



# TOWN OF EXETER, NEW HAMPSHIRE

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## LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, September 25, 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:** September 11, 2025

### **NEW BUSINESS: PUBLIC HEARINGS**

The continued public hearing on the application of the Exeter Presbyterian Church for site plan review of the proposed construction of an additional building, parking and associated site improvements on the property located at 73 Winter Street. The subject property is located in the C-1, Central Area Commercial zoning district. Tax Map Parcel #73-143. PB Case #25-6.

The application of Jacqueline A. Labrecque for a Shoreland Conditional Use Permit (CUP) to permit the proposed construction of a 230 square foot addition to the existing residence located at 4 Powder Mill Road along with a 230 square foot driveway expansion within the Town's 150-foot Shoreland Protection District. The subject property is located in the R-1, Low Density Residential zoning district. Tax Map Parcel #101-2. PB Case #25-7.

The application of Eversource Energy for a Wetlands Conditional Use Permit (CUP) to perform routine maintenance work on the existing H141 ACR 115kV Transmission Line. The proposed work will be contained within the existing cleared utility right-of-way (ROW) off of Old Town Farm Road. The subject property is located in the R-1, Low Density Residential zoning district. Tax Map Parcels #28-6 and #29-32. PB Case #25-8.

### **OTHER BUSINESS**

- T.F. Moran, Inc. (for C3I) – PB Case #23-13  
Request for One-Year Extension of Conditional Approval
- 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 09/12/25: Exeter Town Office and Town of Exeter website*

**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 seen 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 Annual Operations and Maintenance Report in the Stormwater Operations and Maintenance Manual shall be completed and submitted to the Town Engineer annually on or before January 31<sup>st</sup>. 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 2<sup>nd</sup> Friday at 8:30 AM.

- Master Plan Discussion

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- Field Modifications

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- Bond and/or Letter of Credit Reductions and Release

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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 BOARD  
NOWAK ROOM  
10 FRONT STREET  
SEPTEMBER 11, 2025  
DRAFT MINUTES  
7:00 PM**

**I. PRELIMINARIES:**

**BOARD MEMBERS PRESENT BY ROLL CALL:** Acting Chair Aaron Brown, Gwen English, John Grueter, Nancy Belanger, Select Board Representative, Alternate Marty Kennedy, and Alternate Sam MacLeod.

**STAFF PRESENT:** Interim Town Planner Carol Ogilvie

**II. CALL TO ORDER:** Acting Chair Brown called the meeting to order at 7 PM, introduced the members, and activated the two Alternates.

**III. NEW BUSINESS:**

1. The continued public hearing on the application of Caley Associates for site plan review and a Shoreland Conditional Use Permit for the proposed redevelopment of the property at 97 Portsmouth Avenue. The developer is proposing to demolish the existing Blue Ribbon Dry Cleaners building on the site and construct a multi-use building to include commercial space, amenities, and 14 residential units with parking and associated site improvements.

C-2, Highway Commercial zoning district

Tax Map Parcel #65-125

Planning Board Case #25-3

Acting Chair Brown read the public hearing notice out loud.

Attorney Josh Lanzetta and John Lord of Beals Associates were present to represent the applicant. The updated plan was submitted and there were no additional Underwood Engineering, Inc. comments.

Attorney Lanzetta noted that he resent the easement document, and the applicant changed the seat count of the coffee bar. He noted the application was fully compliant but for a waiver request for the pedestrian way so that it could match the existing sidewalk.

Mr. Grueter asked if the space between the building and the bank was worked out.

Attorney Lanzetta indicated vehicles would enter and exit on the Blue Ribbon lot and go around the back of the bank. There are other ways from the Margarita's lot and McLean Manor. He noted that he received an email from the owner of Blue Ribbon Dry Cleaners who noted people have been utilizing the access for decades. They have prescriptive rights. He noted that the bank uses the Blue Ribbon

property to exit onto Portsmouth Avenue they have a symbiotic relationship and there is no change to the flow of traffic and there is not an enormous increase.

Acting Chair Brown reported that the Board had received a couple of letters. Mr. Hillson summarized his letter concerning the title to the three lots and stated that there is no easement for ingress and egress through the Manor property. He indicated that he spoke to the Attorney for the Manor property. He argued that the subdivision in 1971 did not reserve benefit to the Blue Ribbon property. He expressed concerns with what he described as every square inch being consumed and that they would need 20 more spots. He explained that three lots were subdivided from one in 1964 and the leases at 1743-174, 1743-166, 1879-110 and that the easement was granted by the tenant of the lot who had no authority to grant an easement. This was terminated at 5817-266. Clearly they have been using it for many years. REL objects to the configuration and this plan forces parking offsite. He discussed the reciprocal easement and the benefit of adjoining property but noted that the property was no longer adjoining and it is abandoned. They subdivided the lots without reserving any right of access to the bank of the property.

Attorney Tim Sullivan indicated he represented BankProv and agreed with Ms. Hillson. He requested a continuance. He questioned the meaning of the 8/26 UEI letter on page 39 parking "actively discussing" with the Planning Board.

Acting Chair Brown noted he was reluctant to grant the abutter a continuance and asked what was likely to change. Attorney Sullivan indicated he wanted Attorney Fahey to be here. Acting Chair Brown asked if the objection was going to change, and that he was reluctant to grant a continuance to abutters who have representation and was not convinced he would hear anything new if Attorney Fahey were here.

Ms. Belanger indicated she has concerns with McLean Manor and the easement issue being cleaned up. The area is not meant to be a roadway. It is a parking lot, not a thru-way.

Ms. English asked what would happen if the Manor prevented cars from going through, if they put up a fence it changes everything, affects parking and circulation. Mr. Grueter noted any gate would need fire department access.

Mr. Grueter indicated he could not vote until the parties have resolved the issue.

Mr. McLeod indicated he was troubled by differing opinions.

Mr. Kennedy indicated he was not convinced that parking was addressed.

Michael Segal indicated he is on the Board of Directors of McLean Manor and that Attorney Hillson was correct and there is no easement to Blue Ribbon to go through or use their property. He provided a handout. He indicated they had 18 one bedrooms and a lot have two cars. There are 18 two-bedrooms, and it is very crowded. He doesn't see how they could have proper parking. They could put up a barrier. There are children there. He wouldn't want to have this kind of traffic. Mr. Segal said there is no

question with a one bedroom with two people they will have two cars and questioned if it could be restricted in the condominium documents.

Attorney Lanzetta stated that misrepresentations were being made. He did reach out to REL and asked for a meeting for months. He disagreed with the title results. He indicated an unproductive meeting with BankProv who told them they would not concede one thing. He noted the bank requested the tear drop feature to improve aesthetics but now they don't want it. He indicated the easement was a private matter and should not affect the decision on the Board. With the reduced seat count the application is 100% compliant with the ordinance and regulations. He submitted the whole chain of title. There was a restoration at 2970-1211 and it is crystal clear.

Attorney Lanzetta pointed out that residents and commercial users can enter and exit on Portsmouth Avenue. He stated: They have a curb cut. The sidewalks are connected for pedestrian safety. Traffic flow does not change on the interior of the property. The easements were created for the benefit of these small properties. They want us to relinquish all of our rights and he objected to the abutter's request for continuance with no new information. The Board has had the title for months. All UEI comments were addressed. The coffee shop is an amenity for the residents and has enough parking. The easement arguments are a moot point, there is no issue yet. BankProv is under agreement and so we may be dealing with the wrong people. They have an enormous traffic island which could be parking. The application fully complies with the ordinance, the traffic pattern is exactly the same. The Bank's drive thru is open 8 hours a day. No one can predict human nature, and they can only provide the safest means. Regulations would need to be in the ordinance. The ordinance doesn't have specific things to dictate that. The ordinance does dictate how we produce the reduced seat count. They are directing people as best as they can. Not using what he believes is their right, we have parking rights but don't need to use them to comply with the ordinance in full.

Mr. Grueter indicated he was not comfortable with it. Acting Chair Brown indicated he was not convinced they will have proper access so he would not call that compliance. Mr. Grueter and Ms. Belanger agreed. Acting Chair Brown indicated he was troubled by the number of legal opinions and this being unresolved. The intent of the Mixed Neighborhood Urban Development is to reduce parking. He noted his issue is access.

Ms. Belanger would like to see the access ironed out before coming back. The Manor situation is troubling.

Mr. McLeod noted he is not comfortable with the easement and felt the Board needs to talk with its own counsel.

Acting Chair Brown noted the timeline issue. Ms. Ogilvie noted the time runs out in two days. Attorney Lanzetta asked for a couple of minutes to speak with his client.

Acting Chair Brown agreed it was worth getting a legal opinion from town counsel regarding parking and easements.

Ms. Belanger indicated the timeline could be continued to October 23<sup>rd</sup>. Attorney Lanzetta indicated his client was happy to extend until the 23<sup>rd</sup> so the Board can consult with town counsel.

**Ms. Belanger motioned to continue Planning Board Case #25-3 to the October 23, 2025 Planning Board meeting at 7 PM. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.**

2. The application of the Exeter Presbyterian Church for site plan review of the proposed construction of an additional building, parking and associated site improvements on the property located at 73 Winter Street. The subject property is located in the C-1, Central Area Commercial zoning district. Tax Map Parcel #73-143. PB Case #25-6.

Acting Chair Brown read the Public Hearing Notice out loud and asked if the case was ready to be heard. Ms. Ogilvie indicated that it was.

