



TOWN OF EXETER, NEW HAMPSHIRE

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

LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, July 9, 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:

APPROVAL OF MINUTES: June 25, 2026

OLD BUSINESS:

The continuation of the public hearing for 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. The property is located in the C-2 Highway Commercial Zoning District and is identified as tax Map #65-125. **PB Case #26-3**

NEW BUSINESS: PUBLIC HEARINGS

Application of Jones & Beach on behalf of Green & Company for design review for a proposed 14-lot residential cluster subdivision consisting of single-family homes on the 10.1-acre parcel of the Exeter Country Club property that currently serves as its driving range. Tax Map 52 Lot 1. **PB Case # 26-12**

Application of Liam Newman and Meagan Sullivan for Wetland Conditional Use Permit and Minimum Impact Wetland Permit to construct a driveway and associated culvert to a proposed single-family home on an existing lot of record at 18 Oaklands Road. Tax Map 11 Lot 3. Applicant also requests an amendment to the designated Prime Wetland boundary. **PB Case # 26-13**

OTHER BUSINESS

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

EXETER PLANNING BOARD
Langdon J. Plumer, Chairman

**TOWN OF EXETER
PLANNING BOARD
NOWAK ROOM
10 FRONT STREET
JUNE 25, 2026
DRAFT MINUTES
7:00 PM**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Gwen English, John Grueter, Jennifer Martel, Marty Kennedy, Alternate Sam MacLeod, Alternate Dean Hubbard, 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 Hays was activated for the first public hearing.

III. APPROVAL OF MINUTES

June 11, 2026

Ms. Belanger, and Mr. Kennedy recommended edits.

Ms. English motioned to approve the June 11, 2026 meeting minutes, as amended. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

IV. OLD BUSINESS

1. Application for amended minor site plan for 73 Winter Street
Tax Map 73, Lot 143
To change parking calculations and request a waiver from parking requirements
Planning Board Case #26-5

Chair Plumer read the public hearing notice and asked if the case was ready to be heard.

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

Ms. English motioned to open Planning Board Case #26-5, 73 Winter Street. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Mr. Sharples reviewed the previous approval from September 25, 2025 and noted the applicant wanted to remove the requirement for an easement for shared parking and request a waiver.

41 Paige Libbey with Jones & Beach presented the application to amend the minor site plan for the addition
42 at the church approved last September. She noted that Skip Phelps was also present. She reviewed the
43 requirements for parking based on the number of seats, 1 space for 3.5 seats. 57 parking spaces are
44 required and 37 are on site and 20 off site. She explained that if the property next door (6 Columbus
45 Avenue, were sold they did not want the properties tied together with an easement that would run with
46 the land.

47
48 Vice-Chair Brown noted if they were still be able to utilize the spaces next door, they could have
49 something less formal, like a permit, that could be revoked. This could be a condition of approval to be
50 satisfied by approval of the Town Planner, Mr. Sharples.

51
52 Mr. Phelps discussed the availability of on street parking and noted it would be rare that they would
53 need to use Rob's spaces.

54
55 Chair Plumer opened the hearing to public comments at 7:21 PM and being none closed public
56 comment.

57
58 Ms. English asked if any of the improvement projects in the area would have an effect on this parcel's
59 off-site parking. Mr. Sharples noted one is a sidewalk on Railroad Avenue that has no parking anyway
60 and there is ongoing parking on Winter Street in front of the cemetery. The study would likely reduce
61 traffic and parking. There is a lot of parking on Front Street.

62
63 Ms. Libbey reviewed the criteria for granting waivers. She noted the parcel is unique in it's use and
64 structure as a church and has peak hours and operated for many years. Adequate parking will be
65 provided, including shared parking when feasible. It will not alter zoning or the Maste Plan.

66
67 Mr. Grueter asked what would happen if the 6 Columbus Avenue property were sold and the new
68 owner revoked the shared parking. Vice-Chair Brown noted the waiver has to stand on its own and
69 there is not a big parking issue on Winter Street and the hours of the church and next door are ideal.

70
71 Ms. Belanger noted that Department of Public Works is considering a no parking sign on the triangle
72 where the cannons are.

73
74 Ms. Hays had no issue with the waiver request.

75
76 Mr. Sharples read the proposed condition of approval that a formal agreement between the applicant
77 and the abutter be submitted to the satisfaction of the Town Planner prior to final approval.

78
79 ***Vice-Chair Brown motioned that the request of Jones & Beach, Planning Board Case #26-5 to amend***
80 ***the site plan approval of September 25, 2025 to change parking calculations and waiver request be***
81 ***approved with the condition read by the Town Planner. Ms. Belanger seconded the motion. A vote***
82 ***was taken, all were in favor, the motion passed unanimously.***

83

84 2. Application of Phillips Exeter Academy for Minor Site Plan Review to construct three new duplexes for
85 faculty housing
86 Tax Maps 83-01 and 72-99
87 The applicant is also submitting a voluntary lot merger application to merge Tax Map Lot 72-99 into Tax
88 Map 83-01 for a single tract of land
89 Planning Board Case # 26-7

90
91 Alternate Hays was deactivated as Ms. Martel was present.

92
93 Chair Plumer read the public hearing notice and asked if the case was ready to be heard. Mr. Sharples
94 indicated the case was ready for review purposes but needed zoning relief and a rehearing was granted.
95 He requested the application be continued to the August 28, 2026 Planning Board meeting.

96
97 ***Ms. Belanger motioned that the request of Altus Engineering for a continuance to the Planning***
98 ***Board's August 28, 2026 meeting at 7 PM in the Nowak Room be approved. Ms. English seconded the***
99 ***motion. A vote was taken, all were in favor, the motion passed unanimously.***

100
101 3. Application of Pinecrest Mobil Home Park LLC for Site Plan Review to install a driveway and a 1792 sq
102 ft building to house a two-car garage and office space at 30 Ashbrook Road
103 Tax Map 87 Parcel 14
104 Planning Board Case # 26-10

105
106 Chair Plumer read the public hearing notice and asked if the case was ready to be heard.

107
108 Mr. Sharples indicated the case was complete for review purposes.

109
110 ***Vice-Chair Brown motioned to open Planning Board Case #26-10. Ms. Belanger seconded the motion.***
111 ***A vote was taken, all were in favor, the motion passed unanimously.***

112
113 Mr. Sharples indicated that the proposal was to install a driveway, garage and office space at the mobile
114 home park. He noted the presence of manmade wetlands. The Technical Review Committee meeting
115 was on June 18th but the applicant was not noticed.

116
117 Henry Boyd of Millenium Engineering presented the application on behalf of John Jense the owner. Mr.
118 Jensen indicated he wanted to have the office, which is currently offsite at his home, be on site and to
119 have a garage for equipment used for the park for snow plowing etc.

120
121 Mr. Boyd indicated that the manmade wetland met the three criteria of a wetland. He showed the
122 drainage easement and 24" culvert under the street and location of the proposed driveway. He noted
123 Paul Vlasich, the town's engineer, raised concerns with treatment of runoff and Mr. Boyd provided a
124 supplemental letter. He discussed the drainage to the west and the rest to the east of the driveway,
125 stone infiltration trenches will handle roof runoff on one side, and the rest will be directed to the ditch
126 which is 2' wide and 2' deep with a 6" layer of stone in the reservoir.

127

128 Ms. Belanger asked about the note concerning snow load being verified. Mr. Sharples indicated that
129 was for the Building Inspector and not in the purview of the Planning Board.

130

131 Ms. Belanger asked about snow storage and Mr. Boyd showed two locations on the plan and that he is
132 working with Mr. Staples, who does landscaping, on plantings.

133

134 Vice-Chair Brown asked what triggers minor site plan review and Mr. Sharples noted a disturbance over
135 3,000 SF; single family homes and duplexes are exempt. The office, garage, and storage is not
136 residential use.

137

138 Chair Plumer opened the hearing to comments from the public at 7:52 PM.

139

140 Debbie Staples indicated she had no issue and felt it may slow down traffic on Ashbrook Road.

141

142 David Alexander who lives across the street noted he had no issues.

143

144 Chair Plumer closed public comment at 7:55 PM.

145

146 Ms. Martel asked about the stand of trees and whether they would be replaced when removed. Mr.
147 Boyd indicated that some of the large bull pines will be removed and there will be infill plantings.

148

149 Ms. Martel asked what the stars represented on the plan and Mr. Boyd indicated drainage.

150

151 Ms. Martel stated that she doesn't love approving the plan without a planting plan, but it could be a
152 condition there be review by the town. Mr. Boyd will have the landscaper put together a sketch.

153

154 Mr. Sharples read the standard conditions of approval and the condition concerning the planting sketch:

155

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

159

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

163

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

166

167 4. No snow shall be stored on plantings.

168

169 5. A sketch of the proposed plantings shall be provided to the satisfaction of the town planner prior to
170 signing the final plans.

171

172 **Ms. Belanger motioned that the request of Pinecrest Mobile Home Park, Planning Board Case #26-10**
173 **for site plan approval be approved with the conditions as stated by our Town Planner, Dave Sharples.**
174 **Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed unanimously**
175 **7-0-0.**

176

177 4. Application of Stonearch Development LLC for a Lot Line adjustment, a Minor Subdivision, and Site
178 Plan Review for the redevelopment of property located at 5 Brentwood Drive. The redevelopment will
179 consist of 8 residential condominium units of single-family homes. The project includes a new roadway,
180 underground utilities and drainage structures.

181 Tax Map 62 Parcel 111

182 Planning Board Case # 26-11

183

184 Chair Plumer read the public hearing notice and asked if the case was ready to be heard.

185

186 Mr. Sharples indicated the case was ready for review purposes but not ready for action this evening as
187 they needed to go before the Conservation Commission. He noted there is a waiver request and an
188 email from an abutter at 13 Brentwood Drive.

189

190 **Ms. Belanger motioned to open Planning Board Case #26-11 for Stonearch Development. Mr. Grueter**
191 **seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.**

192

193 Christian Smith of Beals Associates noted that John O'Neill of Stonearch was present along with Mike
194 Green. There was a TRC meeting last week and he is waiting for those comments and to get on the
195 Conservation Commission's agenda in July.

196

197 Mr. Smith noted the proposal is to demolish the existing gravel parking area and outbuildings and have a
198 separate lot for the existing house. There will be a lot line adjustment for Mr. Kelsey's residence which
199 will make it more conforming.

200

201 Mr. Smith referenced the yield plan for seven lots by right with the density bonus of another lot for the
202 conservation easement. There will be a Conditional Use Permit brought first to the Conservation
203 Commission. He referenced the DPW comments about relocating the light pole. He discussed the stone
204 drip edge and proposed large bioretention pond and connection with a manhole to the swale and
205 culverts and a proposed sump area by the hydrant.

206

207 Chair Plumer asked about access to the eighth lot and Mr. Smith noted there was access across MacKay
208 Drive.

209

210 Ms. Martel asked about the lot line adjustment and Mr. Smith showed the proposed adjustment on the
211 plan.

212

213 Mr. Sharples noted a variance from the Zoning Board of Adjustment is required.

214

215 Ms. Belanger asked about the abutter at 13 Brentwood Drive who had concerns with the vegetative
216 buffer and recommended the applicant talk to them and address that.

217

218 Chair Plumer asked about scheduling a site walk and noted the public is welcome.

219

220 Mr. Smith noted he will be away but requested July 14th at 5 PM. Parking is available by the greenhouse.

221 Mr. Sharples will notify the Conservation Commission.

222

223 ***Ms. Belanger motioned to continue Planning Board Case #26-11 to the Planning Board meeting on***
224 ***August 27, 2026 at 7 PM in the Nowak Room. Ms. English seconded the motion. A vote was taken, all***
225 ***were in favor, the motion passed 7-0-0.***

226

227 **V. OTHER BUSINESS**

228

- 229 • Master Plan Discussion

230

231 Mr. Sharples reported that the Master Plan Oversight Committee did not meet on the 25th but
232 he had a couple of visitors who talked about bike paths and crosswalks.

233

- 234 • Field Modifications

235

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

237

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

239 **VII. CHAIRPERSON'S ITEMS**

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

241 **IX. ADJOURN**

242 ***Ms. Belanger motioned to adjourn the meeting at 8:30 PM. Mr. Grueter seconded the motion.***
243 ***A vote was taken, all were in favor, the motion passed unanimously.***

244 Respectfully submitted.

245 Daniel Hoijer,

246 Recording Secretary (Via Exeter TV)



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: June 30, 2026
To: Planning Board
From: David Sharples, Town Planner
Re: J. Caley Associates 97 Portsmouth Avenue PB Case #26-3

J. Caley Associates is seeking 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. The property is in the C-2 Highway Commercial Zoning District and is identified as tax Map #65-125. PB Case #26-3.

The applicant appeared before the board at the April 23rd meeting. The application was tabled until the May 28, 2026 meeting. However, the applicant has requested that the application be tabled until the July 9, 2026 meeting.

The applicant recently sent me an email informing me of their desire to change the application to residential under the new state law that went into effect on July 1. I informed the applicant that they would need to submit a new application to change the plans to this degree. We have been trying to meet this week but have been unable to do so. I am unclear at this point what the applicant will decide to do as no new plans or materials have been submitted. As such, I will update the board with at the meeting as I should know more at that point.

Planning Board Motions:

Site Plan Motion: I move that the request of J. Caley Associates (PB #26-3) for Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



TOWN OF EXETER

Planning and Building Department

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www.exeternh.gov

Date: June 30, 2026
To: Planning Board
From: David Sharples, Town Planner
Re: Exeter Country Club, 58 Jady Hill Ave PB Case #26-12

Application of Jones & Beach on behalf of Green & Company for design review for a proposed 14-lot residential cluster subdivision consisting of single-family homes on the 10.1-acre parcel of the Exeter Country Club property that currently serves as its driving range. Tax Map 52 Lot 1.
PB Case # 26-12.

The applicant has submitted for design review for a residential subdivision on land located at Exeter Country Club. Specifically, where the existing driving range is located. Please note that this is only a design review application and not a formal application to the board. Design review is covered under NHRSA 676:4 (relevant portion attached) that allows the Planning Board and the applicant to engage in a *non-binding* discussion of the proposal. Abutters have been notified of this meeting in accordance with the statute.

The applicant has submitted plans illustrating how the site could be developed and the proposed density. There is an existing conditions plan, a yield plan, and a conceptual open space subdivision plan. The plans show a total of 14 lots.

As this is design review and abutters have been notified, the Board can discuss matters beyond general and conceptual discussions which can involve specific engineering details and design.

Planning Board Motions:

Design Review Motion: I move that the request of the Jones & Beach, on behalf of Green and Company for design (PB #26-3) for Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures (1)

records of the planning board.

(i) A planning board may grant conditional approval of a plat or application, which approval shall become final without further public hearing, upon certification to the board by its designee or based upon evidence submitted by the applicant of satisfactory compliance with the conditions imposed. Such conditions may include a statement notifying the applicant that an approval is conditioned upon the receipt of state or federal permits relating to a project, however, a planning board may not refuse to process an application solely for lack of said permits. Final approval of a plat or application may occur in the foregoing manner only when the conditions are:

- (1) Minor plan changes whether or not imposed by the board as a result of a public hearing, compliance with which is administrative and which does not involve discretionary judgment; or
- (2) Conditions which are in themselves administrative and which involve no discretionary judgment on the part of the board; or
- (3) Conditions with regard to the applicant's possession of permits and approvals granted by other boards or agencies or approvals granted by other boards or agencies, including state and federal permits.

