



# TOWN OF EXETER, NEW HAMPSHIRE

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

## EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, June 11, 2026 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:

### **CALL TO ORDER**

### **APPROVAL OF MINUTES**

May 28, 2026

### **NEW BUSINESS**

**PB Case # 26-3** for J Caley Associates – 97 Portsmouth Ave – Request to continue to July 9, 2026

**PB Case #84-7** for 51 Portsmouth Ave Easement (Map 65-Lot 140), request for technical review and decision of Planning Board.

**PB Case #26-6** for conditional use permit for Public Service Company of NH d/b/a Eversource Energy, to conduct structure replacement work along their existing 115 kV A126 Electric Transmission Line Right-of-way in Exeter, NH.

**PB Case #26-8** for Lot Line Adjustment to the common lot line shared between JAG4 Portsmouth Ave., LLC and Rabih Abounaja for land located on Portsmouth Ave, Map 71 Lots 8 & 9, 4-6 & 8.

**PB Case #25-6** for amended Minor Site Plan for 73 Winter Street, Exeter, NH Tax Map 73, Lot 143. to change the parking calculations and request a waiver from the parking requirements.

### **OTHER BUSINESS**

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

### **ADJOURNMENT**

EXETER PLANNING BOARD

*Langdon J. Plumer, Chairman*

*Posted 06/04/26: Exeter Town Office and Town of Exeter website Exeter website*

**TOWN OF EXETER  
PLANNING BOARD  
NOWAK ROOM  
10 FRONT STREET  
MAY 28, 2026  
DRAFT MINUTES  
7:00 PM**

**I. PRELIMINARIES:**

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

**STAFF PRESENT:** Town Planner Dave Sharples

**II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7 PM, and the members introduced themselves. Alternate MacLeod was activated.

**III. APPROVAL OF MINUTES**

May 14, 2026

Mr. Kennedy recommended edits.

*Vice-Chair Brown motioned to approve the May 14, 2026 meeting minutes, as amended. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.*

**IV. OLD BUSINESS**

1. The continuation of application 26-3 for J. Caley Associates for site plan review for the proposed demolition of the existing dry-cleaning building and proposed development of a 4-story building for 22-room hotel

C-2 Highway Commercial Zoning District

Tax Map #65-125

Planning Board Case #26-3.

Chair Plumer read the public hearing notice out loud.

Mr. Sharples reviewed that the case was tabled until tonight and that the Board's counsel, Laura Spector Morgan was present.

The Board left the meeting room at 7:06 PM to meet with counsel and returned at 7:28 PM.

40 ***Ms. Belanger motioned to include the certified record of Planning Board Case #25-3 into the record of***  
41 ***Planning Board Case #26-3. Ms. English seconded the motion. A vote was taken, all were in favor, the***  
42 ***motion passed unanimously 7-0-0.***

43

44 Christian Smith of Beals associates indicated Attorney Josh Lanzetta was present as well as Kim  
45 Hazarvarjian, the traffic engineer. He noted the hearing was continued on April 26<sup>th</sup>.

46

47 Mr. Smith reviewed each of the comments and questions the Board had at the last meeting pertaining  
48 to the loading island, mulch bed, amenities space, ADA Parking, lighting and turning radius for box and  
49 garbage trucks.

50

51 Ms. Martel asked about the curbing on the Needham Bank parking lot and Mr. Smith indicated his client  
52 is still working with the bank to achieve what is on the plan. He proposed it be a condition of approval.  
53 Vice-Chair Brown recommended working with what the Board has in front of it. Ms. Martel noted that  
54 peer review comments state work can't happen on adjacent property but the plan shows them working  
55 on adjacent property which doesn't agree with the comments in the review letter. Mr. Smith noted  
56 there is a proposed exhibit plan in the event they are not able to reach an agreement with the bank they  
57 can come back with an amendment.

58

59 Ms. Smith noted he lost two stalls and relocated the handicapped parking to the rear and there is an  
60 entry isle to a walkway to the building.

61

62 Chair Plumer asked about the parking spaces and Mr. Smith indicated two were added, now there are  
63 19.

64

65 Mr. Smith addressed the loading zone and disagreed the regulations apply to this type of use. Mr.  
66 Sharples stated that he sees no reasonable argument that it doesn't apply and read the regulations for  
67 retail and service establishments noting that the size in any of these shall not be less, which is the  
68 purpose of asking for a waiver. He noted this is a proposed service establishment. Mr. Smith noted the  
69 Hampton Inn and other hotels don't have a 50' loading zone but agreed to hand out the waiver  
70 requests. He provided a copy to Attorney Hilson. Mr. Kennedy stated that he hasn't heard anything to  
71 convince him to park in the drive aisle. Mr. Smith noted it could be achieved with signage and hotel  
72 management as well as timing such as from 5-7 AM. Attorney Lanzetta noted it was reasonable as a  
73 condition because it's a tiny lot. He noted the owner could tell you about the existing loading at this  
74 location, the bank and the Manor. A 50' loading zone is not possible. Ms. Belanger expressed concerns  
75 with blocking the ADA spots.

76

77 Mr. Smith addressed the amenity space. Ms. Belanger read the wording: "Use of building amenities  
78 shall be limited to guests and invitees." Vice-Chair Brown noted the lounge would not be open to the  
79 public so that more need for parking wouldn't be triggered.

80

81 Mr. Smith addressed snow removal with a note on sheet 4, #3 that there b no storage in the drive aisles  
82 or parking stalls. If full owner shall reasonably remove excess snow from the site and shall not allow  
83 snow to be stored within parking spaces or travel isles. Ms. Martel asked about the area adjacent to the

84 property lines, which is steeply sloped to the adjacent parking lot and has trees and is not appropriate  
85 which Mr. Smith agreed to remove.

86

87 Mr. Smith addressed sheet 7, lighting and will keep lumens on the property and withdrew the waiver  
88 request.

89

90 Mr. Smith showed traffic flow for delivery and trash removal. They will pull in and back out to exit.

91

92 Mr. Smith noted the ADA spaces cannot go up front due to slope, so they reconfigured the back  
93 entrance. After a certain hour the door will be locked but by then patrons would already have a key fob.  
94 There is a walkway around the building and another entry door added.

95

96 Chair Plumer opened public comment at 8:08 PM.

97

98 Danielle Capalbo of 105 Portsmouth Avenue expressed concerns with the social room, transient nature  
99 of hotel guests, and security. She questioned how the use of the social room by guests and invitees, not  
100 the public could be enforced. She questioned what recourse their was if they later relaxed that policy.  
101 She expressed concerns with aesthetics and property values. She expressed concerns with noise from  
102 early morning trash pick up and the sound quality of the neighborhood adjacent to aa 24/7 business.

103 Attorney Lanzetta noted that the use is permitted in the zone and is intended to be an upscale hotel.

104 Attorney Spector Morgan explained that the Planning Board has no jurisdiction over security of the  
105 building. Ms. Belanger noted that Exeter does have a good police department and are quick to respond.  
106 Attorney Lanzetta noted that the Manor is situated amongst many properties with public access.

107

108 John Del Santo of 14 Franklin Street stated he owned two commercial units at the Manor and displayed  
109 photos of existing signage including his two and Needham Bank along Portsmouth Avenue. He  
110 expressed concerns with the placement and height of signs so that the existing signs for existing  
111 business won't be blocked. He will send the height information to Mr. Sharples and to Code  
112 Enforcement Officer Doug Eastman.

113

114 Attorney Todd Fahey indicated that he represents Needham Bank and that he submitted an email today.  
115 He stated that the intended use was worse than the last plan which was denied. He expressed concerns  
116 with unspecified risks to health, and welfare and stated that the bank had no agreement with the  
117 applicant relative to their mulch beds.

118

119 Attorney Chris Hilson indicated that he represents Exeter Commons a/k/a Margarita Plaza and opposes  
120 the application. He stated that granting this application will change the easements and cited Harvey v.  
121 Town of Barrington. He questioned who exactly the invitees to the lounge were, would they be invited  
122 by the guests or the proprietor. He expressed concern with use that creeps over time. He addressed  
123 the waiver request for the loading dock and stated that he did not hear the hardship element and felt  
124 that any hardship would be self-created because the building proposed spans the entire lot. He  
125 expressed concerns with the traffic plan and discussed the 1997 KFC approval which he stated the intent  
126 was to stop criss cross traffic between the lots and is not a central aspect of the plan to be approved. He  
127 requested the Board deny the application in its current configuration.

128 Lauren Armstrong of the Manor questioned why the town needed another hotel and expressed  
129 concerns with traffic and noise.

130

131 Vice-Chair Brown asked Mr. Smith to post pictures of the architectural plans and Ms. Martel asked him  
132 to discuss materials.

133

134 Attorney Spector Morgan noted that there are standards in the regulations, it is not a matter of whether  
135 or not we like them. Mr. Smith indicated there would be clapboard siding and fiber cement on the 3<sup>rd</sup>  
136 floor and stucco plaster.

137

138 Ms. Martel asked about HVAC and utilities. Mr. Smith noted they would be roof mounted. Ms. Martel  
139 asked if they would be visible. Mr. Smith noted the a/c unit would be on the roof. Mr. Sharples noted  
140 standards require them not to be seen from ground level. Vice-Chair Brown indicated that they would  
141 likely be visible looking down from the 7<sup>th</sup> floor to a three-story building and they have the right to put it  
142 there. He stated it would be a difficult argument to say they would affect market value.

143

144 Mr. Kennedy asked about the noise of trucks backing up. Attorney Lanzetta noted it would be similar to  
145 the Manor and timing could be aligned with the Manor pick up. He noted the hotel would not want to  
146 wake its guests either. Mr. Smith noted the backing sound is a life safety requirement of DOT.

147

148 Vice-Chair Brown asked about enforcement of the social room. Mr. Sharples explained there were a  
149 couple of avenues available for enforcement such as it being a violation of the site plan. Attorney  
150 Spector Morgan stated that the Select Board and Town Manager can enforce and usually a letter works  
151 but if not they can go to Superior Court for an injunction. She noted revocation of site plan approval  
152 would shut down the business and there is also a \$275/day fine for violation which can include  
153 attorney's fees. She noted that there could be no advertisement to the public and any advertisement of  
154 the hotel social room should specify that it is for guests. The fire code is also a component.

155

156 Attorney Lanzetta explained that he has made repeated offers to the bank to address the mulch bed at  
157 the applicant's expense. He disagreed that the 1997 decision was to stop criss crossing traffic between  
158 the lots because the easements exist to allow that.

159

160 Ms. Martel questioned why the bank would agree to that and stated that the proposed plan is  
161 predicated on an agreement they don't have and she questioned why they were not presenting the plan  
162 that doesn't modify the mulch bed. She did not see the benefit to the bank. Attorney Lanzetta stated  
163 the benefit would be more parking spaces. Vice-Chair Brown agreed that the bank appeared to have no  
164 interest in working with you. Their position is clear that they have repeatedly opposed everything you  
165 brought forward. Mr. Smith noted this is what the client wants to work on.

166

167 Attorney Lanzetta requested to poll the board on the condition of approval concerning the mulch bed  
168 and coming to an agreement with the bank. Ms. Belanger stated she prefers to continue and would not  
169 vote on the condition until she had a change to consider the language and is concerned that the plan is  
170 to alter someone else's property with no discussion happening. Ms. Martel agreed. Vice-Chair Brown

171 agreed that any feedback from the bank has been negative. Mr. MacLeod also agreed that the bank is  
172 not for the application and could take the position that a no equals a denial and they've won.

173

174 Attorney Lanzetta agreed that he would like to continue.

175

176 ***Ms. Belanger motioned to continue Planning Board Case #26-3 to the Board's June 11, 2026 meeting***  
177 ***at 7 PM in the Nowak Room. Ms. English seconded the motion. A vote was taken, all were in favor,***  
178 ***the motion passed unanimously 7-0-0.***

179

## 180 **V. OTHER BUSINESS**

181

- 182 • Election of Officers

183

184 Mr. Sharples read from the Rules of Procedure that only full members could serve as officers  
185 and only full members and not alternates could vote for officers.

186

187 ***Ms. English moved that Langdon Plumer continue as Chair and that Aaron Brown continue as***  
188 ***Vice-Chair and that John Grueter continue as Clerk. Ms. Martel seconded the motion. A vote***  
189 ***was taken Ms. Belanger, Ms. English, Mr. Brown, Mr. Plumer, Ms. Martel and Mr. Kennedy***  
190 ***voted aye. The motion passed 6-0-0.***

191

- 192 • Master Plan Discussion

193

194 Mr. Sharples reported that the MPOC met this morning and went through infrastructure  
195 recommendations for the CIP. They submitted Safe Streets for All grant application for  
196 \$16,097,726 with US DOT. He noted they would have an answer in seven to ten months. He  
197 noted if successful it would cover many of the Bike & Pedestrian plan items. The match would  
198 be \$3.2 million and they should make every effort to publicize it so that if the grant application  
199 is approved the voters will understand how it can change the town.

200

201 Ms. Martel asked the plan for updating the Master Plan and Mr. Sharples indicated in 2027 or  
202 2028. She noted she has been thinking about coastal resilience and the storms they have had.

