 6.

Ms. English asked if the 100' and 150' buffer lines could be labeled. Ms. Morrill noted the site plan doesn't show shoreland. Ms. English noted 20,000 SF in shoreland impact is a lot.

Ms. Martel reviewed the Conservation Commission memo with their proposed conditions and also requested that signage be provided for low salt areas.

Attorney Phoenix noted the wetland impacts are less with this design. Ms. Morrill noted the shoreland impacts and 14,750 of temporary impact and water quality improvement where the stormwater treatment is.

Chair Plumer took a short break to ask the next case to continue as it was getting late.

Ms. Morrill discussed the waiver requests for 100% of the school impact fees, 75% of the public recreation impact fees which as the same as granted for Buildings A, B and C. She referenced the request for less than required recreation area. Ms. Martel asked about age restriction units.

Ms. Martel motioned after reviewing the criteria for granting waivers that the request of Wiley Creek, Planning Board Case #22-3 for a wavier from 100% of the school impact fees be approved with the same conditions of the 7/25/2019 approval. Mr. Hubbard seconded the motion. A roll call vote was taken, all were in favor, the motion passed unanimously.

Ms. Martel read the prior decision and proposed the condition for the pedestrian circulation plan and trail markers. Vice-Chair Brown noted it would be better suited to the next waiver request. Mr. Blackett noted fees are for overburdening the existing recreational facilities. There are always going to be trails there. Ms. English questioned the "miles" of trails around Buildings A-D. Attorney Phoenix noted a lot of Shafmaster's other properties are undevelopable steep and wet.

Sam MacLeod asked about parking for 4-6 cars. Mr. Blackett noted that it was a question for the condominium association. Vice-Chair Brown noted the association doesn't own this piece yet. Attorney Phoenix noted the additional liability and again requested to approve what was before.

Sam MacLeod noted the town just purchased a van so seniors could participate in more senior activities. Ms. English noted that Riverwoods had added space for the public to access their trails. Ms. Martel noted she would like to hear the criteria on this one.

Ms. Morrill reviewed the findings in 13.7 concerning public health, safety and welfare not injurious to other properties and noted they are just moving the building. She noted \$925,000 in recreational improvements per the earlier approval. Vice-Chair Brown asked if anyone knew the cost and the CFO for Wiley Creek indicated over \$1 million dollars. Attorney Phoenix indicated the clubhouse, trails, sidewalks, fitness room, patios and grilling areas.

Ms. Morrill reviewed 13.7.3, shape, topography and hardship. Attorney Phoenix indicated it was the same.

Ms. Morrill reviewed 13.7.4 not contrary to spirit and intent and Attorney Phoenix indicated the cost and nature of the infrastructure.

Ms. Morrill noted it would not vary the provisions of zoning or the master plan. Attorney Phoenix added that no zoning relief was required.

Vice-Chair Brown noted he is willing to grant that waiver because of what they have provided and that 75% is appropriate.

Ms. Martel motioned after reviewing the criteria for granting waivers that the request of Wiley Creek, Planning Board Case #22-3 for a waiver from Section 11.7.1 regarding payment of impact fees that a 75% waiver be approved. Vice-Chair Brown seconded the motion. A roll call vote was taken, Mr. MacLeod voted nay. The motion passed 5-1-0.

Ms. Morrill reviewed the request for a waiver for reduced recreation area and noted the same criteria.

Ms. Martel asked how much was required and how much reduction there would be. Ms. Morrill noted she did not have those numbers and referenced the concept of the waiver the trails and recreation space provided and total square feet per unit required.

Ms. Martel asked to apply the condition that the pedestrian circulation plan be mapped and provided to planning staff for approval, including trail markers or way finders.

Vice-Chair Brown questioned what would quantify a trail on a map, and for this site or the whole project? He noted he did not think they could require that of the other property not owned by the applicant.

Attorney Phoenix noted most trails were created by the public, the former building D area won't be developed, and he didn't know how valuable the trailhead map would be because it is separate but because it is part of the whole property approval.

Ms. English noted they haven't walked out there.

Ms. Martel noted that it seems contradictory to ask for this waiver but not show us where it is. Vice-Chair Brown noted they are limited to the property before the Board. Ms. Martel indicated she would like to see a pedestrian circulation plan. Ms. Martel noted a stone dust trail with stabilizer could be used for the path between the buildings. Mr. Sharples indicated 400 SF required per unit with 32 units would need 12,800 SF of recreation area. Attorney Phoenix noted that buildings C and D are part of the overall development this will be part of. He referenced the DTC Lawyers letter from 2018. Vice-Chair Brown noted the area could be an unimproved open space. Mr. Blackett noted most of the area available was in the wetland buffer. Ms. Morrill noted the grilling spaces and patios add to the wooded areas that they can walk on. Attorney Phoenix referenced the 2018 approval with the 3,500 SF clubhouse, 11,735 SF of sidewalk, 3,120 TIFF sidewalk and a total of 16,000 SF which he stated is very adequate for the condominium association when done but he could not tell how much of it is on this particular lot. Vice-Chair Brown noted it was very little.

Vice-Chair Brown motioned after reviewing the criteria for granting waivers that the request of Wiley Creek, Planning Board Case #22-3 for a waiver from Section 11.3.4 of the site plan and subdivision regulations to provide less than required recreation area be approved. Ms. Martel seconded the motion. A roll call vote was taken, Ms. Martel and Ms. English voted nay. The motion passed 4-2-0.

Ms. Morrill reviewed the application for wetland CUP and noted that while some impacts are expected to be reduced, what is shown on the plan is the maximum. She reviewed the criteria and noted the design is permitted in the zoning district, there is no alternative design that has less impact. She noted the better access, improved open bottom box culvert, change from the previous entrance design, function and values report of the wetland scientist and stormwater treatment. She noted the Conservation Commission's proposed condition that the higher-level ecosystem be protected by the condominium documents, the restoration proposal and revegetation where required. She reviewed the other permits which will be provided prior to construction.

Ms. Martel motioned after reviewing the criteria for granting a wetlands conditional use permit that the request of Wiley Creek, Planning Board Case #22-3 for a wetlands conditional use permit be approved with the following conditions:

- 1. To reduce impacts associated with the pedestrian trail connecting Buildings C and D and retain a natural and limited use of buffers to extent possible.***
- 2. To protect from further development the original Building D location in perpetuity in the condominium documents.***

Mr. Hubbard seconded the motion. A roll call vote was taken, all were in favor, the motion passed 5-0-0.

Vice-Chair Brown returned to the meeting table.

Ms. Morrill reviewed the criteria for the shoreland conditional use permit application. She referenced the access road impacts, grading and stormwater management features and the potential to reduce parking. She reviewed the criteria:

Surface water tributary – noting the stormwater management system, access to building, water quality, 100' setback of the building and treatment of runoff, best management practices for erosion control and restoration. She indicated there would be no wastewater, hazardous or toxic waste. The property will be served by sanitary sewer at the town treatment plant.

Spawning or wildlife habitat – she referenced the improvement of the open bottom box culvert, restoration and stormwater treatment elements.

9.3.4 – Ms. Morrill noted this complies with the shoreland ordinance.

9.3.1 purpose of the district – she noted it will protect and enhance treatment of stormwater entering the Squamscott River, the habitat, recreation trails and restoration. She indicated she would provide a written attachment for this as required.

Ms. Martel motioned after reviewing the criteria for granting the shoreland conditional use permit that the request of Wiley Creek, Planning Board Case #22-3 for a shoreland conditional use permit be approved with the following conditions:

- 1. Reduce parking and associated impacts in the shoreland buffer to the greatest extent possible.***
- 2. Additional landscaping plan be provided specifying the seed mix for restoration of the disturbed areas and submitted plant list be revised to include only native plants.***
- 3. Temporary impacts within the shoreland buffer meet 85% revegetation upon completion of project.***
- 4. To minimize salt usage on the access road, specifically the wetland crossing, and to add signage at the wetland crossing to this effect.***

Chair Plumer asked about snow plowing. Ms. English recommended looking into a barrier fence.

Mr. Hubbard seconded the motion. A roll call vote was taken, all were in favor, the motion passed 6-0-0.

Ms. Morrill reviewed the lot line adjustment. She posted the plan and showed the lot line to be removed (the M shape on the right of the plan) with the line to be moved down where Building D will now sit below Ray Farmstead Road. She noted the addition comes from the lot owned by CKT, combined will be 15.75 acres.

Ms. English moved that the request of Wiley Creek, Planning Board Case #22-3 for a lot line adjustment approval be approved. Mr. Hubbard seconded the motion. A roll call vote was taken, all were in favor, the motion passed 6-0-0.

Marty Kennedy suggested scheduling a site walk. Vice-Chair Brown indicated the Conservation Commission had a site walk and he, Chair Plumer and Ms. English had visited the site. Vice-Chair Brown noted he had see the property since development. He noted there is a lot of concern about the Carlisle easement and driveway and impact to condominium property owners financially which he felt would be addressed if and when Carlisle comes forward with a project. He noted it was not appropriate to speculate and didn't think the Board could require them to build this road to public specifications.

Vice-Chair Brown asked if the applicant had returned to the Technical Review Committee (TRC) and Attorney Phoenix indicated, no, that it could be a conditional approval.

Vice-Chair Brown noted that Mr. Kennedy brought up legitimate issues not in the purview of the Planning Board.

Chair Plumer read the standard conditions of approval:

1. An electronic as-built plan with details acceptable to the Town shall be provided prior to the issuance of a certificate of occupancy. This plan must be in a dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 feet coordinates;

2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting:

- i. the SWPPP (storm water pollution prevention plan), if applicable, be submitted to and reviewed for approval by DPW prior to the preconstruction meeting; and
 - ii. A project schedule and construction cost estimate.

3. Third party construction inspection fees shall be paid prior to scheduling the preconstruction meeting.

4. The inspection and maintenance manual in the stormwater management shall be completed and submitted to the Town Engineer annually on or before January 31st. This requirement shall be an ongoing condition of approval.

5. All comments in review letters of UEI dated 6/10/25 and TRC letter dated 4/9/25 shall be addressed to the satisfaction of the Town Planner and Town Engineer, or their designee, prior to signing the final plans.

6. All condominium documents including the declaration and bylaws shall be submitted to the town planner for review and approval prior to signing the final plans. Condominium documents to include maintenance requirements for all stormwater practices shown on the plans and other applicable conditions of this application. In the event the town planner deems review is required by the town attorney, this review shall be paid for at the applicants' expense.

349 7. All applicable state permit approval numbers shall be noted on the final plans.

350
351 8. All applicable fees to be paid including, but not limited to sewer/water connection fees, impact fees
352 and inspection fees (including third party inspection fees) prior to the issuance of a certificate of
353 occupancy.

354
355 9. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be
356 replaced, no later than the following growing season. as long as the site plan remains valid.

357
358 10. All outdoor lighting (including security lights) shall be shown on the final plans and shall be down lit
359 and shielded so no direct light is visible from adjacent properties and/or right of ways.

360
361 11. The applicant shall submit the land use and stormwater management information about the project
362 using the PTAPP online municipal tracking tool. The PTAPP submittal must be accepted by DPW prior to
363 the preconstruction meeting.

364
365 Attorney Phoenix requested a copy.

366
367 Vice-Chair Brown read out loud the additional conditions:

368
369 12. Age restricted as previously discussed.

370
371 13. This approval is considered condition subsequent meaning there would be no more Planning Board
372 meetings required provided the applicant adheres to the conditions of this approval.

373
374 14. Plan shall adhere to the notes by the Conservation Commission letter dated 6/12/25.

375
376 15. If possible, sidewalks be added to the interior of the site.

377
378 Vice-Chair Brown noted he would like to see improvement without triggering the ADA requirement of a
379 sidewalk up to that threshold to the satisfaction of the Conservation Commission or their
380 representative, Conservation and Sustainability Planner, Kristen Murphy.

381
382 16. Minimize impact on Building A during and post construction and require applicant to meet with
383 existing condominium owners to satisfy their concerns.

384
385 17. Minimum of 10 canopy trees with three-inch caliper be added to the plan.

386
387 18. Applicant shall submit a lighting plan for review by the town's representative UEI that shows no light
388 trespass on the wetlands.

389
390 19. All conditions and plan sets are subject to UEI acceptance and review.

391
392 20. A completed landscape plan showing plants and snow storage.

Ms. English recommended going through the plan index.

Attorney Phoenix noted that the condominium documents had been reviewed by counsel and asked if they needed to be reviewed again and Vice-Chair Brown answered so long as there are no changes.

Ms. English motioned that the request of Wiley Creek, Planning Board Case #22-3 for a multi-family site plan application be approved with the conditions outlined by the Board. Vice-Chair Brown seconded the motion. A roll call vote was taken, all were in favor, the motion passed unanimously 6-0-0.

2. The application of Foss Motors for design review of a proposal to demolish the existing building located at 133 Portsmouth Avenue and construct a new 36,500 square foot car dealership with expanded parking, vehicle display area and associated site improvements.