All conditions not specified within this subparagraph as minor, administrative, or relating to issuance of other approvals shall require a hearing, and notice as provided in subparagraph I(d), except that additional notice shall not be required of an adjourned session of a hearing with proper notice if the date, time, and place of the adjourned session were made known at the prior hearing.

II. A planning board may provide for preliminary review of applications and plats by specific regulations subject to the following:

- (a) Preliminary conceptual consultation phase. The regulations shall define the limits of preliminary conceptual consultation which shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the applicant or the board and statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken. The board and the applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan. Such discussion may occur without the necessity of giving formal public notice as required under subparagraph I(d), but such discussions may occur only at formal meetings of the board.
- (b) Design review phase. The board or its designee may engage in nonbinding discussions with the applicant beyond conceptual and general discussions which involve more specific design and engineering details; provided, however, that the design review phase may proceed only after identification of and notice to abutters, holders of conservation, preservation, or agricultural preservation restrictions, and the general public as required by subparagraph I(d). The board may establish reasonable rules of procedure relating to the design review process, including submission requirements. At a public meeting, the board may determine that the design review process of an application has ended and shall inform the applicant in writing within 10 days of such determination. Statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken.

(c) Preliminary review shall be separate and apart from formal consideration under paragraph I, and the time limits for acting under subparagraph I(c) shall not apply until formal application is submitted under subparagraph I(b).

III. A planning board may, by adopting regulations, provide for an expedited review and approval for proposals involving minor subdivisions which create not more than 3 lots for building development purposes or for proposals which do not involve creation of lots for building development purposes. Such expedited review may allow submission and approval at one or more board meetings, but no application may be approved without the full notice to the abutters, holders of conservation, preservation, or agricultural preservation restrictions, and public required under subparagraph I(d). A hearing, with notice as provided in subparagraph I(d), shall be held if requested by the applicant, abutters, or holders of conservation, preservation, or agricultural preservation restrictions any time prior to approval or disapproval or if the planning board determines to hold a hearing.

IV. Jurisdiction of the courts to review procedural aspects of planning board decisions and actions shall be limited to consideration of compliance with applicable provisions of the constitution, statutes and regulations. The procedural requirements specified in this section are intended to provide fair and reasonable treatment for all parties and persons. The planning board's procedures shall not be subjected to strict scrutiny for technical compliance. Procedural defects shall result in the reversal of a planning board's actions by judicial action only when such defects create serious impairment of

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

May 26, 2026

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

**RE: Design Review Application
58 Jady Jill Avenue, Exeter, NH
Exeter Country Club
Tax Map 52, Lot 1
JBE Project No. 25099**

Dear Mr. Plumer,

Jones & Beach Engineers, Inc., on behalf of our client, Green & Company, respectfully submits a Design Review Application for the parcel referenced above. The intent of this project is to propose a 14-lot residential cluster subdivision consisting of single-family homes on the 10.1 acre parcel of the Exeter Country Club property that currently serves as its driving range. This portion of the parcel is outside of the existing conservation easement. The subdivision will be accessed via a proposed approximately 1,030 L.F. looped roadway off of the existing 160 L.F. section of dead ended Jady Hill Road, resulting in a total of 1,190 L.F. from the Webster Ave intersection. The 160 L.F. existing section of roadway will need to be widened to an adequate width to accommodate the proposed subdivision. The homes will be serviced by municipal water and sewer, and the road will be a public road, owned and maintained by the town. We are in the process of evaluating options to run the sewer cross country to Webster Ave from the eastern side of the property in order to allow for a gravity connection. We met with the Department of Public works on May 6, 2026 to review these alternatives. More details will be provided in our Subdivision Application at a later date.

The entire property is over 73 acres, most of which is in Conservation. The 10.1 acre portion of the site to be developed is the existing driving range for the golf course. The remainder of the golf course will remain as is as a result of this project. The parcel is approximately 50% wooded, with a large clearing for the driving range. A wetland/stream channel divides the area of the driving range/ clearing on the west side of the property from the remaining approximately 1/3 of the property on the east side that is adjacent to the Squamscott River. Within that 1/3, there is an existing tee box and cart path for the golf course that is proposed to remain. The entirety of the proposed development has been concentrated on the western side of the wetland complex, preserving more than 40% of the property, which includes the area closest to the river, as open space. The proposed sewer line may result in a minor wetland crossing and gravel path for access through the open space, but aside from that, the open space will be unchanged from its existing condition, with impacts to wetlands and their buffers being avoided to the maximum extent practicable.

A Conditional Use permit will be required for impacts to the wetland buffer for the cross country sewer.

Seven (7) copies of the following are included with this application:

1. Completed Design Review Application.

2. Signed Letters of Authorization.
3. Current Deed.
4. Abutters List & 3 Sets of Mailing Labels.
5. Tax Map.
6. Seven (7) Full Size Plan Sets.
7. Fifteen (15) Half Size Plan Sets.
8. Fee Check.

We look forward to discussing this project with the Board. If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Paige Libbey, P.E.
Associate Principal

cc: Jenna Green, Green & Company (via email)
Michael Green, Green & Company (via email)
John O'Neill (via email)

Town of Exeter



Planning Board Application for Subdivision

October 2019



Town of Exeter Planning Board Application for Subdivision

Date: October 2019

Memo To: Applicants for Subdivision

From: Planning Department

Re: Guidelines for Processing Applications

The goal of the Planning Board is to process applications as quickly and efficiently as possible. To this end, we have designed an application procedure which is simple and easy to follow (see attached). If some of the information being requested seems irrelevant, please check with the Planning Department office, it may be that your particular proposal does not warrant such information.

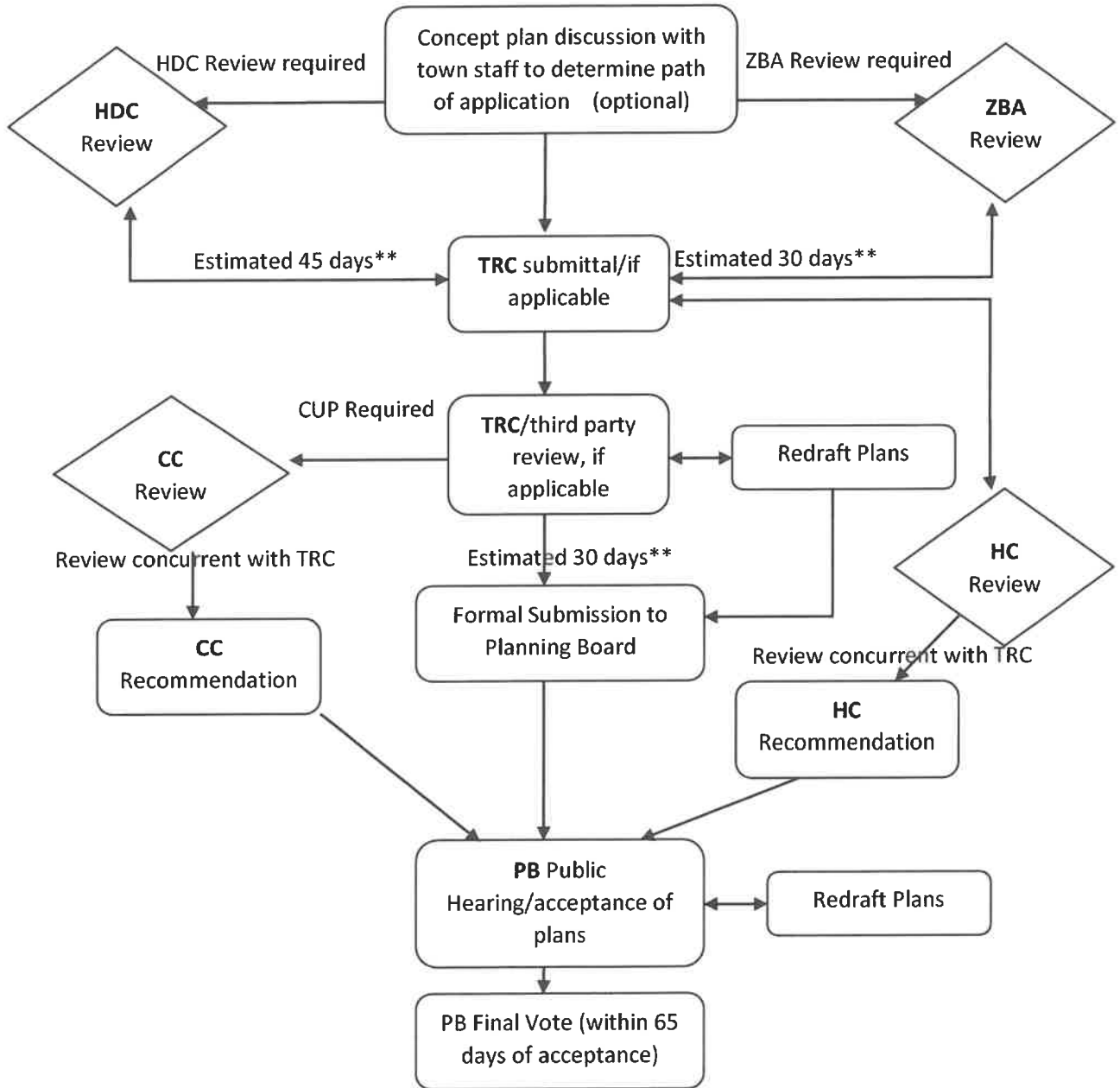
It is strongly recommended that prior to submitting an application you discuss your proposal informally with the Town Planner. The Town Planner will review your proposal for conformance with the applicable Town regulations and advise you as to the procedures for obtaining Planning Board approval. Please contact the Planning Department office at (603) 773-6112 to schedule an appointment.

The key to receiving a prompt decision from the Planning Board is to adhere closely to the Board's procedures. A chart outlining the "Planning Board Review Process" is attached for your information. Please be aware that a technical review of your proposal by the Technical Review Committee (TRC) must precede Planning Board consideration. The Town Planner will only schedule you for a public hearing after your application has gone through technical review and any required changes have been incorporated. A checklist is attached to this application to assist you in preparing your plans.

Copies of the applicable "Site Review and Subdivision Regulations" are available for your review or purchase at the Planning Department office on the second floor to the Town Office Building located at 10 Front Street and are also on the Town's website at www.exeternh.gov. It is strongly recommended that you become familiar with these regulations, as they are the basis for review and approval.



Exeter Planning Review Process Flow Chart*



ZBA – Zoning board of Adjustment **PB** – Planning Board **HDC** – Historic District Commission
HC – Heritage Commission **CC** – Conservation Commission **TRC** – Technical Review Committee
CUP – Conditional Use Permit

*This chart shows the local process only. State permits (Wetlands, Shoreland, etc. are not shown)

**All time estimates are approximate and can vary considerably. However, it is generally expected to take between 90 and 180 days to complete local review in the event review from all boards is required.



SUBDIVISION APPLICATION
CHECKLIST

A COMPLETED APPLICATION FOR SUBDIVISION MUST CONTAIN THE FOLLOWING:

- | | |
|---|--------------------|
| 1. Application for Hearing | (x) |
| 2. Abutter's List Keyed to the Tax Map
(including the name and business address of every engineer,
architect, land surveyor, or soil scientist whose professional
seal appears on any plan submitted to the Board) | (x) |
| 3. Checklist for Subdivision plan requirements | N/A |
| 4. Letter of Explanation | (x) |
| 5. Written Request and justification for Waiver(s) from Site Plan Review
and Subdivision Regulations" (if applicable) | () ^{N/A} |
| 6. Application to Connect and/or Discharge to Town of Exeter Sewer, Water
or Storm Water Drainage System(s) (if applicable) | () |
| 7. Planning Board Fees | (x) |
| 8. Seven (7) full-size copies of Subdivision Plan | (x) |
| 9. Fifteen (15) 11"x 17" copies of the final plan to be submitted TEN DAYS
PRIOR to the public hearing date. | (x) |
| 10. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and
all consultants. | (x) |

NOTES: All required submittals must be presented to the Planning Department Office for distribution to other Town departments. Any material submitted directly to other Departments will not be considered.



TOWN OF EXETER, NH APPLICATION FOR SUBDIVISION

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:
 DESIGN REVIEW
 OPEN SPACE DEVELOPMENT
 STANDARD SUBDIVISION
 NUMBER OF LOTS _____

1. **NAME OF LEGAL OWNER OF RECORD:** Exeter Country Club

ADDRESS: PO Box 1088, Exeter, NH 03833

TELEPHONE: () _____

2. **NAME OF APPLICANT:** Green & Company, Attn. Michael Green

ADDRESS: PO Box 1297, North Hampton, NH 03862

TELEPHONE: (603) 964-7572

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

Developer

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

4. **DESCRIPTION OF PROPERTY:**

ADDRESS: 58 Jady Hill Avenue

TAX MAP: 52 **PARCEL #:** 1 **ZONING DISTRICT:** R-2

AREA OF ENTIRE TRACT: 73.25 Acres **PORTION BEING DEVELOPED:** 10.1



5. **EXPLANATION OF PROPOSAL:** The intent of this project is to subdivide the
property into 14 residential lots.

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

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

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A.	
B.	
C.	
D.	
E.	
F.	

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

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

NAME: Paige Libbey, P.E., Jones & Beach Engineers, Inc.
ADDRESS: PO Box 219, Stratham, NH 03885
PROFESSION: Civil Engineer **TELEPHONE** (603) 772-4746

10. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:** _____

See Plans



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.

Unknown

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

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

No

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

No

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 SECTION 15 OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 5/22/26 APPLICANT'S SIGNATURE *Pauline (as agent)*

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



ABUTTERS: 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 SEE ATTACHED LIST
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
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TAX MAP _____
NAME _____
ADDRESS _____

PLEASE ATTACH ADDITIONAL SHEETS, IF NEEDED.

**TOWN OF EXETER PLANNING DEPARTMENT
PLANNING AND ZONING FEE SCHEDULE
EFFECTIVE JANUARY 2018**

(changes adopted by the Select Board – January 2018)

PUBLICATIONS

ZONING ORDINANCE	\$ 15.00
MASTER PLAN	\$ 35.00
CAPITAL IMPROVEMENTS PROGRAM	\$ 15.00
SUBDIVISION & SITE PLAN REVIEW REGS	\$ 15.00
PUBLIC WORKS SPECIFICATIONS (at DPW)	\$ 20.00
HDC PRESERVATION GUIDELINES	\$ 10.00
POSTAGE	\$ 5.00 (per publication)

BOARD OF ADJUSTMENT

VARIANCE APPLICATION	\$ 100.00
SPECIAL EXCEPTION APPLICATION	\$ 100.00
APPEAL FROM ADMINISTRATIVE DECISION	\$ 100.00
ABUTTER NOTICE	\$ 10.00 (per abutter)
LEGAL NOTICE FEE	\$ 50.00

PLANNING BOARD

LOT LINE ADJUSTMENT	\$ 60.00
SUBDIVISION	
• APPLICATION (includes Open Space Dev.)	\$ 125.00
• PER LOT OR OPEN SPACE UNIT FEE	\$ 50.00 per lot (up to 3 new lots) \$ 100.00 per lot (for 4 or more new lots)
NON-RESIDENTIAL SITE PLAN REVIEW	
• APPLICATION	Minor - \$100.00 Major - \$ 250.00
• PLAN REVIEW	\$ 60.00/1,000 s.f. of total building floor area (Example: 30,000 SF building = \$ 1,800. review fee) <u>With no building</u> , \$5./\$1,000. on the cost of site improvements
MULTI-FAMILY SITE PLAN REVIEW	Same as N/R Site Plan Review
LEGAL NOTICE	\$ 50.00
ABUTTER NOTICE	\$ 10.00 (per abutter) x 27
	\$50.00 \$270.00

SITE INSPECTION SERVICE – Fee to be based upon a reasonable estimate of the cost of anticipated site inspections (typically 1-3% of the estimated construction costs for the project). Additional funds to be collected as needed; any unexpended fees to be returned to the Applicant upon completion of all site improvements.