203

- 204 • Field Modifications

205

- 206 • Bond and/or Letter of Credit Reductions and Release

207

208

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

210 Vice-Chair Brown thanked Mr. Sharples for the energy he has brought back to his position.

211

212 **VII. CHAIRPERSON'S ITEMS**

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

214 **IX. ADJOURN**

215 *Ms. Belanger motioned to adjourn the meeting at 9:27 PM. Mr. MacLeod seconded the*  
216 *motion. A vote was taken, all were in favor, the motion passed unanimously.*

217 Respectfully submitted.

218 Daniel Hoijer,

219 Recording Secretary (Via Exeter TV)



Dawn Ferringo <dferringo@exeternh.gov>

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## 97 Portsmouth Avenue

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Christian Smith <csmith@bealsassociates.com>

Mon, Jun 1, 2026 at 10:01 AM

To: "David Sharples (dsharples@exeternh.gov)" <dsharples@exeternh.gov>, Dawn Ferringo <dferringo@exeternh.gov>

Cc: Josh Lanzetta <josh@brutonlaw.com>, JEFF CALEY <j.caley@comcast.net>

Good morning Dave & Dawn, due to schedule conflicts (myself on the 11<sup>th</sup> of June & Josh on the 25<sup>th</sup> of June), we are requesting the referenced project be continued until the July 9<sup>th</sup> hearing. It was our understanding that the 11<sup>th</sup> PB hearing agenda was quite full in any event. Please advise if this works for the PB hearing in July. Thank you!



Christian O. Smith, P.E.

Principal

Beals Associates, PLLC.

70 Portsmouth, Ave. 3<sup>rd</sup> Floor

Stratham, NH 03885

603-583-4860

603-583-4863

csmith@bealsassociates.com



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**Date:** June 11, 2026  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** Request for Technical Review and Decision

Application for Technical Review and Decision of the Planning Board for 51 Portsmouth Ave, Exeter, NH Easement.

This is an unusual request that involves an easement from a Planning Board case back in 1984. The applicant is requesting that the Planning Board vote to terminate the easement that was a condition of the 1984 board approval. While they never started the project, they did record the easement.

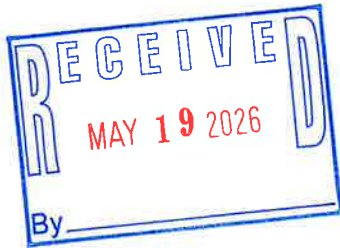
The applicant asked me back in 2021 to revoke the site plan approval. I wrote the enclosed letter dated February 25, 2021 in response to their request. As I wrote at that time as well as today, I believe that no vested rights were obtained and the site plan has long since lapsed and is no longer valid. However, the applicant is having an issue with a title company that is demanding that the easement that was a condition of approval that no longer exists, is terminated. For the sake of resolving this, I recommend the board vote to terminate the easement.

### **Recommended Planning Board Motion:**

I move that the request of Raymond and Lynda Talkington to terminate the existing easement per condition #4, imposed in the 1984 approval, on their property at 51 Portsmouth Ave., Exeter, NH (Map 65 Lot 140), be APPROVED.

Thank You.

Enclosures



51 Portsmouth Avenue  
Exeter, NH 03833

May 18, 2026

**HAND DELIVERED**

Mr. Dave Sharples, Town Planner  
Planning Department  
Town of Exeter, NH  
Planning Department  
10 Front Street  
Exeter, NH 03833

RE: Application for Technical Review and Decision of Planning Board  
51 Portsmouth Ave., Exeter, NH - Easement (Map 65 – Lot 140)

Dear Mr. Sharples: This is in follow up to our discussion on May 18, 2026, in which we requested a formal Planning Board Decision regarding the existing easement on our property at 51 Portsmouth Ave., Exeter, NH 03833 (Map 65 Lot 140). You asked that we put our request in writing, in order that it could be presented to the Planning Board at the next available meeting opportunity.

This issue came up in the past when we inquired about terminating the easement dated September 25, 1984, Bk 2584 P229 (see attached). Which states, in part:

*“4. This easement shall not be terminated by agreement of the parties or by their, heirs, successors or assigns without written consent of the Town of Exeter Planning Board, or its successor.”*

You provided us with a letter dated February 25, 2021 (see attached), in which you opined that the town’s involvement was moot because the site plan had lapsed and the project was never completed. Most recently, we were advised by title company and counsel that we will need a “technical review by the Planning Board, and recordable decision and vote from the Board,” to consent to terminate the easement agreement, in order to clear the title.

Please accept this letter as our request for technical review by the Planning Board, and a recordable decision and vote from the Board to consent to the termination of the easement agreement, at your next available meeting date of June 11, 2026.

Feel free to contact me at (508) 944-8765 should you have any questions.

Sincerely,



Raymond W. Talkington



Lynda M. Talkington



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February 25, 2021

Raymond Talkington  
Geosphere Environmental Management, Inc.  
51 Portsmouth Avenue  
Exeter, New Hampshire 03833

Re: Request for Revocation of 1984 Planning Board Approval

Dear Mr. Talkington:

This letter is in response to your email requesting the revocation of a 4/19/1984 Planning Board approval that included two lots located at 51 Portsmouth Ave and 6-8 Highland Street. In 1984, the Exeter planning board approved a site plan to add two units to each existing duplex on each lot along with associated improvements. It appears from the record that an easement for parking was required to benefit the smaller lot (Map 65 Lot 141) as the majority of required parking was to be built upon the larger lot (Map 65 Lot 140). As such, the planning board imposed a condition that the easement could not be terminated without approval of the planning board. While this was a valid condition at the time, the project was never constructed.

The project never even started so no vested rights were obtained. Moreover, numerous amendments to the town's land use regulations have been adopted since then that would directly conflict with the 1984 approval. For example, the 1984 approval does not meet our current stormwater regulations. As such, it is my opinion that the 1984 site plan approval has lapsed and the town would not be able to issue a building permit for the project until a new approval is granted and all current regulations have been met. Therefore, the town does not need to revoke the approval as there is nothing to revoke. Since the site plan has lapsed, the condition that you return to the planning board to terminate the easement has also lapsed and I do not believe you need anything further from the town. It is my understanding that the easement was recorded after the 1984 approval but the town is not a party in this easement. The extent of the town's involvement was solely related to the planning board condition which is now moot.

Please feel free to contact the Planning Department at 773-6114 with any questions.

Sincerely,

Dave Sharples  
Town Planner

BK2584 P0229

EASEMENT AGREEMENT

Easement Agreement dated Sept 25, 1984.

**RECITALS:** Wilfred S. Pawlak, is the owner of property located at 6-8 Highland Street, Exeter, Rockingham County, State of New Hampshire, as described in the deed of Richard Roy Chase and Nancy Lynn Chase to Wilfred S. Pawlak, dated January 16, 1984, recorded in Rockingham County Registry of Deeds in Book 2476, Page 791 (the "Highland Street Property"). Wilfred S. Pawlak and Karen L. Pawlak are the owners of property at 51 Portsmouth Avenue, in said Exeter, as described in the deed of Faire, Inc., dated November 10, 1975, recorded in said Registry in Book 2247, Page 427 (the "Portsmouth Avenue Property").

The parties hereby agree as follows:

1. A perpetual right and easement is hereby granted to the owners and occupants of the Highland Street Property to park four automobiles in the parking area located on the Portsmouth Avenue Property. The location of said parking area shall be within the discretion of the owner of the Portsmouth Avenue Property, subject to any applicable regulatory jurisdiction and requirements of the Exeter Planning Board or other municipal agency.

2. The parking of cars pursuant to this easement shall be done at all times in a reasonable and orderly manner and at no times shall said parking right permit the storage of any boat, trailer, unregistered vehicle, or substantially inoperable vehicle.

3. This easement shall run with the land and shall be binding upon the Portsmouth Avenue Property and inure to the benefit of the Highland Street Property, and the successors in interest of the owners thereof. The parties expressly intend that there shall be no merger of title and extinguishment of this easement by virtue of the fact that the Portsmouth Avenue Property and the Highland Street Property may from time to time be owned in whole or in part by the same person or party.

4. This easement shall not be terminated by agreement of the parties or by their heirs, successors or assigns without written consent of the Town of Exeter Planning Board, or its successor.

Executed the day and year first above written.

Owner of the Highland Street Property:

Wilfred S. Pawlak  
Wilfred S. Pawlak

Owners of the Portsmouth Avenue Property:

Wilfred S. Pawlak  
Wilfred S. Pawlak  
Karen L. Pawlak  
Karen L. Pawlak



STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 25th day of September, 1984, by Wilfred S. Pawlak and Karen L. Pawlak.

John B. [Signature]  
Justice of the Peace  
-Notary Public

JUN 29 3 07 PM '86 049729  
Rockingham County  
Registry of Deeds



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**Date:** June 11, 2026  
**To:** Planning Board  
**From:** David Sharples, Town Planner  
**Re:** Public Service Company of NH d/b/a Eversource PB Case #26-6

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Eversource is seeking a conditional use permit to conduct structure replacement work along their existing 115 kV A126 Electric Transmission Line Right-of-way in Exeter, NH. This project qualifies for Conditional Use approval in accordance with Article 9.1 of the Town of Exeter Zoning Ordinance and is required for the proposed work within the wetland buffer.

### **Planning Board Motions:**

**Conditional Use Permit (Wetlands) Motion:** After reviewing the criteria for a Wetlands Conditional Use permit, I move that the request of Eversource (PB Case #26-6) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



May 5, 2026

Ref: 22756.00

Langdon Plumer, Chair  
Exeter Planning Board  
10 Front Street  
Exeter, NH 03833

Re: Town of Exeter Conditional Use Permit  
A126 Transmission Asset Condition Replacement Maintenance Project  
Exeter, New Hampshire

Dear Mr. Plumer:

On behalf of Public Service Company of New Hampshire d/b/a Eversource Energy (Eversource), VHB is submitting this Conditional Use Permit to the Town of Exeter to conduct structure replacement work along their existing 115 kV A126 Electric Transmission Line Right-of-Way (ROW) in the city of Exeter, New Hampshire. This project qualifies for a Conditional Use approval in accordance with Article 9.1 of the Town of Exeter Zoning Ordinance and is required for the proposed work within the wetland buffer.

## Conditional Use Permit Proposal

### Project Intent

The Public Service Company of New Hampshire d/b/a Eversource Energy (Eversource) intends to conduct structure replacement work along their existing 115 kV A126 Electric Transmission Line Right-of-Way (ROW). The **USGS Site Location** is included in **Attachment A**. The proposed work is part of Eversource's on-going Asset Condition Replacement (ACR) maintenance program conducted to ensure reliable electric service for their customers. Structures proposed for replacement were identified by project engineers as deficient due to weathering, internal rot, and/or woodpecker damage.

### Project Description

The project will include the removal of one structure (198) and the replacement of six (6) wooden utility structures (173, 174, 175, 196, 197, and 199) with new weathered steel structures in the same configuration in accordance with current construction methods and materials. See **Attachment B – Project Plans** for more details. Replacement structures will be connected to the existing overhead circuit prior to the removal of the existing structures.

The height of the new structures will increase between 10 feet and 30 feet to comply with current regulatory standards, meet safety clearance requirements, and accommodate site topography. The proposed work will be contained within the existing cleared utility ROW, and no additional tree clearing or widening of the ROW is proposed. Some routine vegetation mowing within the limits of the existing cleared ROW might be required in the structural work pads to allow for clear and safe crew access.



Timber mats will be set up to cross wetlands to provide a safe and stable work area and avoid permanent wetland impacts. Work pads with approximate dimensions of 100-ft by 100-ft will be constructed to provide stable work areas for crews and equipment. All timber matting will be removed upon completion of work and the impacted areas will be restored. Timber matting will not be in place for longer than one growing season. All locations of temporary wetland impact are shown on the attached plans. After the completion of the structure replacement work, construction debris will be removed from the project ROW and properly disposed of off-site. The work pads where applicable will be reduced to a 30-foot by 60-foot work pad with the remainder of the work pad being restored.

### Use of Property

Copies of the **Tax Maps** are included in **Attachment C**.

All work will be conducted on Eversource held easements. The Applicant owns the land under Structure 197 and 199. Eversource has permission to conduct maintenance on the existing assets under easements on unowned parcels. A brief description of the locations of the Tax Map/Lot numbers in reference to the structure number is provided below:

- › Structure 173-174: Tax Map 19 Lot 16
- › Structure 175: Tax Map 19 Lot 16.1
- › Structure 196: Tax Map 29 Lot 31
- › Structure 197-199: Tax Map 29 Lot 2

### Wetlands Conservation Overlay District Conditions

The Town of Exeter Zoning Ordinance (last revised March 2025) states that a Conditional Use Permit can be approved by the Planning Board if it is found that the use is consistent with the ordinance conditions. The CUP may be issued if it meets the specific conditions stated in Article 9.1.6.B, which relates to construction within Wetlands Conservation Overlay District.

#### The Conditions as per Article 9.1.6.B:

- (1) **That the proposed use is permitted in the underlying zoning district;**

According to the Zoning Map of Exeter (2019), the project will occur within District R-1 (Low Density Single Family Residential). Article 4.2 District Regulations Schedule I: Permitted Uses of the R-1 Zoning District includes essential services (i.e. utilities). In R-1 zoning districts, essential services are typically permitted as a special exception. However, since the use is existing, and the project does not propose a change in use, the project does not require additional local permitting.

- (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;**

Construction disturbance has been avoided and minimized throughout the design process while planning work proposed as part of this project. Earlier iterations of the proposed project plans have involved significantly greater impacts to wetlands and streams than what is proposed within this application. The proposed project has removed an access road from Structure 197 to Structure 198, thereby reducing temporary impacts to W-4 and removing any impacts to the Little River. Additionally, the project will utilize existing access roads, and the replacement structures will be constructed within the same configuration as the existing structures. Permanent impacts are limited to the



installation of new steel poles at the locations of Structure 196 and 197, which will amount to a total of 40 SF of permanent impacts. Temporary wetland impacts are a result of the use of timber matting to access and install utility structures and to create a stable work platform. Since the project will occur within existing footprints of disturbance, an alternative design would generate new impacts to previously undisturbed portions of the wetlands. See **Attachment C – Project Plans** for more details.

- (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;

Functions and values assessments for the impacted wetlands were assessed using data collected in the field by VHB Environmental Scientist, Trent Delehanty (NH CWS #555), in accordance with the *U.S. Army Corps of Engineers New England District - The Highway Methodology Workbook Supplement: Wetland Functions and Values - A Descriptive Approach* (1999). Refer to **Attachment D - Wetland Function and Value Evaluation Forms**.