C-2, Highway Commercial zoning district

Tax Map Parcels #52-110, #52-111 and #52-112-2

PB Case #25-4.

Vice-Chair Brown motioned to continue Planning Board Case #25-4 to June 26, 2025 at 7 PM at the Nowak Room of the Town Office Building. Mr. Hubbard seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Mr. Kennedy and Ms. Belanger returned to the meeting table at 10:15 PM.

IV. OLD BUSINESS

APPROVAL OF MINUTES

April 24, 2025 - ***Tabled***

V. OTHER BUSINESS

- Election of Officers

Vice-Chair Brown nominated Langdon Plumer as Chair. Mr. Hubbard seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Chair Plumer nominated Aaron Brown as Vice-Chair. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

The Board agreed to wait until Mr. Grueter was present to elect the Clerk. Chair Plumer noted that representatives were needed on committees such as the Master Plan Oversight Committee and Ms. Belanger noted the Housing Advisory Committee which meets on the 2nd Friday at 8:30 AM.

- Master Plan Discussion

434

435

- Field Modifications

436

437

- Bond and/or Letter of Credit Reductions and Release

438

439 **VI. TOWN PLANNER'S ITEMS**

440 **VII. CHAIRPERSON'S ITEMS**

441 **VIII. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

442 **IX. ADJOURN**

443 Chair Plumer adjourned the meeting at 10:20 PM.

444 Respectfully submitted.

445 Daniel Hoijer,

446 Recording Secretary (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: June 20, 2025
To: Planning Board
From: Dave Sharples, Town Planner
Re: Foss Motors PB Case #25-4

The Applicant has applied for design review of a proposal for the redevelopment of the existing Foss Motors car dealership located at 133 Portsmouth Avenue. The proposal includes the demolition of the existing building and new construction of a 36,500 square foot car dealership with expanded parking, vehicle display area and associated site improvements. The subject properties are located in the C-2, Highway Commercial zoning district and are identified as Tax Map Parcels #52-110, #52-111 and #52-112-2.

The Applicant has submitted an application, preliminary site plans and supporting documents, dated 5/21/25, for your review. These materials were previously mailed and included in the 6/12/25 meeting packet. At the June 12th, 2025 meeting, the Board voted to continue discussion of this application to the June 26, 2025 given the discussion of the first agenda item was anticipated to extend beyond 10:00 PM.

Please note that this is only a design review. Design review is covered under NHRSA 676:4 that allows the Planning Board and the applicant to engage in a *non-binding* discussion of the proposal. As this is design review and abutters have been notified, the Board can discuss matters beyond general and conceptual discussions which can involve specific engineering details and design. Staff will provide a complete review through the Technical Review Committee process once a complete submission has been provided by the Applicant.

In the event the Board determines that the Design Review process has ended, I would suggest the Board make that determination with a vote. If the Board determines that additional review is needed, I would ask that the Board table the item until a date certain. I have provided motions below for your convenience.

Planning Board motions:

Design Review has ended Motion: I move that the Design Review process for Foss Motors (PB Case #25-4) has concluded and instruct the Town Planner to notify the applicant in writing in accordance with NHRSA 676:4.

Design Review Table Motion: I move that the Design Review application for Foss Motors (PB Case #25-4) is **Tabled** until the (date) Planning Board meeting at 7:00 PM.

Thank you.



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: June 3, 2025
To: Planning Board
From: Dave Sharples, Town Planner
Re: Foss Motors PB Case #25-4

The Applicant has applied for design review of a proposal for the redevelopment of the existing Foss Motors car dealership located at 133 Portsmouth Avenue. The proposal includes the demolition of the existing building and new construction of a 36,500 square foot car dealership with expanded parking, vehicle display area and associated site improvements. The subject properties are located in the C-2, Highway Commercial zoning district and are identified as Tax Map Parcels #52-110, #52-111 and #52-112-2.

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Thank you.

Enclosures

Town of Exeter



Planning Board Application for Site Plan Review

October 2019



SITE PLAN REVIEW APPLICATION CHECKLIST

A COMPLETED APPLICATION FOR SITE PLAN REVIEW MUST CONTAIN THE FOLLOWING

1. Application for Hearing (✓)
2. Abutter's List Keyed to Tax Map (✓)
(including the name and business address of every engineer, architect, land surveyor, or soils scientist whose professional seal appears on any plan submitted to the Board)
3. Completed- "Checklist for Site Plan Review" (N/A)
(Preliminary)
4. Letter of Explanation (✓)
5. Written Request for Waiver (s) from "Site Plan Review and Subdivision Regulations" (if applicable) (N/A)
(Preliminary)
6. Completed "Preliminary Application to Connect and /or Discharge to Town of Exeter- Sewer, Water or Storm Water Drainage System(s)" (if applicable) (N/A)
(Preliminary)
7. Planning Board Fees (✓)
8. Seven (7) full-sized copies of Site Plan (✓)
9. Fifteen ¹⁰~~(15)~~ 11"x17" copies of the final plan to be submitted **TEN DAYS** **PRIOR** to the public hearing date. (✓)
10. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and all consultants. (✓)

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.



TOWN OF EXETER, NH APPLICATION FOR SITE PLAN REVIEW

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

- ☒ **COMMERCIAL SITE PLAN REVIEW**
☐ **INDUSTRIAL SITE PLAN REVIEW**
☐ **MULTI-FAMILY SITE PLAN REVIEW**
☐ **MINOR SITE PLAN REVIEW**
☐ **INSTITUTIONAL/NON-PROFIT SPR**

* Design Review

APPLICATION #

DATE RECEIVED

APPLICATION FEE

PLAN REVIEW FEE

ABUTTERS FEE

LEGAL NOTICE FEE

TOTAL FEES

INSPECTION FEE

INSPECTION COST

REFUND (IF ANY)

1. **NAME OF LEGAL OWNER OF RECORD:** Meniscus Financial Holdings LLC (Map 52 Lot 112-2)

Laurence D. & Debra G. Foss (Map 52 Lot 110 & 111) **TELEPHONE:** (603) 772-7777

ADDRESS: 133 Portsmouth Avenue, Exeter, NH 03833

2. **NAME OF APPLICANT:** Foss Motors

ADDRESS: 133 Portsmouth Avenue, Exeter, NH 03833

TELEPHONE: (603) 772-7777

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

Owner

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

4. **DESCRIPTION OF PROPERTY:** Existing Car Dealership

ADDRESS: 133 Portsmouth Avenue, Exeter, NH 03833

TAX MAP: 52 **PARCEL #:** 110, 111, & 112-2 **ZONING DISTRICT:** C-2

AREA OF ENTIRE TRACT: 9.904 acres (combined) **PORITION BEING DEVELOPED:** North of GTE Road



5. **ESTIMATED TOTAL SITE DEVELOPMENT COST \$** +/- \$8 Million

6. **EXPLANATION OF PROPOSAL:** The proposal includes razing the existing building and constructing a new 36,500 SF car dealership with expanded parking, designated areas for customers, employees, and vehicle display, and a reconfigured layout to improve circulation and site functionality.

7. **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.

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

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. Letter of Explanation	10
B. Abutters List keyed to Tax Map	10
C. Abutter Labels	3 each
D. RCRD BK2693 PG1341 (Sewer Easement)	10
E. D-42854 (Sign & Sewer Easements)	10
F. D-43581 (Access, Drainage, and Sewer Easements)	10
G. Preliminary Site Plan Set	(7) full sized, (10) 11"x17" copies

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

- Sewer Line Easement
- Access Easement
- Sign Easement
- Drainage Easement

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

NAME: Emanuel Engineering, Inc. (Civil Engineers)

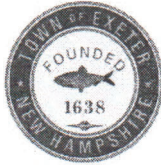
ADDRESS: 118 Portsmouth Avenue

PROFESSION: Civil Engineer **TELEPHONE:** (603) 772-4400

11. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:**

The proposal includes razing the existing building and constructing a new 36,500 SF car dealership with expanded parking, reconfigured driveways, landscaping, lighting, stormwater management infrastructure, and utility connections including water, sewer, electric, and gas. Designated areas for

customer and employee parking, as well as vehicle display and storage, are also included to support site operations.



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

IF YES, DESCRIBE BELOW. (Please check with the Planning Department Office to verify)

No

13. WILL THE PROPOSED PROJECT INVOLVE DEMOLITION OF ANY EXISTING BUILDINGS OR APPURTENANCES? IF YES, DESCRIBE BELOW.

(Please note that any proposed demolition may require review by the Exeter Heritage Commission in accordance with Article 5, Section 5.3.5 of the Exeter Zoning Ordinance).

Yes, the existing building on site is to be razed.

14. WILL THE PROPOSED PROJECT REQUIRE A "NOTICE OF INTENT TO EXCAVATE" (State of NH Form PA-38)? IF YES, DESCRIBE BELOW.

Yes, groundwork will be required to build the new car dealership, parking areas, and associated utilities and drainage.

NOTICE: I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS; INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15.2 OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 5-20-25 OWNER'S SIGNATURE 

5-20-25

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 APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.



ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP TAX MAP 51 LOT 15
NAME KEVIN KING ENTERPRISES CO LLC
ADDRESS C/O HANNAFORD BROS CO
PO BOX 6500
CARLISLE, PA 17013

TAXMAP TAX MAP 52 LOT 51
NAME S A F REALTY LLC
ADDRESS 100 PORTSMOUTH AVENUE
EXETER, NH 03833

TAX MAP TAX MAP 52 LOT 52
NAME 108 HEIGHTS LLC
ADDRESS 65 POST ROAD
HOOKSETT, NH 03106

TAX MAP TAX MAP 52 LOT 53
NAME EXETER LUMBER
ADDRESS 120 PORTSMOUTH AVENUE
EXETER, NH 03833

TAX MAP TAX MAP 52 LOT 54
NAME SANEL AUTO PARTS INC
ADDRESS PO BOX 504
CONCORD, NH 03302

TAXMAP TAX MAP 52 LOT 106
NAME PORTSMOUTH AVENUE TRUST
ADDRESS 344 WATER STREET
EXETER, NH 03833

TAX MAP TAX MAP 52 LOT 107
NAME TILAK HOSPITALITY LLC
ADDRESS 110 HARTWELL AVENUE, SUITE 300
LEXINGTON, MA 02421

TAX MAP TAX MAP 52 LOT 109
NAME TOBEY EXETER PROPERTIES LLC
ADDRESS 2110 EXECUTIVE DRIVE
SALISBURY, NC 28147

TAX MAP TAX MAP 52 LOT 112
NAME NH EXETER PROPERTIES LLC
ADDRESS 120 NORTHWEST BOULEVARD
NASHUA, NH 03063

TAX MAP TAX MAP 52 LOT 112-1
NAME OSRAM SYLVANIA INC
ADDRESS 275 WEST MAIN STREET
HILLSBORO, NH 03244

TAX MAP TAX MAP 65 LOT 123
NAME TOWN OF EXETER
ADDRESS 10 FRONT STREET
EXETER, NH 03833

TAX MAP TAX MAP 65 LOT 123-1
NAME EXETER SPORTSMANS CLUB
ADDRESS PO BOX 1936
EXETER, NH 03833

TAX MAP
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ADDRESS

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ADDRESS

Please attach additional sheets, if needed

(See Abutter's List Keyed to Tax Map for Abutters, Professionals, and Owners)



May 20, 2025

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

RE: Letter of Explanation - "Foss Motors Site Plan Application (Design Review)"
133 Portsmouth Avenue Road (Site)
Exeter, NH 03833
Tax Map 52, Lots 110, 111, and 112-2

Dear Members of the Exeter Planning Board,

On behalf of our client, we are submitting materials for Design Review for the proposed redevelopment of the Foss Motors property, located along Portsmouth Avenue (Route 108). This submittal is preliminary in nature and does not constitute a full Site Plan Review application. Its purpose is to introduce the overall concept and gather initial feedback from the Planning Board and Town departments.

The site spans three parcels totaling 9.904 acres: Tax Map 52, Lots 110 and 111 (owned by Laurence D. & Debra G. Foss) and Lot 112-2 (owned by Meniscus Financial Holdings, LLC). The entire area currently supports Foss Motors' operations and will continue to do so under the proposed conditions. As part of the redevelopment, these parcels are expected to be formally consolidated.

The project proposes to demolish the existing 18,355 SF building and construct a new 3-story car dealership with a 36,500 SF footprint, resulting in a more efficient use of the site with improved circulation, parking, and operations. The proposed building straddles the existing property line between Lots 111 and 112-2, leveraging a significant grade drop to reduce the visual impact of the height while allowing for vertical construction.