HISTORIC DISTRICT COMMISSION

APPLICATION & PLAN REVIEW	No fees
ABUTTER NOTICE	\$ 10.00 (if applicable)

MISCELLANEOUS

• SIGN PERMITS	\$ 25.00 (per sign)
• HOME OCCUPATION USE PERMITS	\$ 25.00
• COPIES	\$.50 (per page)
• TRAIL MAPS	\$ 1.00/each
• WETLAND MARKERS	\$ 1.00/each

TOTAL = \$320.00

Letter of Authorization

I, Michael Green, Green & Company, PO Box 1297, North Hampton, NH 03862, developer of property located in Exeter, NH, known as Tax Map 52, Lot 1, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located at 58 Jady Hill Avenue in Exeter, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.



Witness



Michael Green
Green & Company

5/1/2026
Date

Letter Of Authorization

We, The Exeter Country Club, Inc. of 58 Jady Hill Ave, P.O. Box 1088, Exeter, NH 03833, owner of property located at 58 Jady Hill Ave, P.O. Box 1088, Exeter, NH, consisting of 9.6 +/- acres of land, known as the "driving range" parcel at Exeter Country Club, to be subdivided off the 73.25+/- acre parcel located at 58 Jady Hill Ave as shown on Tax Assessors Map 52 Lot 01 and further defined by legal description found at the Rockingham Registry of Deeds Book 1406 Page 0290 dated 08/28/1956, do hereby authorize Green & Company Building and Development Corp. (hereinafter "Green & Company") and its Affiliates, Agents, Assigns and Engineers, to act on our behalf and to appear before the town and/or any of its boards or commissions. We hereby appoint Green & Company and its Affiliates, Agents, Assigns and Engineers, to act as our agent to act on our behalf in all matters concerning access to the site, due diligence, review, development and approval process for the above stated property, to include any required signatures.

Nelloran Weyman
Witness

Marc Carbonneau
Owner: The Exeter Country Club, Inc
Marc Carbonneau, President

04-06-2026
Date

1406 290

EXETER SPORTSMAN'S CLUB, INC.

EXETER, N. H.

August 13, 1956

I, Fred B. Kent, Secretary of the Exeter Sportsman's Club, Inc. do hereby certify that action was taken by the Club with respect to the disposition of its real estate on Jady Hill Ave., Exeter, N. H. at the regular monthly meeting of the Club on June 18, 1956, as follows:

"Upon motion duly made and seconded it was voted to sell the land and building now owned by the Exeter Sportsman's Club on Jady Hill Ave. in Exeter, N. H. to the Exeter Country Club for the sum of three thousand seven hundred and fifty dollars (\$3,750.00).

Upon motion duly made and seconded it was voted that the President of the Club, John J. Cahill, and the Treasurer of the Club, Herman L. Smith, represent the Club in the transfer of the property and they are hereby empowered to sign any and all necessary documents for the transfer of the property."

All members of the Club in good standing were duly notified by mail that the Club would act on the sale of its owned real estate at the regular monthly meeting to be held on June 18, 1956. A quorum of the Club members were present at this meeting.

F. B. Kent
Secretary

August 14, 1956
County of Rockingham
State of New Hampshire

Then personally appeared Fred B. Kent and made oath that the statements contained herein and by him subscribed are true.

Before me:

Mac O. Hayes
Notary Public

*Ed
to Lemmon*

**ABUTTERS LIST (DIRECT)
AS OF
MAY 11, 2026
FOR
58 JADY HILL AVENUE, EXETER, NH
JBE PROJECT No. 25099**

OWNER OF RECORD:

TAX MAP 52/LOT 1
EXETER COUNTRY CLUB
PO BOX 1088
EXETER, NH 03833
BK 1406/PG 0290 (08/28/56)

APPLICANT:

GREEN & COMPANY
ATTN. MICHAEL GREEN
PO BOX 1297
NORTH HAMPTON, NH 03862

ABUTTERS:

49/15
50/2
52/8 & 9
TOWN OF EXETER
10 FRONT ST
EXETER, NH 03833
3291/0185 (05/08/98) – LOT 15
2782/0400 (02/22/89) – LOT 2
2887/2683 (08/20/91) – LOT 8
3680/2336 (11/19/01) – LOT 9

49/16
RUSSELL F. & DIANE L. FREDERICKSEN
11 NEWFIELDS RD
EXETER, NH 03833
3488/2807 (07/14/00)

49/17.1
ABIGAIL A. PHILLIPS REV TR
ABIGAIL A. PHILLIPS TRUSTEE
9 NEWFIELDS RD
EXETER, NH 03833
3502/1209 (09/07/00)

50/1
EXETER CONSERVATION COMMISSION
10 FRONT ST
EXETER, NH 03833
2782/0389 (02/22/89)

52/2
JANET A. CHECK
JAY A. MOARATTY
79 JADY HILL AVE
EXETER, NH 03833
3241/1941 (09/29/97)

52/3
MARIA I. CARRASQUILLO GEORGE
JONATHAN EDWARD GEORGE
77 JADY HILL AVE
EXETER, NH 03833
5985/0579 (03/11/19)

52/4
MARSHMAN FAMILY TRUST
PAMELA & ARTHUR MARSHMAN TRUSTEES
2 WEBSTER AVE
EXETER, NH 03833
6402/1467 (04/21/22)

52/5
GREGORY MCCARTHY
4 WEBSTER AVE
EXETER, NH 03833
5383/1401 (11/30/12)

52/6
DOUGLAS B. EASTMAN
12 WEBSTER AVE
EXETER, NH 03833
3172/0776 (02/20/96)

52/7

JACQUES P. WAGEMAKER
LEAH N. WAGEMAKER
14 WEBSTER AVE
EXETER, NH 03833
5517/0405 (03/07/14)

52/24

LEON N. & GAIL E. MORSE
73 JADY HILL AVE
EXETER, NH 03833
2533/0786 (02/15/85)

52/25

MICHAEL S. JOHNSON
REBECCA H. ZOLLNER
71 JADY HILL AVE
EXETER, NH 03833
5497/0681 (11/18/13)

52/26

TIMOTHY & AMY GAGNON
69 JADY HILL AVE
EXETER, NH 03833
5601/2630 (03/16/15)

52/27

ANNA NASH
67 JADY HILL AVE
EXETER, NH 03833
6497/0349 (07/14/23)

52/85

ARUBA CAPITAL HOLDINGS LLC
PO BOX 31
STRATHAM, NH 03885
4988/1827 (03/11/09)

52/86

TRACY J. MIDDLETON FAMILY TRUST
TRACY J. MIDDLETON TRUSTEE
7 DOWNING CT
EXETER, NH 03833
6247/2422 (02/22/21)

52/87
CLIVE & CATHERINE L. TOMLINSON
10A HOBART ST
EXETER, NH 03833
5873/0732 (11/02/17)

52/91
BARRY W. SPRACKLIN
2 MELODY LANE
EXETER, NH 03833
2921/1464 (04/2492)

52/92
UNGER FAMILY REV TRUST
WILLIAM C. & MARILYN S. UNGER TRUSTEES
1 MELODY LANE
EXETER, NH 03833
6596/2597 (01/08/25)

52/93
ANNE S. LASZLO
27 ALLEN ST
EXETER, NH 03833
2300/1084 (12/14/77)

53/7
CATHLEEN A. TOOMEY REV TRUST
CATHLEEN A. TOOMEY TRUSTEE
1 NEWFIELDS RD
EXETER, NH 03833
6361/1158 (12/03/21)

53/7.1
CARPE DIEM TRUST
JENNIFER G. & JOHN P. TROIANO TRUSTEES
5 NEWFIELDS RD
EXETER, NH 03833
5828/1557 (06/16/17)

64/105
HAYES MOBILE HOME PARK INC
56 JADY HILL AVE
EXETER, NH 03833
3178/0286 (09/10/96)

65/2
DANIEL W. CHARTRAND
63 JADY HILL AVE
EXETER, NH 03833
5319/1110 (05/23/12)

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: PAIGE LIBBEY, P.E.
PO BOX 219
STRATHAM, NH 03885

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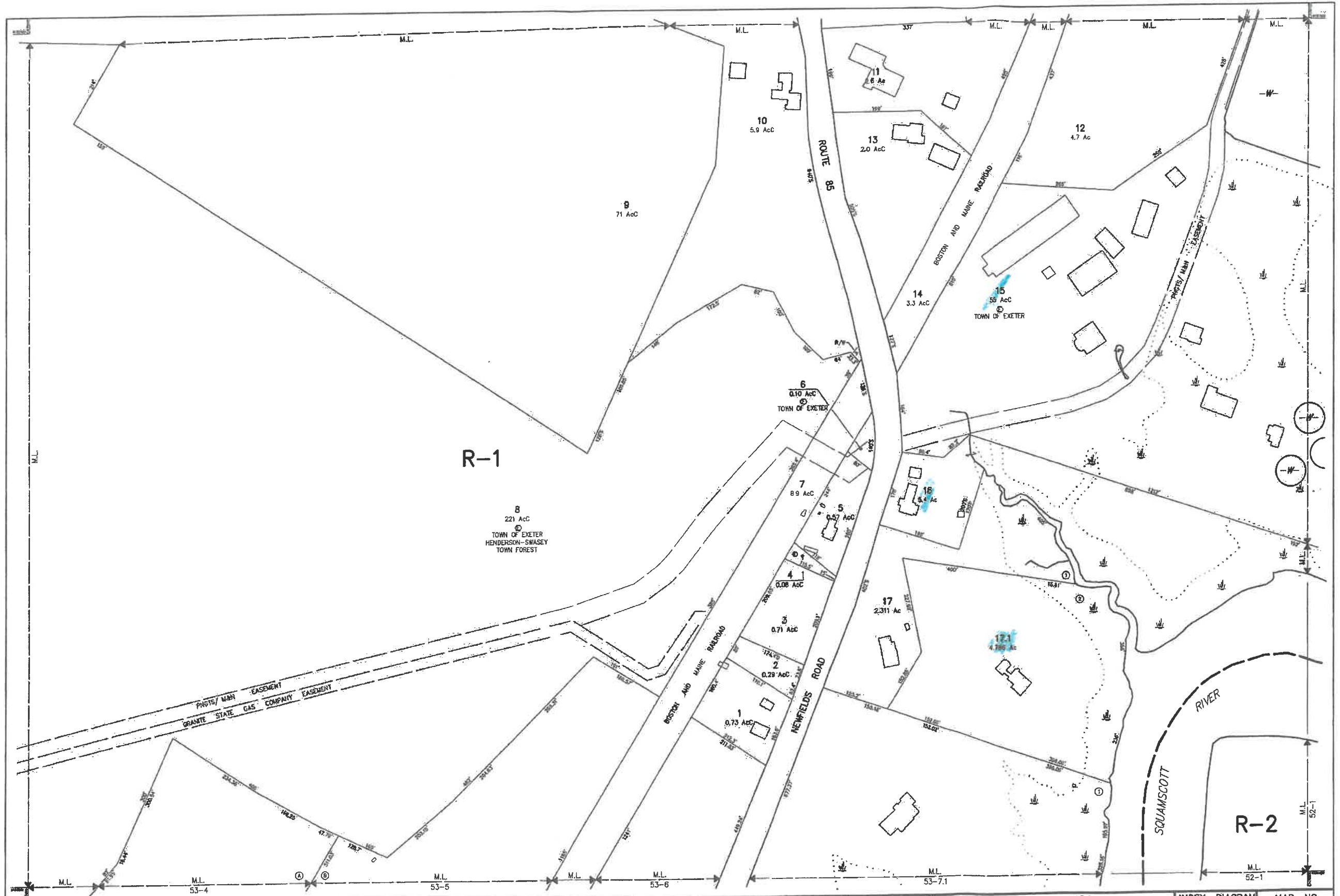
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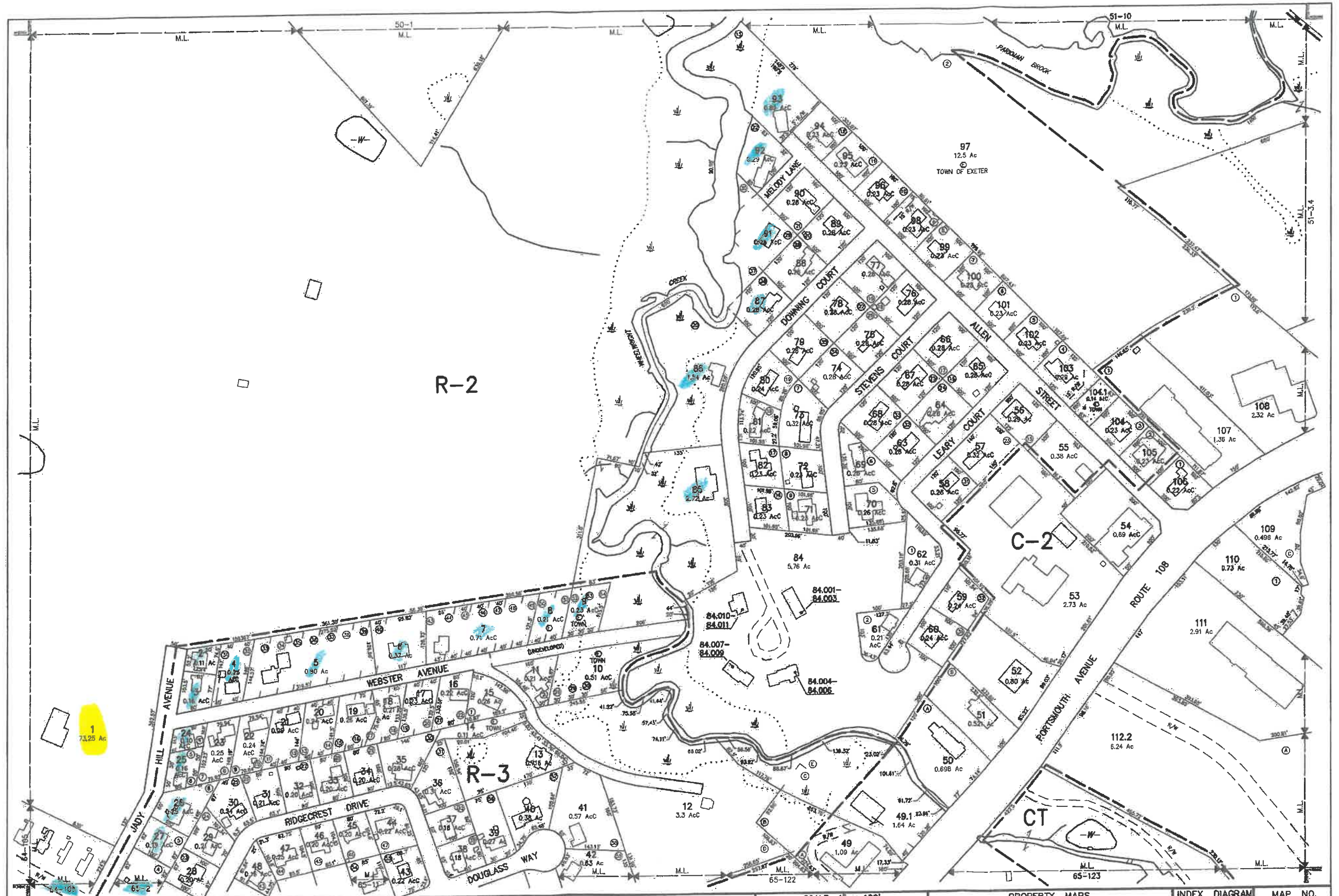
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<p>THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.</p> <p>THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.</p> <p>PHOTOGRAPHY DATE: APRIL 25, 1995</p> <p>COMPLETION DATE: MARCH 29, 1996</p>	<p>PRODUCED IN 1996 BY</p> <p>CAI Technologies</p> <p>11 PLEASANT STREET, LITTLETON, NH 03581 603.377.9548 • WWW.CAITECH.COM</p>	<p>LEGEND</p> <p>EXEMPT PROPERTY</p> <p>SUBDIVISION LOT NO.</p> <p>ZONE LIMIT</p> <p>RIGHT OF WAY</p> <p>COMMON OWNERSHIP</p> <p>BUILDING</p> <p>WETLANDS</p>	<p>SCALE 1" = 100'</p> <p>FEET 0 25 50 75 100 200</p> <p>METERS 0 25 50 75</p> <p>REVISED TO: APRIL 1, 2024</p>	<p>PROPERTY MAPS</p> <p>EXETER</p> <p>NEW HAMPSHIRE</p>	<p>INDEX DIAGRAM</p> <table border="1"> <tr> <td>36</td> <td>38</td> <td>37</td> </tr> <tr> <td>48</td> <td>50</td> <td></td> </tr> <tr> <td>54</td> <td>53</td> <td>52</td> </tr> </table>	36	38	37	48	50		54	53	52	<p>MAP NO.</p> <p>49</p>
36	38	37													
48	50														
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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 03561
803.327.4340 • WWW.CAI1TECH.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. (Symbol)