In accordance with the USACE Highway Methodology practices, functions are either assigned a P for Principal Function, or an X indicating the function or value is provided by the wetland or left blank to indicate that the function is not provided by the wetland. The results of these assessments are displayed in **Table 1** below.

**Table 1 Wetland Functions and Values**

Wetland ID	Cowardin Class	GW	FA	FS	SR	NR	PE	SS	WH	RE	ED	UH	VQ	ES
W-4	PEM5b/PFO 1E/PEM1E	P	P	P	P	P	-	X	P	-	-	-	-	X
W-8	PEM1E	P	X	-	P	P	-	-	P	-	-	P	-	X
W-11	PEM1E	X	-	-	P	P	-	-	X	P	-	-	-	X
W-12	PSS1C	X	-	-	P	P	-	-	X	P	-	-	-	X
W-13	PEM1E	P	P	X	P	P	-	P	P	P	-	P	-	X

Groundwater recharge/discharge is a principal function of W-13, W-12, W-4, and W-12 and W-11 were identified as being suitable to provide the function. Sediment toxicant/pathogen retention, and nutrient removal/ retention/ transformation is a principal function of all the wetlands. Floodflow alteration was a principal function of the wetlands associated with a watercourse within the project area, W-13 and W-4, and W-8 where it was identified as a function or value provided by the wetland. W-13 and W-4 also provide sediment/shoreland stabilization due to being associated with a watercourse. These functions and values are common within wetlands found in utility ROW corridors in low lying areas. These areas commonly provide storage of water during flooding events and can trap and absorb nutrients in runoff water from upslope areas. Temporary matting impacts will not adversely impact these functions and values.

Recreation is a principal function of W-13, W-12, and W-11 because they exist within the Town of Exeter’s Oakland Forest and are adjacent to established public trails. The proposed project will not permanently impact the use of the trails, but may temporarily limit use of the ROW during active construction and restoration. All the wetlands have been identified as suitable for wildlife habitat, and is a principal function of W-13, W-8, and W-4. Some temporary, short-term impacts to the wildlife habitat wetland function are anticipated during the construction period due to temporary



construction-related noise and the presence of work crews and equipment. However, no permanent impacts are expected to occur as a result of the project due to the use of wildlife-friendly erosion controls and restoration plans at the completion of the project. Lastly, W-13 and W-8 are identified as Prime Wetlands and have the principal value of unique/heritage. Temporary matting impacts will not adversely impact the value of the wetlands. Permanent impacts to these wetlands are a result of the installation of new structures. See **Attachment B – Project Plans**. Although the project will create 20 SF of permanent impacts to each of the wetlands, these impacts are not expected to be detrimental to the overall functions and values of the wetlands.

**(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;**

The project has been carefully designed to avoid and minimize impacts to jurisdictional resource areas to the maximum extent practical while accounting for construction feasibility and site constraints. As discussed in **9.1.6.B(2)**, the proposed project has removed an access road between Structure 197 and Structure 198, significantly reducing temporary impacts to W-4 and all impacts to the Little River. The locations of wetland impacts are shown in the **Project Plans** provided in **Attachment B**. A summary of impacts to wetlands are displayed in **Table 2** and a summary of the wetland buffer impacts are displayed in **Table 3** below.

**Table 2 Wetland Impact Summary**

<b>Associated Structure</b>	<b>Wetland Impacted</b>	<b>Type of Impact</b>	<b>Total Impact (SF)</b>
197	W-4	Temporary Wetland	9,980
196	W-8	Temporary Wetland	8,859
Access Road	W-11	Temporary Wetland	831
175	W-12	Temporary Wetland	1,583
173	W-13	Temporary Wetland	2,672
<b>Totals</b>		Temporary Wetland	<b>23,925 SF</b>



**Table 3 Wetland Buffer Impact Summary**

Wetland Impacted	Buffer Type	Type of Impact	Total Impact (SF)
W-4	50' Very Poorly Drained Soil	Temporary	6,636
	100' Prime Wetland Buffer Impact		634
W-8	50' Very Poorly Drained Soil Buffer	Temporary	231
	100' Prime Wetland Buffer Impact		231
W-11	25' Stream Buffer	Temporary	126
	40' Poorly Drained Soil Buffer		1,146
	75' Buffer to Vernal Pool Impact		2,289
W-12	N/A	N/A	N/A
W-13	50' Very Poorly Drained Soil Buffer	Temporary	2,797
	100' Prime Wetland Buffer Impact		7,134
<b>Totals</b>	25' Stream Buffer	Temporary	126 SF
	40' Poorly Drained Soil Buffer		1,146 SF
	50' Very Poorly Drained Soil		9,664 SF
	75' Buffer to Vernal Pool Impact		2,289 SF
	100' Prime Wetland Buffer Impact		7,999 SF

In areas which ground disturbance will occur as part of this work, crews will install wildlife friendly erosion and sediment control barriers in accordance with 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), and recently issued *New Hampshire Stormwater Manual* (or "Stormwater Manual", February 2025). Selected BMPs may include straw wattles, silt fence, wood chip/compost berms/tubes, and/or other approved BMPs. No erosion control BMPs with welded plastics will be used.



Other BMPs such as stabilized construction exits, water bars, and erosion control blankets will also be used along proposed access ways and adjacent to structure locations to manage stormwater run-off, reduce erosion and stabilize soils. As requested by NHF&G, wildlife-friendly erosion controls, such as those made from woven organic materials or other biodegradable materials will be used, rather than those that use welded plastic netting or polypropylene. Erosion control BMPs will be inspected daily by the contractor crews and weekly by a qualified environmental monitor, hired by Eversource, to ensure that the controls are maintained and are properly functioning throughout the duration of the Project.

Where the proposed access or the 100-foot by 100-foot structural work pads intersect wetlands and/or streams, timber mats (typically with dimensions of 16 feet wide by 4 feet long) will be installed to safely stage equipment and crews while minimizing soil disturbance and rutting within these resources. Some work pads may need to be two-tiered or off-set due to local topography or to avoid wetland impacts. Where necessary, timber matting will be placed within the construction work pads around structure replacement locations within wetland areas to accommodate necessary equipment.

- (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 a health and safety hazard for individuals or the public. The purpose of the work is to replace six wood structures with new weathered steel structures under the ACR program. As described above, the project will adhere to the *Utility BMP Manual* (March 2019) to utilize appropriate erosion and sediment controls to manage impacts to the adjacent environment as a result of the construction activities.

- (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.;**

The applicant will not be proposing alternative wetland buffers.

- (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 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 structural work is completed. The work pads, where applicable, will be reduced to a 30-foot by 60-foot work pad with the remainder of the work pad being restored. Due to the use of timber mats within wetlands, it is anticipated that minimal restoration within temporarily impacted wetlands will be required, and that natural vegetative re-colonization of impacted areas is expected during summer vegetative growth periods after mat removal activities have concluded. VHB will visit the project ROW, post-construction to assess conditions, guide work crews on restoration, and determine if additional promotion of vegetation (seeding) is required. If necessary, an appropriate upland and/or wetland native 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 reseeded would occur in those areas. Per the recommendations of the recently published NH Stormwater Manual a site is deemed to be stabilized when it is in a condition in which the soils on the site will not experience accelerated or unnatural erosion



conditions during a 10-year storm event in areas that will not be paved and a minimum of 85% vegetative cover has been established.

**(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.;**

Permitting through the New Hampshire Department of Environmental Services Alteration of Terrain (AoT) Bureau and the Wetlands Bureau is required for this project. A separate AoT permit application is being prepared for this project and will be submitted to NHDES and the Town of Exeter but has not yet been submitted. Statutory Permit by Notification applications are being prepared for this project and will be submitted to NHDES and the Towns of both Exeter and Stratham.

Please do not hesitate to contact me if you have any questions at (603) 391-3951 or [strefry@vhb.com](mailto:strefry@vhb.com).

Sincerely,

VHB

A handwritten signature in cursive script that reads "Sherrie Trefry".

Sherrie Trefry, CSS  
Energy Market Leader/ Project Manager

cc:

Attachments

A- USGS Map

B- Project Plans

C- Tax Maps

D- Wetland Function and Value Evaluation Forms

E- Site Photographs

F- Abutters List



**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)  
 See attached Cover Letter.

Wetland Conservation Overlay District Impact (in square footage):			
Temporary Impact	<b>Wetland:</b>	(SQ FT.)	<b>Buffer:</b>
	<input type="checkbox"/> Prime Wetlands	<u>9,354</u>	<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	<u>15,543</u>	<input type="checkbox"/> VPD
	<input type="checkbox"/> PD	<u>8,382</u>	<input type="checkbox"/> PD
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream
Permanent Impact	<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:

See attached Cover Letter.

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.

See attached Cover Letter.

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.;



## Attachment A – USGS Map



**INDEX MAP**



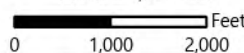
 Project Area

**EVERSOURCE**  
ENERGY

USGS - Site Locus Map  
A126 Line Structure Replacement Project  
Exeter, NH

Date: January 27, 2026

1 Inch = 2,000 feet



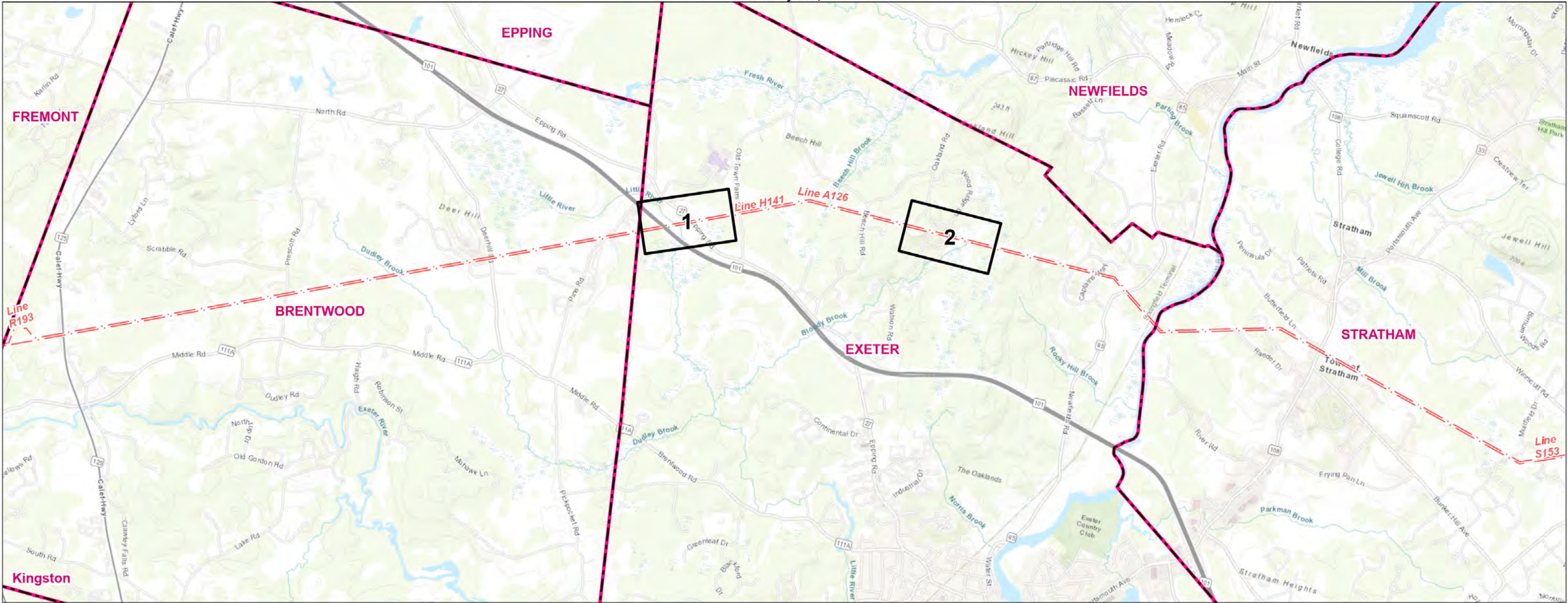


## Attachment B – Project Plans

# A126 Line Structure Replacement Project Permitting Plans

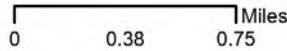
Exeter, NH  
Environmental Resources Map