Key components of the proposal include:

- Demolition of the existing dealership building and regrading of the site.
- Construction of a new three-story facility with improved functional layout.
- Expansion and reconfiguration of parking and drive aisles, providing approximately 150 parking spaces plus dedicated vehicle display and storage areas.
- Use of public water, sewer, and utilities, consistent with existing service.
- No increase in curb cuts along Portsmouth Avenue; the site will retain its existing five curb cuts, including the GTE road (which is shared via easement with Osram Sylvania, Lot 112-1).
- Installation of three retaining walls to maximize usable space.

civil & structural consultants, land planners

118 PORTSMOUTH AVE. A202, STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM

Environmental Considerations:

Portions of the proposed development will impact existing wetlands, including approximately 6,150 SF of man-made wetlands and 15,900 SF of natural wetlands, primarily located at the rear of the site along Lot 112-2. In response, we are proposing a bioretention basin with an internal storage reservoir (ISR) in place of the impacted wetlands. This system will provide a significant upgrade in stormwater treatment by using anaerobic filtration to reduce organic matter (BOD), nitrogen, and phosphorus, addressing runoff concerns more effectively than existing conditions, where stormwater flows untreated into wetland areas.

Impervious Area Summary:

- Existing impervious: 216,955 SF
- Proposed impervious: 297,000 SF (Net increase: 80,045 SF)
- Existing pavement: ~150,000 SF
- Proposed pavement: ~211,900 SF
- Gravel area on Lot 112-2 (future porous pavement): 48,600 SF
- Existing building footprint: 18,355 SF
- Proposed building footprint: 36,500 SF
- Building coverage: 8.46% (below 30% max allowed)
- Open space: 31.16% (above 15% min required)

No additional development is proposed south of the GTE road, where prior approvals allowed for a porous pavement vehicle storage area, which is currently under construction.

Alternative Consideration:

An earlier design concept explored a retrofit of the existing building with additions totaling 53,000 SF of building footprint and 54,400 SF of total floor area. That layout proved less efficient and would have resulted in nearly identical wetland impacts and impervious area increases compared to the current proposal.

This site has supported Foss Motors for many years, and the owners are committed to maintaining operations in Exeter. The business has experienced significant growth, and redevelopment is necessary to accommodate their operational needs. The owners are committed to remaining at this location, which has long served their family and customers, and see this redevelopment as an opportunity to continue investing in and improving their operations in Exeter.

We look forward to working with the Planning Board and Town staff through the design review process. Please do not hesitate to contact us if additional information is needed.

Sincerely,



JJ MacBride, PE
Civil Engineer

BK2693 P1341

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That SYLVANIA ELECTRIC PRODUCTS, INC., now known as GTE PRODUCTS CORPORATION, a corporation duly existing under law and having a place of business on Portsmouth Avenue, Exeter, County of Rockingham, State of New Hampshire, for consideration paid, grants to LAURENCE E. FOSS of RR#1, Box 352, Center Ossipee, County of Carroll, State of New Hampshire, an easement ten feet in width and across a portion of the premises owned by the Grantor on the Southerly side of Portsmouth Avenue, so-called, Exeter, New Hampshire, the location of which easement is more particularly bounded and described as follows:

Beginning at the Northwesterly end of the "Proposed 8" Sewer" as shown on a certain plan entitled "Site Plan for Foss Motors Expansion in Exeter, New Hampshire, Seacoast Engineering Associates, Inc., Greenland, New Hampshire, dated February 5, 1987" (to be recorded in Rockingham County Registry of Deeds) and running in a straight line along a course North 79° 29' 35.4" West a distance of 105.85 feet at a point at or near the area in the right of way at Portsmouth Avenue as shown on said plan marked "S.M.H.", said easement being shown on said Plan as "10' SEWER EASEMENT" on said plan and said easement extends to a width of five feet on each side of the aforesaid line.

Said easement is granted for the purpose of installing, repairing, replacing, using, and generally maintaining a sewer line running from the "Existing Foss Motors" building and shown as "Proposed 8" Sewer" as shown on said Plan to the municipal sanitary system located in Portsmouth Avenue and shown as "S.M.H." on said Plan.

This easement shall inure to the benefit of the Grantee, his heirs, executors, administrators, successors, transferees, and assigns.

For title reference see deed of Lawrence E. Foss and Faina R. Foss to Sylvania Electric Products, Inc. dated December 21, 1962 and recorded in Rockingham Records Book 1655, Page 95.

WITNESS its hand and seal this 21 day of July, 1987.

Witness:

Bruce A. Hawah

GTE PRODUCTS CORPORATION

By: [Signature]

Its

General Manager
Rockingham

STATE OF New Hampshire
COUNTY OF Rockingham

On this the 21st day of July, 1987, before me, Harold A. Etchell, the undersigned officer, personally appeared before me, who acknowledged himself to be the General Manager of Sylvania Electric Products, Inc., now known as GTE Products Corporation a corporation, and that he, as such General Manager, being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as General Manager.

In witness whereof I hereunto set my hand and official seal.

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
JUL 22 '87
P.B.
10689



28.00

[Signature]
Justice of the Peace
My Commission Expires 7/24/88



JUL 22 10 39 AM '87

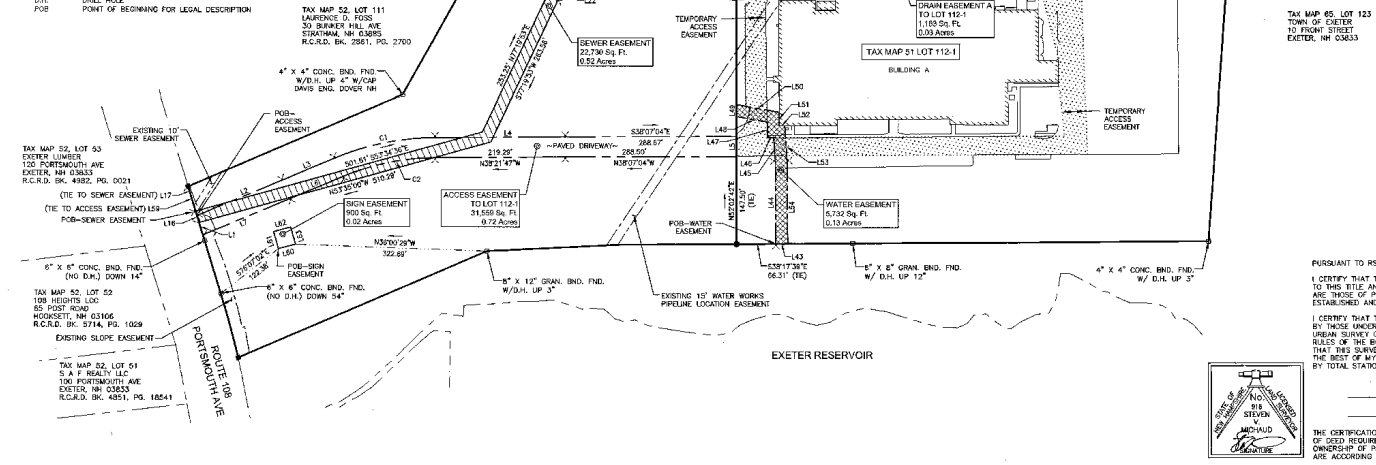
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

47792

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N49°54'24"E	24.7	L23	N49°54'51"E	20.00
L2	S60°53'48"E	115.88	L34	N49°54'44"E	119.75
L3	S60°54'59"E	59.86	L35	S38°48'44"E	21.27
L4	S38°21'47"E	219.38	L36	S56°52'43"E	63.12
L5	S65°02'42"E	34.05	L37	S37°52'17"E	100.93
L6	N60°54'59"E	95.1	L38	S52°02'42"E	20.00
L7	S60°54'08"E	149.44	L39	S38°51'18"E	80.09
L8	S60°54'08"E	149.44	L40	S55°02'42"E	89.82
L9	S54°52'18"E	131.87	L41	S55°02'42"E	89.82
L10	N67°12'10"E	106.08	L42	N40°55'42"E	118.49
L11	S57°15'35"E	24.5	L43	S38°17'39"E	20.00
L12	S57°12'10"E	139.27	L44	N51°42'23"E	136.65
L13	S51°06'17"E	147.29	L45	N47°51'35"E	40.03
L14	N35°22'01"E	106.96	L46	N38°11'57"E	123.37
L15	N4°38'32"E	125.08	L47	N61°46'45"E	25.84
L16	N4°54'24"E	20.01	L48	N27°03'53"E	20.00
L17	N4°54'24"E	43.86	L49	N62°02'42"E	26.32
L18	N70°10'40"E	87.48	L50	S24°00'45"E	20.00
L19	S23°20'45"E	300.79	L51	N61°46'45"E	29.29
L20	S52°02'42"E	20.06	L52	S38°15'34"E	8.91
L21	N4°30'49"E	28.15	L53	N47°51'35"E	29.36
L22	S10°10'40"E	70.31	L54	S51°42'17"E	100.34
L23	N5°07'51"E	75.64	L55	N27°52'17"E	148.62
L24	S54°54'53"E	112.22	L56	S38°57'18"E	18.66
L25	S52°02'42"E	20.01	L57	S38°57'18"E	50.00
L26	S52°02'42"E	20.01	L58	S38°57'18"E	20.00
L27	S33°03'19"E	57.32	L59	S44°54'59"E	91.36
L28	N37°57'18"E	20.00	L60	N53°20'00"E	30.00
L29	N49°52'43"E	65.36	L61	N33°00'00"E	30.00
L30	S92°23'24"E	20.00	L62	S35°00'00"E	30.00
L31	S87°38'24"E	51.00	L63	S37°00'00"E	30.00
L32	N37°57'18"E	24.59			

LEGEND:

---	LOT LINE
- - - -	APPROXIMATE ABUTTERS LOT LINE
----	DIVIDED EASEMENT LINE
----	ACCESS EASEMENT LINE
----	TEMPORARY ACCESS EASEMENT LINE
	SEWER EASEMENT
	DRAINAGE EASEMENT
	ELECTRIC EASEMENT
	WATER EASEMENT
	TEMPORARY ACCESS EASEMENT
□	BOUND FOUND
□	IRON PIPE/POD FOUND
□	4"x6" GRANITE BOUND
□	5/8" REBAR W/ID CAP SET
□	RAILROAD SPIKE SET
□	BOUND FOUND
□	CONCRETE
□	DRILL LOG
□	POINT OF BEGINNING FOR LEGAL DESCRIPTION



I CERTIFY THAT THIS SURVEY

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 SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY REGISTRATION ACT AND THE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000."

L.S. #916
6/29/2021 DATE

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

[illegible]

NOTES:

1. REFERENCE: TAX MAP 51 LOT 192
TAX MAP 51 LOT 112-1
PORTSMOUTH AREA
EXETER, NEW HAMPSHIRE
SIS PROJECT NO. 6086

2. OWNER OF RECORD: COSIAL S.V.L.V.A., INC.
300 BALLADWAVE STREET
BURLINGTON, MA 01803
R.C.R.D. B/L #428, PG. 2139

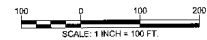
FIELD SURVEY PERFORMED BY D.E.S. & K.A. DURING
SEPTEMBER 2019. PLANNED FOR 2020/21 TOTAL
STATION AND A TRIMBLE/RUBIN SURVEY GRADE GPS WITH A
TRIMBLE/SCION GPS. THE DATA WAS COLLECTED
8/21/2019 (IN DIGITAL) AUTO LEVEL. INVERSE
ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.

HORIZONTAL DATUM BASED ON NAD83(2011) 2010
UNADJUSTED. VERTICAL DATUM BASED ON 1988
MEAN SEA LEVEL. THE DATA WAS COLLECTED
FROM REDUNDANT GPS OBSERVATIONS UTILIZING
TRIMBLE SCION GPS RECEIVERS.

THERE ARE GAS LINES THAT SERVE BOTH BUILDING A
AND BUILDING B, AND TO THE EXTENT PRACTICABLE, IT IS THE
DESIGNER'S INTENT TO LOCATE THE LINES TO ENSURE
UNINTERRUPTED SERVICE TO LOT 112-A.

REFERENCE IS HEREBY MADE TO THE "DECLARATION AND
ASSURANCE OF ACCURACY" ATTACHED TO THE PLAT AT
31 PORTSMOUTH AREA, L.L.D. TO BE RECORDED.

PLAN REFERENCE:
 "LOT LINE ADJUSTMENT PLAN OF TAX MAP 51 LOT 112 AND
 TAX MAP 51 LOT 112-1 FOR OSRAM SYLVANIA, INC., ROUTE
 108 (PORTSMOUTH AVENUE) & ROUTE 88 CONNECTOR
 (HOLLAND WAY) EXETER, NEW HAMPSHIRE" DATED OCTOBER
 2020 (SIGNED ON 5/17/21) BY DOUCET SURVEY, LLC,
 R.C.R.D. PLAN D-42799.