ZONE LIMIT (Symbol)

RIGHT OF WAY (Symbol)

COMMON DIMENSION, BUILDING (Symbol)

WETLANDS (Symbol)

FEET SCALE 1" = 100'

0 50 100 200

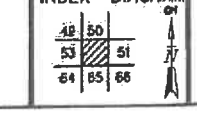
METERS

REVISED TO: APRIL 1, 2024

PROPERTY MAPS

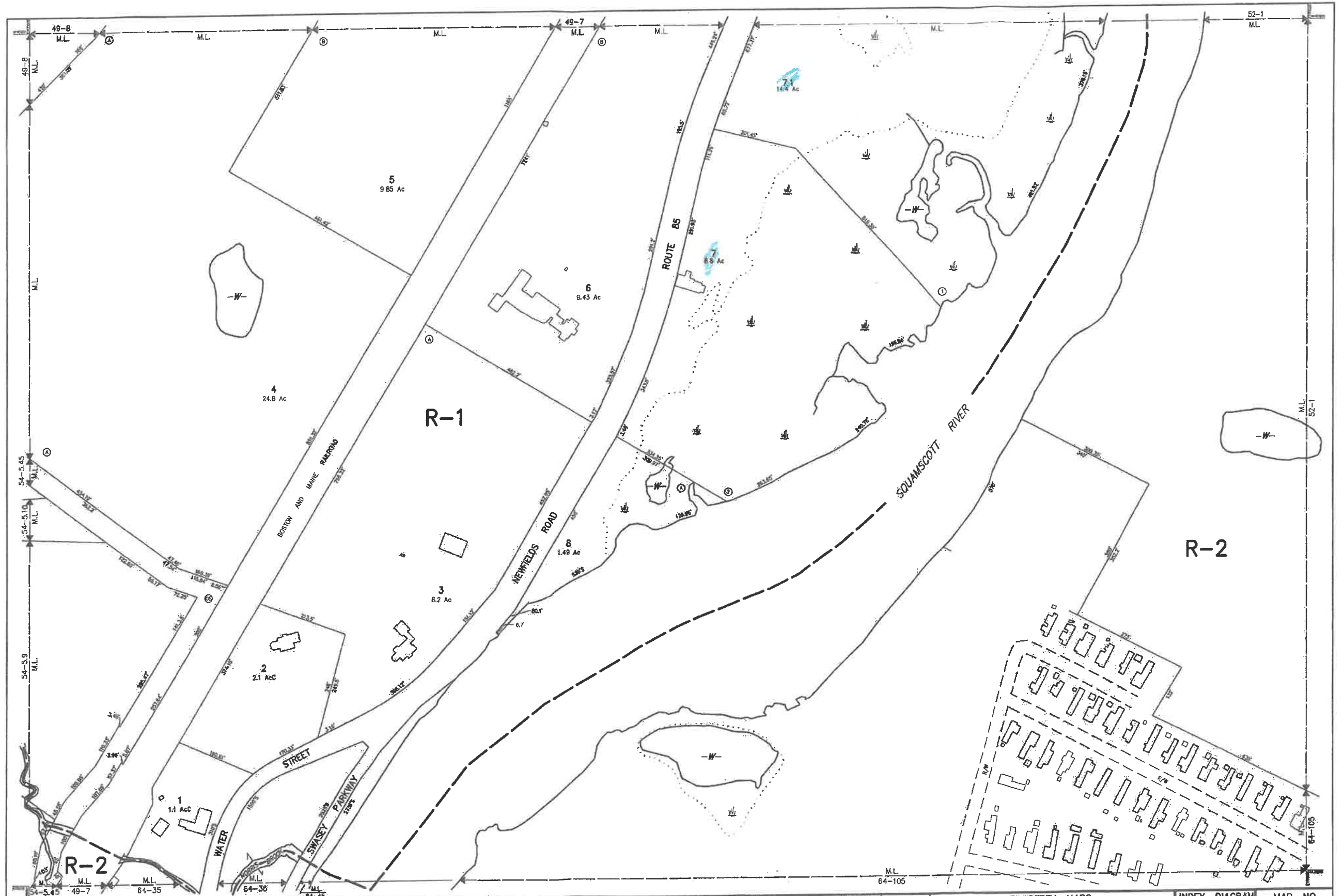
EXETER

NEW HAMPSHIRE



MAP NO.

52



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, 1995

PRODUCED BY

CAI Technologies

33 PEARSON STREET, LITTLETON, NH 03041
800.327.8845 • WWW.CAI-TECH.COM

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

LEGEND

EXEMPT PROPERTY (Symbol)

SUBDIVISION LOT NO. (Symbol)

ZONE LIMIT (Symbol)

RIGHT OF WAY (Symbol)

COMMON OWNERSHIP (Symbol)

BUILDINGS (Symbol)

WETLANDS (Symbol)

SCALE 1" = 100'

FEET 0 50 100 200 300

METERS 0 25 50 75

REVISED TO: APRIL 1, 2024

PROPERTY MAPS

EXETER

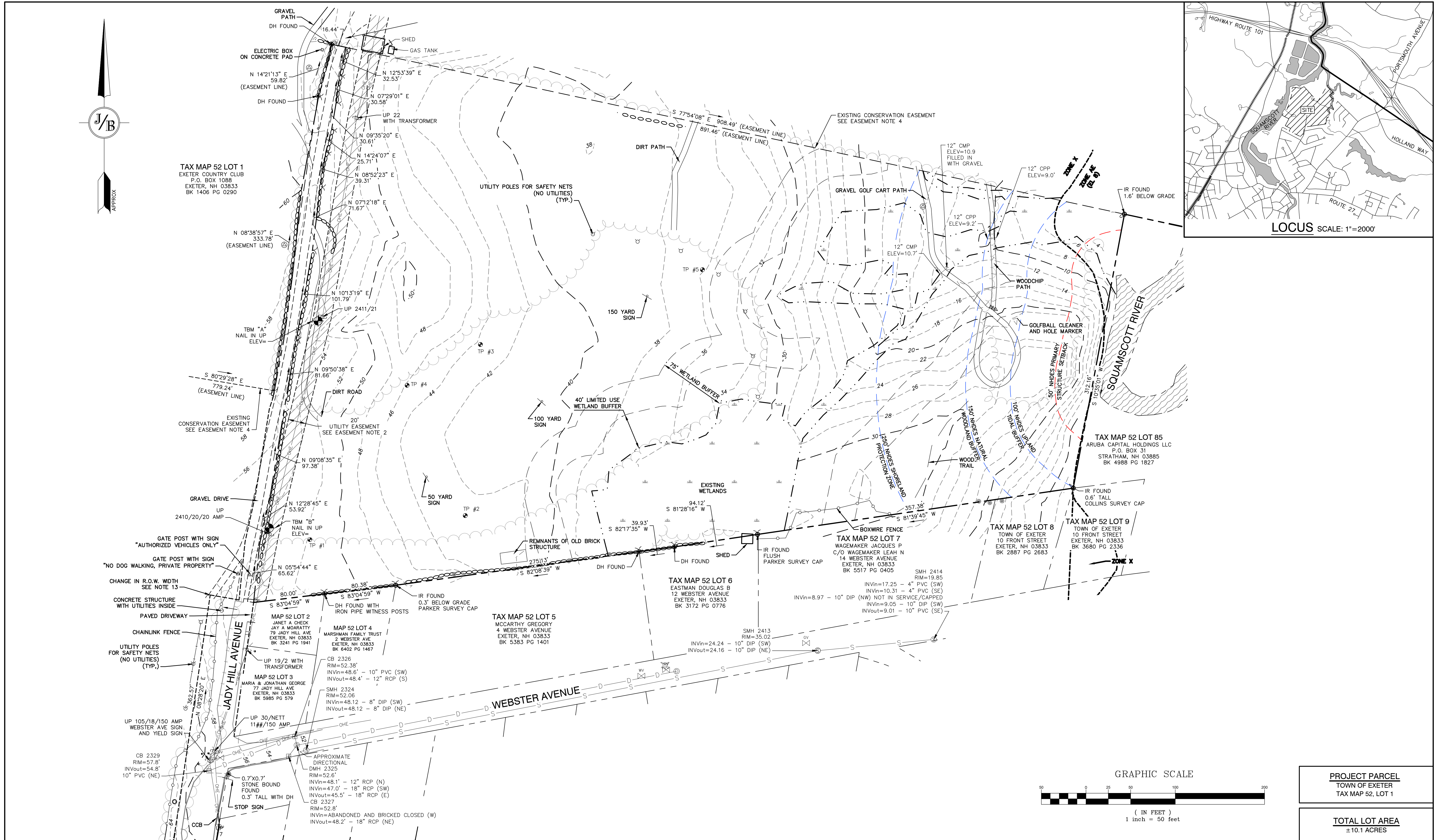
NEW HAMPSHIRE

INDEX DIAGRAM

48	49	50
54	52	
63	64	65

MAP NO.

53



Design: XXX Draft: KDR Date: 6/30/25
 Checked: PSL Scale: AS SHOWN Project No.: 25071
 Drawing Name: 25099-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	ISSUED FOR REVIEW	BY
0	6/30/25	ISSUED FOR REVIEW	KDR
		REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885
 Civil Engineering Services
 603-772-4746
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **EXISTING CONDITIONS PLAN**

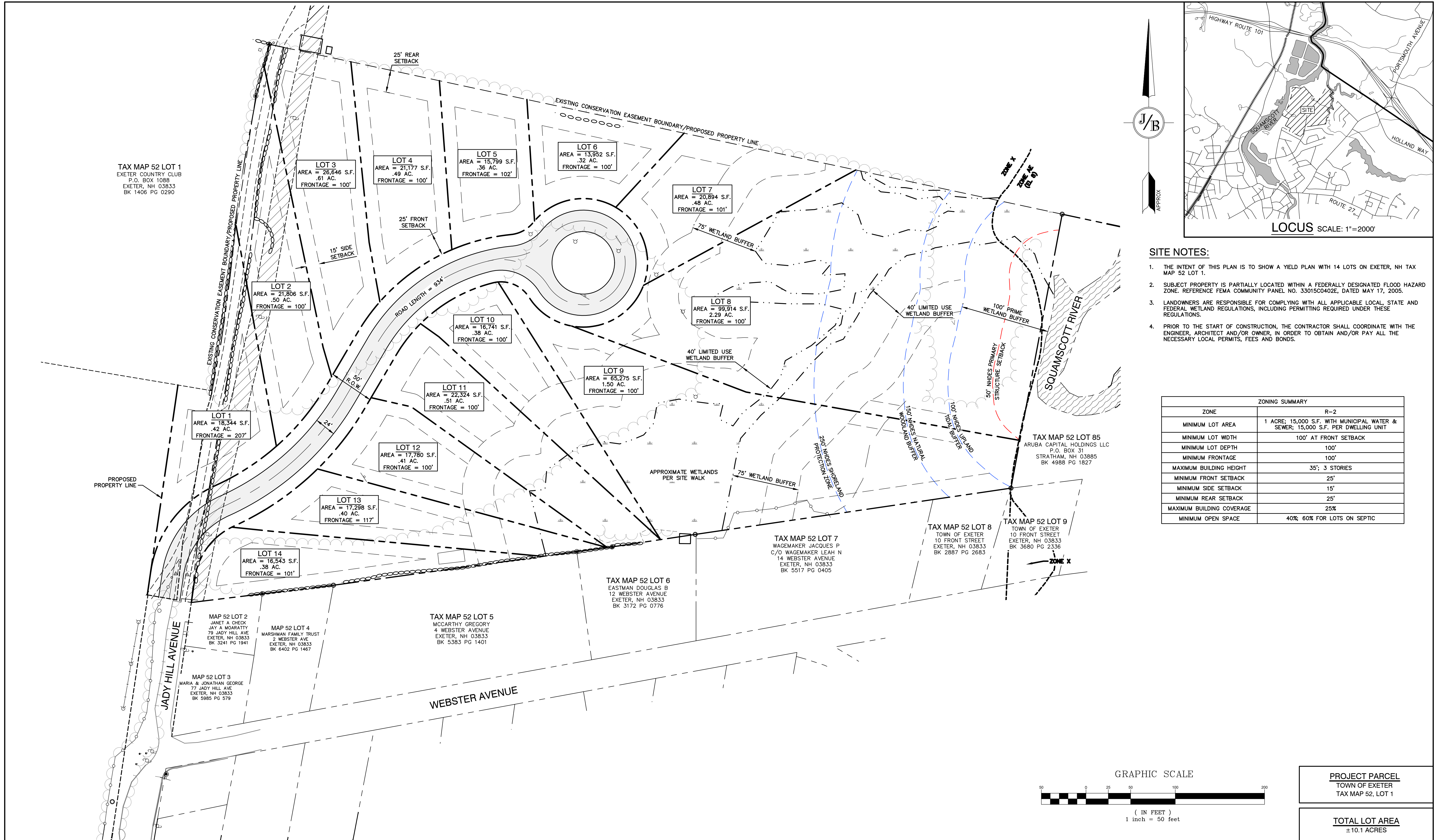
Project: **EXETER COUNTRY CLUB
58 JADY HILL AVENUE, EXETER, NH**

Owner of Record: **EXETER COUNTRY CLUB
P.O. BOX 1088, EXETER, NH 03833**

DRAWING No.