Paige Libbey of Jones & Beach indicated Skip Phelps from the Presbyterian Church was present along with members of Trail Life and the Am. Heritage Group. She noted the Church has 200 seats for their sanctuary and fellowship hall. They have 26 parking spaces with overflow across the street, at the Cemetery and at Shooters. The addition proposed is a 5,000 SF sanctuary. The Church seat count will remain the same. An 11' wide exit isle will be maintained. There will be porous pavers. There is a small area leased by Shooters for a patio which will be formalized with an easement. The chain link fence will be replaced with stockade. It is close to the property line, and they want to meet the aisle width.

**Acting Chair Brown motioned to open Planning Board Case #25-6. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.**

Ms. Ogilvie indicated two waivers were requested for HISS and grading within 5' of the property line. HISS affects the completeness of the application.

Ms. Libbey referenced sheet C3 of the plan set and noted the porous pavers double as stormwater management. Tests pits and infiltration were done.

Ms. Libbey referenced sheet C4 of the utility plan and work with DPW. There will be new utilities to the new building and the existing will remain. They will tie into water and have sprinklers.

Ms. Libbey referenced sheet L1 of the Lighting plan and noted there will be one light pole which will not impact the patio area at Shooters.

Ms. Libbey referenced the landscaping plan and additional plantings, landscape islands and decorative pavers.

Ms. Libbey explained the request for waiver from HISS mapping due to the urban developed land and modeled hydrological soil type which would have no impact on the drainage model.

Ms. Libbey explained the request for a waiver from the requirement concerning grading within 5' of the property line and indicated they would be 3' from the property line with the proposed parking lot and the grade would not change.

Ms. Libbey noted that Doug Greene from Port City Design was the architect.

Ms. Belanger asked the status of the easement deed. Ms. Libbey indicated it was not recorded.

Ms. Belanger requested a site walk. The Board agreed to 8 AM on September 25<sup>th</sup>.

Mr. McLeod questioned if CIP plans for sidewalk extensions would affect the project. Ms. Libbey will check with DPW.

Acting Chair Brown opened public comment at 7:32 PM.

Brandly small noted her family has lived in Exeter for ten years and she volunteers with Trail Life at the Church. She noted some of the activities for the children such as field trips, sign language, karate, fire safety and scholarship so the nominal cost per year, \$140, is not a barrier. Last year the programs had 80 kids.

Robert V., the owner of Exeter Bowling and Shooter's Pub expressed his support for the proposal and understood their need for space. They are operating in an old schoolhouse.

***Ms. Belanger motioned to table Planning Board Case #25-6 to September 25, 2025 at 7 PM. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.***

#### **IV. OLD BUSINESS**

#### **APPROVAL OF MINUTES**

June 12, 2025 – ***Tabled***

***Ms. Belanger motioned to table approval of the minutes of June 12, 2025 to the Planning Board's next meeting. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

August 14, 2025

Ms. Belanger and Ms. English recommended edits.

***Ms. Belanger motioned to approve the August 15, 2025 minutes, as amended. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

August 28, 2025

Ms. Belanger and Ms. English recommended edits.

***Ms. Belanger motioned to approve the August 28, 2025 minutes, as amended. Mr. McLeod seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

## **V. OTHER BUSINESS**

- Master Plan Discussion

Mr. Kennedy reported that he and Mr. Brown and Mr. Grueter followed up with Scott at Rockingham Planning Commission and not much has happened since June. They will have a focus group and reach out to businesses and residents. He did not think the work would be finished by the end of the year.

- Legislative Updates

Ms. Ogilvie indicated there would be a few tweaks to the Ordinance and Regulations from recent legislative changes.

- Bond and/or Letter of Credit Reductions and Release

Ms. Ogilvie noted she has not heard back from the Homeowner's Association relative to a request for \$14,000 bond reduction from the HOA at 78 Linden Street for three items which the developer never did, so that request is on hold.

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

## **VII. CHAIRPERSON'S ITEMS**

Ms. Belanger informed the Board and the Chair that the Select Board at their last meeting sadly accepted the resignation of Pete Cameron, and the vacancy could be filled by the most senior Alternate.

***MS. English nominated Marty Kennedy to be a regular full member. Acting Chair Brown seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

Ms. Belanger recommended that the Chair write a letter to Acting Town Manger, Melissa Roy, so the Select Board can get Mr. Kennedy on their agenda.

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

## **IX. ADJOURN**

***Acting Chair Brown motioned to adjourn the meeting at 8:47 PM. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.***

- 253 Respectfully submitted.
- 254 Daniel Hoijer,
- 255 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](http://www.exeternh.gov)

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**Date:** September 17, 2025  
**To:** Planning Board  
**From:** Carol Ogilvie, MRI, Interim Planner  
**Re:** PB Case #25-6 Exeter Presbyterian Church

The Applicant is seeking approval of a site plan for the proposed construction of 5,400 square foot addition to the existing church building, along with a parking lot expansion and associated site improvements on the property located at 73 Winter Street. The subject property is 0.86 acres in area, located in C-1, Central Area Commercial zoning district and is identified as Tax Map Parcel #73-143.

The Applicant presented their plans to the Planning Board at the September 11<sup>th</sup>, 2025 meeting. The Board voted to continue discussion of the application to the September 25<sup>th</sup>, 2025 meeting and a site walk was scheduled for September 25<sup>th</sup>, at 8:00 AM at the property. As I am unable to attend the site walk in the morning, I will be prepared to discuss the outcome of the site walk with the Board at the meeting

The Applicant is requesting waivers from the following two sections of the Board's Site Plan Review & Subdivision Regulations:

1. Section 7.4.10 for the requirement to provide a High Intensity Soils Survey (HISS) of the entire site, or appropriate portion thereof.
2. Section 9.3.6 that prohibits grading within five (5) feet of a property line.

Please see the waiver request letters from Jones & Beach Engineers, Inc., dated 7/15/25 and 8/28/25, previously provided.

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

### **Waiver motions:**

**High Intensity Soils Survey (HISS) waiver motion:** After reviewing the criteria for granting waivers, I move that the request of Exeter Presbyterian Church for a waiver from Section 7.4.10 of the Site Plan Review and Subdivision Regulations to provide High Intensity Soil Survey information on the Site Plan be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

**Erosion and Sediment Control Standards waiver motion:** After reviewing the criteria for granting waivers, I move that the request of Exeter Presbyterian Church for a waiver from Section 9.3.6 of the Site Plan Review and Subdivision Regulations to allow grading within five (5) feet of a property line be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

**Planning Board motions:**

**Site Plan Motion:** I move that the request of Exeter Presbyterian Church, PB Case #25-6 for Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



# 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:** September 15, 2025  
**To:** Planning Board  
**From:** Carol Ogilvie, MRI, Interim Planner  
**Re:** PB Case #25-7 Jacqueline Labrecque

The Applicant is seeking approval of a Shoreland Conditional Use Permit (CUP) for the proposed construction of a 230 square foot addition to the rear of the existing residence located at 4 Powder Mill Road along with a 230 square foot driveway expansion within the Town's 150-foot Shoreland Protection District. The subject property is .56-acres (24,394 S.F) in area, is located in the R-1, Low Density Residential zoning district and is identified as Tax Map Parcel #101-2.

This approval is necessary because the majority of the parcel with the exception of the frontage is located within the 150' Shoreland Protection Conservation Overlay District.

The Applicant submitted a Shoreland CUP application, plans and supporting documents, dated August 28<sup>th</sup>, 2025. These materials are enclosed for your review.

I have reviewed the application and supporting documents and find that the application is complete for the Board to hear the case.

The Applicant appeared before the Conservation Commission, at its September 9<sup>th</sup>, 2025 meeting to present their Shoreland Conditional Use permit application. The Commission voted unanimously in support of the Shoreland CUP, as proposed, with several recommendations. Please see the memo from Conservation & Sustainability Planner Kristen Murphy, dated September 11, 2025 enclosed for your review.

### **Planning Board motions:**

**Conditional Use Permit (Shoreland) Motion:** After reviewing the criteria for a Shoreland Conditional Use permit, I move that the request of Jacqueline Labrecque (PB Case #25-7) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

**70 Portsmouth Avenue  
3<sup>rd</sup> Floor, Suite 2  
Stratham, N.H. 03885  
603 – 583 - 4860  
Fax: 583 - 4863**

August 28, 2025

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

RE: Letter of Explanation  
4 Powder Mill Road - Proposed Building and Driveway Expansion  
Tax Map 101 Lot # 2

Members of the Board:

The applicant is proposing a 230 square foot addition to the rear of an existing 4-bedroom single-family dwelling at 4 Powder Mill Road in Exeter. Additionally, a 230 square foot paved driveway expansion is proposed. All of the proposed improvements fall within the Town of Exeter's 150-foot Shoreland Protection District (SPD) buffer adjacent to the Exeter River. The parcel consists of 0.55-acres with a dwelling constructed in 2022.

Disturbance and impacts associated with the proposed development requires an application for a Conditional Use Permit for the Shoreland Protection District. Shoreland impacts are shown on the provided plan and application.

We look forward to presenting this project to you in the near future.

Thank you for your consideration.