Date: May 06, 2026



**Legend**

- - - Overhead Eversource Line
- Map Sheet
- Municipal Boundary

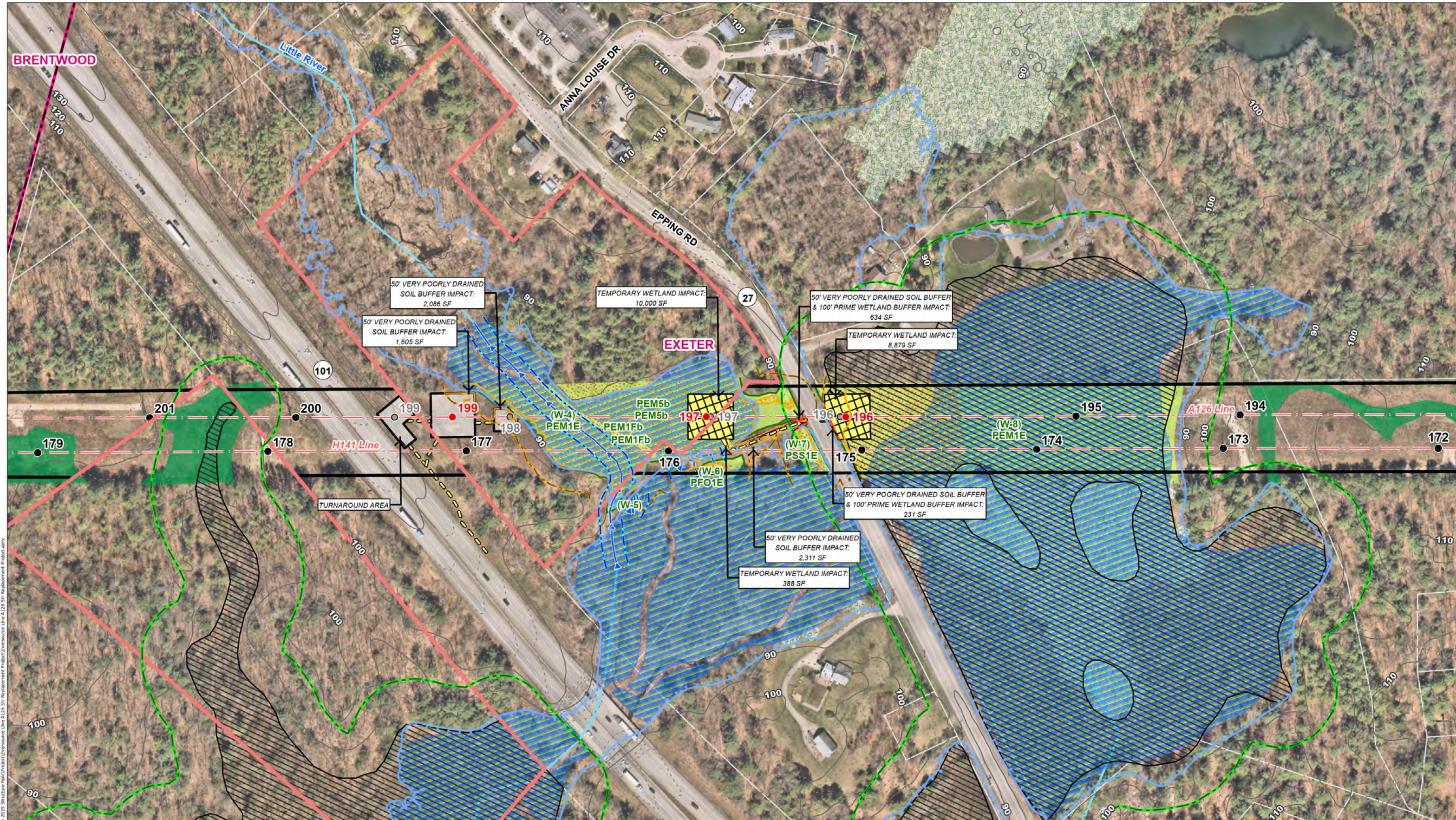


**INDEX OF FIGURES**  
Title Sheet / Index Map  
Map Sheet 1 - 2

NO.	DATE	REVISIONS

PREPARED FOR:  
**EVERSOURCE**  
ENERGY  
13 Legends Dr  
Hooksett, NH 03106

PREPARED BY:  
  
2 Bedford Farms Drive Suite 200  
Bedford, NH 03110



- Existing Structure
- Existing Structure to be Removed
- Proposed Structure
- - - Overhead Eversource Line
- - - Existing Right-of-Way (ROW)
- - - Proposed Access
- - - Existing Access
- - - Off-ROW Access Pending Rights
- - - Eversource Owned Parcel
- Delineated Ephemeral Stream
- Delineated Perennial Stream
- Watercourse (not delineated)
- Delineated Wetland Boundary Outline
- Field Delineated Wetland
- Previously Delineated Wetland (To be Verified)
- Open Water
- Approximate Wetland (not delineated)
- Confirmed Vernal Pool Extent
- 25' Stream Buffer
- 40' Poorly Drained Soil Buffer
- 50' Very Poorly Drained Soil Buffer
- 75' Buffer to Confirmed Vernal Pool
- Sediment Control Barrier
- Very Poorly Drained Soil Edge
- Very Poorly Drained Soil
- 25' Stream Buffer, 40' Poorly Drained Soil Buffer, & 75' Buffer to Confirmed Vernal Pool Impact
- 40' Poorly Drained Soil Buffer & 75' Buffer to Confirmed Vernal Pool Impact
- 50' Very Poorly Drained Soil Buffer & 100' Prime Wetland Buffer Impact
- 50' Very Poorly Drained Soil Buffer Impact
- 75' Buffer to Confirmed Vernal Pool Impact
- 100' Prime Wetland Buffer Impact
- Temporary Construction Matting
- 2' Contour
- 10' Contour
- Prime Wetlands
- Flood plain wetlands adjacent to Tier 3 streams
- Peatlands
- FEMA 100-year Flood Zone
- Workpads
- Parcel Boundary
- Municipal Boundary



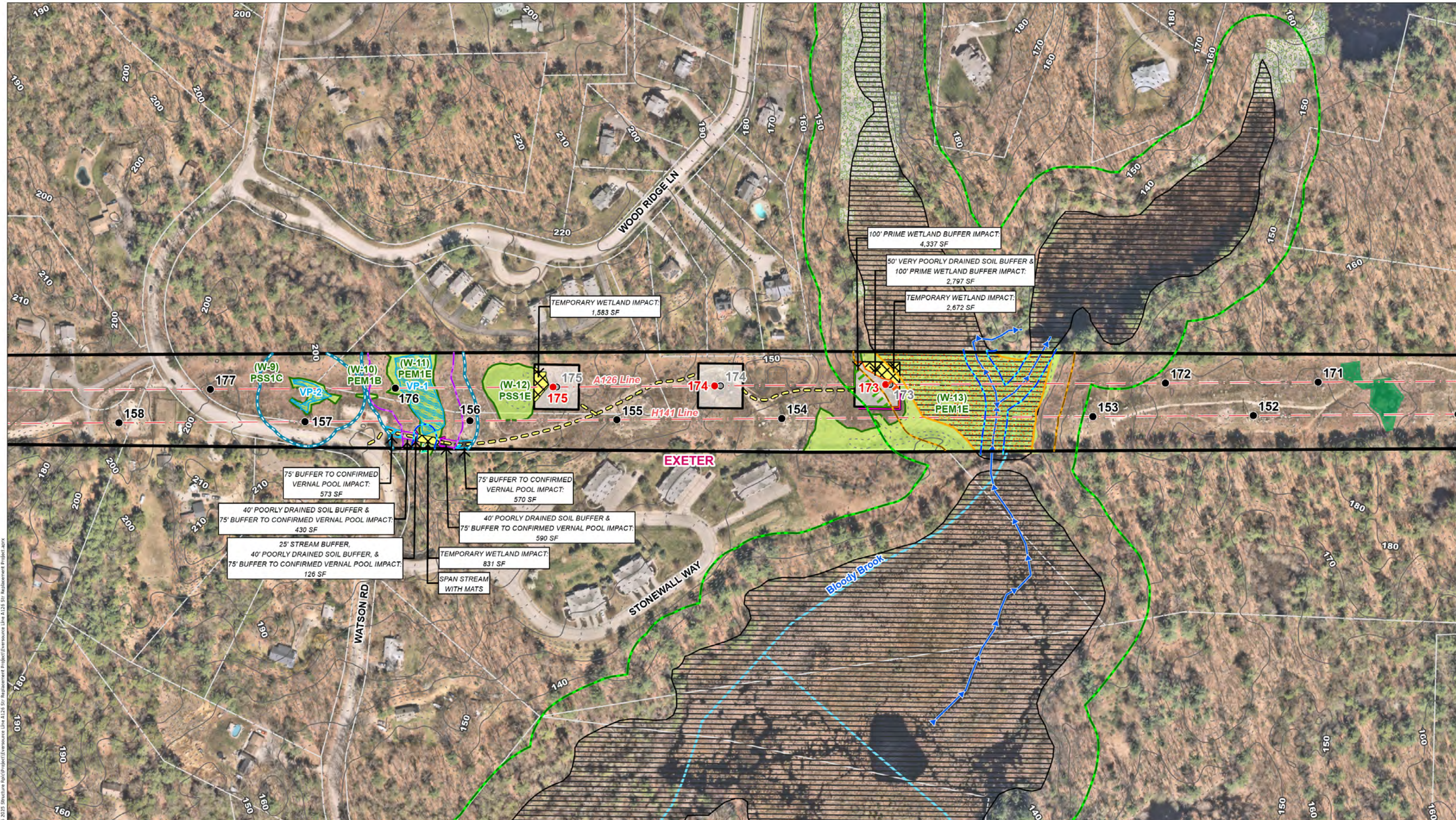
**EVERSOURCE ENERGY**

**A126 Line  
Structure Replacement Project Permitting Plans**

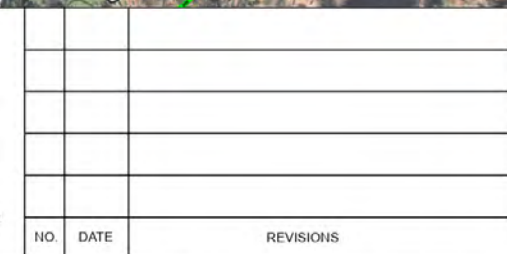
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Date: May, 2026		
NO.	DATE	REVISIONS

Document Path: \\vhb\gis\projects\A126\_S1R\Structure Replacement\Project\Environment Line A126\_S1R Replacement Project.aprx

Right of Way boundaries, easements, fee property, subdivision, and junction locations depicted as points, lines, polygons and corresponding attribute data is to be considered approximate and not to be construed as the result of a field survey.



- |   |   |   |  |  |
|---|---|---|--|--|
| <ul style="list-style-type: none"> <li>● Existing Structure</li> <li>● Existing Structure to be Removed</li> <li>● Proposed Structure</li> <li>- - - Overhead Eversource Line</li> <li>- - - Existing Right-of-Way (ROW)</li> <li>- - - Proposed Access</li> <li>- - - Existing Access</li> <li>- - - Off-ROW Access Pending Rights</li> <li>- - - Eversource Owned Parcel</li> </ul> | <ul style="list-style-type: none"> <li>--- Delineated Ephemeral Stream</li> <li>--- Delineated Perennial Stream</li> <li>--- Watercourse (not delineated)</li> <li>--- Delineated Wetland Boundary Outline</li> <li>--- Field Delineated Wetland</li> <li>--- Previously Delineated Wetland (To be Verified)</li> <li>--- Open Water</li> <li>--- Approximate Wetland (not delineated)</li> <li>--- Confirmed Vernal Pool Extent</li> </ul> | <ul style="list-style-type: none"> <li>--- 25' Stream Buffer</li> <li>--- 40' Poorly Drained Soil Buffer</li> <li>--- 50' Very Poorly Drained Soil Buffer</li> <li>--- 100' Prime Wetland Buffer</li> <li>--- 75' Buffer to Confirmed Vernal Pool</li> <li>--- Sediment Control Barrier</li> <li>--- Very Poorly Drained Soil Edge</li> <li>--- Very Poorly Drained Soil</li> </ul> | <ul style="list-style-type: none"> <li>--- 25' Stream Buffer, 40' Poorly Drained Soil Buffer, &amp; 75' Buffer to Confirmed Vernal Pool Impact</li> <li>--- 40' Poorly Drained Soil Buffer &amp; 75' Buffer to Confirmed Vernal Pool Impact</li> <li>--- 50' Very Poorly Drained Soil Buffer &amp; 100' Prime Wetland Buffer Impact</li> <li>--- 50' Very Poorly Drained Soil Buffer Impact</li> <li>--- 75' Buffer to Confirmed Vernal Pool Impact</li> <li>--- 100' Prime Wetland Buffer Impact</li> <li>--- Temporary Construction Matting</li> </ul> | <ul style="list-style-type: none"> <li>--- 2' Contour</li> <li>--- 10' Contour</li> <li>--- Prime Wetlands</li> <li>--- Flood plain wetlands adjacent to Tier 3 streams</li> <li>--- Peatlands</li> <li>--- FEMA 100-year Flood Zone</li> <li>--- Workpads</li> <li>--- Parcel Boundary</li> <li>--- Municipal Boundary</li> </ul> |
|---|---|---|--|--|