C1

SHEET 1 OF 4
 JBE PROJECT NO. 25071



Dear Members of the Planning Board,

I'm writing as a direct neighbor and as a parent to share my concerns about the proposed 14-home development at Tax Map 52 Lot 1, the current driving range of the Exeter Country Club.

I love this neighborhood. It's quiet, it's safe, and it's exactly the kind of place where kids can still play outside without me holding my breath. That's not an accident. It's the result of thoughtful, measured development over the years. This proposal worries me because it puts all of that at risk.

My specific concerns:

Traffic on an already strained street. The street serving this parcel is narrow, has a single point of entry and exit, and already carries significant traffic volume from the adjacent golf course. Golf members regularly use this road to access the club, and frankly, they don't always drive as though they're passing through a densely residential neighborhood. Speeding and inattentive driving are real, ongoing concerns for families on this street. Adding 14 new households, with their own daily vehicle trips, deliveries, and visitors, on top of existing golf course traffic would push this road well beyond what it was designed to handle. I'd ask the board to look hard at current traffic counts, road width, and turning capacity before approving anything.

It's also worth noting that the parcel in question is the golf course's driving range, which the club is looking to sell. This development isn't simply filling vacant land.

Safety for children and pedestrians. More cars on a dead-end street with no sidewalks means more risk. My kids walk and bike on this street. So do our neighbors' kids. That's not a small thing, especially given the driving behavior we already see from golf course visitors.

Drainage. Adding 14 homes to a small parcel significantly increases impervious surface. Rooftops, driveways, and roads prevent water from passing through the ground naturally. Our street already handles runoff from the surrounding area, and I'm genuinely concerned that this level of new construction will overwhelm the existing drainage infrastructure and push stormwater onto neighboring properties. Flooding, erosion, and standing water aren't just inconveniences. They cause real damage.

Before this proposal moves forward, I'd ask the board to require an independent drainage and stormwater impact study. It should assess the current drainage capacity of the area, model the additional runoff load from 14 new homes, and confirm that no existing properties will be adversely affected. If the study identifies deficiencies, any mitigation measures should be fully funded by the developer, not passed on to current residents.

Water supply and drought conditions. Our town has been under Level 4 water restrictions for just under ten months. That's the most serious drought designation we have, and residents have been asked to significantly reduce water use to protect what's left in our supply. Approving 14 new homes in this environment sends the wrong message. Each new household adds real demand to a water system that is already under serious stress. Growth of this scale, in these conditions, will make a difficult situation worse. I'd ask the board to consider whether approving new residential development is responsible while Level 4 restrictions remain in place, and to require a water impact assessment as part of any review of this proposal.

Neighborhood character. This area has been a quiet, sought-after community for a reason. Cramming 14 homes onto a small parcel changes the density, the noise level, and the feel of the street in ways that can't be undone.

I'm not opposed to growth in principle, but this particular project, on this particular street, feels like it's trying to fit too much into too little space. The people who already live here will bear the cost of that.

I'd respectfully ask the board to carefully weigh the infrastructure capacity, safety implications, and community impact before moving forward.

Thank you for your time and for your service to our community.

Sincerely,

Rebecca Zollner
71 Jady Hill Ave
Exeter, NH



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: June 30, 2026
To: Planning Board
From: David Sharples, Town Planner
Re: Newman/Sullivan PB Case #26-13

Application of Beals Associates, on behalf of Liam Newman and Meagan Sullivan for a Wetlands Conditional Use Permit for the purpose of developing a 13.71 acre parcel located at 18 Oaklands Rd. Tax Map 11 Lot 3. **PB Case # 26-13.**

The Conservation Commission held a site walk and discussed the application on June 9th. They recommended approval of the request with three conditions as outlined in the enclosed letter dated July 18, 2026 from Kristen <Murphy on behalf of the Conservation Commission.

Planning Board Motions:

Wetlands Conditional Use Permit Motion: I move that the request of Beals Associates, on behalf of Liam Newman and Meagan Sullivan, PB Case #26-13, for a Wetlands Conditional Use Permit approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You

Enclosures (1)

**TOWN OF EXETER
CONSERVATION COMMISSION MEMORANDUM**

Date: June 18, 2026
To: Exeter Planning Board
From: Kristen Murphy, Conservation and Sustainability Planner for
Dave Short, Chair, Exeter Conservation Commission
Subject: Wetland CUP Application, Prime Wetland Boundary Adjustment

Project Information:

Project Location: 18 Oaklands Road, Exeter, NH
Map/Lot: Tax Map Parcels #11/3
CC Review Date: 6/9/26
PB CASE: #unkn

The Conservation Commission conducted a site walk prior to their meeting to evaluate the site conditions.

The applicant's wetland scientist is petitioning the State for an adjustment to the boundary for the designated Prime Wetland, based on field review as described in the application. Though no impacts to the Prime wetland are proposed, this adjustment would alter the 100' locally-enforced prime wetland buffer. The Conservation Commission reviewed this site during their site walk. Following discussion of the information presented in the application as well as discussed in the meeting, the Conservation Commission voted unanimously that they have reviewed the field-based wetland mapping and designated prime wetland boundary presented with this application and **are supportive of amending the prime wetland boundary to match field conditions.**

Following review of the Wetland Conditional Use Permit application and are in support of the application with the following conditions, agreed to by the applicant:

1. A deed restriction be placed on the back portion of the lot, as presented by the applicant's representative.
2. The Planning Board be provided with a limit-of-clearing plan showing all potential lawn, garden, or other cleared portions of the lot the homeowner is planning to develop, and those areas are all located outside of the wetland buffers.
3. A maintenance plan for the culvert is provided.

Though not relevant to the Planning Board application, the Conservation Commission also voted unanimously that they have reviewed the State minimum impact wetland dredge and fill application, and are supportive of the application as proposed.



May 28, 2026

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

RE: Letter of Explanation
Liam Newman & Meagan Sullivan
Proposed single-family home on an existing lot of record with wetland and buffer
impacts for driveway construction.
Tax Map 0011; Lot # 3

Dear Members of the Board:

The applicant is proposing to develop a 13.71-acre parcel located at 18 Oaklands Road. The development of the parcel will consist of a residential home with a driveway which requires a small wetland crossing, underground utilities and don-lot septic system and potable water well. As the driveway and grading within the wetland, and WCOD buffers, a CUP is provided for review by the Conservation Commission & the Planning board.

We are proposing a permanent impact area of 1,161s.f. to allow for the wetland crossing, and 8,565s.f. of WCOD buffer impact to facilitate access to the buildable upland on the parcel. In addition, the project results in 178s.f. of temporary impact are within the wetland and 621s.f. of temporary impact within the WCOD buffer (exclusively for erosion control installation). Finally, a culvert is provided to maintain the surface water hydrologic connection of the wetland system being crossed.

Thank you for your consideration.


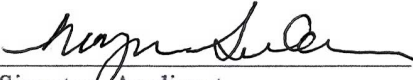
Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O. Smith

Christian O. Smith P.E.
Principal

Applicants Letter of Authorization

We, *Liam Newman and Meagan Sullivan*, properties owners and applicants of the wetland permits associated with the project located at 18 Oaklands Road in Exeter, NH, hereby authorize Mission Wetland & Ecological Services, LLC (Mission) to be my agent in matters concerning Local, State and Federal wetland permitting for the proposed project . This includes the proposed wetland crossing located on Tax Map 11, Lot 3 as identified on the Town of Exeter tax assessor's maps. This shall include all required signatures.

 _____ Signature Applicant	Liam Newman _____ Print Name	3/25/2026 _____ Date
 _____ Signature Applicant	Meagan Sullivan _____ Print Name	3/25/2026 _____ Date

 _____ Witness	MARK NEWMAN _____ Print Name	3/25/2026 _____ Date
--	------------------------------------	----------------------------

**ABUTTERS LIST
FOR
NH- 1584 EXETER-TAMI NEWMAN (Bluesky Home Renovations)
(18 OAKLANDS RD)
DATE MAY 29, 2026**

SUBJECT PARCEL

TAX MAP/LOT

11-03

OWNER OF RECORD

LIAM NEWMAN
21 NORTH RD.
EAST KINGSTON, NH 03827

ABUTTERS

TAX MAP/LOT

11-02

OWNER OF RECORD

THOMAS KING
16 OAKLANDS RD
EXETER, NH 03833

11-04

TERESA J REZENDES REV TRUST
20 OAKLANDS RD.
EXETER, NH 03833

11-05

DYLAN K. PETERS
22 OAKLANDS RD
EXETER, NH 03833

11-06

ROLLIN W. RUMFORD
24 OAKLANDS RD.
EXETER, NH 03833

18-04

STATE OF NEW HAMPSHIRE
11 HAZEN DR
CONCORD, NH 03301

18-04-4

SCOTT J. MOULDING
14 OAKLANDS RD
EXETER, NH 03833

19-09

ROBERT WHITE
17 OAKLANDS RD.
EXETER, NH 03833

**ABUTTERS LIST
FOR
NH- 1584 EXETER-TAMI NEWMAN (Bluesky Home Renovations)
(18 OAKLANDS RD)
DATE MAY 29, 2026**

PROFESSIONALS

ENGINEERING FIRM

BEALS ASSOCIATES, PLLC.
70 PORTSMOUTH AVE. 3RD FLOOR
STRATHAM, NH 03885

SURVEYOR

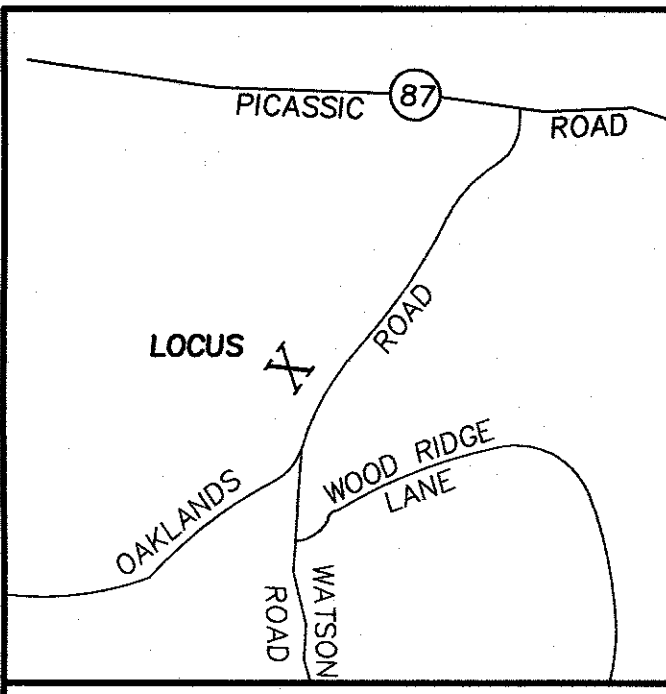
MILLENIUM ENGINEERING
HENRY BOYD
62 ELM ST
SALISBURY, MA 01952

WETLAND

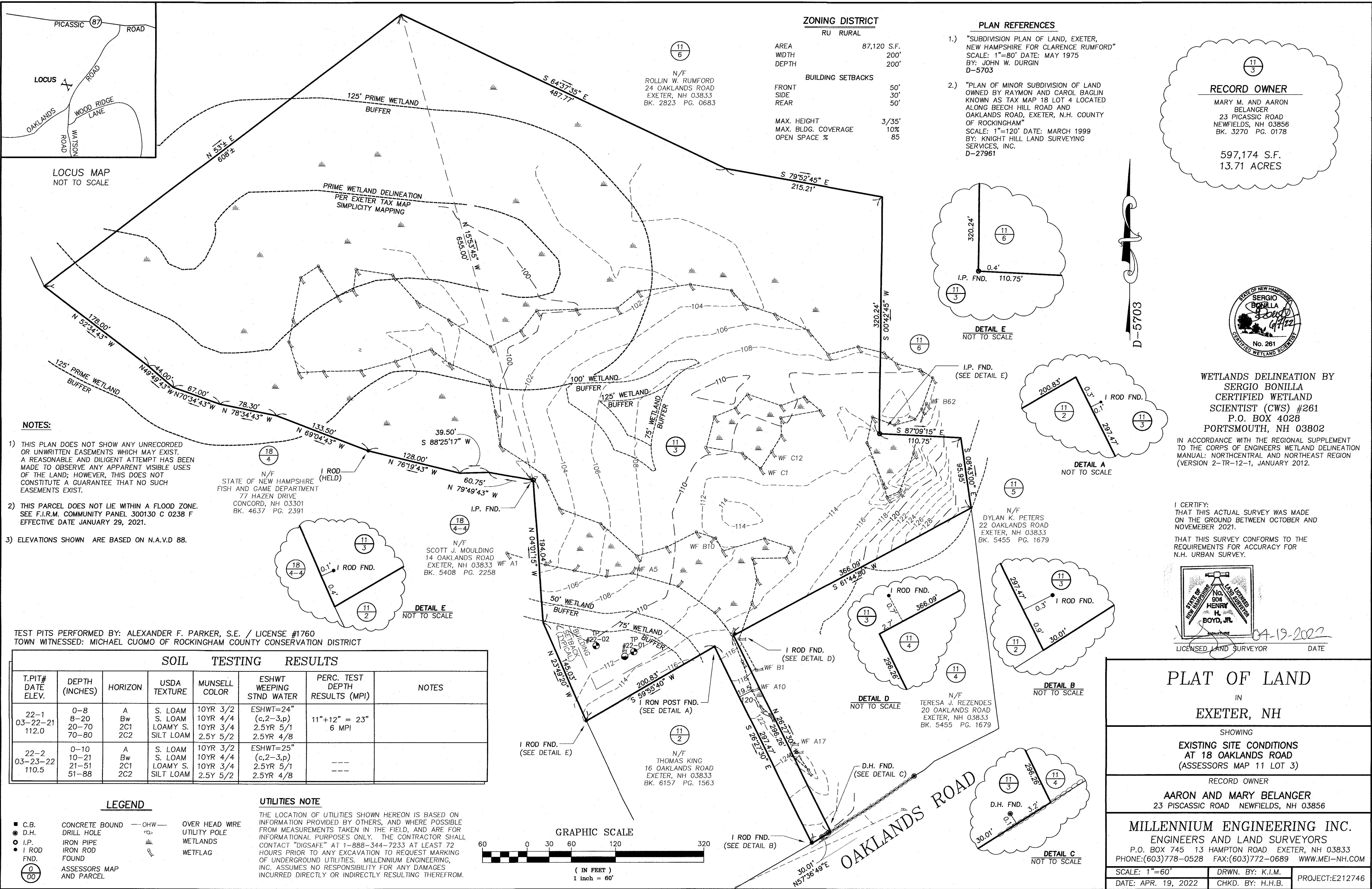
SERGIO BONILLA
MISSION WETLAND & ECOLOGICAL SVS.
PO BOX 4028
PORTSMOUTH, NH 03802

APPLICANT

BLUESKY HOME RENOVATIONS
TAMI NEWMAN
2 COLLEGE RD #504,
STRATHAM, NH 03885



LOCUS MAP
NOT TO SCALE



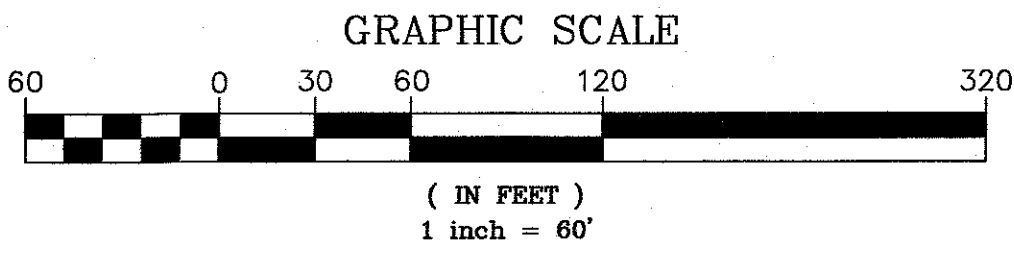
- NOTES:**
- 1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - 2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 300130 C 0238 F EFFECTIVE DATE JANUARY 29, 2021.
 - 3) ELEVATIONS SHOWN ARE BASED ON N.A.V.D 88.