Very truly yours,  
BEALS ASSOCIATES, PLLC

*Christian O Smith*

Christian O. Smith P.E.  
Principal

# **Town of Exeter**



## **Planning Board Application for Conditional Use Permit: Shoreland Protection District**

*July 2023*

**Town of Exeter**  
**Planning Board Application**  
**Conditional Use Permit: Shoreland Protection District**

**SUBMITTAL REQUIREMENTS:**

1. Refer to the Land Use Board Meeting Schedule and Deadlines for Submission Requirements.
2. Plans Must Include:

Existing Conditions

- a. Property Boundaries
- b. Exeter Shoreland Protection District (ESPD): Edge of seasonal high-water mark (HWM) including contiguous wetlands and associated buffer as described in 9.3.3 A-C.
 

--Exeter, Fresh, Squamscott River and Major Tributaries: <b>300'</b>	--Upland Extent of Tidal Marsh adj. to Squamscott River: <b>150'</b>
--Mean High Water Level of Perennial Brooks and Streams in the Exeter, Fresh and Squamscott River Watersheds: <b>150'</b>	-- Building Setbacks as defined in 9.3.4.C: <b>300', 150', or 100'</b>
	--Vegetative Buffer: <b>75'</b>
- c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements

Proposed Conditions

- a. Edge of Shoreland and Shoreland Buffers and distances to the following:
  - i. Edge of Disturbance
  - ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
- b. Percent of impervious surface in ESPD
- c. Name and phone number of all individuals whose professional seal appears on the plan
3. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
4. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
5. A Town of Exeter Assessors list of names and mailing addresses of all abutters

**Required Fees:**

Planning Board Fee: **\$50.00**      Abutter Fee: **\$10.00**      Recording Fee (if applicable): **\$25.00**

The Planning Office must receive the completed application, plans and fees NO LATER THAN 4:00 PM on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

<b>APPLICANT</b>	Name:	Jacqueline A Labrecque
	Address:	4 Powder Mill Road
	Email Address:	jackie.a.labrecque@gmail.com
	Phone:	
<b>PROPOSAL</b>	Address:	4 Powder Mill Road
	Tax Map # <u>101</u> Lot# <u>2</u> Zoning District: <u>R1</u>	
	Owner of Record:	Jacqueline A Labrecque
<b>Person/Business performing work outlined in proposal</b>	Name:	Same as Above
	Address:	
	Phone:	
<b>Professional that delineated wetlands</b>	Name:	Joe Nichols, Nichols Environmental
	Address:	102 Chester Road, Fremont, NH 03044
	Phone:	603.244.5325

**Town of Exeter  
Planning Board Application**

**Conditional Use Permit: Wetland Conservation Overlay District**

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)

The applicant is proposing a 230 sf (16'x14.33') addition to an existing 4-bedroom single-family dwelling along with a 230 sf driveway expansion. All of the work falls within the Town of Exeter's 150-foot Shoreland Protection District (SPD).

Shoreland Protection District Impact (in square footage):

District Impacted: Exeter River ☒ Fresh River ☐ Squamscott River ☐

Buffer Impact	Temporary:	(SQ FT.)	Permanent:	(SQ FT.)
	<input type="checkbox"/> 300' Buffer	_____	<input type="checkbox"/> 300' Buffer	_____
<input checked="" type="checkbox"/> 150 Buffer	<u>199</u>	<input checked="" type="checkbox"/> 150 Buffer	<u>460</u>	
<input type="checkbox"/> Building Setback	_____	<input type="checkbox"/> Building Setback	_____	
<input type="checkbox"/> Veg Buffer	_____	<input type="checkbox"/> Veg Buffer	_____	
		<input checked="" type="checkbox"/> % Impervious Cover PRE <u>20.9%</u> POST <u>23.5%</u>		

Project Proposal Does Not Include Any Prohibited Uses as Defined By 9.3.4.F.

☒ No Prohibited Uses Proposed

Is a State Shoreland Permit Required? ☐ Yes ☒ No [Permit by Notification](#)

If YES, include filing date or expected filing date:

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

N/A

Indicate whether your proposal meets the conditions of Article 9.3.4.G.2 of the Town of Exeter Zoning Ordinance.

**Note: Written justification for each criterion must be provided to be deemed administratively complete.**

- |   |                             |   |
|---|-----------------------------|---|
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> No | a. The proposed use will not detrimentally affect the surface water quality of the adjacent river or tributary, or otherwise result in unhealthful conditions.  |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> No | b. The proposed use will discharge no waste water on site other than that normally discharged by domestic waste water disposal systems and will not involve on-site storage or disposal of hazardous or toxic wastes as herein defined. |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> No | c. The proposed use will not result in undue damage to spawning grounds and other wildlife habitat.   |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> No | d. The proposed use complies with the use regulations identified in Article 9.3.4 Exeter Shoreland Protection District Ordinance – Use Regulations and all other applicable sections of this article.                                   |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> No | e. The design and construction of the proposed use will be consistent with the intent of the purposes set forth in Article 9.3.1 Exeter Shoreland Protection District Ordinance – Authority and Purpose.                                |

**70 Portsmouth Avenue  
3<sup>rd</sup> Floor, Suite 2  
Stratham, N.H. 03885  
603 – 583 - 4860  
Fax: 583 - 4863**

August 28, 2025

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

RE: Shoreland Protection District Conditional Use Section 9.3.4.G.2  
4 Powder Mill Road - Proposed Building and Driveway Expansion  
Tax Map 101 Lot # 2

Members of the Board:

As part of the Application for Conditional Use Permit for disturbances within the Shoreland Protection District, the following addresses the conditions of Article 9.3.4.G.2 of the Exeter Zoning Ordinance:

**9.3.4.G.2. Conditional Uses:**

- a. The proposed development will not detrimentally affect surface water quality to the Exeter River, or result in unhealthful conditions due to minor residential expansion. Although the expansion is within the Town of Exeter's Shoreland Protection District (SPD), as a residential use with limited expansion, a stormwater plan is not required. An existing 2-foot wide stone drip edge around the rear of the house will extend around the proposed building addition.
- b. The project will utilize the existing on-site septic system for residential waste without the need for expansion. In addition, there will be no on-site storage or disposal of hazardous or toxic wastes at the project site.
- c. The proposed development will not result in any damage to spawning grounds or other habitat. The residential expansion is outside of all wetlands and their buffers.
- d. The layout has been designed to minimize disturbance within the SPD and complies with use regulations identified in Article 9.3.4 with the exception of the following which is part of this Conditional Use Permit request:
  - a. Maximum Lot Coverage: The maximum impervious lot coverage is limited to 10% where we are requesting an impervious lot coverage of 23.5% (up from existing 20.9%).

- e. Given the limited residential expansion recreational and aesthetic values associated with the shoreline and river environment will be preserved and the intent and purposes cited in Article 9.3.1 are met.

Thank you for your consideration.

Very truly yours,  
BEALS ASSOCIATES, PLLC

*Christian O Smith*

Christian O. Smith P.E.  
Principal

**ABUTTERS LIST  
FOR  
NH- 1574– EXETER, NH  
DATE August 28, 2025**

**SUBJECT PARCEL**

**TAX MAP/LOT**

101/002

**OWNER OF RECORD**

JACQUELINE LABRECQUE  
4 POWDER MILL RD  
EXETER, NH 03833

**ABUTTERS**

**TAX MAP/LOT**

101/003

**OWNER OF RECORD**

MARRIELLE VAN ROSSUM  
3 POWDER MILL RD  
EXETER. NH 03833

102/011

MARK D. BELANGER  
PO BOX 324  
EXETER, NH 03833

102/001

JOSEPH BAILLARGEON  
6 POWDER MILL RD  
EXETER, NH 03833

101/036

THOMAS LEROY  
PO BOX 416  
EXETER, NH 03833

102/003

TOWN OF EXETER  
10 FRONT ST.  
EXETER, NH 03833

**PROFESSIONALS**

ENGINEERING FIRM

BEALS ASSOCIATES, PLLC.  
70 PORTSMOUTH AVE. 3<sup>RD</sup> FLOOR  
STRATHAM, NH 03885

ENVIRONMENTAL

NICHOLS ENVIRONMENTAL  
102 CHESTER ROAD  
FREMONT, NH 03044



LCHIP	ROA643904	25.00
TRANSFER TAX	RO121421	13,485.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that TNH-New Homes, LLC, a New Hampshire Limited Liability Company, with a mailing address of 56 Salem Street, Salem, Rockingham County, New Hampshire, for consideration paid, hereby grants to Jacqueline A. Labrecque and Ryan M. Labrecque, wife and husband, as joint tenants with rights of survivorship, now of 4 Powder Mill Road, Exeter, Rockingham County, New Hampshire 03833

with WARRANTY COVENANTS,

A certain tract of land, with the buildings thereon, located at 4 Powder Mill Road in Exeter, Rockingham County, New Hampshire, situated on the Easterly side of the highway leading from Exeter to Kingston, in Exeter, in the County of Rockingham and State of New Hampshire, bounded and described as follows:

Bounded Westerly by said Exeter to Kingston highway; Southerly by said Powder Mill Road, so-called; Easterly by land conveyed by said Mary L. Dupre to Willie Bisson and Anita Bisson; Northerly by land now or formerly of the Exeter Manufacturing Company.

This is not homestead property. Grantor warrants under the pains and penalties of perjury that there are no other persons entitled to claim the benefit of a homestead in the property.

Meaning and intending to be the same premises conveyed by deed of Jeremy D. Russman and Dianna J. Russman to TNH-New Homes, LLC, dated May 26, 2022 and recorded with Rockingham County Registry of Deeds in Book 6411, Page 349.

Executed as a sealed instrument this 24<sup>th</sup> day of February, 2023.