**EVERSOURCE ENERGY**

**A126 Line  
Structure Replacement Project Permitting Plans**

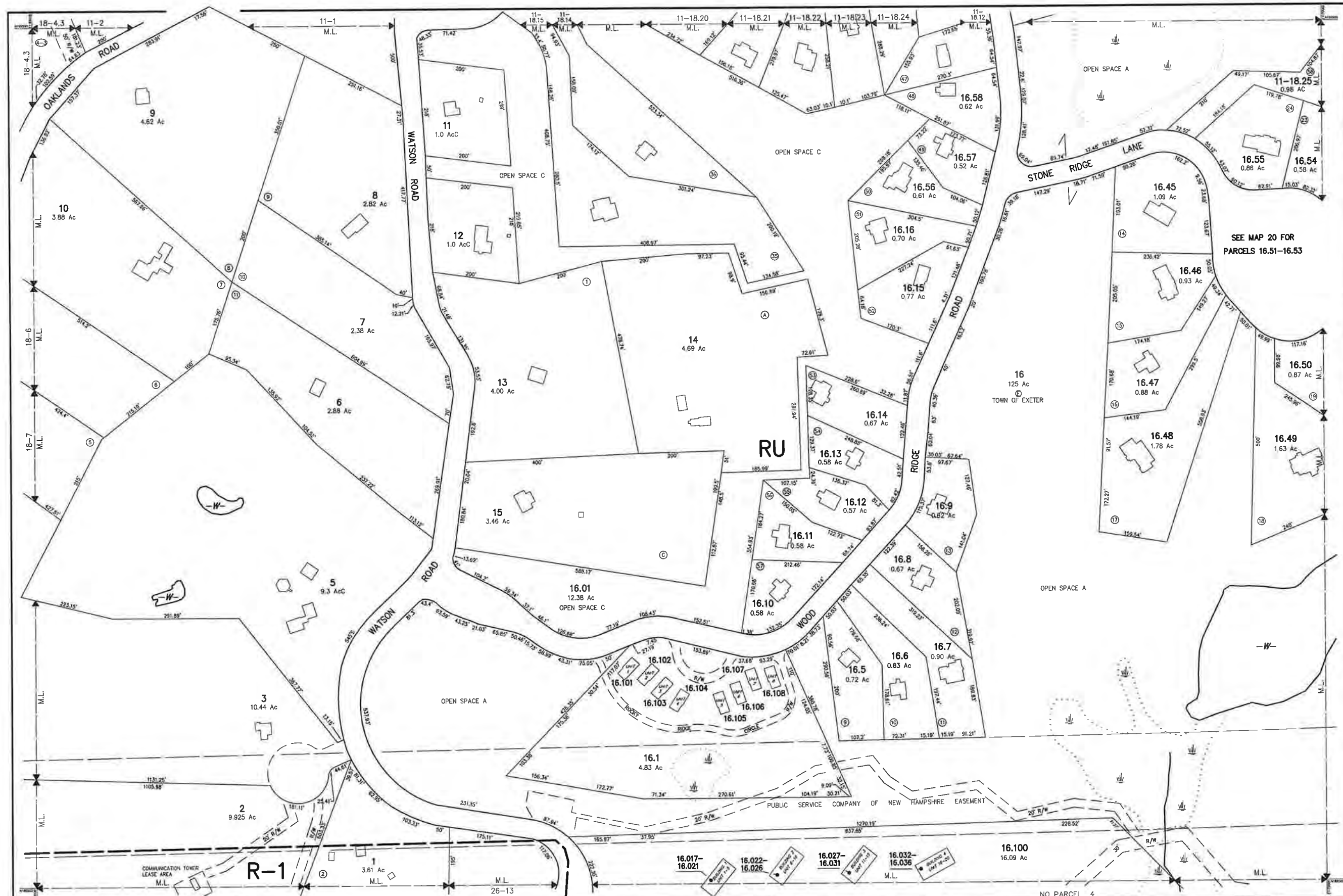
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Date: May, 2026		
NO.	DATE	REVISIONS

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Right of Way boundaries, easements, fee property, substation, and junction locations depicted as points, lines, polygons and corresponding attribute data is to be considered approximate and not to be construed as the result of a field survey.



## Attachment C – Tax Maps



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.  
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.  
 PHOTOGRAPHY DATE: APRIL 25, 1995  
 COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1996 BY  
**CAI Technologies**  
 Precision Mapping Geospatial Solutions  
 11 PLEASANT STREET, LITTLETON, NH 03258  
 603.372.4540 - WWW.CAI-TECH.COM

AREA SURVEYED  
 AREA CALCULATED  
 RECORD DIMENSION  
 SCALED DIMENSION  
 MATCH LINE  
 WATER

**LEGEND**

- EXEMPT PROPERTY
- SUBDIVISION LOT NO.
- ZONE LIMIT
- RIGHT OF WAY
- COMMON OWNERSHIP
- BUILDING
- WETLANDS

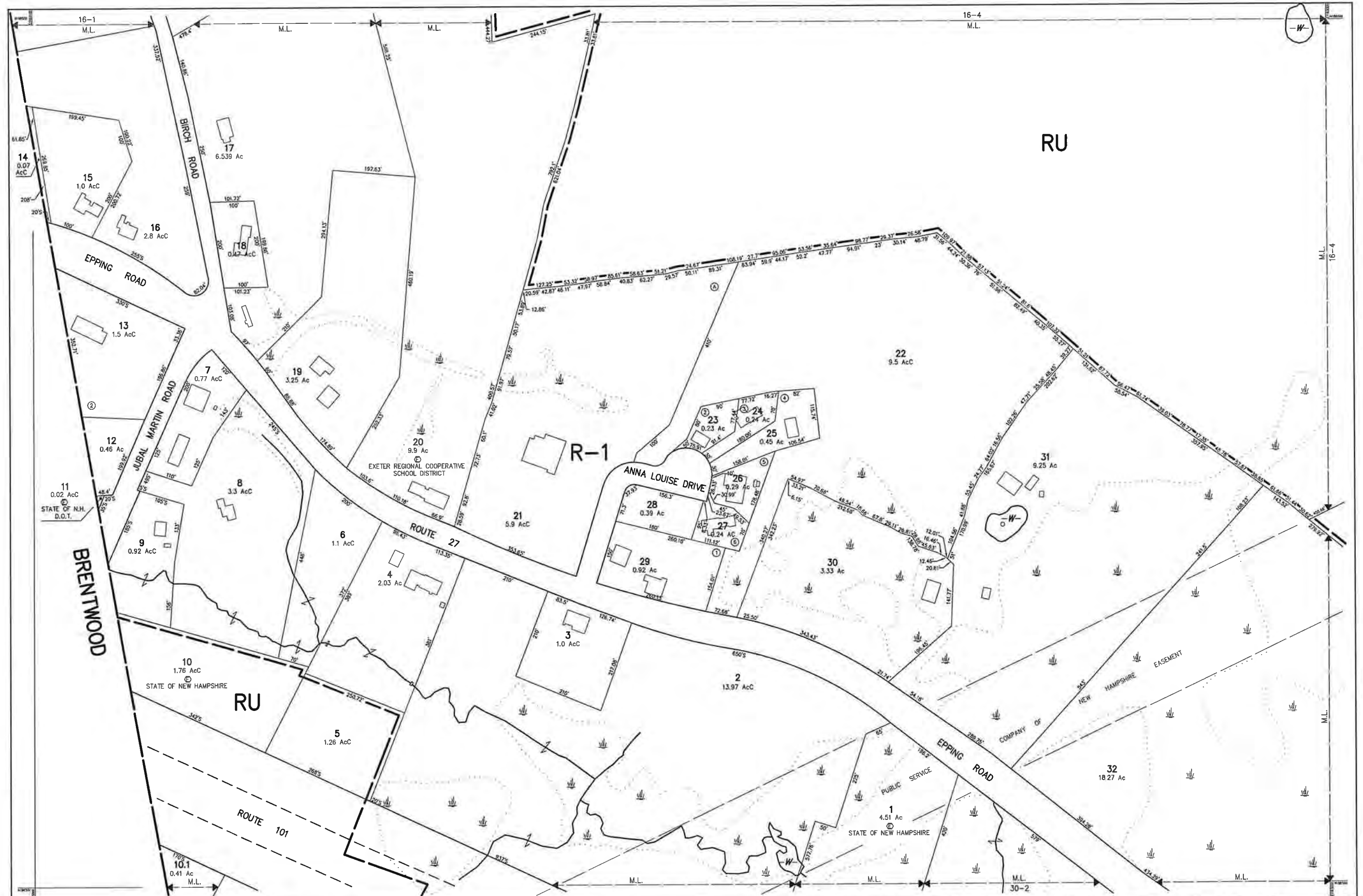
SCALE 1" = 100'  
 FEET 0 50 100 200 300  
 METERS 0 25 50 75  
 REVISED TO: APRIL 1, 2024

PROPERTY MAPS  
**EXETER**  
 NEW HAMPSHIRE

INDEX DIAGRAM

12	11	10
18	19	20
27	26	25

MAP NO.  
**19**



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.  
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.  
 PHOTOGRAPHY DATE: APRIL 25, 1995  
 COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1995 BY

**CAI Technologies**  
*Integrating History, Geography, and Science*

11 PLEASANT STREET, LITTLETON, NH 03041  
 603.722.4547 - WWW.CAITECH.COM

AREA SURVEYED ..... Ac  
 AREA CALCULATED ..... AcC  
 RECORD DIMENSION ..... 100'  
 SCALED DIMENSION ..... 100'S  
 MATCH LINE ..... M.L.  
 WATER ..... W

**LEGEND**

EXEMPT PROPERTY ..... (E)  
 SUBDIVISION LOT NO. ..... (S)  
 ZONE LIMIT ..... (Z)  
 RIGHT OF WAY ..... (R)  
 COMMON OWNERSHIP ..... (C)  
 BUILDING ..... (B)  
 WETLANDS ..... (W)

SCALE 1" = 100'

FEET 0 50 100 200 300  
 METERS 0 25 50 75

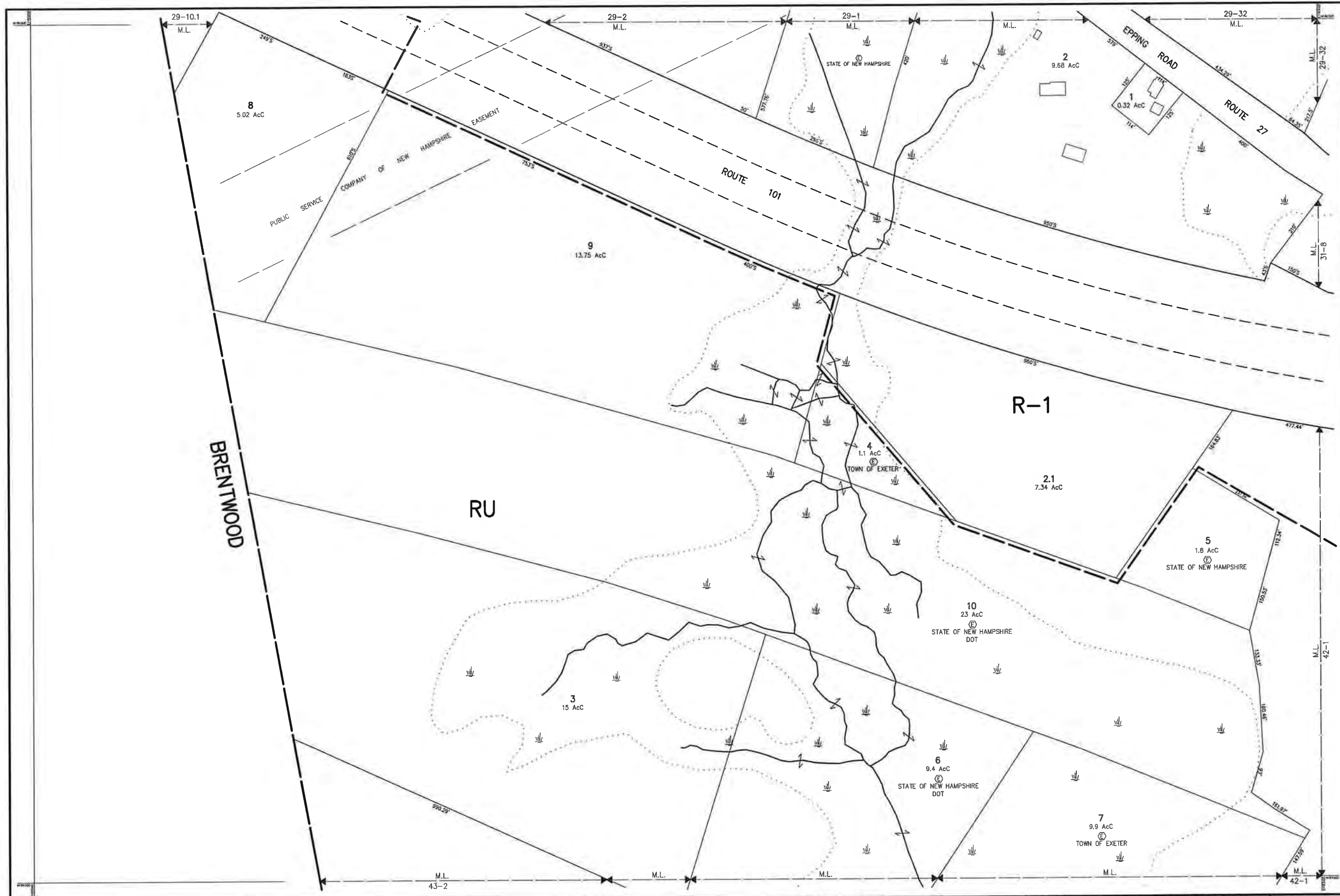
REVISED TO: APRIL 1, 2024

PROPERTY MAPS  
**EXETER**  
 NEW HAMPSHIRE

INDEX DIAGRAM

16	17
28	31
30	31

MAP NO.  
**29**



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.  
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.  
 PHOTOGRAPHY DATE: APRIL 25, 1995  
 COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1996 BY  
**CAI Technologies**  
 11 PLEASANT STREET, LITTLETON, NH 03581  
 603.322.4543 - WWW.CAI-TECH.COM

AREA SURVEYED	..... Ac
AREA CALCULATED	..... Ac
RECORD DIMENSION	..... 100'
SCALED DIMENSION	..... 100'S
MATCH LINE	← M.L. →
WATER	.....

**LEGEND**

- EXEMPT PROPERTY
- SUBDIVISION LOT NO.
- ZONE LIMIT
- RIGHT OF WAY
- COMMON OWNERSHIP
- BUILDING
- WETLANDS

SCALE 1" = 100'  
 FEET 0 50 100 200 300  
 METERS 0 25 50 75  
 REVISED TO: APRIL 1, 2024

PROPERTY MAPS  
**EXETER**  
 NEW HAMPSHIRE

**INDEX DIAGRAM**

29	28
31	31
43	42

MAP NO.  
**30**



# Attachment D – Wetland Function and Value Forms

# Wetland Function-Value Evaluation Form

Total area of wetland 2.31 AC Human made? No Is wetland part of a wildlife corridor? Yes or a "habitat island"? No

Adjacent land use Residential, Forested Distance to nearest roadway or other development 0 ft

Dominant wetland systems present PEM5b/PEM1Fb/PEM1E Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Upper

How many tributaries contribute to the wetland? 1 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. W-4













Latitude 43.01034 Longitude 71.00290

Prepared by: VHB Date 2/16/2026

Wetland Impact:  
Type T & P Area See Plans

Evaluation based on:  
Office  Field

Corps manual wetland delineation completed?