TEST PITS PERFORMED BY: ALEXANDER F. PARKER, S.E. / LICENSE #1760
TOWN WITNESSED: MICHAEL CUOMO OF ROCKINGHAM COUNTY CONSERVATION DISTRICT

SOIL TESTING RESULTS							
T.PIT# DATE ELEV.	DEPTH (INCHES)	HORIZON	USDA TEXTURE	MUNSELL COLOR	ESHWT WEEPING STND WATER	PERC. TEST DEPTH RESULTS (MPI)	NOTES
22-1 03-22-21 112.0	0-8	A	S. LOAM	10YR 3/2	ESHWT=24" (c,2-3,p) 2.5YR 5/1 2.5YR 4/8	11"+12" = 23" 6 MPI	
	8-20	Bw	S. LOAM	10YR 4/4			
	20-70	2C1	LOAMY S.	10YR 3/4			
	70-80	2C2	SILT LOAM	2.5Y 5/2			
22-2 03-23-22 110.5	0-10	A	S. LOAM	10YR 3/2	ESHWT=25" (c,2-3,p) 2.5YR 5/1 2.5YR 4/8		
	10-21	Bw	S. LOAM	10YR 4/4			
	21-51	2C1	LOAMY S.	10YR 3/4			
	51-88	2C2	SILT LOAM	2.5Y 5/2			

- LEGEND**
- C.B. CONCRETE BOUND
 - D.H. DRILL HOLE
 - I.P. IRON PIPE
 - I ROD IRON ROD
 - FND. FOUND
 - /○ ASSESSORS MAP AND PARCEL
 - OHW — OVER HEAD WIRE
 - UTY — UTILITY POLE
 - WETLANDS
 - WETFLAG

UTILITIES NOTE
THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.



ZONING DISTRICT
RU RURAL

AREA	87,120 S.F.
WIDTH	200'
DEPTH	200'

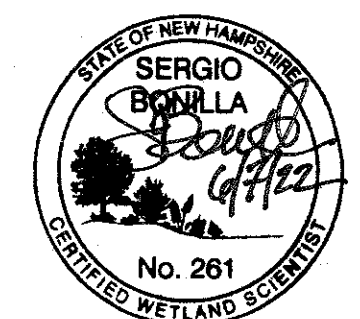
BUILDING SETBACKS

FRONT	50'
SIDE	30'
REAR	50'
MAX. HEIGHT	3/35'
MAX. BLDG. COVERAGE	10%
OPEN SPACE %	85

- PLAN REFERENCES**
- 1) "SUBDIVISION PLAN OF LAND, EXETER, NEW HAMPSHIRE FOR CLARENCE RUMFORD" SCALE: 1"=80' DATE: MAY 1975 BY: JOHN W. DURGIN D-5703
 - 2) "PLAN OF MINOR SUBDIVISION OF LAND OWNED BY RAYMOND AND CAROL BAGLIN KNOWN AS TAX MAP 18 LOT 4 LOCATED ALONG BEECH HILL ROAD AND OAKLANDS ROAD, EXETER, N.H. COUNTY OF ROCKINGHAM" SCALE: 1"=120' DATE: MARCH 1999 BY: KNIGHT HILL LAND SURVEYING SERVICES, INC. D-27961

RECORD OWNER
MARY M. AND AARON BELANGER
23 PICASSIC ROAD
NEWFIELDS, NH 03856
BK. 3270 PG. 0178

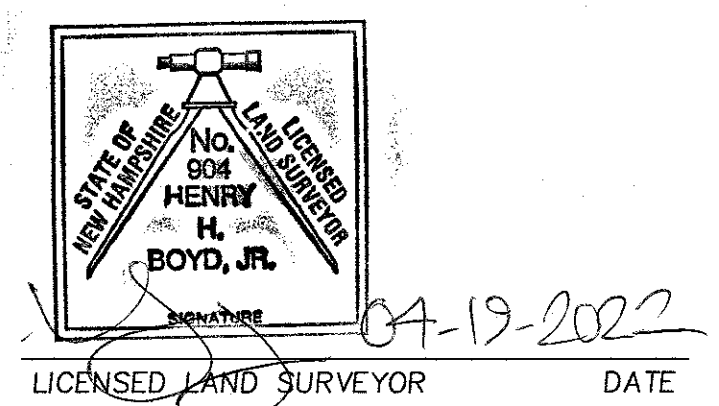
597,174 S.F.
13.71 ACRES



WETLANDS DELINEATION BY
SERGIO BONILLA
CERTIFIED WETLAND
SCIENTIST (CWS) #261
P.O. BOX 4028
PORTSMOUTH, NH 03802

IN ACCORDANCE WITH THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION (VERSION 2-TR-12-1, JANUARY 2012).

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN OCTOBER AND NOVEMBER 2021.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



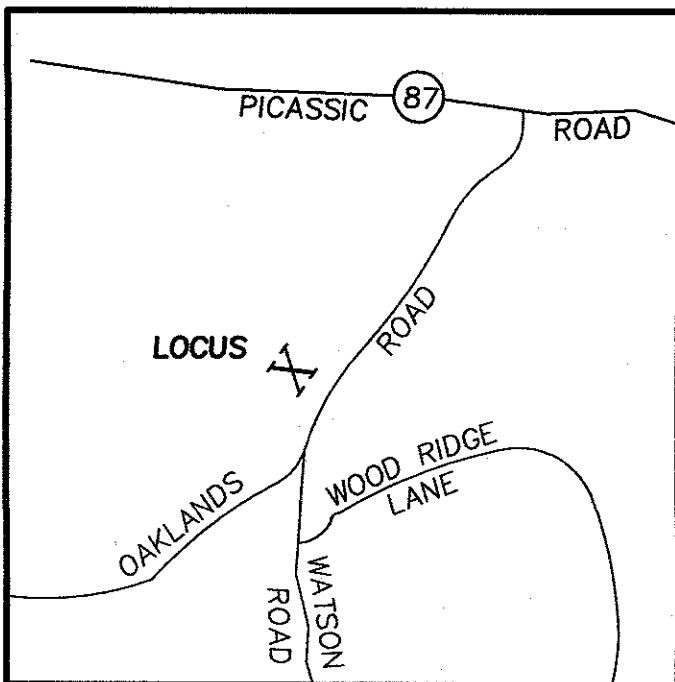
PLAT OF LAND
IN
EXETER, NH

SHOWING
EXISTING SITE CONDITIONS
AT 18 OAKLANDS ROAD
(ASSESSORS MAP 11 LOT 3)

RECORD OWNER
AARON AND MARY BELANGER
23 PICASSIC ROAD NEWFIELDS, NH 03856

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"=60' DRWN. BY: K.I.M.
DATE: APR. 19, 2022 CHKD. BY: H.H.B. PROJECT:E212746



11/6
N/F
ROLLIN W. RUMFORD
24 OAKLANDS ROAD
EXETER, NH 03833
BK. 2788 PG. 0683

11/6
N/F
ROLLIN W. RUMFORD
24 OAKLANDS ROAD
EXETER, NH 03833
BK. 2788 PG. 0683

11/3
RECORD OWNER
MARY M. AND AARON
BELANGER
23 PICASSIC ROAD
NEWFIELDS, NH 03856
BK. 3270 PG. 0178
597,174 S.F.
13.71 ACRES
(CALCULATED)
13.3 ± ACRES
(DEED)

ZONING DISTRICT

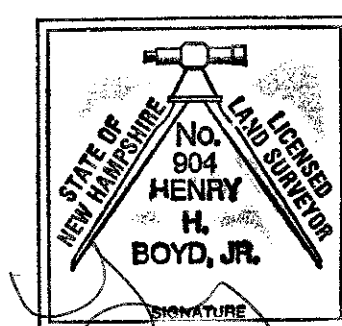
RU RURAL	
AREA	87,120 S.F.
WIDTH	200'
DEPTH	200'
BUILDING SETBACKS	
FRONT	50'
SIDE	30'
REAR	50'
MAX. HEIGHT	3/35'
MAX. BLDG. COVERAGE	10%
OPEN SPACE %	85

PLAN REFERENCES

- "SUBDIVISION PLAN OF LAND, EXETER, NEW HAMPSHIRE FOR CLARENCE RUMFORD" SCALE: 1"=80' DATE: MAY 1975 BY: JOHN W. DURGIN D-5703
- "PLAN OF MINOR SUBDIVISION OF LAND OWNED BY RAYMOND AND CAROL BAGLIN KNOWN AS TAX MAP 18 LOT 4 LOCATED ALONG BEECH HILL ROAD AND OAKLANDS ROAD, EXETER, N.H. COUNTY OF ROCKINGHAM" SCALE: 1"=120' DATE: MARCH 1999 BY: KNIGHT HILL LAND SURVEYING SERVICES, INC. D-27961

PURSUANT TO RSA 676:18 III AND RSA 672:14 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN OCTOBER AND NOVEMBER 2021.
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



06-06-2022
LICENSED LAND SURVEYOR DATE

PLAT OF LAND
IN
EXETER, NH

SHOWING
EXISTING SITE CONDITIONS
AT 18 OAKLANDS ROAD
(ASSESSORS MAP 11 LOT 3)

RECORD OWNER
AARON AND MARY BELANGER
23 PISCASSIC ROAD NEWFIELDS, NH 03856

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"=60' DRWN. BY: H.H.B.
DATE: JUNE 06, 2022 CHKD. BY: R.S.G. PROJECT:E212746

LOCUS MAP
NOT TO SCALE

MILLENNIUM ENGINEERING DID NOT PERFORM ON GROUND SURVEY ON THESE LINES. LINES AS SHOWN ARE REPRODUCED BASED ON PLAN D-5703

11/3
597,174 S.F.
13.71 ACRES
(CALCULATED)

18/4
N/F
STATE OF NEW HAMPSHIRE
FISH AND GAME DEPARTMENT
77 HAZEN DRIVE
CONCORD, NH 03301
BK. 4637 PG. 2391

LEGEND

- D.H. DRILL HOLE
- I.P. IRON PIPE
- I ROD IRON ROD
- FND. FOUND
- ASSESSORS MAP AND PARCEL
- OHW — OVER HEAD WIRE
- UTILITY POLE

SEE PLAN
D-27961

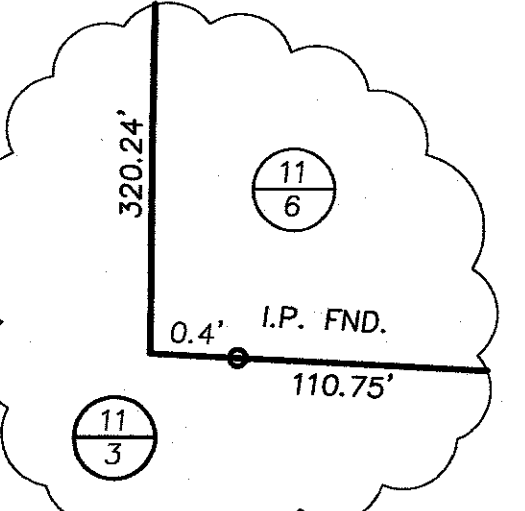
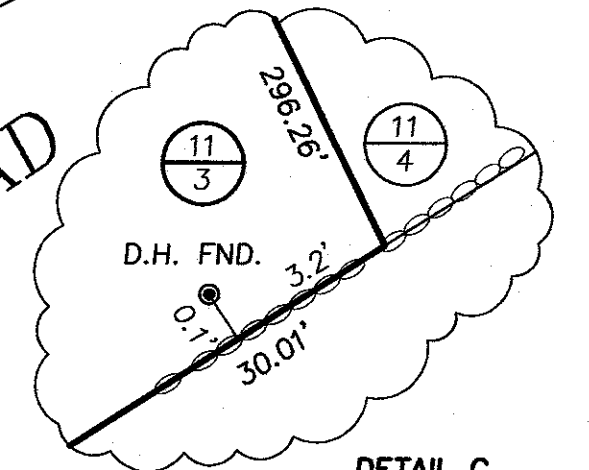
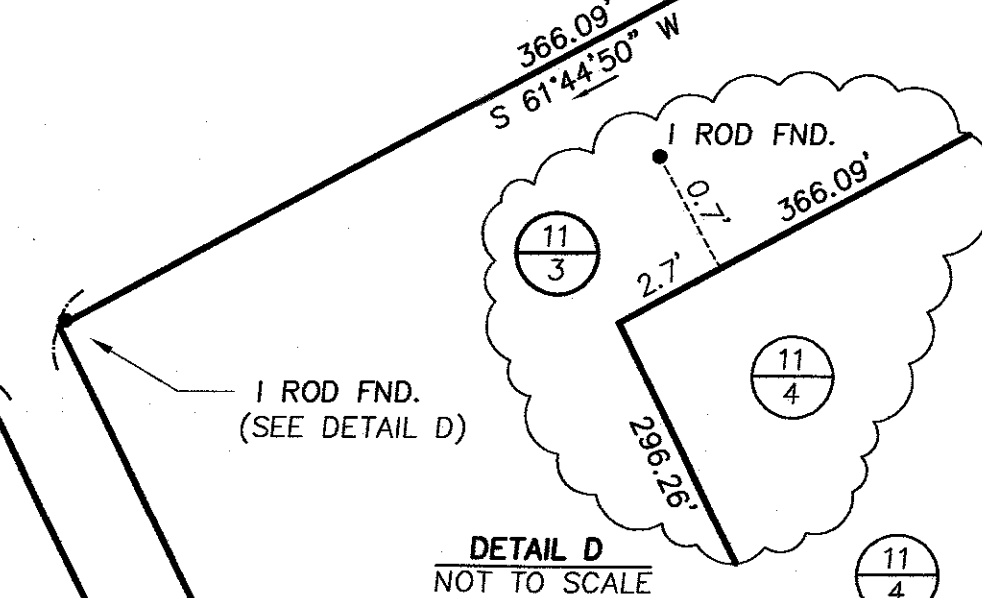
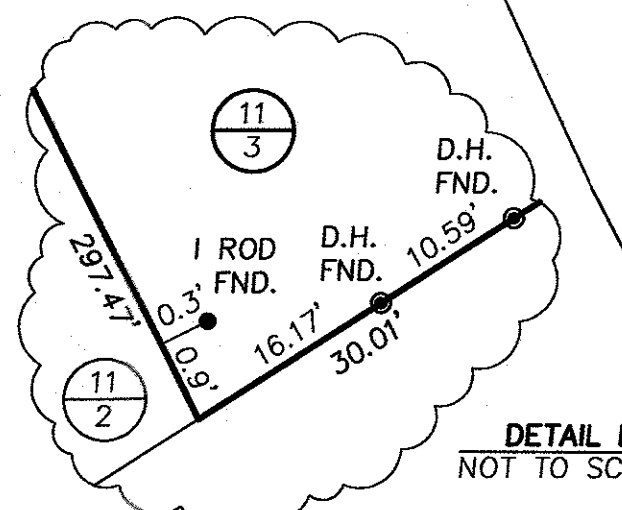
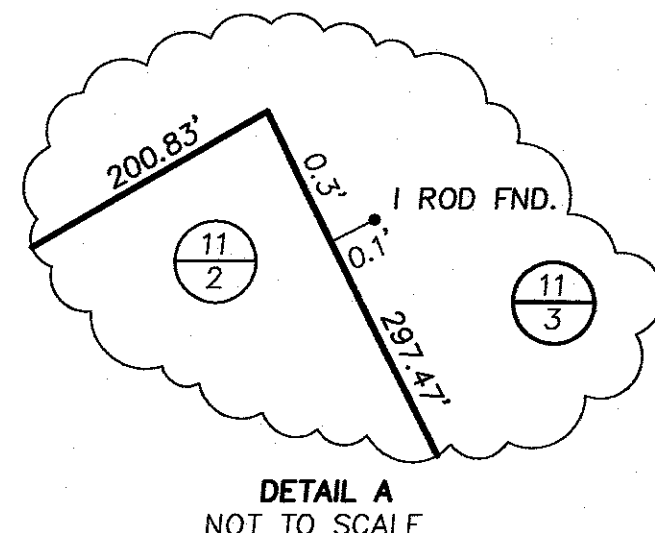
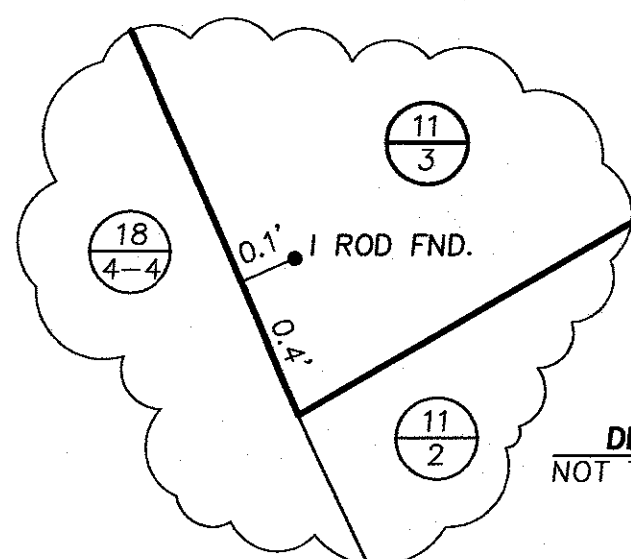
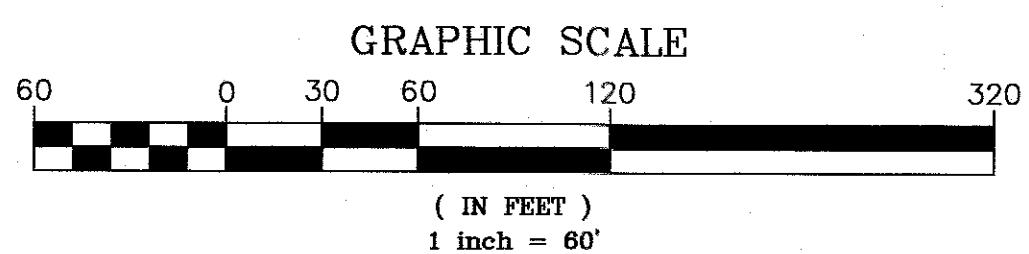
18/4-4
N/F
SCOTT J. MOULDING
14 OAKLANDS ROAD
EXETER, NH 03833
BK. 5408 PG. 2258