TNH-NEW HOMES, LLC

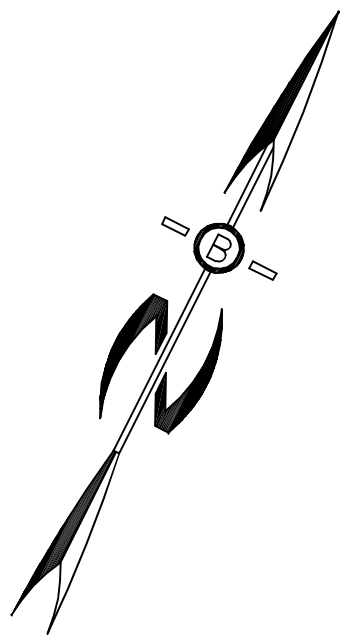
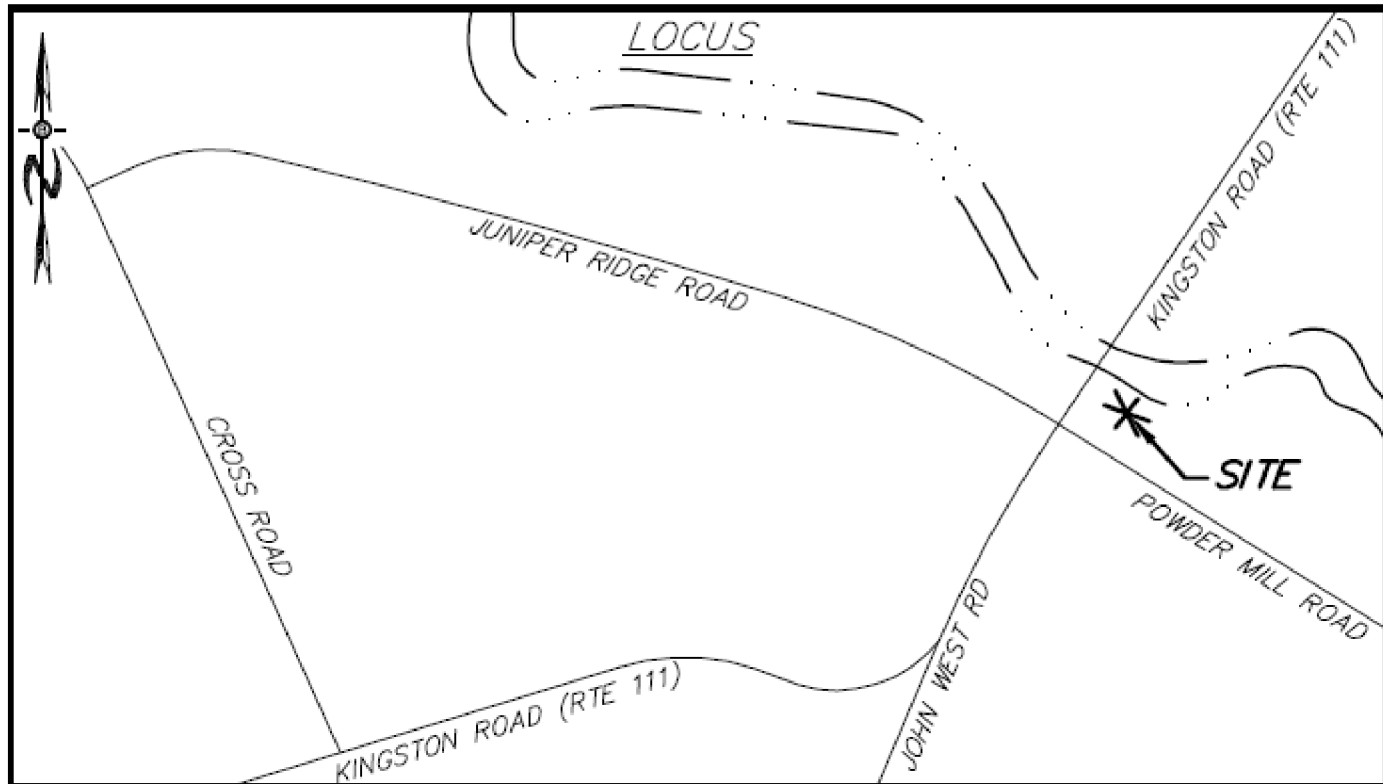
  
Shane Wakeen, Manager

**COMMONWEALTH OF MASSACHUSETTS**

Essex, ss.

On this 24th day of February, 2023, before me, the undersigned notary public, personally appeared Shane Wakeen, Manager of TNH-New Homes, LLC, and proved to me through satisfactory evidence of identification, which was a DRIVERS License, to be the person whose names is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed in said capacity.

  
Notary Public  
My Commission Expires  **CHESTER M. KOZLOSKY**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
January 9, 2026



LEGEND

UTILITY POLE

TEST PIT W/ NO.

STONE WALL

TREE LINE

EXISTING CONTOUR - 10'

EXISTING CONTOUR - 2'

WETLAND BOUNDARY

SOILS BOUNDARY LINE

BUILDING SETBACK LINE

SEPTIC SETBACK LINE

ABUTTING PROPERTY LINE

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

5000 SF SEPTIC RESERVE AREA

PROP. WELL W/  
75' PROTECTIVE RAD.

ZONING REQUIREMENTS

ZONE

LOT AREA MIN.

LOT FRONTAGE

FRONT YARD

SIDE

REAR YARD

WETLAND SETBACK

BUILDING HEIGHT

MAX BUILDING COVERAGE

R1

2 ACRE

150 FT.

25 FT.

15 FT.

25 FT.

50 FT. HYDRIC B &  
75 FT. HYDRIC A

35 FT.

15%

PREPARED FOR:

JACQUELINE A LABRECQUE  
4 POWDER MILL ROAD  
EXETER, NH

BA

BEALS

ASSOCIATES, PLLC

70 PORTSMOUTH AVE,  
THIRD FLOOR, SUITE 2  
STRATHAM, N.H. 03885  
PHONE: 603-583-4860,  
FAX. 603-583-4863

- NOTES
1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE.

2. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.

3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.

4. SUBJECT PARCEL IS NOT WITHIN A FLOOD HAZARD ZONE AS SHOWN ON FEMA PANEL 3301SC043E, DATE MAY 17, 2003.

5. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

PROPOSED BUILDING COVERAGE:

2,030 SF / 24,338 SF = 8.3 %

0'-150' SHORELAND PROTECTION IMPACT = 659 SF

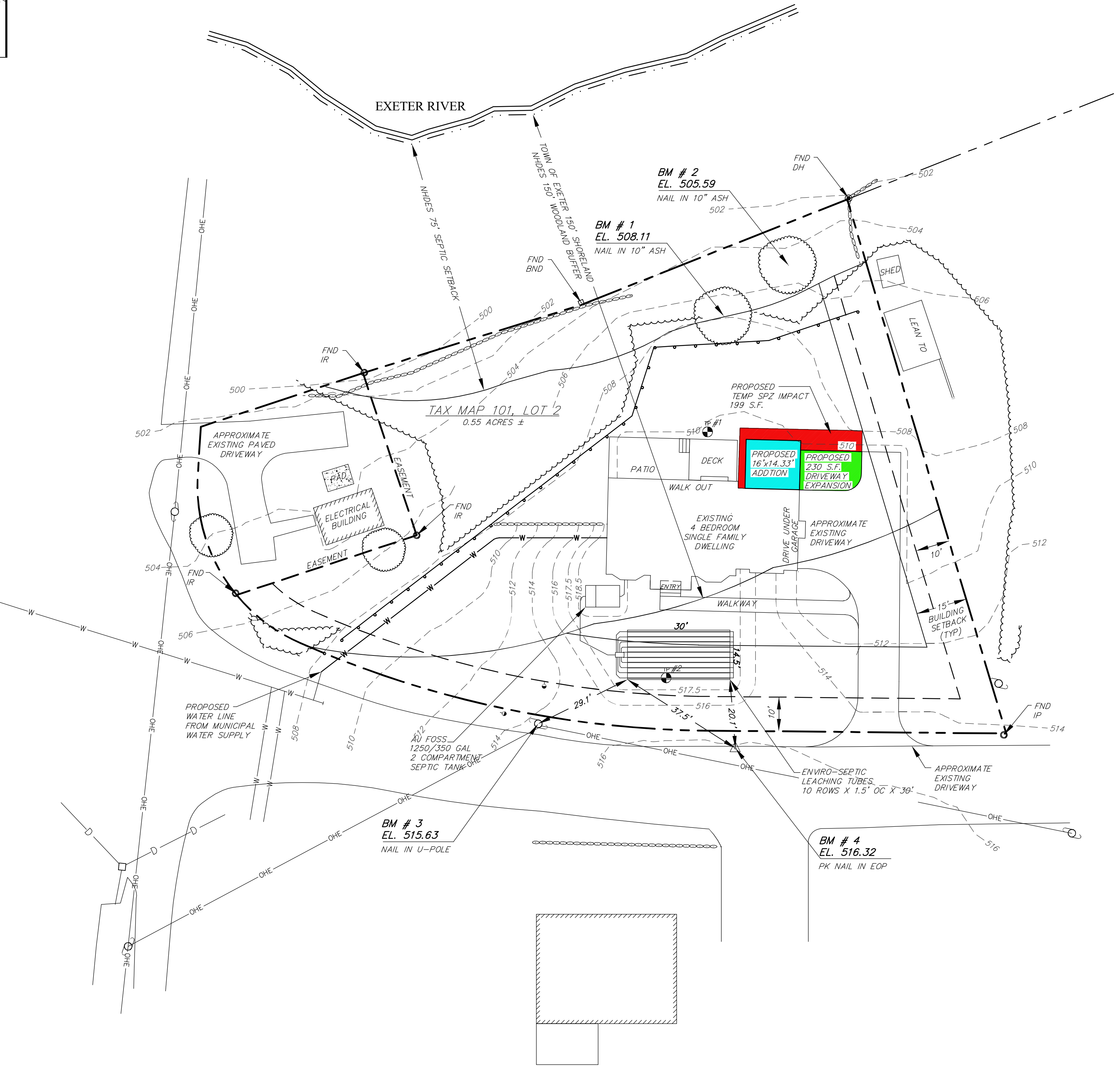
INCLUDING PROPOSED IMPERVIOUS AREA = 460 SF