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	1, 2, 7, 15	X	Large wetland is mapped as a floodplain wetland to a Tier 3 water. Contributes to recharge and floodwater storage.
 Floodflow Alteration	Y	1, 2, 5, 6, 7, 8, 9, 10, 13, 18	X	Large wetland is associated with a branch of the Little River, and is mapped as a floodplain adjacent to Tier 3 water. Wetland retains floodwaters.
 Fish and Shellfish Habitat	Y	3, 4, 6, 8, 9, 14	X	Wetland and associated perennial stream has the ability to provide habitat for fish/shellfish. No data suggests it is impaired for aquatic life.
 Sediment/Toxicant Retention	Y	1, 2, 3, 4, 5, 10, 12, 15, 16	X	Wetland is impounded, and receives overland flow from adjacent roadways/residential properties. Has high density of vegetation.
 Nutrient Removal	Y	3, 4, 5, 8, 7, 10, 13, 14	X	Wetland is impounded, surrounded by upland sources of nutrients, and has dense vegetation to support nutrient removal.
 Production Export	Y	1, 4, 7, 12		Emergent wetland contains potential food sources for wildlife.
 Sediment/Shoreline Stabilization	Y	3, 4, 6, 7, 12		Wetland is of sufficient size and contains dense enough vegetation to stabilize sediments/shoreline of the associated watercourse.
 Wildlife Habitat	Y	7, 8, 9, 11, 13, 19, 20, 21	X	Wetland is mapped as a terrestrial wildlife corridor. Wildlife was observed during delineations.
 Recreation	N	1, 5		Wetland is located within a disturbed, utility ROW without public access. Potential electric safety hazards present. Provides wildlife habitat.
 Educational/Scientific Value	N	1, 5		Disturbed, utility ROW has no public access. Potential electric safety hazards present. Provides wildlife habitat.
 Uniqueness/Heritage	N	19, 22, 24		Disturbed, utility ROW has no public access. Wetland is overgrown with invasive species, but provides wildlife habitat.
 Visual Quality/Aesthetics	N	8		Disturbed, utility ROW has no public access. Wetland is overgrown with invasive species, but provides wildlife habitat.
<b>ES</b> Endangered Species Habitat	Y	1, 2	X	DCT25-2271 lists potential species present.
Other				

Notes:

\* Refer to backup list of numbered considerations.

# Wetland Function-Value Evaluation Form

Total area of wetland 3.75 AC Human made? No Is wetland part of a wildlife corridor? Yes or a "habitat island"? No

Adjacent land use Residential, Forested Distance to nearest roadway or other development 0 ft

Dominant wetland systems present PEM1E Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Upper

How many tributaries contribute to the wetland? N/A Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. W-8













Latitude 43.01077 Longitude 71.00153

Prepared by: VHB Date 2/16/2026

Wetland Impact:  
Type T & P Area See Plans

Evaluation based on:  
Office  Field

Corps manual wetland delineation completed?

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	1, 2, 7, 12, 15	X	Large wetland is mapped as a Prime Wetland. Wetland retains flood waters and recharges groundwater.
 Floodflow Alteration	Y	1, 2, 5, 6, 8, 9, 10, 18	X	Large wetland is part of the floodplain of the Little River (outside study area), and is able to receive/hold flood waters.
 Fish and Shellfish Habitat	N			Does not contain enough water to provide habitat for fish or shellfish.
 Sediment/Toxicant Retention	Y	1, 2, 3, 4, 5, 10, 12, 15, 16	X	Wetland receives overland flow from adjacent roadway/residential properties and has a high density of vegetation to support this function.
 Nutrient Removal	Y	3, 4, 5, 8, 7, 10, 13, 14	X	Wetland is surrounded by upland sources of nutrients, and has dense emergent vegetation to support nutrient removal.
 Production Export	N	1, 4, 7, 12		Emergent wetland contains potential food sources for wildlife.
 Sediment/Shoreline Stabilization	N			Wetland does not border a watercourse and no watercourses associated with the wetland were observed during the wetland surveys.
 Wildlife Habitat	Y	7, 8, 9, 11, 13, 19, 20, 21	X	Wetland is mapped as a riparian wildlife corridor.
 Recreation	N	5		Wetland is located alongside a road within a disturbed, utility ROW without public access. Potential electric safety hazards present. Provides wildlife habitat.
 Educational/Scientific Value	N	5		Disturbed, utility ROW has no public access. Potential electric safety hazards present. Provides wildlife habitat.
 Uniqueness/Heritage	Y	17, 18, 19	X	Wetland is mapped as a Prime Wetland.
 Visual Quality/Aesthetics	N	8		Disturbed, utility ROW has no public access. Wetland contains various invasive species, but provides wildlife habitat.
<b>ES</b> Endangered Species Habitat	Y	1, 2		DCT25-2271 lists potential species present.
Other				

Notes:

\* Refer to backup list of numbered considerations.

# Wetland Function-Value Evaluation Form

Total area of wetland 0.38 AC Human made? No Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Residential, Forested Distance to nearest roadway or other development 75 ft

Dominant wetland systems present PEM1E Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Upper

How many tributaries contribute to the wetland? N/A Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. W-11













Latitude 43.01549 Longitude 70.97082

Prepared by: VHB Date 2/16/2026

Wetland Impact:  
Type Temp Area See Plans

Evaluation based on:  
Office  Field

Corps manual wetland delineation completed?

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	1, 2, 4, 15		Large flat wetland likely contributes to recharge due to landscape position. No perizometer data was collected.
 Floodflow Alteration	N	2, 3, 4, 5, 6, 9, 18		Wetland is functional for receiving sheet flow from upslope uplands, but is not associated with a watercourse from which to retain water.
 Fish and Shellfish Habitat	N			Does not contain enough water to provide habitat for fish or shellfish. Wetland is not associated with a watercourse suitable for fish or shellfish species.
 Sediment/Toxicant Retention	Y	1, 2, 4, 5	X	Wetland receives overland flow from adjacent roadways/residential properties and has a high density of vegetation to support this function.
 Nutrient Removal	Y	3, 4, 7, 8, 9, 10	X	Wetland is surrounded by the upslope upland sources of nutrients, and has dense vegetation to support nutrient removal.
 Production Export	N	1, 7, 12		Emergent wetland contains potential food sources for wildlife.
 Sediment/Shoreline Stabilization	N			Wetland does not border a watercourse and no watercourses associated with the wetland were observed during the wetland surveys.
 Wildlife Habitat	Y	7, 8, 13, 19, 20		Wetland is not mapped as a wildlife corridor. Dense vegetation provides habitat for species. Potential vernal pool present.
 Recreation	Y	1, 5, 10, 12	X	ROW is within Exeter's Oaklands Town Forest and is used by the public. A parking lot is adjacent to the ROW entrance on Watson Road.
 Educational/Scientific Value	N	5, 8		Wetland is adjacent to town trail network, but environment is disturbed and potential for electric safety hazards are present.
 Uniqueness/Heritage	N	1, 9, 17, 19		Wetland is within a disturbed, utility ROW between residential developments. Provides marginal wildlife habitat, but does not possess unique features.
 Visual Quality/Aesthetics	N	8, 9		Wetland does not have aesthetic value.
<b>ES</b> Endangered Species Habitat	Y	1, 2		DCT25-2271 lists potential species present.
Other				

Notes: Wetland contains Potential Vernal Pool. Additional survey is required. However wetland is being evaluated as if the pool was confirmed.

\* Refer to backup list of numbered considerations.

# Wetland Function-Value Evaluation Form

Total area of wetland 0.31 AC Human made? No Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Residential, Forested Distance to nearest roadway or other development 60 ft

Dominant wetland systems present PSS1C Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Upper

How many tributaries contribute to the wetland? N/A Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. W-12













Latitude 43.01579 Longitude 70.97009

Prepared by: VHB Date 2/16/2026

Wetland Impact:  
Type Temp Area See Plans

Evaluation based on:  
Office  Field

Corps manual wetland delineation completed?

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	1, 2, 4, 15		Wetland is formed in topographic depression. Likely contributes to recharge due to landscape position. No perizometer data was collected.
 Floodflow Alteration	N	2, 3, 4, 5, 6, 9, 18		Wetland is functional for receiving sheet flow from upslope uplands, but is not associated with a watercourse from which to retain water.
 Fish and Shellfish Habitat	N			Does not contain enough water to provide habitat for fish or shellfish. Wetland is not associated with a watercourse suitable for fish or shellfish species.
 Sediment/Toxicant Retention	Y	1, 2, 4, 5	X	Wetland receives overland flow from adjacent roadways/residential properties and has a high density of vegetation to support this function.
 Nutrient Removal	Y	3, 4, 7, 8, 9, 10	X	Wetland traps sediment, intoxicants, and/or pathogens from associated upland sheet flow. Dense plant community provides processing capacity.
 Production Export	N	1, 7, 12		Shrub-scrub wetland contains potential food sources for wildlife.
 Sediment/Shoreline Stabilization	N			Wetland does not border a watercourse and no watercourses associated with the wetland were observed during the wetland surveys.
 Wildlife Habitat	Y	7, 8, 13, 19, 20		Wetland is not mapped as a wildlife corridor. Dense vegetation provides some habitat for species. Potential vernal pool present.
 Recreation	Y	1, 5, 10, 12	X	ROW is within Exeter's Oaklands Town Forest and is used by the public. A parking lot is adjacent to the ROW entrance on Watson Road.
 Educational/Scientific Value	N	5, 8		Wetland is adjacent to town trail network, but environment is disturbed and potential for electric safety hazards are present.
 Uniqueness/Heritage	N	1, 9, 17, 19		Wetland is within a disturbed, utility ROW between residential developments. Provides marginal wildlife habitat, but does not possess unique features.
 Visual Quality/Aesthetics	N	8, 9		Wetland does not have aesthetic value.
<b>ES</b> Endangered Species Habitat	Y	1, 2		DCT25-2271 lists potential species present.
Other				

Notes: Wetland contains Potential Vernal Pool. Additional survey is required. However wetland is being evaluated as if the pool was confirmed.

\* Refer to backup list of numbered considerations.

# Wetland Function-Value Evaluation Form

Total area of wetland 2.05 AC Human made? No Is wetland part of a wildlife corridor? Yes or a "habitat island"? No

Adjacent land use Residential, Forested Distance to nearest roadway or other development 200 ft

Dominant wetland systems present PEM1E Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Upper

How many tributaries contribute to the wetland? 1 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. W-13













Latitude 43.01581 Longitude 70.96677

Prepared by: VHB Date 2/16/2026

Wetland Impact:  
Type Temp Area See Plans

Evaluation based on:  
Office  Field

Corps manual wetland delineation completed?

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	1, 2, 4, 7, 12, 15	X	Large wetland is mapped as a Prime Wetland. Wetland retains flood waters and recharges groundwater.
 Floodflow Alteration	Y	1, 2, 3, 4, 5, 6, 8, 9, 10, 13, 18	X	Wetland is associated with Bloody Brook but was outside of the study area. The wetland functions as stabilization for the watercourse.
 Fish and Shellfish Habitat	Y	4, 7, 14		Associated watercourse is outside of the study area and was not surveyed. Likely functions as habitat. No data suggests it is impaired for aquatic species.
 Sediment/Toxicant Retention	Y	1, 2, 3, 4, 5, 10, 12, 15, 16	X	Wetland receives overland flow from adjacent roadway/residential properties and has a high density of vegetation to support this function.
 Nutrient Removal	Y	3, 4, 5, 8, 7, 10, 13, 14	X	Wetland traps sediment, intoxicants, and/or pathogens from associated upland sheet flow. Dense plant community provides processing capacity.
 Production Export	N	1, 4, 7, 12		Emergent wetland contains potential food sources for wildlife.
 Sediment/Shoreline Stabilization	Y	3, 4, 6, 7, 12, 13, 14	X	Wetland is of sufficient size and contains dense enough vegetation to stabilize sediments/shoreline of the associated watercourse.
 Wildlife Habitat	Y	7, 8, 9, 11, 13, 19, 20, 21	X	Wetland is mapped as a riparian and terrestrial wildlife corridor.
 Recreation	Y	1, 5, 10, 12	X	ROW is within Exeter's Oaklands Town Forest and is used by the public. A parking lot is adjacent to the ROW entrance on Watson Road.
 Educational/Scientific Value	N	5, 8		Wetland is adjacent to town trail network, but environment is disturbed and potential for electric safety hazards are present.
 Uniqueness/Heritage	Y	1, 9, 17, 19		Wetland is mapped as a Prime Wetland, otherwise does not possess unique features. Disturbed, utility ROW, situated between residential developments.
 Visual Quality/Aesthetics	N	8, 9		Prime wetland provides wildlife habitat. Does not possess aesthetic features within project area.
<b>ES</b> Endangered Species Habitat	Y	1, 2		DCT25-2271 lists potential species present.
Other				

Notes: Only the western boundary of the wetland was delineated in the field within the ROW limits. Desktop resources were used to support the evaluation of this assessment for portions of the wetland outside of the field delineated area.

\* Refer to backup list of numbered considerations.



## Attachment E – Site Photographs

**1. Exeter, Structure 199**

Taken: July 23, 2025 Facing: NW

Observations

View of the existing Structure 199.



**2. Exeter, Structure 199**

Taken: July 23, 2025 Facing: S

Observations

View of the area proposed for access from Route 101.



**3. Exeter, Structure 199**

Taken: July 23, 2025 Facing: E

Observations

View of existing Structure 198.



**4. Exeter, Structure 197**

Taken: July 23, 2025 Facing: E

Observations

Eastern view of the wetland between existing Structure 197 and Epping Road.



**5. Exeter, Structure 197**

Taken: July 23, 2025 Facing: W

Observations

View of Structure 197 and associated wetland.



**6. Exeter, Structure 197**

Taken: July 23, 2025 Facing: W

Observations

View of the Epping Road, and the existing site access location.



**7. Exeter, Structure 196**

Taken: July 23, 2025 Facing: E

Observations

View of Structure 196 and associated wetland.