11/5
N/F
DYLAN K. PETERS
22 OAKLANDS ROAD
EXETER, NH 03833
BK. 5455 PG. 1679

11/4
N/F
TERESA J. REZENDES
20 OAKLANDS ROAD
EXETER, NH 03833
BK. 5455 PG. 1679

11/2
N/F
THOMAS KING
16 OAKLANDS ROAD
EXETER, NH 03833
BK. 6157 PG. 1563

- NOTES:**
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 300130 C 0238 F EFFECTIVE DATE JANUARY 29, 2021.



PREPARED FOR:
**LIAM NEWMAN &
 MEAGAN SULLIVAN**
 21 NORTH ROAD
 EAST KINGSTON, NH 03827

BA
BEALS
 ASSOCIATES, PLLC
 70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860,

ZONING REQUIREMENTS

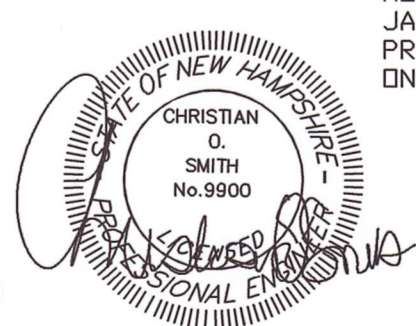
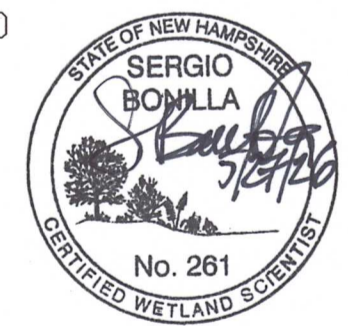
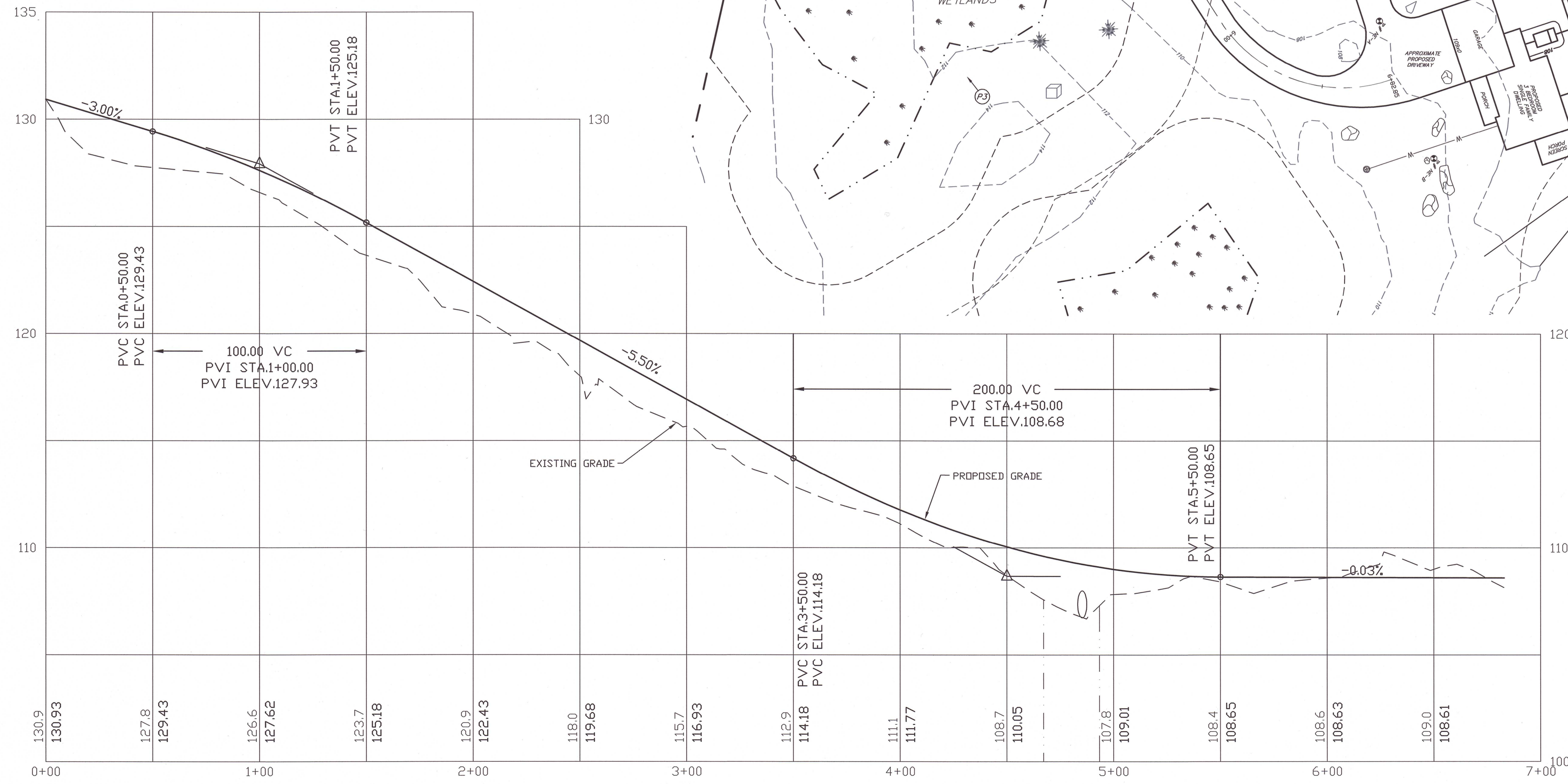
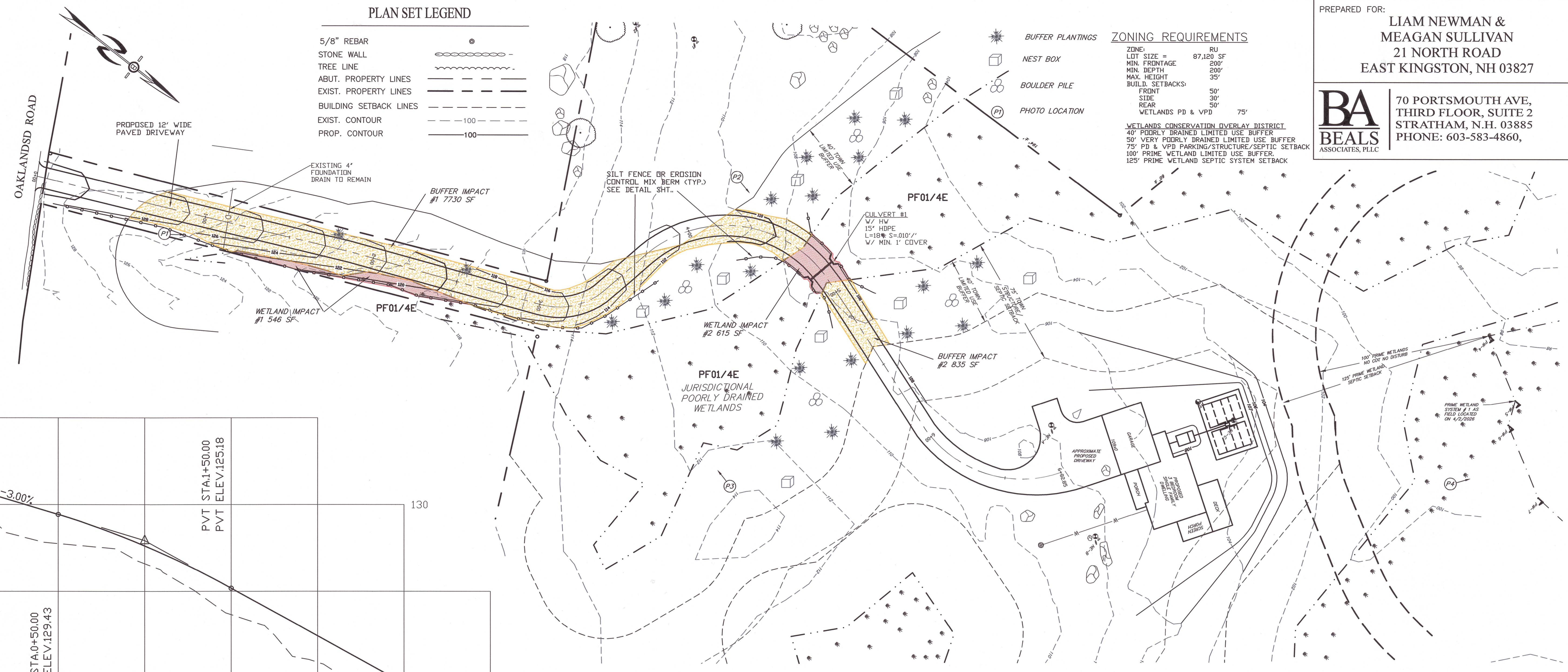
ZONE: RU
 LOT SIZE = 87,120 SF
 MIN. FRONTAGE = 200'
 MIN. DEPTH = 200'
 MAX. HEIGHT = 35'
 BUILD. SETBACKS:
 FRONT 50'
 SIDE 30'
 REAR 50'
 WETLANDS PD & VPD 75'

WETLANDS CONSERVATION OVERLAY DISTRICT
 40' POORLY DRAINED LIMITED USE BUFFER
 50' VERY POORLY DRAINED LIMITED USE BUFFER
 75' PD & VPD PARKING/STRUCTURE/SEPTIC SETBACK
 100' PRIME WETLAND LIMITED USE BUFFER
 125' PRIME WETLAND SEPTIC SYSTEM SETBACK

PLAN SET LEGEND

- 5/8" REBAR
- STONE WALL
- TREE LINE
- ABUT. PROPERTY LINES
- EXIST. PROPERTY LINES
- BUILDING SETBACK LINES
- EXIST. CONTOUR
- PROP. CONTOUR

- ★ BUFFER PLANTINGS
- ☐ NEST BOX
- ⊗ BOULDER PILE
- ⊙ PHOTO LOCATION



THE DELINEATION OF FRESHWATER WETLANDS WAS CONDUCTED IN OCTOBER, 2021 BY SERGIO BONILLA, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST (CWS) #261, IN ACCORDANCE WITH 12-ENR 406 AS REQUIRED BY THE NHDES WETLANDS BUREAU AND BY EXTENSION THE UNITED STATES ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987), AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2 - TR-12-1, JANUARY 2012). THE REFINED, FIELD DELINEATED PROJECT-RELEVANT PRIME WETLAND BOUNDARY WAS CONDUCTED ON IN APRIL, 2026 IN ACCORDANCE WITH ENV-WT 703.07

PROFILE SCALES:
 HORIZONTAL: 1"=30' VERTICAL: 1"=3'

REVISIONS:	DATE:
DRIVEWAY PLAN AND PROFILE	
PLAN FOR: RESIDENTIAL PROPERTY 18 OAKLANDS ROAD EXETER, NH TAX MAP 11, LOT 3	
DATE: APRIL 2026	SCALE: 1"=30'
PROJ. NO: NH-1584	SHT. NO. 1

OWNER OF RECORD
 LIAM NEWMAN
 MEAGAN SULLIVAN
 21 NORTH ROAD
 EAST KINGSTON, NH 03827
 BK 054L PG 0656

Return to:
Liam Newman and Meagan Sullivan
21 North Road
East Kingston, NH 03827



LCHIP	ROA673942	25.00
TRANSFER TAX	RO128763	3,750.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: that We, **Aaron Belanger and Mary M. Belanger**, Husband and Wife, of 23 Piscassic Road, Newfields, New Hampshire 03856, **FOR CONSIDERATION PAID**, grant to **Liam Newman and Meagan Sullivan**, of 21 North Road, East Kingston, New Hampshire 03827, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS** the following described premises:

A certain tract or parcel of land in the Town of Exeter, County of Rockingham and State of New Hampshire, shown as Lot 11-3 on a plan of land entitled "Plat of Land in Exeter, NH showing Existing Site Conditions at 18 Oaklands Road (Assessors Map 11, Lot 3), Record Owner Aaron and Mary Belanger, 23 Piscassic Road, Newfields, NH 03856, Millennium Engineering Inc., Engineers and Land Surveyors, P.O. Box 745, 13 Hampton Road, Exeter, NH 03833" dated June 6, 2022, Scale 1" = 60' and recorded in the Rockingham County Registry of Deeds as Plan D-43343.