& PROPOSED TEMPORARY IMPACT = 199 SF

TOTAL AREA WITHIN SPD = 18,004 SF

EXISTING IMPERVIOUS WITHIN SPD = 3,778 SF (20.9%)

PROPOSED IMPERVIOUS WITHIN SPD = 4,238 SF (23.5%)



APPROVAL BLOCK

APPROVED TOWN OF EXETER PLANNING BOARD

CHAIRPERSONDATE

BEALS ASSOCIATES PLLC. DID NOT PERFORM A BOUNDARY SURVEY AND TAKES NO RESPONSIBILITY FOR ITS USE. BOUNDARY DATA WAS TAKEN FROM RECORD SURVEY RCRD PLAN D-25669 AND EXISTING PUBLIC RECORDS.

REVISIONS:DATE:

SHORELAND CUP SITE PLAN

PLAN FOR:  
BUILDING ADDITION  
4 POWDER MILL ROAD  
EXETER, NH

DATE: August 28, 2025

SCALE: 1"=20'

PROJ. NO: NH-1574

SHEET NO. 1 OF 1

**TOWN OF EXETER  
CONSERVATION COMMISSION MEMORANDUM**

---

Date: September 11, 2025  
To: Exeter Planning Board  
From: Kristen Murphy on behalf of the Exeter Conservation Commission  
Subject: Shoreland CUP Application

**Project Information:**

Project Location: 4 Powdermill Road, Exeter, NH  
Map/Lot: Tax Map Parcels #101-2  
CC Review Date: 7/8/25  
PB CASE: #25-7

The Conservation Commission reviewed the Shoreland Conditional Use Permit application at their meeting on September 9<sup>th</sup>. Following the presentation, with reference to the NHDES Shoreland Best Management Practices: <https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/2020-01/sp-5.pdf> and the Town's restrictions on the use of fertilizer in the Shoreland district (see Zoning Ordinance 9.3.4.F.12) the Commission voted unanimously as follows:

They have reviewed the Shoreland Conditional Use Permit application and are in support of the application as proposed with the following recommendation the applicant:

- Follow best management practices in the shoreland buffer zone
- Maintain the forested buffer in the condition it is in now and
- Not contribute additional nitrogen to the district such as from the use of fertilizers

Kristen Murphy



# TOWN OF EXETER

## *Planning and Building Department*

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

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

---

**Date:** September 15, 2025  
**To:** Planning Board  
**From:** Carol Ogilvie, MRI, Interim Planner  
**Re:** PB Case #25-8 Eversource Energy

The Applicant is seeking approval of a Wetlands Conditional Use Permit (CUP) for the purpose of performing routine maintenance work on the existing H141 ACR 115kV Transmission Line. The proposed work will be contained within the existing cleared utility right-of-way (ROW) off of Old Town Farm Road. The subject properties are located in the R-1, Low Density Residential zoning district. Tax Map Parcels #28-6 and #29-32.

The Applicant submitted a Wetlands CUP application, plans and supporting documents, dated August 21, 2025. These materials are enclosed for your review.

I have reviewed the application and supporting documents and find that the application is complete for the Board to hear the case.

The Applicant appeared before the Conservation Commission, at its September 9<sup>th</sup>, 2025 meeting to present their Wetlands Conditional Use permit application. The Commission voted unanimously to recommend approval of the wetlands conditional use permit, as presented. Please see memo from Conservation & Sustainability Planner Kristen Murphy, dated September 11, 2025, enclosed for your review.

### **Planning Board motions:**

**Conditional Use Permit (Wetlands) Motion:** After reviewing the criteria for a Shoreland Conditional Use permit, I move that the request of Eversource Energy (PB Case #25-8) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



650 Suffolk St., Suite 200  
Lowell, MA 01854

T 978.970.5600  
TRCcompanies.com

August 21, 2025

Ref: 636624.0000

Langdon Plumer  
Chair  
Exeter Planning Board  
10 Front Street

Exeter, NH 03833

Re: Town of Exeter Conditional Use Permit Application H141 Transmission Line ACR Structure Replacement Project, Exeter, NH

Dear Mr. Plumer:

On behalf of Public Service of New Hampshire (PSNH) d/b/a Eversource Energy (Eversource), TRC is submitting this Conditional Use Permit Application to the Town of Exeter Planning Board for proposed utility maintenance on the existing H141 ACR 115kV Transmission Line in Exeter, New Hampshire. This project qualifies for Conditional Use approval as an electric transmission line maintenance project within an existing utility right-of-way (ROW) within Exeter's Wetlands Conservation District in accordance with *Article I, Part B* of the Town's zoning ordinance. This Conditional Use Permit application is being submitted in accordance with *Article 9, Part 1, Section 6* of the zoning ordinance and is required for the proposed work to allow impacts within wetland areas and the associated 100-foot prime wetland buffer zone and 50-foot very poorly drained soil buffer zone protected under the Wetlands Conservation District.

### **Existing Conditions**

The project area involves the existing H141 ACR 115kV Transmission Line which shares a maintained ROW that is approximately 250 feet wide. In Exeter, the proposed project area extends west off of Old Town Farm Road towards the intersection with Epping Road and encompasses two (2) structure locations (Structures 172 and 173). The project ROW is fully comprised of Eversource controlled easements. Access to target structure locations along the project ROW will originate from Old Town Farm Road. In Exeter, the project ROW contains dense emergent prime wetland and upland vegetation that is maintained (cut) on a three to five-year cycle to achieve vertical clearance requirements between ground vegetation and overhead transmission lines. Additionally, land surrounding the proposed structure location consist of areas of very poorly drained soil. The surrounding land use is primarily made up of residential developments and forested lands.

### **Project Description**

Eversource intends to perform routine maintenance work on the existing H141 ACR 115kV Transmission Line involving the replacement of two (2) existing wooden utility structures along the maintained utility ROW in Exeter. The H141 Transmission Line ROW originates at Pulpit Rock Substation in Chester and extends east before culminating at Great Bay Substation in Stratham, with proposed work along the transmission line occurring in Sandown, Fremont, and Exeter.

Proposed structure replacement work in Exeter involves the replacement of two (2) existing H-frame wooden transmission line structures (Structures 172 and 173) with a new weathered steel H-frame structures in the same configuration in accordance with current construction methods and materials. Contingent upon permit approvals, work is planned to commence in October 2025 and continue through April 2026.

The replacement structure will be installed through direct embedment within the existing structural footprint. The replacement structure will be connected to the existing overhead circuit prior to the removal of the existing structure. The height of the proposed structure will increase by 15 feet. The change in structure height allows Eversource to comply with current regulatory standards, meet safety clearance requirements, accommodate site topography, and minimize environmental impacts. **Table 1** showing the proposed structural height increase can be found below.

**Table 1: Existing and Proposed H141 Transmission Line Structure Heights**

Utility Structure Number	Existing Height (ft)	Proposed Height (ft)
172	55	70
173	50	65

The proposed work will be contained within the existing cleared utility ROW, and no additional tree clearing or widening of the ROW is proposed. Work crews will access the proposed replacement structures off of Old Town Farm Road and will travel west, establishing a new 16-foot-wide gravel access road where needed to reach the target locations within the limits of the existing cleared ROW corridor. Existing access roads have previously been established along some upland portions of the ROW as a result of past projects. While crews will follow existing access roads until they culminate, ground disturbance will be required to extend the gravel access roads to reach proposed replacement structures.

Ground disturbance and grading within upland areas will be kept to a minimum during the proposed work. In instances where gravel access roads are installed or improved, gravel will be setback at least 15' from wetland edges. Where the proposed access intersects wetlands within the Wetlands Conservation District, timber mats (typically with dimensions of 16 feet wide by 4 feet long) will be installed in order to safely move equipment and crews while minimizing soil disturbance and rutting within these resources. Work pads will be established around the proposed replacement structures and will be approximately 100-ft x 100-ft in size. Additionally, the work pad at Structure 172 has been minimized to avoid wetland impacts. Some routine vegetation mowing within the limits of the existing cleared ROW might be required in the structural work pads to permit clear and safe crew access.

Once access is established, the new structures will be set. Excavated spoils will be spread within an upland area of the project ROW (outside of NHDES jurisdiction) or will be trucked off-site and properly disposed of. The new structures will not be installed within the bed and/or banks of any stream or river along the project ROW. Prior to accessing the ROW with construction equipment, crews will install wildlife friendly erosion and sediment control barriers in accordance with permitting plans and details, New Hampshire Department of Environmental Services (NHDES)

conditions, and the *Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies in New Hampshire* (or “Utility BMP Manual,” March 2019), published by the New Hampshire Department of Natural and Cultural Resources (NHDNCR). During project construction, control of the spread of invasive plant species within the project ROW will also be managed in accordance with NHDES permit conditions and the Utility BMP Manual.