EASEMENT PLAN
TO BENEFIT
TAX MAP 51 LOT 112
AND
TAX MAP 51 LOT 112-1
FOR
OSRAM SYLVANIA, INC.
ROUTE 108 (PORTSMOUTH AVENUE)
ROUTE 88 CONNECTOR (HOLLAND WAY)
EXETER, NEW HAMPSHIRE

[illegible]

NO.	DATE	DESCRIPTION	BY

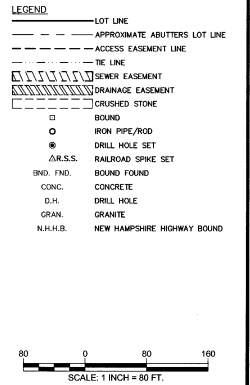
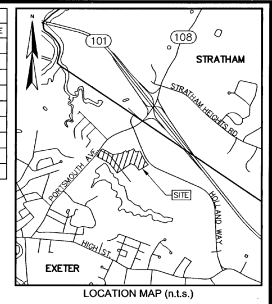
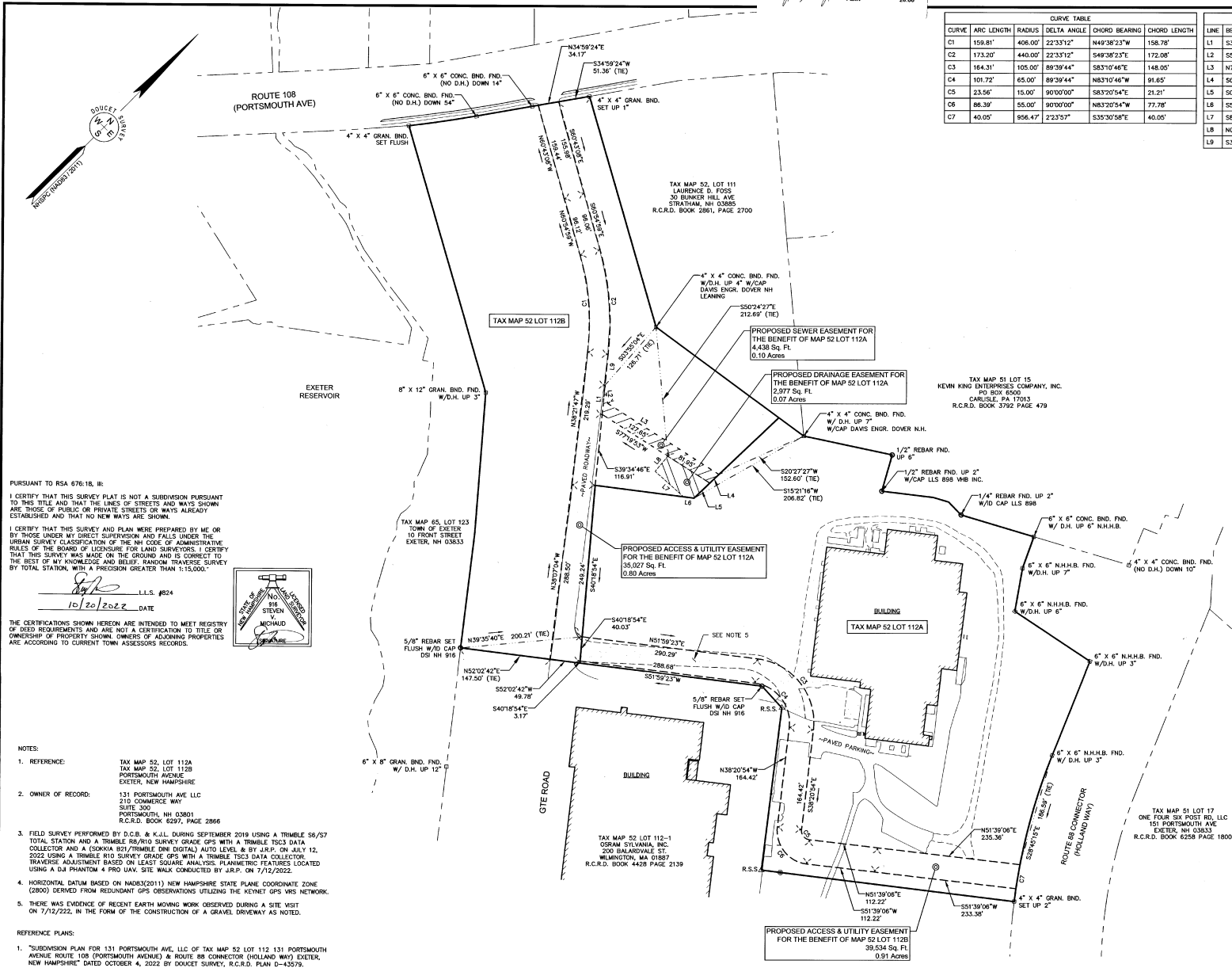
DRAWN BY:	M.T.L.	DATE:	APRIL 2021
CHECKED BY:	S.V.M.	DRAWING NO.	6089C

CHECKED BY: <u> </u>	DRAWING NO. <u> </u>
JOB NO. <u>6088</u>	SHEET <u>1</u> OF <u>1</u>



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D-42854



NO.	DATE	GENERAL DESCRIPTION	BY
1	10/14/22		JRP

DRAWN BY:	J.R.P.	DATE:	SEPTEMBER 14, 2022
CHECKED BY:	S.V.M.	DRAWING NO.	7490C ESMINT
JOB NO.	7490	SHEET	1 OF 1

DOUCET SURVEY

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2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4000
10 Stoner Street (Riverview Suite) Kennebunk, ME 02041 (505) 700-7000
http://www.doucetsurvey.com

D-43581

ABUTTER'S LIST KEYED TO TAX MAP
PREPARED BY: EMANUEL ENGINEERING, INC.
EEI JOB #: 24-1194
DATE: MAY 20, 2025

OWNERS:
TAX MAP 52 LOTS 110 & 111
LAURENCE D. & DEBRA G. FOSS
30 BUNKER HILL AVENUE
STRATHAM, NH 03885

TAX MAP 52 LOT 112-2
MENISCUS FINANCIAL HOLDINGS, LLC
133 PORTSMOUTH AVENUE
EXETER, NH 03833

APPLICANT:
FOSS MOTORS, INC.
133 PORTSMOUTH AVENUE
EXETER, NH 03833

PROFESSIONALS:
CIVIL ENGINEER
EMANUEL ENGINEERING, INC.
118 PORTSMOUTH AVENUE, SUITE A202
STRATHAM, NH 03885

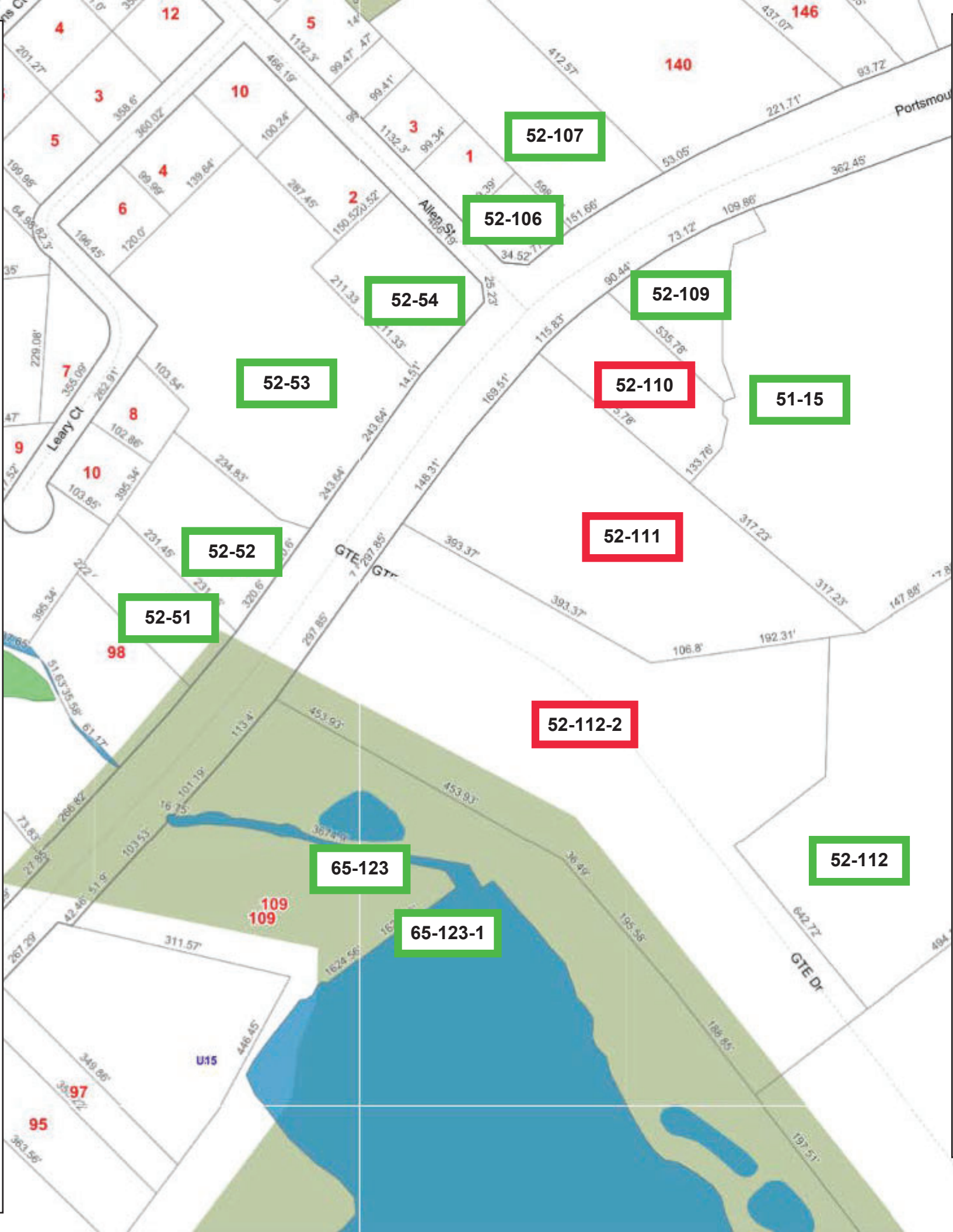
LAND SURVEYOR
JAMES VERRA & ASSOCIATES, INC.
101 SHATTUCK WAY, SUITE 8
NEWINGTON, NH 03801

SOIL & WETLAND CONSULTANT
BAILEY ASSOCIATES, INC.
217 COTTON HILL ROAD
GILFORD, NH 03249

JEWETT CONSTRUCTION COMPANY
25 SPAULDING ROAD, SUITE 17-2
FREMONT, NH 03044

ABUTTERS:
TAX MAP 51 LOT 15
KEVIN KING ENTERPRISES CO LLC
C/O HANNAFORD BROS CO
PO BOX 6500
CARLISLE, PA 17013

TAX MAP 52 LOT 51
S A F REALTY LLC
100 PORTSMOUTH AVENUE
EXETER, NH 03833



OWNER
TAX MAP 52, LOT 110 & 111
LAURENCE D. & DEBRA G. FOSS
30 BUNKER HILL AVENUE
STRATHAM, NH 03885

TAX MAP 52, LOT 112-2
MENISCUS FINANCIAL HOLDINGS, LLC
133 PORTSMOUTH AVENUE
EXETER NH 03833

APPLICANT
FOSS MOTORS, INC.
133 PORTSMOUTH AVENUE
EXETER, NH 03833

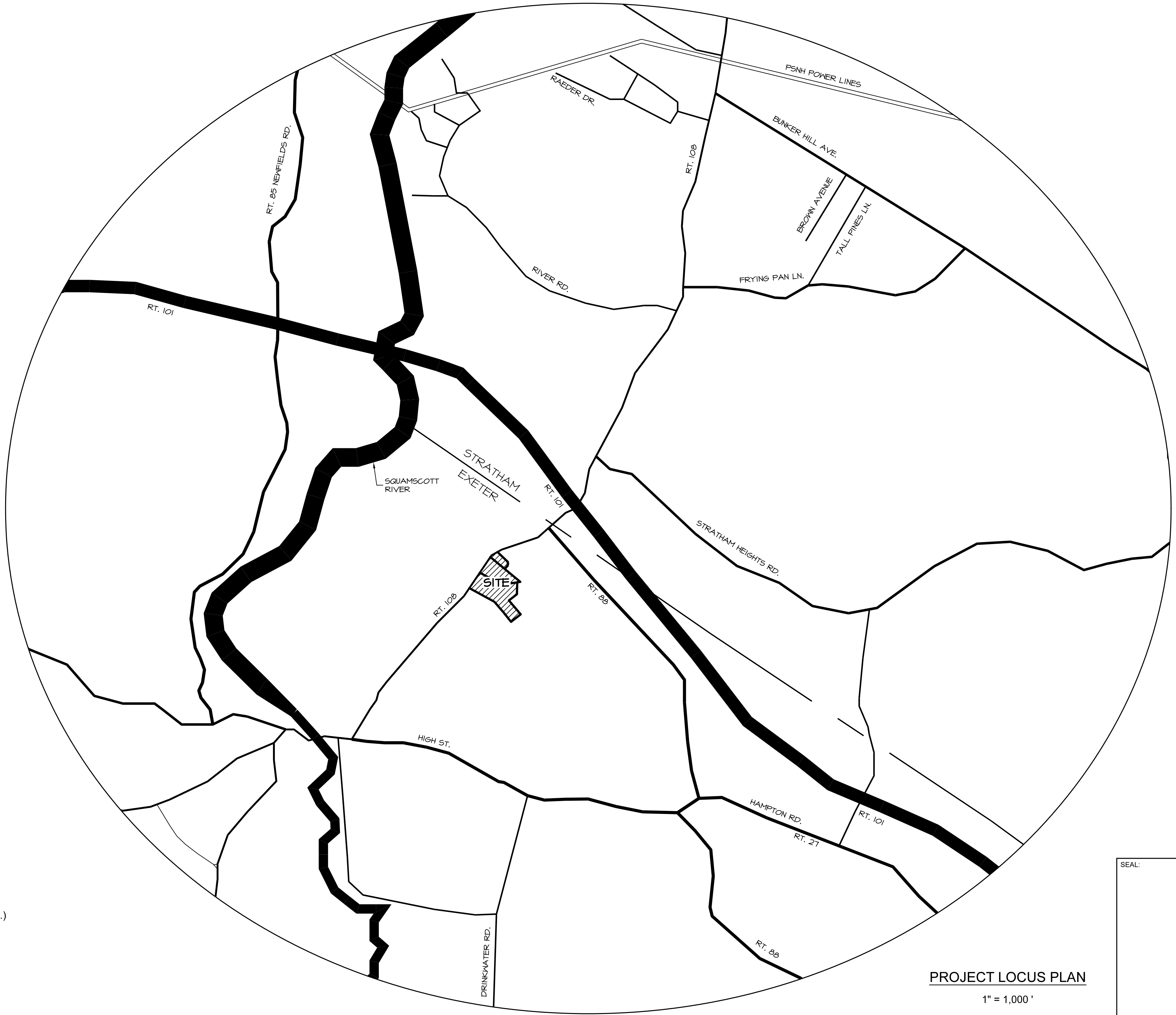
CIVIL ENGINEER
EMANUEL ENGINEERING, INC.
118 PORTSMOUTH AVENUE, SUITE A202
STRATHAM, NH 03885