**8. Exeter, Structure 175**

Taken: July 23, 2025 Facing: E

Observations

View of the proposed wetland crossing between the site access from Watson Road and Structure 175.



**9. Exeter, Structure 174**

Taken: July 23, 2025 Facing: E

Observations

Eastern view of the ROW from H141 Structure 154.



**10. Exeter, Structure 174**

Taken: July 23, 2025 Facing: W

Observations

View of Structure 174 (right) and associated existing access road.



**11. Exeter, Structure 173**

Taken: July 23, 2025 Facing: E

Observations

View of Structure 173  
and associated  
wetland.





## Attachment F- Abutters List

MBL	P_OWNER	S_OWNER	ADDRESS	CITY	STATE	ZIPCODE	MAIL_ADD	MAIL_CITY	MAIL_STATE	MAIL_ZIP
19-6-7	MERRIFIELD, SHERRY A		13 WOOD RIDGE LANE	EXETER	NH	03833	13 WOOD RIDGE LN	EXETER	NH	03833
19-16-6	BENSON, ERIC R	BENSON, JULIE A	11 WOOD RIDGE LANE	EXETER	NH	03833	11 WOOD RIDGE LN	EXETER	NH	03833
19-16-5	JOHNSON, JESSICA S	JOHNSON, JOSHUA M	9 WOOD RIDGE LANE	EXETER	NH	03833	9 WOOD RIDGE LN	EXETER	NH	03833
19-1	ROSS, MATTHEW N		90 WATSON ROAD	EXETER	NH	03833	90 WATSON RD	EXETER	NH	03833
26-13	BRAUN, NATHAN E	MCCLOUGHLIN, ANNE G	84 WATSON ROAD	EXETER	NH	03833	84 WATSON RD	EXETER	NH	03833
29-2	PROPERTIES INC	DBA/ EVERSOURCE ENERGY	298 EPPING ROAD	EXETER	NH	03833	PO BOX 270	HARTFORD	CT	06141-0270
29-1	STATE OF NEW HAMPSHIRE	RICHARD GREGOIRE	292 EPPING ROAD	EXETER	NH	03833	PO BOX 483	CONCORD	NH	03302
30-2	BOUCHARD FAMILY REVOCABLE TRUST	BOUCHARD, TRUSTEES, CARL E & PAULINE M	286 EPPING ROAD	EXETER	NH	03833	P.O. BOX 219	EXETER	NH	03833
30-8	SILVER GRANADA REALTY LLC		EPPING ROAD	EXETER	NH	03833	131 PINE RD	BRENTWOOD	NH	03833
30-9	PROPERTIES INC	DBA/ EVERSOURCE ENERGY	EPPING ROAD	EXETER	NH	03833	PO BOX 270	HARTFORD	CT	06141-0270
19-16-100	WATSON WOODS HOMEOWNERS ASSOCIATION	EVERGREEN MANAGEMENT	STONEWALL WAY	EXETER	NH	03833	17 COMMERCE DR	BEDFORD	NH	03110
19-16-1	OAKLANDS FOREST RIDGE	HOMEOWNERS ASSOCIATION	WATSON ROAD	EXETER	NH	03833	8 NEWMARKET RD, SUITE 2	DURHAM	NH	03824
19-16	TOWN OF EXETER		WATSON ROAD	EXETER	NH	03833	10 FRONT ST	EXETER	NH	03833
29-31	LEBOR, MICHELLE	LEBOR, WALTER	289 EPPING ROAD	EXETER	NH	03833	289 EPPING RD	EXETER	NH	03833
29-32	BOUCHARD FAMILY REVOCABLE TRUST	BOUCHARD, TRUSTEES, CARL E & PAULINE M	279 EPPING ROAD	EXETER	NH	03833	P.O. BOX 219	EXETER	NH	03833
29-22	HOMEOWNERS ASSOCIATION	OF ROCK CREEK PLACE	EPPING ROAD	EXETER	NH	03833	6 ANNA LOUISE DR	EXETER	NH	03833
29-29	WOOFY LLC		299 EPPING ROAD	EXETER	NH	03833	299 EPPING RD	EXETER	NH	03833
29-30	CLARK, JOSEPH G		291 EPPING ROAD	EXETER	NH	03833	PO BOX 383	NEWFIELDS	NH	03856
29-3	RAPPOLD, BRYAN J		304 EPPING ROAD	EXETER	NH	03833	304 EPPING RD	EXETER	NH	03833
29-5	SILVER GRANADA REALTY LLC		310 EPPING ROAD	EXETER	NH	03833	131 PINE RD	BRENTWOOD	NH	03833
26-15	EXETER TOWN OF		OAKLANDS ROAD	EXETER	NH	03833	10 FRONT ST	EXETER	NH	03833
19-16-8	BELL, NICCOLE A	WILLET, MATTHEW R	15 WOOD RIDGE LANE	EXETER	NH	03833	15 WOOD RIDGE LN	EXETER	NH	03833
19-16-48	NICHOLS FAMILY REVOCABLE TRUST	NICHOLS, TRUSTEES, BRENDAN S & LESLIE G	7 STONE RIDGE LANE	EXETER	NH	03833	7 STONE RIDGE LN	EXETER	NH	03833
19-16-49	9 STONE RIDGE LANE REALTY TRUST		9 STONE RIDGE LANE	EXETER	NH	03833	9 STONE RIDGE LN	EXETER	NH	03833
19-16-9	CUNNINGHAM, RYAN	CUNNINGHAM, BETHANY A	17 WOOD RIDGE LANE	EXETER	NH	03833	17 WOOD RIDGE LN	EXETER	NH	03833
29-4	BOISVERT, BRIAN D		312 EPPING ROAD	EXETER	NH	03833	312 EPPING ROAD	EXETER	NH	03833
29-21	EXETER METHODIST CHURCH		307 EPPING ROAD	EXETER	NH	03833	307 EPPING ROAD	EXETER	NH	03833
16-4	EXETER REGION COOPERATIVE		1 BLUE HAWK DRIVE	EXETER	NH	03833	30 LINDEN ST	EXETER	NH	03833
19-5	PRESCOTT PERRIN T REVOCABLE TRUST		110 WATSON ROAD	EXETER	NH	03833	110 WATSON ROAD	EXETER	NH	03833
19-3	ST LAURENT IRREVOCABLE TRUST		104 WATSON ROAD	EXETER	NH	03833	104 WATSON ROAD	EXETER	NH	03833
19-2	BAUER, JOSHUA E		102 WATSON ROAD	EXETER	NH	03833	102 WATSON ROAD	EXETER	NH	03833
APPLICANT/OWNER CONSULTANT	EVSOURCE ENERGY VHB	JACOB KWAPISZESKI	13 LEGENDS DRIVE 2 BEDFORD FARMS DR., STE 200	HOOKSETT BEDFORD	NH	03106 03110	13 LEGENDS DRIVE 2 BEDFORD FARMS DR., STE 200	HOOKSETT BEDFORD	NH	03106 03110



# 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:** June 11, 2026  
**To:** Planning Board  
**From:** David Sharples, Town Planner  
**Re:** JAG4 Portsmouth Ave., LLC Lot Line Adjustment

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JAG4 Portsmouth Ave., LLC and Rabih Abounaja are seeking a lot line adjustment to the common lot line shared between their two properties located on Portsmouth Ave, Map 71 Lots 8 & 9, 4-6 & 8. PB Case #26-8.

The proposal is to adjust a property line that will result in the transfer of 400 square feet of land from Lot 8 to Lot 9. The lot line adjustment will resolve a building encroachment and the new lot line will match the existing fence line. The proposal does not result in any violation of the Zoning Ordinance. I will be prepared with the two standard conditions of approval for lot line adjustments.

### **Planning Board Motions:**

**Lot Line Adjustment Motion:** I move that the request of JAG4 Portsmouth Ave., LLC (PB Case #26-8) for Lot Line Adjustment approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



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

OFFICE USE ONLY

**THIS IS AN APPLICATION FOR:**

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

_____	APPLICATION
_____	DATE RECEIVED
_____	APPLICATION FEE
_____	PLAN REVIEW FEE
_____	ABUTTER FEE
_____	LEGAL NOTICE FEE
_____	INSPECTION FEE
_____	TOTAL FEES
_____	AMOUNT REFUNDED

1. NAME OF LEGAL OWNER OF RECORD: JAG4 PORTSMOUTH AVE. LLC  
 ADDRESS: 25 FOREST STREET EXETER, NH 03833  
 TELEPHONE: ( ) \_\_\_\_\_

LEGAL OWNER OF RECORD:  
 2. NAME OF APPLICANT: RABIH ABOUNAJA  
 ADDRESS: 78 EPPING ROAD EXETER, NH 03833  
 TELEPHONE: ( ) \_\_\_\_\_

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

4. DESCRIPTION OF PROPERTY~~ES~~:  
 ADDRESS: 4-6 PORTSMOUTH AVE / 8 PORTSMOUTH AVE,  
 TAX MAP: 71 PARCEL #: 8/9 ZONING DISTRICT: C-1  
 AREA OF ENTIRE TRACT: \_\_\_\_\_ PORTION BEING DEVELOPED: N/A  
 $\frac{71}{8}$  15,101 SF  $\frac{71}{9}$  0.43 ACRES  
 $\frac{71}{8}$  0.35 ACRES



5. EXPLANATION OF PROPOSAL: TO ADJUST THE COMMON BOUNDARY LINE BETWEEN THESE TWO PARCELS

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

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

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. <u>22x34 PLAN</u>	<u>7</u>
B. <u>11x17 PLAN</u>	<u>15</u>
C. _____	_____
D. _____	_____
E. _____	_____
F. _____	_____

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

9. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: HENRY H BOYD, JR, U.S. (MILLENNIUM ENGINEERING, INC)  
ADDRESS: P.O. BOX 745 EXETER, NH 03833  
PROFESSION: LAND SURVEYOR TELEPHONE: (603) 778-0528

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



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

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

\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:**

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

RECORD OWNERS

DATE APRIL 15, 2016 APPLICANT'S SIGNATURE *John Charles Gromeh*  
SIGNATURE *Clarence Beavers Gromeh*

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

# Millennium Engineering, Inc.

P.O. Box 745  
(603) 778-0528

Exeter, NH 03833  
FAX (603) 772-0689

April 15, 2026

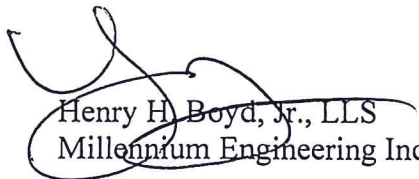
Town of Exeter  
Planning Board  
10 Front Street  
Exeter, NH 03833

Re: Application for Lot Line Adjustment Map 71 Lots 8 & 9, 4-6 & 8 Portsmouth Avenue Exeter, NH.

Dear Chairman:

This application is a request for a simple adjustment to the common lot line of the parcels listed above. The adjustment will be done by transferring the 400 s.f. Parcel A from Map 71 Lot 8 to Map 71 Lot 9.

Respectfully,

  
Henry H. Boyd, Jr., LLS  
Millennium Engineering Inc.



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

TAX MAP 71-8  
NAME Jag4 Portsmouth Ave, LLC  
ADDRESS 25 Forest St Exeter, NH 03833

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

TAX MAP 71-2  
NAME Alma Hall  
ADDRESS 27 Hall Pl Exeter, NH 03833

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

TAX MAP 71-6  
NAME Leola 2024 LLC  
ADDRESS PO Box 588 Exeter, NH 03833

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

TAX MAP 71-7  
NAME KJ Realty LLC  
ADDRESS 55 Border winds Ave Seabrook 03874

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

TAX MAP 71-9  
NAME Babih Abounaja  
ADDRESS 78 Epping Rd Exeter, NH 03833

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

TAX MAP 71-32  
NAME Matthew Sopher  
ADDRESS 3 Portsmouth Ave Exeter, NH 03833

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

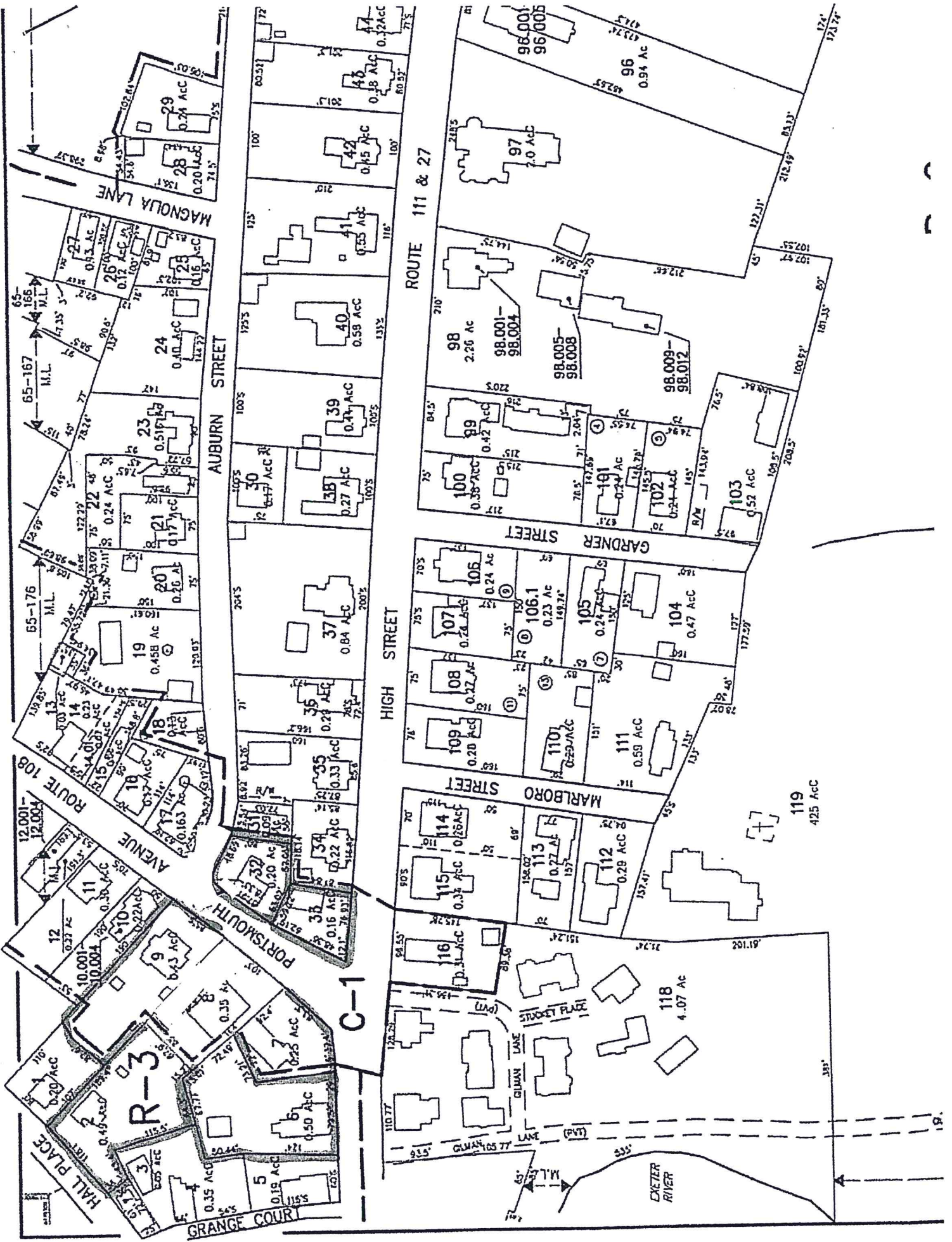
TAX MAP 71-33  
NAME Infeng LLC  
ADDRESS PO Box 562 Milton, NH 03851