Installed erosion controls and other installed utility BMPs will be inspected daily by the contractor crews and weekly by a qualified environmental monitor, hired by Eversource, in accordance with EPA CGP requirements to ensure proper functionality and maintenance. Erosion and sediment control barriers will not be removed until project work is complete, and project areas are stabilized in accordance with NHDES guidance.

As soon as possible after the completion of the structure replacement work, timber matting and all construction debris will be removed from the project ROW and properly disposed of off-site. Stabilization and restoration of disturbed areas/exposed soils will be initiated as soon as possible once timber mats are pulled and structure work is completed. Due to the use of timber mats, it is anticipated that minimal restoration within the ROW will be required, and that natural vegetative re-colonization of impacted areas will occur during summer vegetative growth periods in 2026. TRC will visit the project ROW post-construction to assess conditions, provide guidance to work crews on restoration, and determine whether or not additional promotion of vegetation (seeding) is required. If necessary, an upland and/or wetland seed mix will be applied to any areas where cover is slow to develop. Additionally, straw or weed-free hay will be applied in conjunction with seed. In accordance with Env-Wt 307.12(f), if the temporarily impacted areas do not have at least 75% revegetation after two growing seasons, replanting, or reseeding would occur in those areas.

Refer to the Project Plans provided in **Attachment B** for the location of existing wetlands and surface waters, utility structures, access routes, proposed construction work pads, and temporary wetland impact areas.

### **Project Need**

The existing replacement structures have been identified for replacement during Eversource’s annual maintenance inspections. The existing H141 transmission structures have been identified by project engineers as deficient and showing signs of distress due to weathering, internal rot, and/or woodpecker damage. The proposed project is part of Eversource’s ongoing maintenance program conducted to ensure reliable electric service for their customers. The PSNH transmission system is an integral part of the regional power system delivering electricity to customers throughout New England. It is critical that this system remains operational without interruption from preventable outages.

### **Delineated Natural Resources**

A portion of the proposed project will take place within the Town of Exeter’s Wetlands Conservation District, which is defined in *Article 9, Part 6* of the Town’s zoning ordinance. The project ROW only contains inland jurisdictional wetlands, and impacts to these wetlands were minimized to the extent practicable while still accomplishing the project goals. The proposed impact numbers are included in the attached Project Plans. According to the NHDES Wetlands Permit Planning Tool, a prime wetland complex is located adjacent to the proposed structure location.

Wetlands within the project ROW were delineated by TRC wetland scientists in May of 2025. Wetland delineation was performed in accordance with procedures and standards outlined in the *1987 Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0 (January 2012)*. Wetland review also relied upon the *Field Indicators for Identifying Hydric Soils in the United States*, Version 8.2, published by the Natural Resource Conservation Service and the *Field Indicators for Identifying Hydric Soils in New England*, Version 4.0, published by the New England Interstate Water Pollution Control Commission in April 2019. Dominant wetland vegetation was assessed using the 2018 National Wetland Plant List published by the U.S. Army Corps of Engineers.

### Proposed Impacts

The proposed work requires temporary impacts to wetlands for access to the proposed structure locations. Impacts are shown in **Table 2** below and are quantified as “Delineated Wetland” impacts, “100-ft Prime Wetland Buffer” impacts, and “50-ft Very Poorly Drained Soil Buffer”.

**Table 2: Proposed Impacts**

Impact Type	Impact Area (Square Feet)
Delineated Wetlands	3,063
100-ft Prime Wetland Buffer	25,575
50-ft Very Poorly Drained Soil Buffer	3,179
<b>Total</b>	<b>31,899</b>

### Wetlands Conservation District

Within the Town of Exeter, access roads to the proposed replacement structure intersects one (1) delineated jurisdictional wetland complex and will require approximately 3,063 sq. ft. of temporary wetland impacts. In areas where the proposed work intersects the delineated wetland boundary, timber matting will be utilized. Timber matting will minimize impacts to the wetlands during structure replacement work and will not remain in place for longer than one growing season. Additionally, proposed access roads will intersect the 100-ft prime wetland buffer, requiring approximately 25,575 sq. ft. of impacts. Lastly, 3,179 sq ft of impacts will occur within the 50-ft very poorly drained soil buffer. Crews will follow applicable BMPs to minimize disturbance within the wetland areas.

### NH Department of Environmental Services Notification

In accordance with NH RSA 482-A:3, XV, routine utility maintenance work is exempt from the standard wetland permitting process at the state level. However, Eversource is required to submit a Utility Maintenance Activity Statutory Permit-by-Notification (SPN) and Alteration of Terrain (AoT) permit application to New Hampshire Department of Environmental Services (NHDES) to permit the temporary wetland impact and upland ground disturbance associated with the project, respectively. TRC is currently assisting Eversource with the preparation of these permit applications. As part of the permitting process, the Town of Exeter will receive a copy of these filings, anticipated for submission in August.

### **Conditional Use Permit**

In accordance with the requirements for a Conditional Use Permit, the construction and maintenance of utility lines within an existing ROW in the Wetlands Conservation District is a permitted use subject to review if the proposed project does not conflict with the purposes of the District found in *Article 9 Part 1, Section 6 B (1-8)*. Evidence that the proposed project does not conflict with these purposes is listed below.

***1. The proposed use is permitted in the underlying zoning district.***

Maintenance of an existing and maintained utility ROW is allowed within the Residential (R1) Zoning District.

***2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible.***

The proposed structure replacement maintenance work will occur entirely within the existing and maintained Eversource H141 Line ROW. Wetland impacts have been minimized to the maximum extent possible while still meeting project objectives. Where wetland crossings are required to access proposed structure locations, timber matting will be utilized to minimize impacts. Timber matting will be removed following the completion of the proposed Project and will not remain in place for longer than one growing season.

***3. A wetland scientist has provided an impact evaluation that includes the “functions and values” of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or the greater hydrologic system.***

Yes, a NH Certified Wetlands Scientist from TRC Environmental Corporation conducted a wetlands delineation and functions and values report in May of 2025 for proposed work and temporary impacts to wetlands in near Structures 172 and 173 in Exeter. Wetland delineation was performed in accordance with procedures and standards outlined in the 1987 Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0 (January 2012). Wetland review also relied upon the Field Indicators for Identifying Hydric Soils in the United States, Version 8.2, published by the Natural Resource Conservation Service and the Field Indicators for Identifying Hydric Soils in New England, Version 4.0, published by the New England Interstate Water Pollution Control Commission in April 2019. Dominant wetland vegetation was assessed using the 2018 National Wetland Plant List published by the U.S. Army Corps of Engineers.

***4. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer.***

Because the project involves maintenance of an existing utility structure, access is constrained by existing location. However, wetland and buffer zone impacts have been minimized to the maximum extent possible while still meeting project objectives. Where wetland crossings are required to access proposed structure locations, timber matting will be utilized to minimize impacts.

**5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons.**

The proposed project will not create health hazards or safety issues to the public as all wetland impacts will be temporary. Additionally, the proposed project is in the best interest of the public as the proposed project involves maintenance of an existing structure that has been identified by project engineers as deficient and showing signs of distress due to weathering, internal rot, and/or woodpecker damage. The proposed project is part of Eversource's ongoing maintenance program conducted to ensure reliable electric service for their customers. The PSNH transmission system is an integral part of the regional power system delivering electricity to customers throughout New England. It is critical that this system remains operational without interruption from preventable outages.

**6. The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater functional value than the impacted wetland.**

N/A as all impacts to wetlands will be temporary.

**7. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, the applicant has included a restoration proposal revegetating any disturbed area within the buffer with the goal to restore the site as nearly as possible to its original grade and condition following construction.**

As soon as possible after the completion of the structure replacement work, timber matting and all construction debris will be removed from the project ROW and properly disposed of off-site. Stabilization and restoration of disturbed areas/exposed soils will be initiated as soon as possible once timber mats are pulled and structure work is completed. Due to the use of timber mats, it is anticipated that minimal restoration within the ROW will be required, and that natural vegetative recolonization of impacted areas will occur during summer vegetative growth periods in 2026. TRC will visit the project ROW post-construction to assess conditions per EPA CGP requirements, provide guidance to work crews on restoration, and determine whether or not additional promotion of vegetation (seeding) is required. If necessary, an upland and/or wetland seed mix will be applied to any areas where cover is slow to develop. Additionally, straw or weed-free hay will be applied in conjunction with seed. In accordance with Env-Wt 307.12(f), if the temporarily impacted areas do not have at least 75% revegetation after two growing seasons, replanting, or reseeding would occur in those areas.

**8. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.**

An NHDES Alteration of Terrain Permit, USACE Self-Verification Form, NHDES SPN, EPA Construction General Permit, and NHDHR Request for Project Review will all be obtained prior to the proposed start of construction.

### **Property Ownership and Abutters**

Proposed work will occur within the limits of the existing H141 Transmission Line electric utility ROW that is owned and maintained by Eversource. All owners of parcels where impacts to the Wetlands Conservation District are to occur, as well as owners of parcels who abut or are located across the street from these properties will be notified of the proposed project in accordance with the Town of Exeter's Conditional Use Permit application process. The list of owners and abutters and the associated tax maps are attached, as well as three copies of the abutter labels.

Please do not hesitate to contact me if you have any questions at (603) 966-8962 or [amahoney@trccompanies.com](mailto:amahoney@trccompanies.com).