LAND SURVEYOR
JAMES VERRA & ASSOCIATES, INC.
101 SHATTUCK WAY, SUITE 8
NEWINGTON, NH 03801

SOIL & WETLAND CONSULTANT
BAILEY ASSOCIATES, INC.
217 COTTON HILL ROAD
GILFORD, NH 03249

GENERAL CONTRACTOR
JEWETT CONSTRUCTION COMPANY
25 SPAULDING ROAD, SUITE 17-2
FREMONT, NH 03044

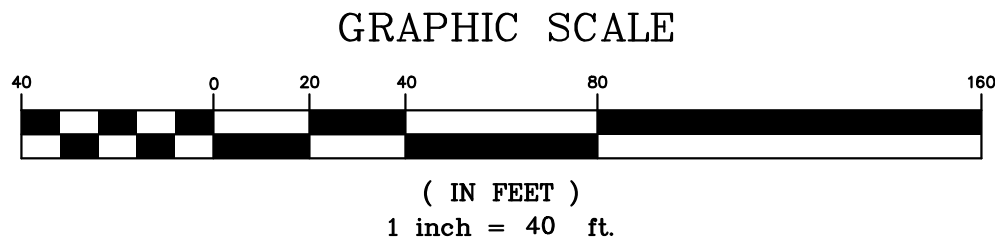
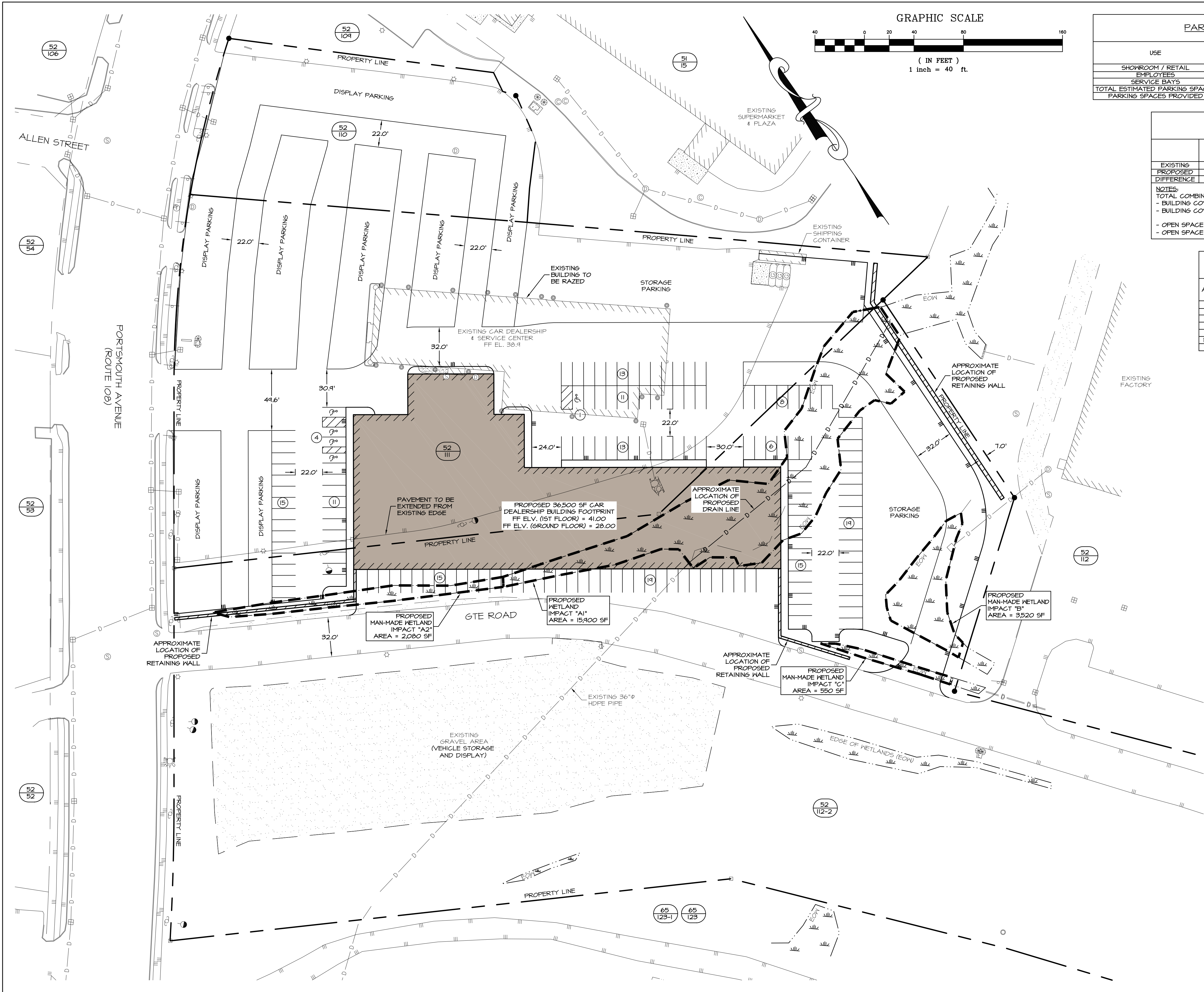
PRELIMINARY SITE PLAN FOR FOSS MOTORS, INC.
EXETER, NH TAX MAP 52 LOT 110, 111, AND 112-2
133 PORTSMOUTH AVENUE (SITE)
EXETER, NH 03833



PROJECT DRAWING SET:

- COVER SHEET
- V2 EXISTING CONDITIONS PLAN (BY JAMES VERRA & ASSOCIATES, INC.)
- SK1 PRELIMINARY SITE PLAN
- SK2 PRELIMINARY GRADING PLAN
- SK3 ALTERNATIVE SITE DESIGN
- SK4 MULTI-STORY FOOTPRINT COMPARISON PLAN
- SK5 PRELIMINARY DETAILS

1	MAY 20, 2025	PRELIMINARY	
ISS	DATE:	DESCRIPTION OF ISSUE:	CHK:
DRAWN:	JJM	DESIGN:	JJM
CHECKED:	BDS	CHECKED:	BDS
<div><div><div></div><div>EMANUEL ENGINEERING</div><div>118 PORTSMOUTH AVENUE, A202 STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM</div></div></div>			
CLIENT: FOSS MOTORS 133 PORTSMOUTH AVENUE EXETER, NH 03833			
TITLE: COVER SHEET FOR FOSS MOTORS 133 PORTSMOUTH AVENUE (SITE) EXETER, NH 03833			
PROJECT: 24-1194	SCALE: AS SHOWN	SHEET: COVER	



PARKING CALCULATION			
USE	AREA/ QUANTITY	PARKING RATIO	REQUIRED SPACES
SHOWROOM / RETAIL	11186 SF	1 PER 300 SF	37
EMPLOYEES	80 EMPLOYEES (EST.)	1 PER EMPLOYEE	80
SERVICE BAYS	30 BAYS	1 PER BAY	30
TOTAL ESTIMATED PARKING SPACES	-	-	147
PARKING SPACES PROVIDED	-	-	150

IMPERVIOUS AREA CALCULATIONS				
	PAVEMENT (SQUARE FEET)	GRAVEL (SQUARE FEET)	BUILDING (SQUARE FEET)	TOTAL (SQUARE FEET)
EXISTING	150,000	48,600	18,355	216,955
PROPOSED	211,400	48,600	36,500	297,000
DIFFERENCE	+61,400	0	+18,145	+80,045

NOTES:
TOTAL COMBINED LOT AREA = 431,426 SF
- BUILDING COVERAGE REQUIREMENT = 30% MAXIMUM
- BUILDING COVERAGE PROVIDED = 8.46% (36,500 SF)
- OPEN SPACE COVERAGE REQUIREMENT = 15% MINIMUM
- OPEN SPACE COVERAGE PROVIDED = 31.16% (134,426 SF)

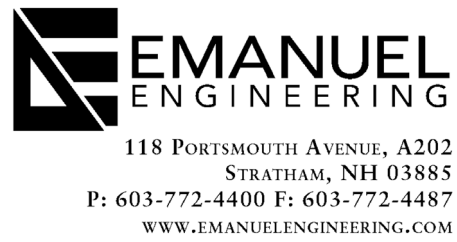
PROPOSED WETLAND IMPACT AREAS			
AREA LABEL	TYPE	AREA (SQUARE FEET)	AREA (ACRES)
A1	NATURAL	15,900	0.365
A2	MAN-MADE	2,080	0.048
B	MAN-MADE	3,520	0.081
C	MAN-MADE	550	0.012
NATURAL IMPACT TOTAL		15,900	0.365
MAN-MADE IMPACT TOTAL		6,150	0.141
TOTAL WETLAND IMPACT		22,050	0.506

NOTES:

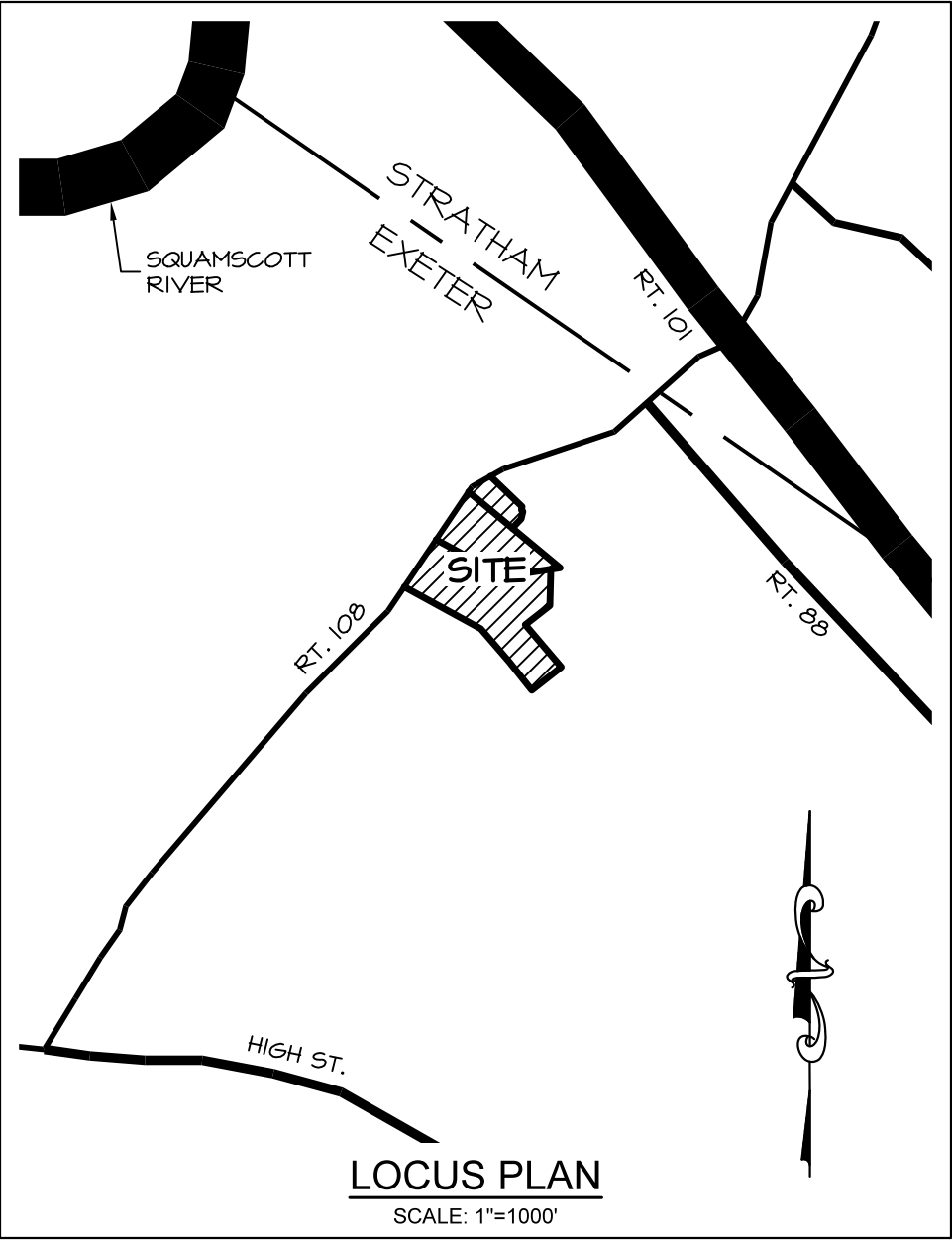
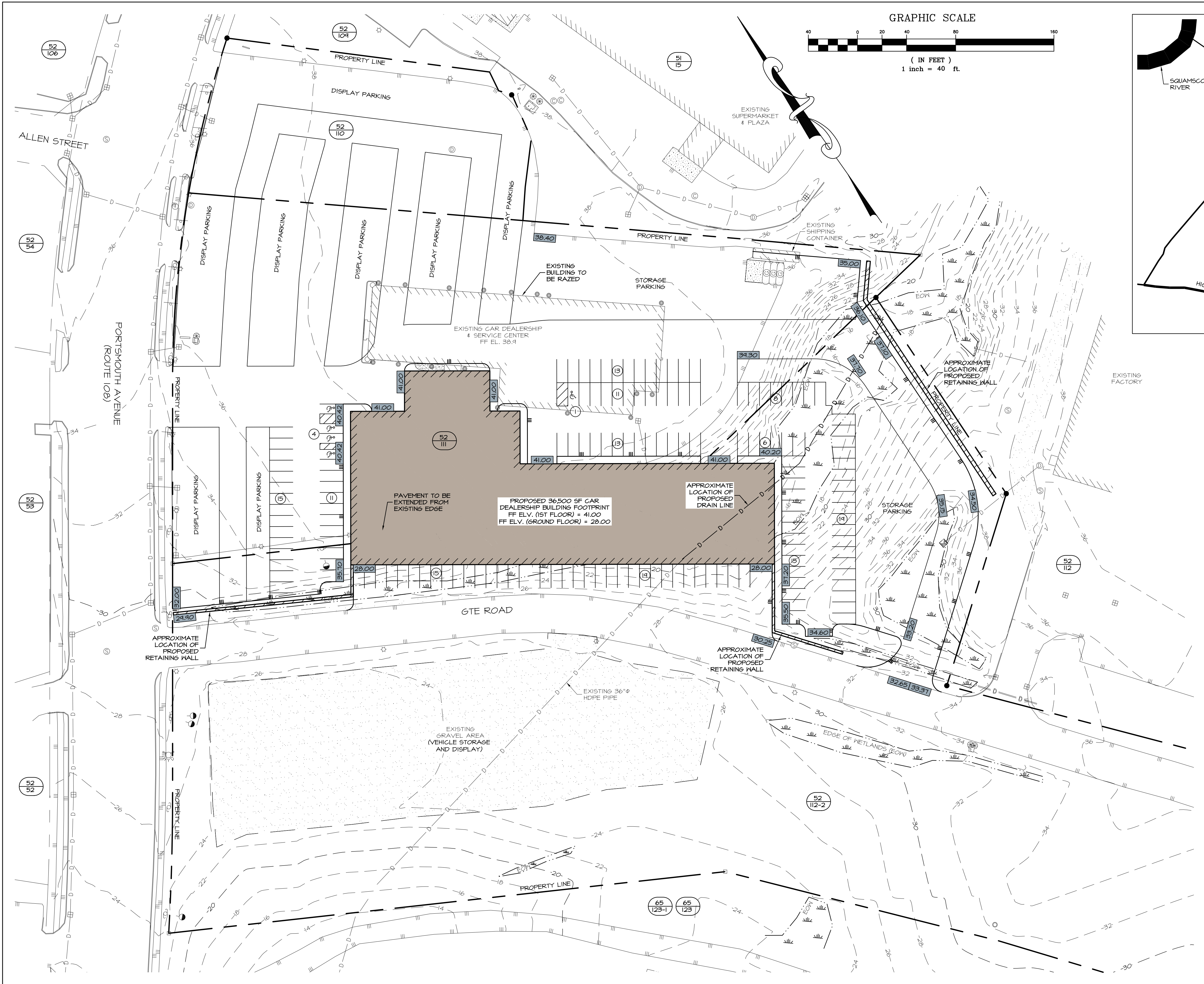
- OWNER OF RECORD:
TAX MAP 52, LOTS 110 & 111
LAURENCE D. & DEBRA G. FOSS
30 BUNKER HILL AVENUE
STRATHAM, NH 03885
RCRD BK3143 PG0151 (LOT 110)
RCRD BK6445 PG0164 (LOT 111)

TAX MAP 52, LOT 112-2
MENISCUS FINANCIAL HOLDINGS, LLC
133 PORTSMOUTH AVENUE
EXETER NH 03833
RCRD BK6444 PG0841
- THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE PRELIMINARY LAYOUT OF A PROPOSED CAR DEALERSHIP, INCLUDING THE 36,500 SF BUILDING FOOTPRINT, ASSOCIATED CUSTOMER AND EMPLOYEE PARKING, VEHICLE DISPLAY AND STORAGE AREAS, AND THE PROPOSED EXPANSION OF THE PARKING LOT AND DRIVEWAY FOR IMPROVED SITE CIRCULATION AND FUNCTIONALITY.
- PARCEL IS ZONED HIGHWAY COMMERCIAL (C-2) PER THE ZONING MAP OF EXETER, NEW HAMPSHIRE 2019.
- PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33015C0406E, DATED MAY 17, 2005.
- FIELDWORK CONDUCTED BY JAMES VERRA AND ASSOCIATES, INC. IN THE WINTER OF 2024/2025 AND THE SPRING OF 2025.
- WETLANDS WERE DELINEATED BY BAILEY ASSOCIATES, INC. IN THE WINTER OF 2024/2025.
- PROPERTY TO BE SERVICED BY PUBLIC WATER AND SEWER.
- THIS PLAN IS PRELIMINARY AND HAS BEEN PREPARED FOR INITIAL REVIEW BY THE EXETER, NH PLANNING BOARD. IT IS NOT INTENDED FOR CONSTRUCTION, PERMITTING, OR FINAL DESIGN PURPOSES. ALL INFORMATION SHOWN IS SUBJECT TO CHANGE BASED ON FEEDBACK AND FURTHER DESIGN DEVELOPMENT.

1	MAY 20, 2025	PRELIMINARY	
ISS DATE:	DESCRIPTION OF ISSUE:		CHK:
DRAWN:	JJM	DESIGN:	JJM
CHECKED:	BDS	CHECKED:	BDS



CLIENT:			TITLE:
FOSS MOTORS 133 PORTSMOUTH AVENUE EXETER, NH 03833			PRELIMINARY SITE PLAN FOR FOSS MOTORS 133 PORTSMOUTH AVENUE (SITE) EXETER, NH 03833
PROJECT:	SCALE:	SHEET:	
24-1194	1"=40'	SK1	



- NOTES:**
- OWNER OF RECORD:
TAX MAP 52, LOTS 110 & 111
LAURENCE D. & DEBRA G. FOSS
30 BUNKER HILL AVENUE
STRATHAM, NH 03885
RCRD BK3193 P60151 (LOT 110)
RCRD BK6445 P60164 (LOT 111)

TAX MAP 52, LOT 112-2
MENISCUS FINANCIAL HOLDINGS, LLC
133 PORTSMOUTH AVENUE
EXETER NH 03833
RCRD BK6444 P60841
 - THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE PRELIMINARY GRADING FOR A PROPOSED CAR DEALERSHIP AT 133 PORTSMOUTH AVENUE, INCLUDING EXISTING CONTOURS AND PROPOSED SPOT GRADES FOR THE BUILDING PAD, PARKING AREAS, VEHICLE DISPLAY AND STORAGE AREAS, AND DRIVENWAY EXPANSION.
 - PARCEL IS ZONED HIGHWAY COMMERCIAL (C-2) PER THE ZONING MAP OF EXETER, NEW HAMPSHIRE 2019.
 - PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33015C0406E, DATED MAY 17, 2005.
 - FIELDWORK CONDUCTED BY JAMES VERRA AND ASSOCIATES, INC. IN THE WINTER OF 2024/2025 AND THE SPRING OF 2025.
 - WETLANDS WERE DELINEATED BY BAILEY ASSOCIATES, INC. IN THE WINTER OF 2024/2025.
 - PROPERTY TO BE SERVICED BY PUBLIC WATER AND SEWER.
 - THIS PLAN IS PRELIMINARY AND HAS BEEN PREPARED FOR INITIAL REVIEW BY THE EXETER, NH PLANNING BOARD. IT IS NOT INTENDED FOR CONSTRUCTION, PERMITTING, OR FINAL DESIGN PURPOSES. ALL INFORMATION SHOWN IS SUBJECT TO CHANGE BASED ON FEEDBACK AND FURTHER DESIGN DEVELOPMENT.