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

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

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

**Please attach additional sheets if needed**





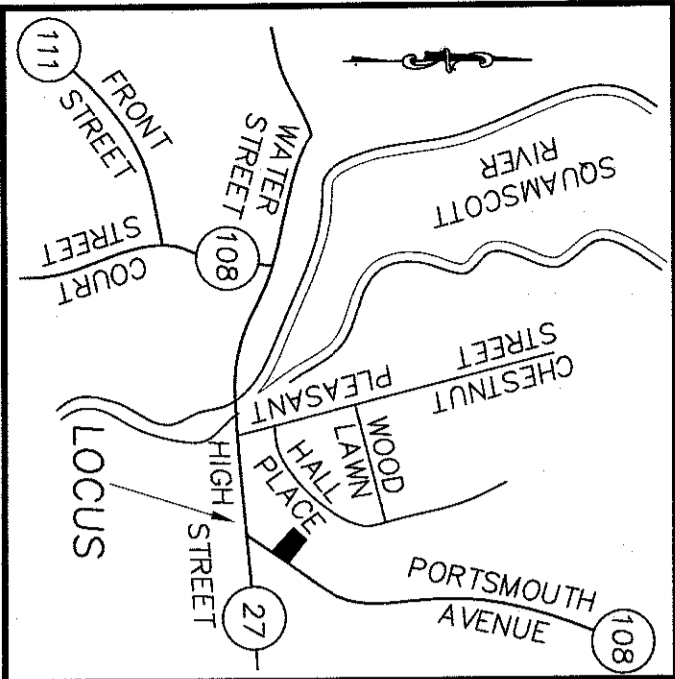
## CHECK LIST FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISION AND LOT LINE ADJUSTMENT

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Scale, north arrow, and date prepared.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
<input type="checkbox"/>	<input type="checkbox"/>	h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
<input type="checkbox"/>	<input type="checkbox"/>	i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
<input type="checkbox"/>	<input type="checkbox"/>	j) If deemed necessary by the Town Planner, existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input type="checkbox"/>	<input type="checkbox"/>	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.
<input type="checkbox"/>	<input type="checkbox"/>	l) State and federal jurisdictional wetlands, including delineation of required setbacks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	m) A note as follows: "The landowner is responsible for complying with all applicable local, State, and Federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	n) Surveyed exterior property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.

J/A



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



LOCUS MAP  
NOT TO SCALE

**PLAN NOTE**  
THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON LOT LINE BETWEEN MAP 7 LOTS 8 & 9. THIS IS TO BE ACCOMPLISHED BY TRANSFERRING PARCEL A FROM LOT 8 TO LOT 9.

- NOTES:**
- 1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
  - 2) THIS PARCEL LIES WITHIN THE X ZONE AND PARTIALLY WITHIN THE 0.2% ANNUAL CHANCE OF FLOOD HAZARD ZONE. SEE F.I.R.M. COMMUNITY PANEL 33015C 0402 E EFFECTIVE DATE: MAY 17, 2005
  - 3) THERE ARE NO WETLANDS ON THIS PARCEL.
  - 4) THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

TOWN OF EXETER PLANNING BOARD

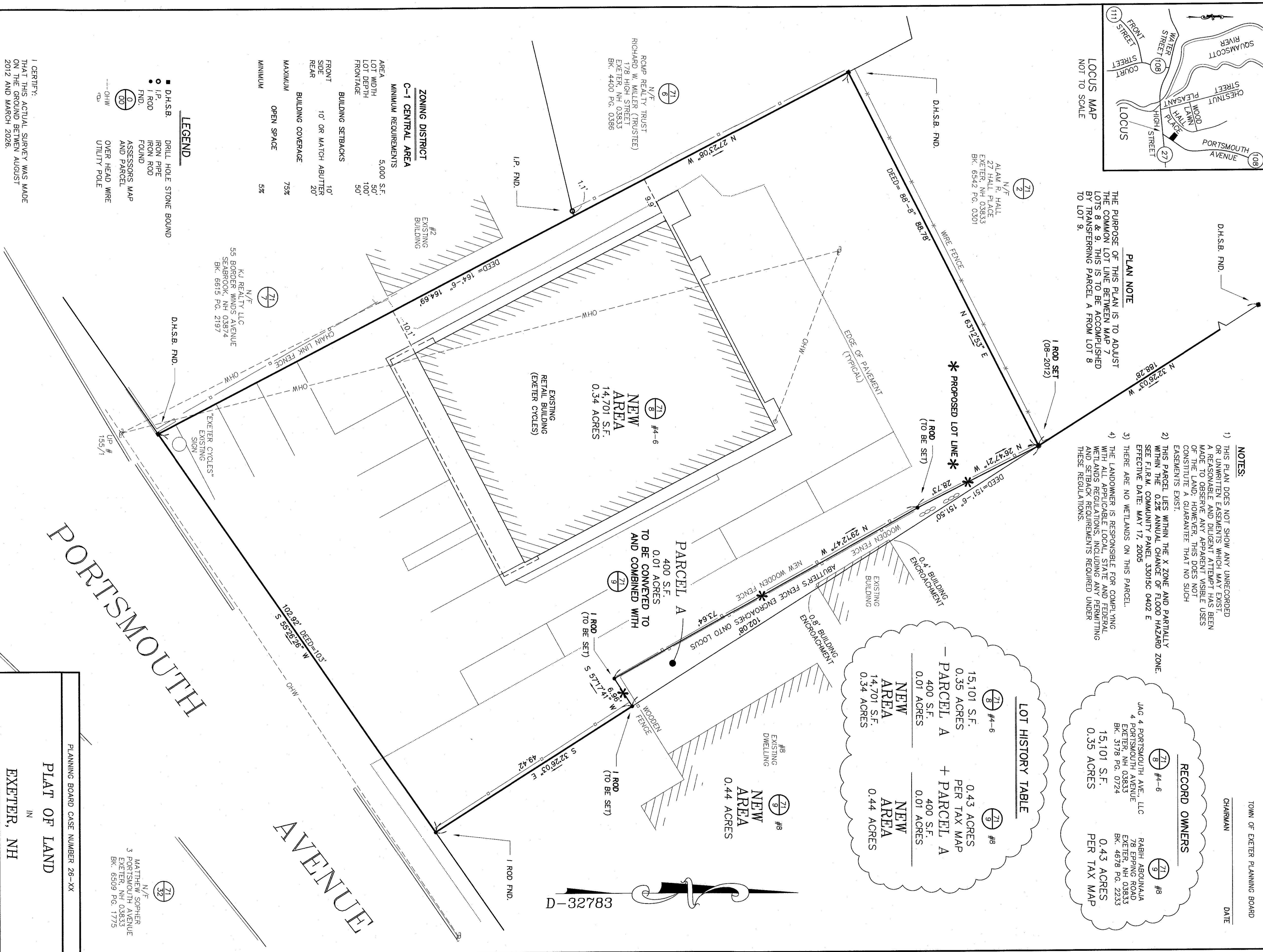
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**RECORD OWNERS**

71 #8 JAG 4 PORTSMOUTH AVE, LLC 4 PORTSMOUTH AVENUE EXETER, NH 03833 BK. 5178 PG. 0724	71 #9 RABIH ABOUNAJA 78 EPIPING ROAD EXETER, NH 03833 BK. 4678 PG. 2233
71 #4-6 15,101 S.F. 0.35 ACRES	71 #8 15,101 S.F. 0.43 ACRES PER TAX MAP

**LOT HISTORY TABLE**

71 #4-6 15,101 S.F. 0.35 ACRES	71 #8 0.43 ACRES PER TAX MAP
- PARCEL A 400 S.F. 0.01 ACRES	+ PARCEL A 400 S.F. 0.01 ACRES
NEW AREA 14,701 S.F. 0.34 ACRES	NEW AREA 0.44 ACRES



**ZONING DISTRICT**  
C-1 CENTRAL AREA

**MINIMUM REQUIREMENTS**

AREA	5,000 S.F.
LOT WIDTH	50'
LOT DEPTH	100'
FRONTAGE	50'

**BUILDING SETBACKS**

FRONT SIDE	10'
10' OR MATCH ABUTTER	20'
REAR	20'

**BUILDING COVERAGE**

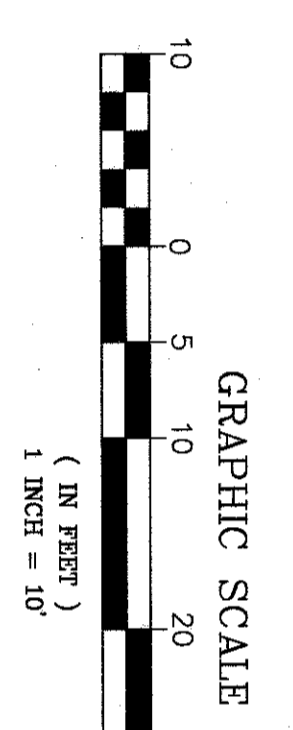
MAXIMUM	75%
MINIMUM	5%

**OPEN SPACE**

MINIMUM	5%
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- LEGEND**
- D.H.S.B. DRILL HOLE STONE BOUND
  - I.P. IRON PIPE
  - FND. FOUND
  - (0) ASSESSORS MAP AND PARCEL
  - OHW OVER HEAD WIRE UTILITY POLE

I CERTIFY:  
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN AUGUST 2012 AND MARCH 2026;  
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS;  
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR NH. URBAN SURVEY.



STATE OF NEW HAMPSHIRE  
MILTON, NH  
HENRY H. BOYD, JR.  
REGISTERED LAND SURVEYOR

04-16-2026  
DATE

PLANNING BOARD CASE NUMBER 26-XX

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

SHOWING  
**A LOT LINE ADJUSTMENT AT 4-6 & 8 PORTSMOUTH AVENUE**  
(ASSESSORS MAP 71 LOTS 8 & 9)

**RECORD OWNERS**

JAG 4 PORTSMOUTH AVE, LLC  
4 PORTSMOUTH AVENUE EXETER, NH 03833  
RABIH ABOUNAJA  
78 EPIPING ROAD EXETER, NH 03833

**MILLENNIUM ENGINEERING INC.**  
ENGINEERS AND LAND SURVEYORS  
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833  
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

SCALE: 1"=10'  
DATE: APR. 02, 2026

NO.	DATE	DESCRIPTION	BY

CALC. BY: H.H.B. PROJECT: E263405  
CHKD. BY: R.S.G.



# 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:** June 11, 2026  
**To:** Planning Board  
**From:** David Sharples, Town Planner  
**Re:** PB Case #26-9 Exeter Presbyterian Church, 73 Winter St

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The applicant is requesting to amend the previously approved Minor Site Plan for 73 Winter Street, Exeter, NH, Tax Map 73, Lot 143, to change the parking calculations and request a waiver from the parking requirements.

As you will note from the enclosed email, they are asking to be continued until the June 25<sup>th</sup> meeting.

### **Planning Board Motions:**

**Site Plan Amendment Motion:** I move that the request of Jones and Beach, on behalf of the Exeter Presbyterian Church, (PB Case #26-5) to amend the previously approved Site Plan, approved on September 25, 2025, to change the parking calculations and request a waiver from the parking requirements be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures (1)

**Paige Libbey** <plibbey@jonesandbeach.com>

Tue, Jun 2, 2026 at 10:16 AM

To: Dawn Ferringo <dferringo@exeternh.gov>, David Sharples <dsharples@exeternh.gov>  
Cc: Skip Phelps <sphelps@hcna-llc.com>

Hi Dawn and Dave

We were actually hoping to be on the 6/25 agenda for the 73 Winter Street project as Skip Phelps will be out of town on the 11<sup>th</sup>. Is it possible we could be moved to that agenda or request a continuance

Thanks

**Paige Libbey, P.E.**

Associate Principal

**Jones&Beach Engineers, Inc.**

(603) 772-4746 x114

[plibbey@jonesandbeach.com](mailto:plibbey@jonesandbeach.com)