Sincerely,  
TRC

A handwritten signature in black ink that reads "Andrew Mahoney". The signature is written in a cursive, flowing style.

Andrew Mahoney  
Project Manager

Cc: Jacob Kwapiszeski, Eversource

Attachments:

- USGS Site Location Map
- Project Plan Set
- Exeter Tax Map
- Soil Maps
- Abutter List

# **Town of Exeter**



## **Planning Board Application for Conditional Use Permit: Wetlands Conservation Overlay District**

*July 2023*



### SUBMITTAL REQUIREMENTS:

- Required Fees:
- |                                    |                             |   |
|------------------------------------|-----------------------------|---|
| Planning Board Fee: <b>\$50.00</b> | Abutter Fee: <b>\$10.00</b> | Recording Fee (if applicable): <b>\$25.00</b> |
|------------------------------------|-----------------------------|---|

APPLICANT	Name: Eversource Energy c/o Jacob Kwapiszeski
	Address: 13 Legends Drive, Hooksett, NH 03106
	Email Address: jacob.kwapiszeski@eversource.com
	Phone: 603-634-2238
PROPOSAL	Address: Old Town Farm Road
	Tax Map #28, 29 Lot# 6.32 Zoning District: R1
	Owner of Record: Eversource Energy Easement
Person/Business performing work outlined in proposal	Name: TRC Environmental Corporation c/o Andrew Mahoney
	Address: 650 Suffolk Street, Suite 200, Lowell, MA 01863
	Phone: 603-966-8962
Professional that delineated wetlands	Name: TRC Environmental Corporation - Kevin Ferguson, CWS
	Address: 650 Suffolk Street, Suite 200, Lowell, MA 01863
	Phone: 603-534-9734

**Town of Exeter**  
**Planning Board Application**  
**Conditional Use Permit: Wetland Conservation Overlay District**

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)  
 Eversource intends to perform routine maintenance work on the existing H141 ACR 115kV Transmission Line. Proposed structure replacement work in Exeter involves the replacement of two (2) existing H-frame wooden transmission line structures (Structures 172 & 173) with a new weathered steel H-frame structure in the same configuration in accordance with current construction methods and materials. Contingent upon permit approvals, work is planned to commence in October 2025 and continue through April 2026. The proposed work will be contained within the existing cleared utility ROW, and no additional tree clearing or widening of the ROW is proposed. The existing H141 transmission structures have been identified by project engineers as deficient and showing signs of distress due to weathering, internal rot, and/or woodpecker damage. The proposed project is part of Eversource's ongoing maintenance program conducted to ensure reliable electric service for their customers. The PSNH transmission system is an integral part of the regional power system delivering electricity to customers throughout New England. It is critical that this system remains operational without interruption from preventable outages.

**Wetland Conservation Overlay District Impact (in square footage):**

<b>Temporary Impact</b>	<b>Wetland:</b>	<b>(SQ FT.)</b>	<b>Buffer:</b>	<b>(SQ FT.)</b>
	<input checked="" type="checkbox"/> Prime Wetlands	<u>3,068</u>	<input checked="" type="checkbox"/> Prime Wetlands	<u>25,575</u>
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands	_____
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input type="checkbox"/> Vernal Pools (>200SF)	_____
	<input type="checkbox"/> VPD	_____	<input checked="" type="checkbox"/> VPD	<u>3,179</u>
	<input type="checkbox"/> PD	_____	<input type="checkbox"/> PD	_____
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream	_____
<b>Permanent Impact</b>	<b>Wetland:</b>		<b>Buffer:</b>	
	<input type="checkbox"/> Prime Wetlands	_____	<input type="checkbox"/> Prime Wetlands	_____
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands	_____
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input type="checkbox"/> Vernal Pools (>200SF)	_____
	<input type="checkbox"/> VPD	_____	<input type="checkbox"/> VPD	_____
	<input type="checkbox"/> PD	_____	<input type="checkbox"/> PD	_____
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream	_____

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

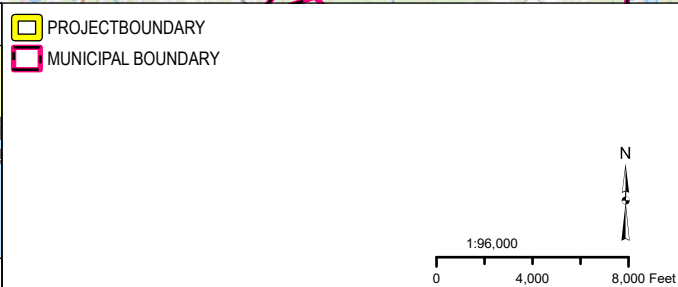
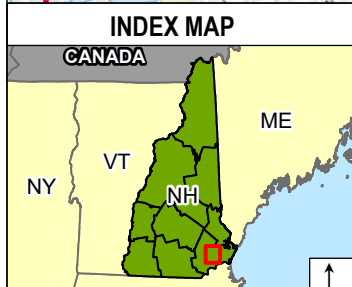
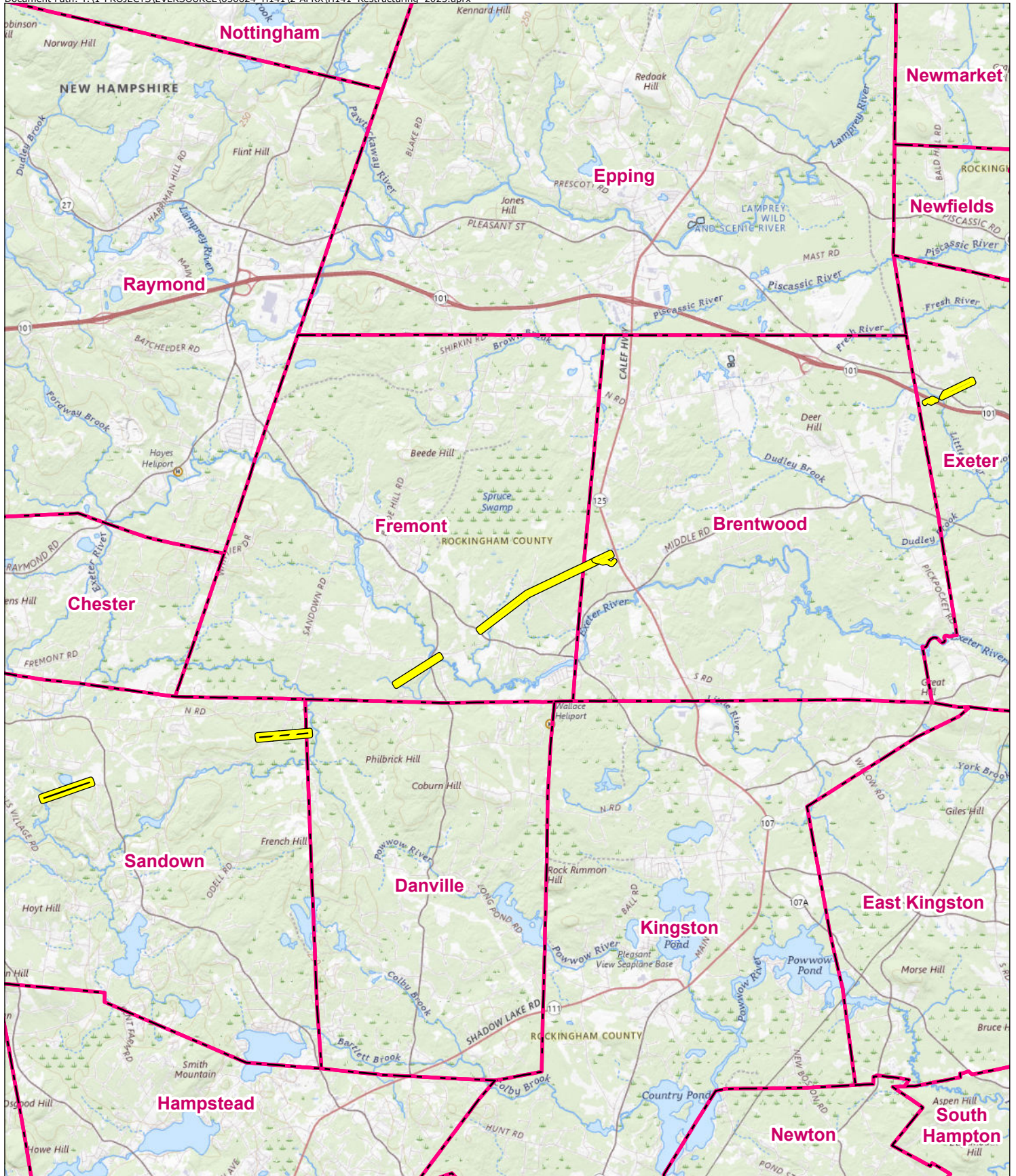
N/A

Describe how the proposal meets conditions in **Article 9.1.6.B** of the Zoning Ordinance (attached for reference).  
Written justification for each criterion must be provided to be deemed administratively complete.

Please refer to justifications written within the cover letter narrative.