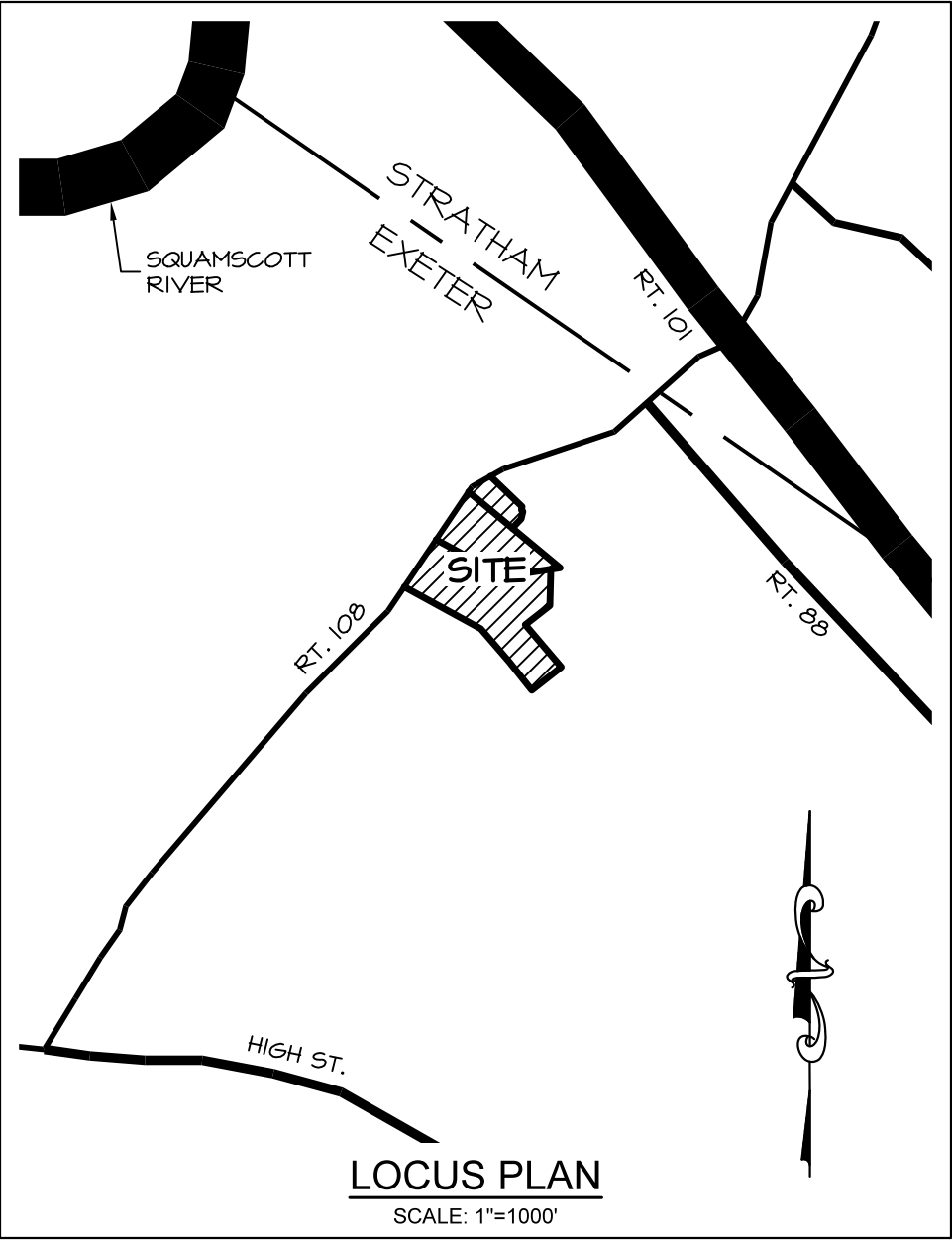
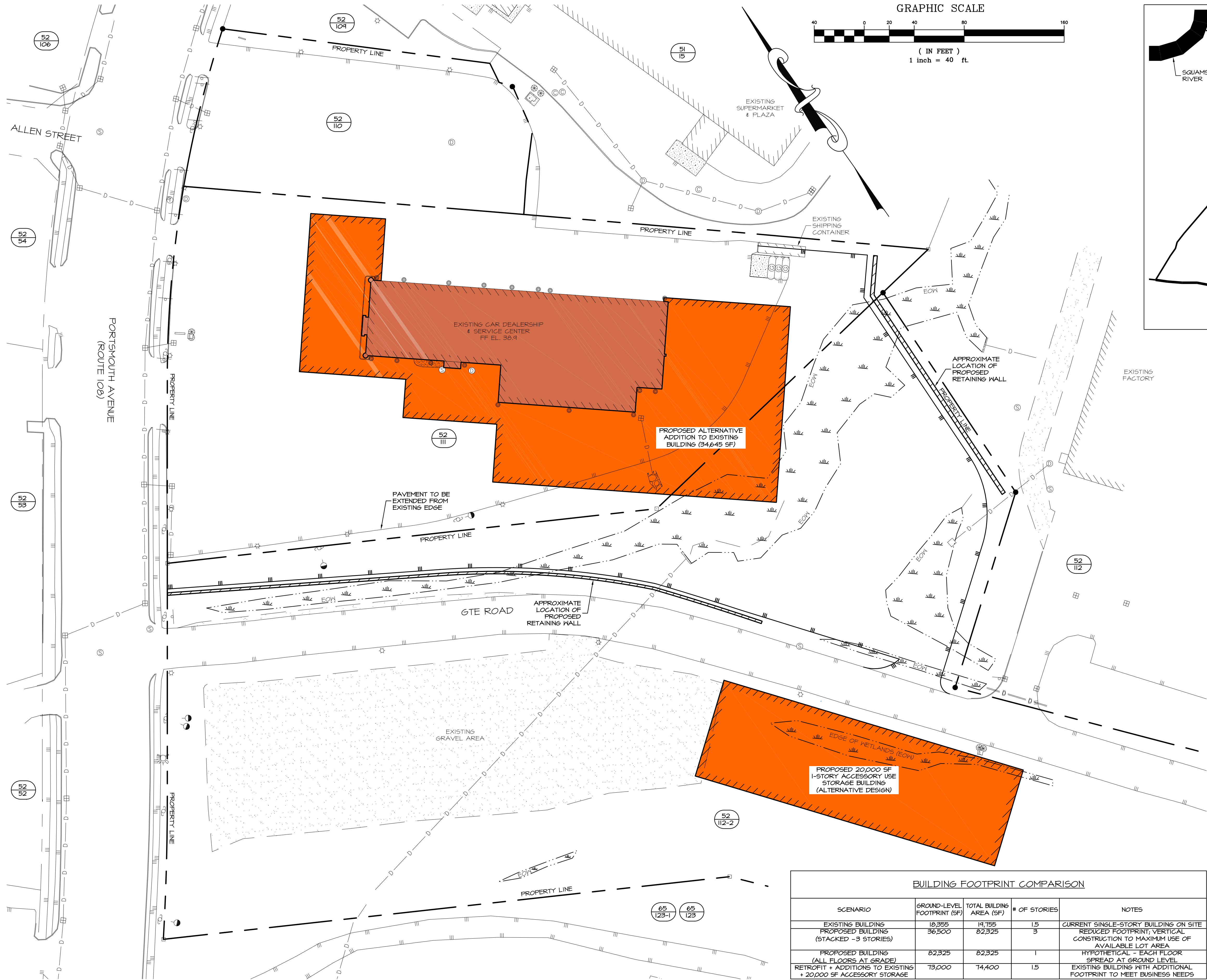
1	MAY 20, 2025	PRELIMINARY	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK:
DRAWN: JJM	DESIGN: JJM		
CHECKED: BDS	CHECKED: BDS		

EMANUEL ENGINEERING
118 PORTSMOUTH AVENUE, A202
STRATHAM, NH 03885
P: 603-772-4400 F: 603-772-4487
WWW.EMANUELENGINEERING.COM

CLIENT:
FOSS MOTORS
133 PORTSMOUTH AVENUE
EXETER, NH 03833

TITLE:
**PRELIMINARY
GRADING PLAN
FOR
FOSS MOTORS**
133 PORTSMOUTH AVENUE (SITE)
EXETER, NH 03833

PROJECT: 24-1194	SCALE: 1"=40'	SHEET: SK2
---------------------	------------------	---------------



- NOTES:
- OWNER OF RECORD:
TAX MAP 52, LOTS 110 & 111
LAURENCE D. & DEBRA G. FOSS
30 BUNKER HILL AVENUE
STRATHAM, NH 03805
RCRD BK3193 PG0151 (LOT 110)
RCRD BK6445 PG0164 (LOT 111)
 - TAX MAP 52, LOT 112-2
MENISCUS FINANCIAL HOLDINGS, LLC
133 PORTSMOUTH AVENUE
EXETER, NH 03833
RCRD BK6444 PG0041
 - THE INTENT OF THIS PLAN IS TO PRESENT AN ALTERNATIVE BUILDING DESIGN FOR THE PROPOSED CAR DEALERSHIP THAT INCORPORATES ADDITIONS TO THE EXISTING STRUCTURE AND A SEPARATE 1-STORY 20,000 SQUARE FOOT ACCESSORY USE STORAGE BUILDING. THIS DESIGN RESULTS IN DOUBLE THE BUILDING FOOTPRINT BUT PROVIDES LESS OVERALL FLOOR AREA COMPARED TO THE PROPOSED MULTI-STORY DESIGN.
 - PARCEL IS ZONED HIGHWAY COMMERCIAL (C-2) PER THE ZONING MAP OF EXETER, NEW HAMPSHIRE 2019.
 - PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33015C0406E, DATED MAY 17, 2005.
 - FIELDWORK CONDUCTED BY JAMES VERRA AND ASSOCIATES, INC. IN THE WINTER OF 2024/2025 AND THE SPRING OF 2025.
 - WETLANDS WERE DELINEATED BY BAILEY ASSOCIATES, INC. IN THE WINTER OF 2024/2025.
 - PROPERTY TO BE SERVICED BY PUBLIC WATER AND SEWER.
 - THIS PLAN IS PRELIMINARY AND HAS BEEN PREPARED FOR INITIAL REVIEW BY THE EXETER, NH PLANNING BOARD. IT IS NOT INTENDED FOR CONSTRUCTION, PERMITTING, OR FINAL DESIGN PURPOSES. ALL INFORMATION SHOWN IS SUBJECT TO CHANGE BASED ON FEEDBACK AND FURTHER DESIGN DEVELOPMENT.

1	MAY 20, 2025	PRELIMINARY	
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EMANUEL ENGINEERING
118 PORTSMOUTH AVENUE, A202
STRATHAM, NH 03885
P: 603-772-4400 F: 603-772-4487
WWW.EMANUELENGINEERING.COM

CLIENT:

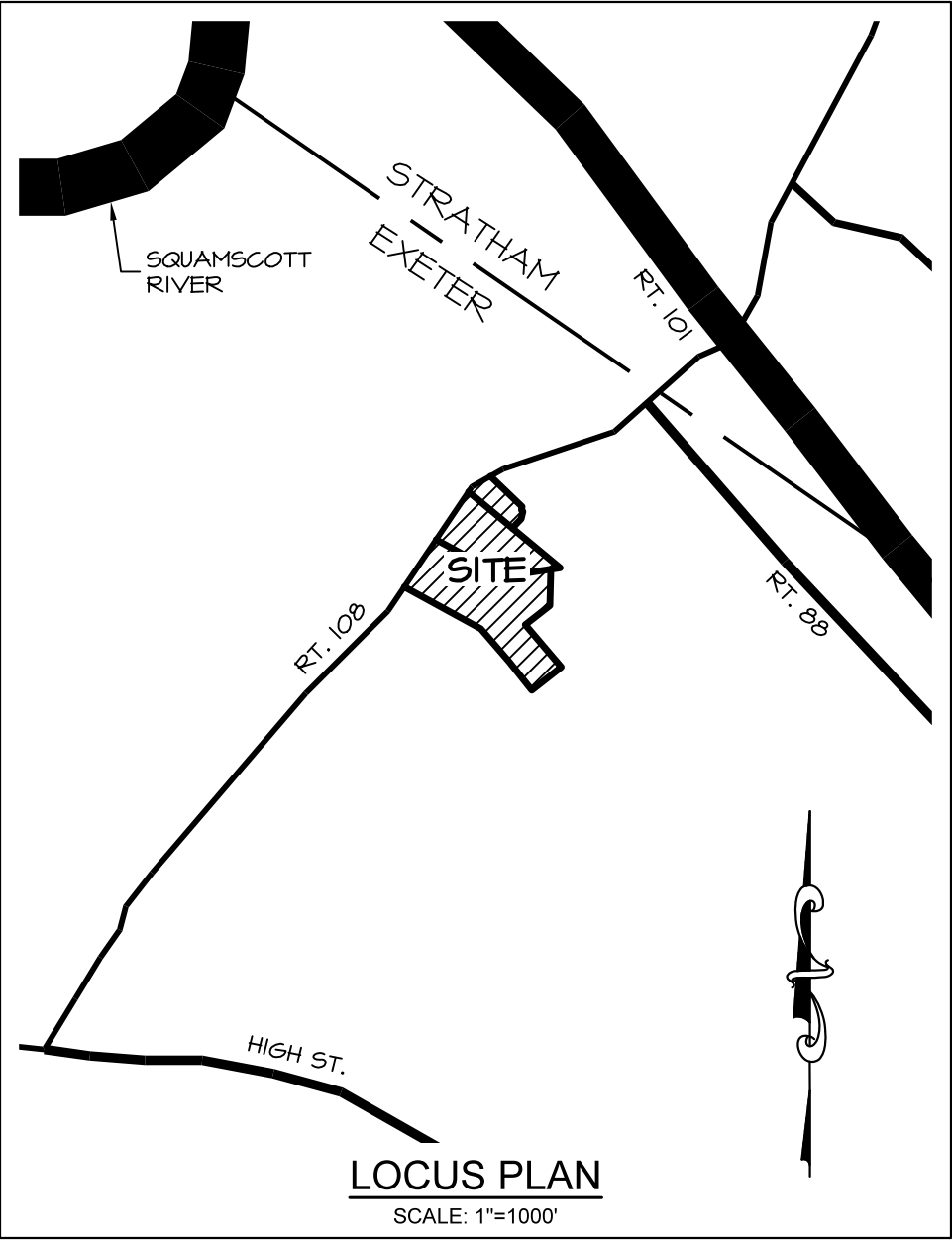
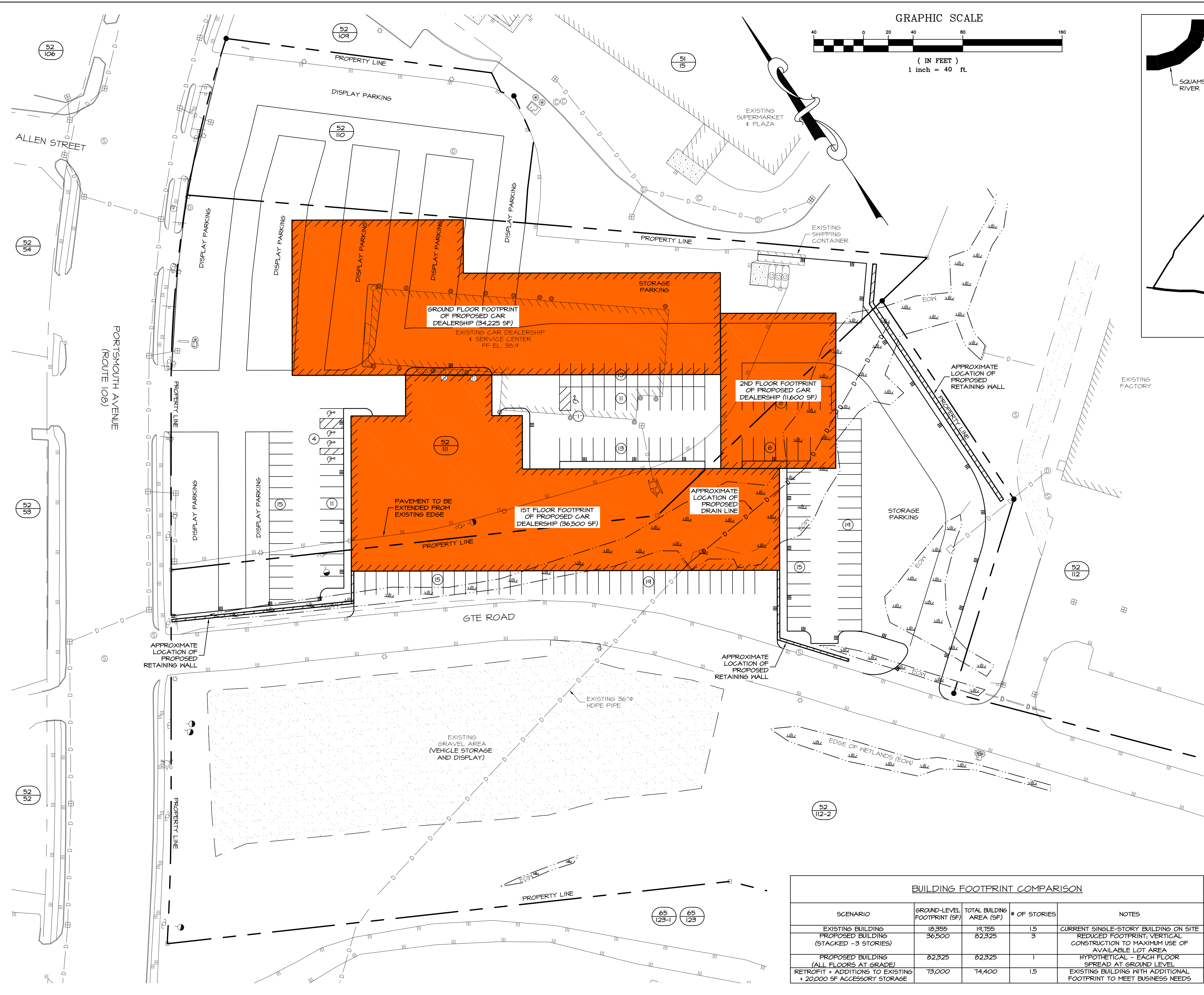
FOSS MOTORS
133 PORTSMOUTH AVENUE
EXETER, NH 03833

TITLE:

**ALTERNATIVE
SITE DESIGN
FOR
FOSS MOTORS
133 PORTSMOUTH AVENUE (SITE)
EXETER, NH 03833**

PROJECT:	SCALE:	SHEET:
24-1194	1"=40'	SK3

BUILDING FOOTPRINT COMPARISON				
SCENARIO	GROUND-LEVEL FOOTPRINT (SF)	TOTAL BUILDING AREA (SF)	# OF STORIES	NOTES
EXISTING BUILDING	18,355	19,755	1.5	CURRENT SINGLE-STORY BUILDING ON SITE REDUCED FOOTPRINT; VERTICAL CONSTRUCTION TO MAXIMUM USE OF AVAILABLE LOT AREA
PROPOSED BUILDING (STACKED - 3 STORIES)	36,500	82,325	3	
PROPOSED BUILDING (ALL FLOORS AT GRADE)		82,325	1	HYPOTHETICAL - EACH FLOOR SPREAD AT GROUND LEVEL
RETROFIT + ADDITIONS TO EXISTING + 20,000 SF ACCESSORY STORAGE	73,000	74,400	1.5	EXISTING BUILDING WITH ADDITIONAL FOOTPRINT TO MEET BUSINESS NEEDS



- NOTES:**
- OWNER OF RECORD:
TAX MAP 52, LOTS 110 & 111
LAURENCE D. & DEBRA G. FOSS
30 BUNKER HILL AVENUE
STRATHAM, NH 03805
RCRD BK3193 P60151 (LOT 110)
RCRD BK6445 P60164 (LOT 111)

TAX MAP 52, LOT 112-2
MENISCUS FINANCIAL HOLDINGS, LLC
133 PORTSMOUTH AVENUE
EXETER, NH 03833
RCRD BK6444 P60841
 - THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE COMPARATIVE BUILDING FOOTPRINTS FOR A PROPOSED THREE-STORY CAR DEALERSHIP. EACH FLOOR LEVEL IS SHOWN TO DEMONSTRATE HOW VERTICAL CONSTRUCTION CAN REDUCE SITE COVERAGE AND MINIMIZE IMPACT ON THE SURROUNDING AREA.
 - PARCEL IS ZONED HIGHWAY COMMERCIAL (C-2) PER THE ZONING MAP OF EXETER, NEW HAMPSHIRE 2019.
 - PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33015C0406E, DATED MAY 17, 2005.
 - FIELDWORK CONDUCTED BY JAMES VERRA AND ASSOCIATES, INC. IN THE WINTER OF 2024/2025 AND THE SPRING OF 2025.
 - WETLANDS WERE DELINEATED BY BAILEY ASSOCIATES, INC. IN THE WINTER OF 2024/2025.
 - PROPERTY TO BE SERVICED BY PUBLIC WATER AND SEWER.
 - THIS PLAN IS PRELIMINARY AND HAS BEEN PREPARED FOR INITIAL REVIEW BY THE EXETER, NH PLANNING BOARD. IT IS NOT INTENDED FOR CONSTRUCTION, PERMITTING, OR FINAL DESIGN PURPOSES. ALL INFORMATION SHOWN IS SUBJECT TO CHANGE BASED ON FEEDBACK AND FURTHER DESIGN DEVELOPMENT.

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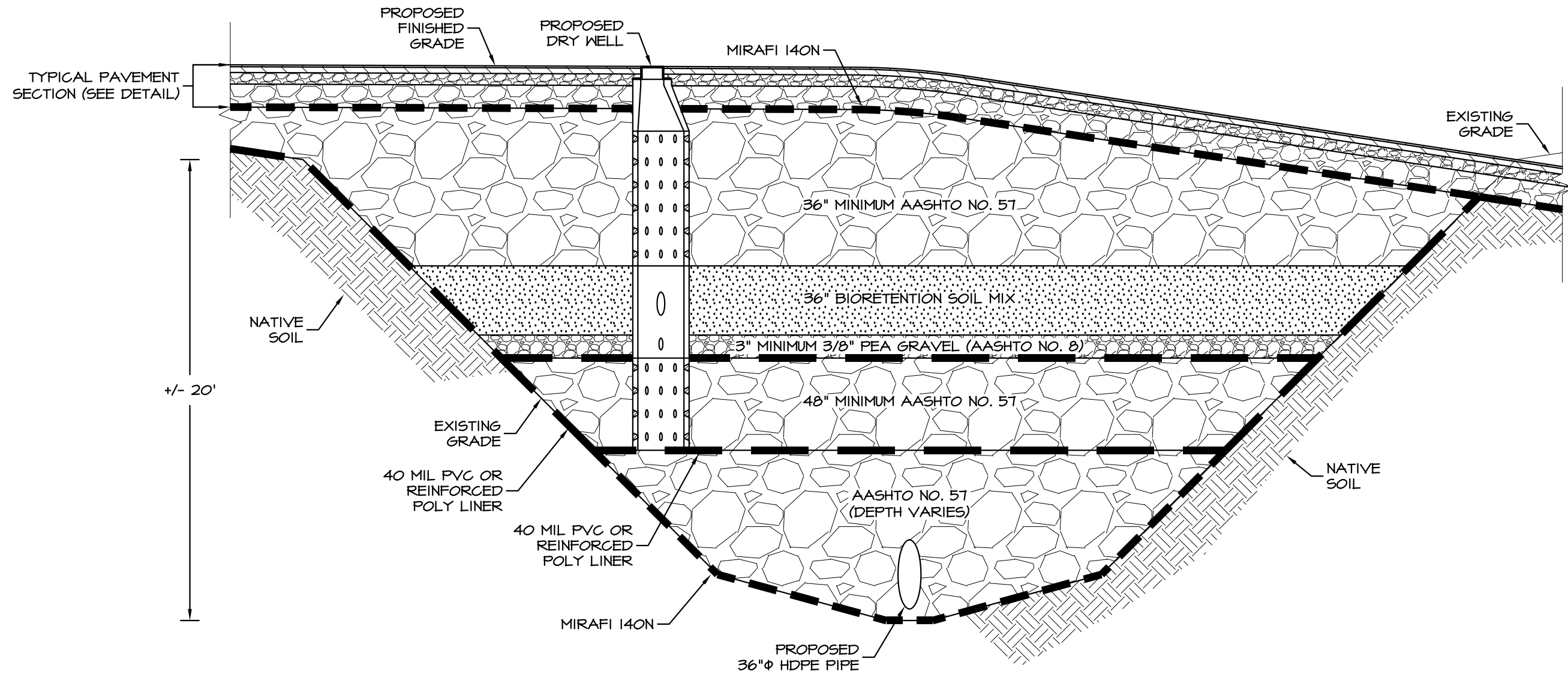
EMANUEL ENGINEERING
118 PORTSMOUTH AVENUE, A202
STRATHAM, NH 03885
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CLIENT:
FOSS MOTORS
133 PORTSMOUTH AVENUE
EXETER, NH 03833

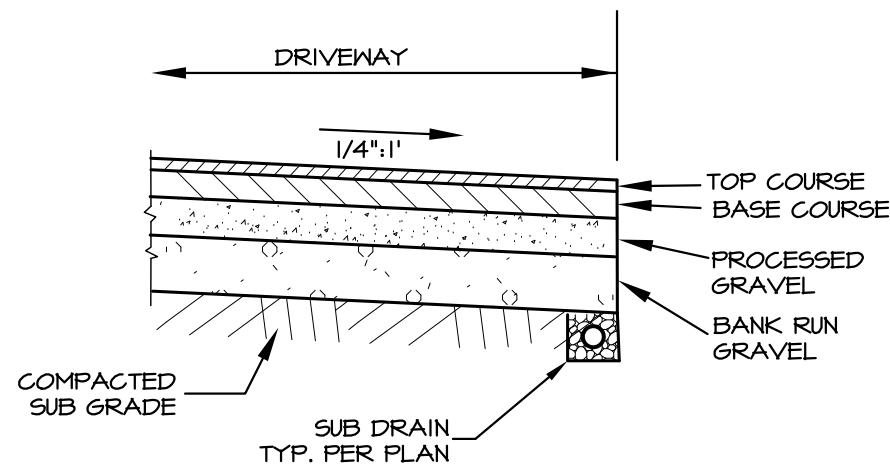
TITLE:
**MULTI-STORY FOOTPRINT
COMPARISON PLAN
FOR
FOSS MOTORS**
133 PORTSMOUTH AVENUE (SITE)
EXETER, NH 03833

PROJECT:	SCALE:	SHEET:
24-1194	1"=40'	SK4

BUILDING FOOTPRINT COMPARISON				
SCENARIO	GROUND-LEVEL FOOTPRINT (SF)	TOTAL BUILDING AREA (SF)	# OF STORIES	NOTES
EXISTING BUILDING	18,355	14,755	1.5	CURRENT SINGLE-STORY BUILDING ON SITE REDUCED FOOTPRINT; VERTICAL CONSTRUCTION TO MAXIMUM USE OF AVAILABLE LOT AREA
PROPOSED BUILDING (STACKED - 3 STORIES)	36,500	82,325	3	
PROPOSED BUILDING (ALL FLOORS AT GRADE)		82,325	1	HYPOTHETICAL - EACH FLOOR SPREAD AT GROUND LEVEL
RETROFIT + ADDITIONS TO EXISTING + 20,000 SF ACCESSORY STORAGE	73,000	74,400	1.5	EXISTING BUILDING WITH ADDITIONAL FOOTPRINT TO MEET BUSINESS NEEDS



TYPICAL STORMWATER TREATMENT SECTION
N.T.S.



PAVEMENT COMPONENTS:
MATERIALS AND PLACEMENT METHODS SHOULD MEET CURRENT NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION (NHDOT) REQUIREMENTS.

DRIVEWAY & PARKING AREA:
1" ASPHALT WEARING SURFACE, NHDOT 1/2" NOMINAL MAXIMUM AGGREGATE SIZE
3" ASPHALT BASE, NHDOT 3/4" NOMINAL MAXIMUM AGGREGATE SIZE
6" CRUSHED GRAVEL BASE, NHDOT TYPE 304.3
12" GRAVEL SUB BASE, NHDOT TYPE 304.2

PAVED DRIVEWAY SECTION
N.T.S.

1	MAY 20, 2025	PRELIMINARY	
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<div><div><div></div><div>EMANUEL</div><div>ENGINEERING</div></div><div><small>civil & structural consultants, land planners</small> 118 PORTSMOUTH AVENUE, A202 STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM</div></div>			
CLIENT: FOSS MOTORS 133 PORTSMOUTH AVENUE EXETER, NH 03833			
TITLE: PRELIMINARY DETAILS FOR FOSS MOTORS 133 PORTSMOUTH AVENUE (SITE) EXETER, NH 03833			
PROJECT:	SCALE:	SHEET:	
24-1194	AS SHOWN	SK5	