9.1.6.B. Prior to issuance of a conditional use permit, the Planning Board shall conclude and make a part of the record, compliance with the following criteria:

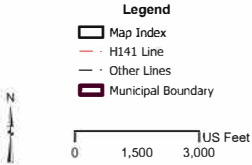
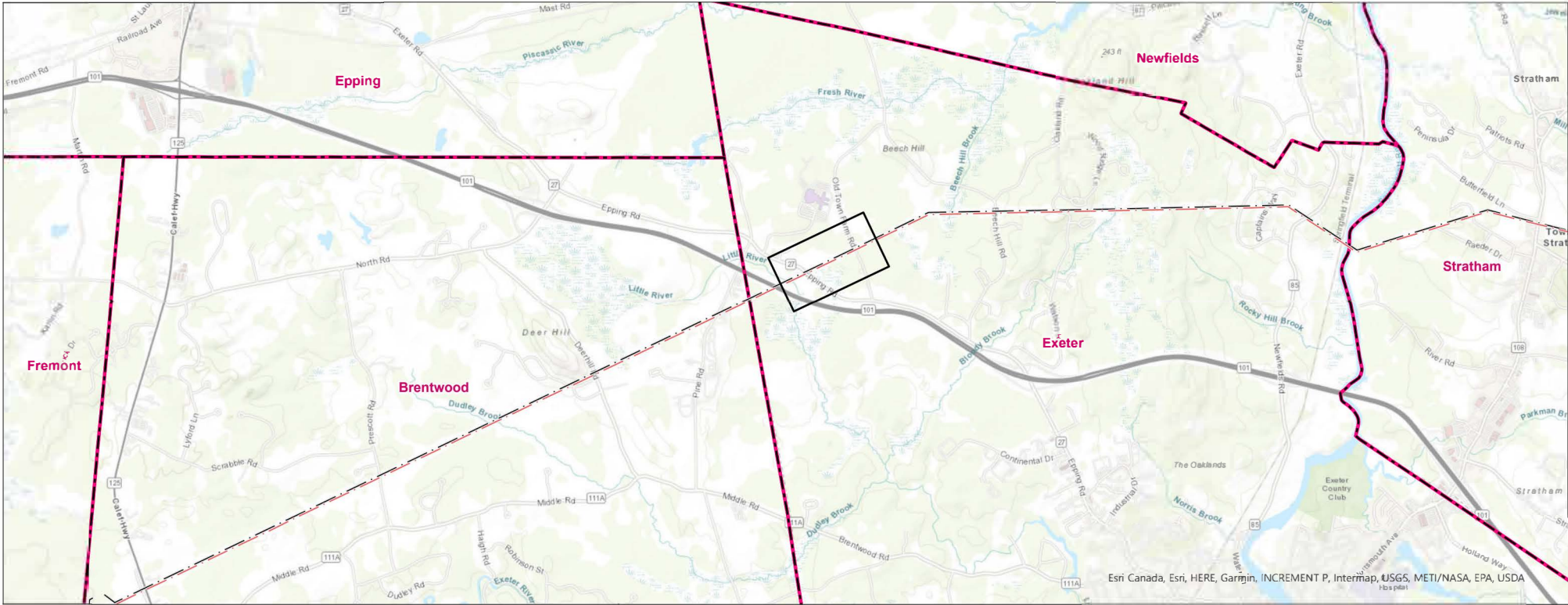
1. That the proposed use is permitted in the underlying zoning district;
2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;
3. A wetland scientist has provided an impact evaluation that includes the “functions and values” of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or the greater hydrologic system.
4. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer;
5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;
6. The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater functional value than the impacted wetland
7. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, the applicant has included a restoration proposal revegetating any disturbed area within the buffer with the goal to restore the site as nearly as possible to its original grade and condition following construction.
8. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.;



<b>EVERSOURCE</b> ENERGY
<b>Line H141</b> Figure 1 Site Location Map
April 2025
Basemap: USGS National Map Data Sources: USGS, ESRI, Eversource, TRC, NHGRANIT

H141 Line - Structure Replacement Project

EXETER NH  
Conditional Use Plan  
Final Map Set  
Date: August 18, 2025



INDEX OF FIGURES  
Title Sheet / Index Map  
Map Sheets 1-2

NO.	DATE	REVISIONS

PREPARED FOR:  
**EVERSOURCE**  
ENERGY  
107 Selden Street  
Berlin, CT 06037

PREPARED BY:  
**TRC**





Epping

Newell



- Parcels - Lot Dimensions
- Parcels
- NH Highways
  - Interstate
  - US Highway
  - State Highway
- Abutting Towns - Basemap
- Transmission Lines - Basemap
- Streets - Basemap
  - Streets - 1:144000
  - Streets - 1:18000
- Trails - Basemap
- Railroad - Basemap
- Buildings
- Water - Basemap
- TOE Parks & Recreation - Basemap
- ROW - Basemap
- NH Conservation & Public
- Town Boundary - Basemap

101

101

101

101

Brentwood

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.

0 1900 3800 ft

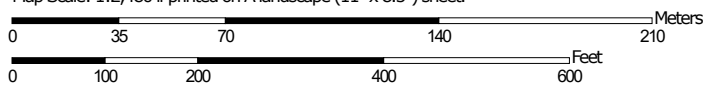
Printed on 08/12/2025 at 09:44 AM

Exeter MapsOnline

# Soil Map—Rockingham County, New Hampshire



Map Scale: 1:2,480 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84




**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey


8/14/2025  
Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire

Survey Area Data: Version 27, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
32B	Boxford silt loam, 3 to 8 percent slopes	0.5	6.1%
33A	Scitico silt loam, 0 to 5 percent slopes	0.8	11.3%
38B	Eldridge fine sandy loam, 3 to 8 percent slopes	0.6	7.4%
134	Maybid silt loam	3.9	52.9%
140C	Chatfield-Hollis-Canton complex, 8 to 15 percent slopes, rocky	1.7	22.2%
<b>Totals for Area of Interest</b>		<b>7.4</b>	<b>100.0%</b>

Abutter List							
Map	Lot	Owner	Mailing Address	City	State	Zip	Street Address
28	3	NOEL ROBERT M	18 OLD TOWN FARM RD	Exeter	NH	03833	18 OLD TOWN FARM RD
28	4	CROSTON RICHARD E	22 OLD TOWN FARM RD	Exeter	NH	03833	22 OLD TOWN FARM RD
28	5	RICHARD DAVID E	26 OLD TOWN FARM RD	Exeter	NH	03833	26 OLD TOWN FARM RD
28	6	BOLSTER KENNETH	36 OLD TOWN FARM RD	Exeter	NH	03833	36 OLD TOWN FARM RD
28	7	KASNET REVOCABLE TRUST	42 OLD TOWN FARM RD	Exeter	NH	03833	42 OLD TOWN FARM RD
28	12	EATON TIMOTHY J REV TR AGREEMENT	35 OLD TOWN FARM RD	Exeter	NH	03833	35 OLD TOWN FARM RD
28	13	EXETER TOWN OF	10 FRONT STREET	Exeter	NH	03833	OLD TOWN FARM RD
28	18	WISSLER MICHAEL D	27 OLD TOWN FARM RD	Exeter	NH	03833	27 OLD TOWN FARM RD
29	1	NEW HAMPSHIRE STATE OF	PO BOX 483	Concord	NH	03302	292 EPPING RD
29	2	EVERSOURCE ENERGY	PO BOX 270	Hartford	CT	06141-0270	298 EPPING RD
29	3	RAPPOLD BRYAN J	304 EPPING RD	Exeter	NH	03833	304 EPPING RD
29	30	CLARK JOSEPH G	PO BOX 383	Newfields	NH	03856	291 EPPING RD
29	31	LEBOR MICHELLE	289 EPPING RD	Exeter	NH	03833	289 EPPING RD
29	32	BOUCHARD FAMILY REVOCABLE TRUST	PO BOX 219	Exeter	NH	03833	279 EPPING RD

**TOWN OF EXETER  
CONSERVATION COMMISSION MEMORANDUM**

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Date: September 11, 2025  
To: Exeter Planning Board  
From: Kristen Murphy on behalf of the Exeter Conservation Commission  
Subject: Wetland CUP Application

**Project Information:**

Project Location: Eversource, H141 ACR, 115kV, Old Town Farm Road proximity, Exeter, NH  
Map/Lot: Tax Map Parcels #28-3,6; 29-32  
CC Review Date: 7/8/25  
PB CASE: #25-8

The Conservation Commission reviewed the wetland conditional use permit application at their meeting on September 9<sup>th</sup>. Following the presentation, the Commission voted unanimously as follows:

They have reviewed the application and have no objections to the issuance of the conditional use permit as presented.

Kristen Murphy



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists



August 29, 2025

Dave Sharples, Town Planner  
Planning & Sustainability Department  
10 Front Street  
Exeter, NH 03833

**Re: PB Case #23-13 TF Moran, Inc. (for C3I)  
Site Plan Review and Wetlands & Shoreland Conditional Use Permits - Second Extensions Request  
8 Commerce Way, Exeter, N.H. - Tax Map Parcel #48-3**

Dear Dave:

On behalf of our client, C-Marine Dynamics Realty, LLC., we respectfully request a one-year extension of the Planning Board approval for Planning Board Case #23-13. This was at the October 12, 2023 Planning Board meeting and this is the second extension request for the project.

Feel free to contact us with any questions. Thank you.

Sincerely,  
**TFMoran, Inc.**

Jack McTigue, PE, CPECS  
*Project Manager*

  
cc: C-Marines Dynamic Realty, LLC.  
Ricci Construction, LLC.

TFMoran, Inc.  
48 Constitution Drive, Bedford, NH 03110  
T(603) 472-4488      www.tfmoran.com



TFMoran, Inc. Seacoast Division  
170 Commerce Way-Suite 102, Portsmouth, NH 03801  
T(603) 431-2222