Lot 11-3 contains 13.71 acres (597,174 square feet), more or less, according to said plan.

Subject to any easements and restrictions as shown on said plan.

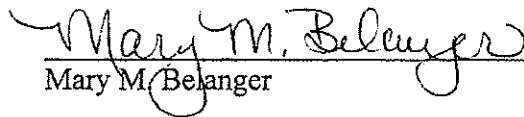
Meaning and intending to describe and convey the same premises conveyed to Grantors by deed from Nancy A. Matthews dated February 11, 1998 and recorded in Rockingham County Registry of Deeds at Book 3270, Page 0178.

This is not homestead property.

Executed this 10th day of April, 2024.



Aaron Belanger

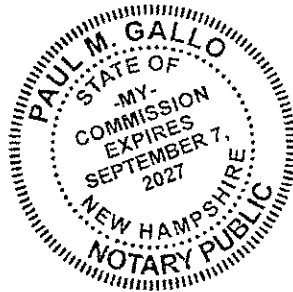


Mary M. Belanger

State of New Hampshire
County of Rockingham

April 10, 2024

Then personally appeared the above-named Aaron Belanger and Mary M. Belanger known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed same freely and intelligently, for the purposes contained herein, before me.



Notary Public/Justice of the Peace
Commission expiration:

70 Portsmouth Avenue
3rd Floor, Unit 2
Stratham, N.H. 03885
Phone: (603)-583-4860
Fax: (603)-583-4863

TRANSMITTAL

Town of Exeter
10 Front St.
Exeter, NH 03833

Date: May 28, 2026
Project: NH-1584
Location: 18 Oaklands Road
Via: Hand Deliver

Items:

Attached: For Submittal

We are sending you the following items:

- 15 – Copy Owners Letter of Authorization**
- 15 – Copies of Letter of Explanation**
- 15 – Copies of Wetlands buffer CUP application**
- 1 – Copy of Abutters List (w/labels in triplicate)**
- 7 – Copies of Full-Size Plan Set (24x36, 10 Sheets)**
- 15 – Copies Reduced Plan Set**
- 15 – Copies Locus Deed**
- 15 – Copies Abutter Support Memo (Moulding)**
- 1 – Copy of all PDF material**

Comments:

CC – Conservation Commission, 1-copy of all materials

Transmitted by: Christian O. Smith, PE.

Town of Exeter



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

July 2023

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)

To provide a residential driveway access to a proposed single-family dwelling on a 13.71-acre existing lot of record. Due to this being a back lot, wetland and buffer impacts are required to access the large buildable upland area on the property. Wetland and buffer impacts have been minimized to the extent possible. Buffer enhancement plantings are proposed by the certified wetland scientist of record. Please note the temporary impact areas cited in the table below are exclusively for erosion control installation to be maintained throughout the construction process.

Wetland Conservation Overlay District Impact (in square footage):

Temporary Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____ <input type="checkbox"/> Exemplary Wetlands _____ <input type="checkbox"/> Vernal Pools (>200SF) _____ <input type="checkbox"/> VPD _____ <input checked="" type="checkbox"/> PD <u>178S.F.</u> <input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Prime Wetlands _____ <input type="checkbox"/> Exemplary Wetlands _____ <input type="checkbox"/> Vernal Pools (>200SF) _____ <input type="checkbox"/> VPD _____ <input checked="" type="checkbox"/> PD <u>621S.F.</u> <input type="checkbox"/> Inland Stream _____
Permanent Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____ <input type="checkbox"/> Exemplary Wetlands _____ <input type="checkbox"/> Vernal Pools (>200SF) _____ <input type="checkbox"/> VPD _____ <input checked="" type="checkbox"/> PD <u>1,161S.F.</u> <input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Prime Wetlands _____ <input type="checkbox"/> Exemplary Wetlands _____ <input type="checkbox"/> Vernal Pools (>200SF) _____ <input type="checkbox"/> VPD _____ <input checked="" type="checkbox"/> PD <u>8,565S.F.</u> <input type="checkbox"/> Inland Stream _____

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

None

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.

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.;



May 27, 2026

Dave Sharples, Town Planner
Town of Exeter
10 Front Street
Exeter, NH 03833

**Re: Conditional Use Permit Application
Liam & Meagan Sullivan
18 Oaklands Road
Tax Map 11, Lot 3
Exeter, NH 03833**

Dear Mr. Sharples:

Mission Wetland and Ecological Services, LLC (Mission), on behalf of Liam Newman and Meagan Sullivan (the “applicant”), is submitting this letter in support of the Conditional Use Permit (CUP) application for construction impacts within the Wetlands Conservation Overlay District (WCOD) at the above-referenced parcel. The applicant proposes a driveway and wetland crossing to access buildable upland portions of the project site. Impacts will be incurred to a poorly-drained forested wetland saddle and the Town of Exeter 40-foot limited use buffer. Impacts to the forested wetland include 1,161 Square Feet (SF) permanent while 178 SF will be temporarily impacted for erosion control mulch berm installation and maintenance. In addition, impacts to the Town of Exeter 40-foot limited use buffer include 8,565 SF of permanent impact and 621 SF of temporary impacts, similarly, for erosion control installation and maintenance. The applicants have proposed a robust Buffer Enhancement Plan (BEP) to offset those unavoidable impacts to the WCOD. Please refer to the enclosed plan set which includes the Plan for Residential Development Driveway Plan & Profile prepared by Beals Associates, PLLC, dated April 2026.

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.

This proposal is similar to other single-family dwellings associated with this zoning district. The use is expressly allowed 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.

This proposal represents the least impacting practicable alternative. The initial concept was prepared for the previous landowner. Since then, property has changed ownership and the current landowners/applicants have deemed that initial design impracticable given the limit of usable uplands and their home design goals. In addition, the small upland area in the southerly corner of the parcel would also result in wetland and buffer impacts, allows little space for anything beyond a house, driveway, and septic field (e.g., minimal lawn area), and

would be a negative visual impact to the abutting property owners/residents. Further, a driveway configuration to access this portion of the parcel would require a left turn with a driveway radius that would be difficult for emergency vehicles to access. This preferred alternative would result in less visual impact to the abutting property owners and increased vegetative and privacy screening for those property owners located to the south and west. This proposal accommodates a modest single-family home and is the culmination of an exhaustive existing conditions analysis and site design process that endeavors to balance state and town regulations, environmental and abutter impacts, long term sustainability and enjoyment of the property, and the needs of a young family who wish to remain in the area. It should be noted that the proposed wetland crossing avoids any encroachment to the prime wetland buffer and the septic design located in buildable uplands avoids impacting the refined (field delineated through Env-Wt 703.05) on-the-ground prime wetland buffer (125 feet) and the Town of Exeter 100-foot prime wetland no cut/no disturb buffer.

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.

The existing conditions of the subject forested wetland saddle and its functions and values, as outlined and referenced in the United States Army Corps of Engineers - New England Region, Highway Methodology Workbook Supplement (September 1999), are summarized below:

Groundwater Recharge/Discharge

This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. It refers to the fundamental interaction between wetlands and aquifers, regardless of the size or importance of either.

The subject forested wetland saddle and the area in general are not associated with an aquifer protection area and does not possess high aquifer transmissivity rates. Please refer to enclosed Figure 6. Aquifer Transmissivity Map – 18 Oaklands Road Exeter, NH for a depiction of aquifer transmissivity rates based on the GRANIT mapping maintained by the University of New Hampshire (UNH). There is some capacity for the poorly-drained sand and loamy sand hydric soils associated with the narrow, forested wetland saddle to infiltrate groundwater; however, the parcel is not located in the Aquifer Protection District overlay in accordance with the Zoning Map Town of Exeter, 2019.

Floodflow Alteration (Storage and Desynchronization)

This function considers the effectiveness of a wetland to reduce flood damage by attenuating flood waters for prolonged periods following precipitation events.

There are no designated FEMA flood zones and floodplains associated with the subject forested wetland saddle.

Fish and Shellfish Habitat

This function considers the effectiveness of seasonal or permanent waterbodies associated with the wetland in question for fish and shellfish habitat.

There is no seasonal and/or permanent surface water associated with the subject forested wetland saddle and no capacity to provide fish or shellfish habitat.

Sediment/Toxicant Retention

This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens.

The subject forested wetland saddle may play a part in trapping of any sediments from unstable surfaces; however, as it exists, there are no sources of sediment associated with the subject property that would contribute to the wetland resources associated with the project site.

Nutrient Removal/Retention/Transformation

This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

The subject forested wetland saddle is likely capable of some degree of nutrient attenuation; however, it is heavily shaded and lacks a dense herbaceous community that might provide opportunities to attenuate or metabolize excessive nutrients. In the proposed condition, there will be wildlife conservation seed mix sown in the temporary buffer impact areas.

Production Export

This function relates to the effectiveness of the wetland to produce food or usable products for humans or other living organisms.

The subject forested wetland saddle is not capable of this function. The forested wetland is well-shaded and does not contain dense shrub or herbaceous vegetation strata. Moreover, the subject forested wetland system lacks vegetation diversity. Any minor food resources within the forested saddle wetland (glossy buckthorn, highbush blueberry, and/or winterberry) are attenuated within the wetland system.

Sediment/Shoreline Stabilization

This function relates to the effectiveness of the wetland to stabilize streambanks and shorelines against erosion.

While the topography and landscape configuration serves as a saddle for high groundwater and overland flow, the subject forested wetland saddle contains no intermittent or perennial waterways and does not possess banks or bankfull parameters that would act to contain flow during storm events or periods of high water from the contributing wetland system upstream.

Wildlife Habitat

This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered.

*Wildlife habitat is a capable function forested wetland saddle; however, this is not a principal function given its size and configuration within a relatively narrow saddle that is contiguous with the larger forested wetland system located to the east and south. Mission did conduct several visits in October 2021, December 9, 2025, March 19, 2026 and April 2, 2026. Mission observed small white-footed mouse (*Peromyscus leucopus*) and resident songbirds, including*

tufted titmice (Baeolophus bicolor), black-capped chickadees (Poecile atricapillus), white-throated sparrows (Zonotrichia albicollis), northern mockingbirds (Mimus polyglottos), white-breasted nuthatch (Sitta carolinensis), and downy woodpeckers (Picoides pubescens) utilizing this subject wetland area and the vicinity, as well as white-tailed deer (Odocoileus virginianus) sign. Please refer to Figure 3: The Wildlife Action Plan Wildlife Habitat Land Cover and Figure 4: Highest Ranked Habitat Map, based on the online GRANIT website maintained by the UNH. The site is mapped within an Appalachian Oak-Pine upland community. In addition, based on field assessments, the majority of relevant forested wetlands are comprised of hemlock-hardwood-pine with a sparse understory, typical of freshwater landscapes in the Seacoast region of New Hampshire. It is mapped as a Tier II Highest Ranked Wildlife Habitat.

Recreation (Consumptive and Non-consumptive)

This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive activities consume or diminish the plants, animals, or other resources, that are intrinsic to the wetland, whereas non-consumptive activities are not.

The subject forested wetland saddle is located on private property and there is no public access for recreational activities.

Educational Scientific Value

This value considers the effectiveness of the wetland as a site for an “outdoor classroom” or as a location for scientific study or research.

The subject forested wetland saddle is not capable of providing valuable educational opportunities due to its size and landscape configuration.

Uniqueness/Heritage

This value relates to the effectiveness of the wetland or its associated waterbodies to produce certain special values. Special values may include such things as archaeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.

The subject forested wetland saddle system is one of the most frequently encountered wetland systems in New England and the greater Seacoast Region.

Visual Quality Aesthetics

This value relates to the visual and aesthetic qualities of the wetland.

The subject forested wetland saddle system is capable of providing Visual Quality and Aesthetics for the applicants. With dense overstory, there is not much opportunity for visual observation from abutting properties and the subject forested wetland saddle is one of the most frequently encountered wetland cover types in the region.

Threatened or Endangered Species Habitat

This value relates to the effectiveness of the wetland or associated waterbodies to support threatened or endangered species.

*Mission conducted several site visits throughout the preliminary assessment process and did not encounter any unique habitat structure or rare vegetation communities such as Atlantic White Cedar Swamps, Swamp White Oak Exemplary communities, dense scrub shrub wetlands with a semi-permanent hydroperiod, or vernal pools that would be host to rare, endangered, or threatened wildlife. Given the variation in hydroperiod based on precipitation patterns, climatic circumstances, or evapotranspiration rates, the greater, very-poorly drained maple-birch overstory tree community with sphagnum moss hummock-hollow habitat structure associated with mapped Prime Wetland #1 may provide nesting habitat for four-toed salamanders (*Hemidactylium scutatum*) during years with a more substantial hydroperiod. However, with the succession of the forested cover, the demand on the water budget of this system may limit the duration of standing water in this wetland system. The official report issued by the Natural Heritage Bureau (NHB File #26-1128) and NHDES indicated that there may be habitat relative to protected turtle species. This wetland system does not maintain a sufficient hydroperiod to support semi-aquatic turtles such as Blanding's turtle and spotted turtles for foraging, basking, cover, and also for brumation during winter months. Further, there are no open sandy upland areas that would provide suitable nesting habitat for either of these semi-aquatic turtles. The far distant Fresh River ecosystem and Piscassic River Wildlife Management Area are more suitable for these protected semi-aquatic turtle species. Mission did, however, observe common suburban wildlife utilizing the forested uplands and wetlands associated with the parcel. Mission did observe common suburban wildlife utilizing the forested wetlands and uplands associated with the parcel.*

The preferred alternative proposes wetland impacts to a common wetland cover type and drainage class. The robust BEP prepared to offset the proposed impacts will more than compensate for any function or value lost to the 1,161 SF of impact to this subject forest wetland saddle.

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 proposed wetland crossing and design will incorporate Best Management Practices (BMPs) The limit of disturbance is depicted by the erosion control mulch berm on the site plan set. These components will serve as Best Management Practices (BMPs). The project has been designed to reduce the permanent buffer impacts with these BMPs in mid and implemented to prevent further impacts to this portion of the forested wetland saddle. The BMPs will act as the limit of disturbance and effectively contain construction material and equipment as well as any debris or fine sediments associated with construction activity. Incorporating erosion control mulch berms provides a filter medium that blends in with the topography of the ground and reduces potential of silt-laden stormwater runoff from entering the wetland resources. The BMP measures will be maintained and accumulated sediment will be promptly removed to ensure continued functional capacity to avoid and/or minimize erosion and siltation in the direction of the forested wetlands. These BMPs will remain in place until the site is vegetatively stabilized. The depiction of erosion control mulch berm represents the approximately 30,000 SF limit of disturbance associated with the project.

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 hydrologic connectivity will be preserved with the installation of a 15-inch PVC pipe in a relatively dry forested wetland area during regular climatic conditions following spring runoff. In addition, the applicant is committed to implementing the robust mitigation plan to offset permanent wetland impacts with a generous ratio for buffer zone impacts. The BEP incorporates high quality shrub plantings with wildlife habitat structure components to catalyze and enhance the existing plant community.

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 is committed to implementing the robust Buffer Enhancement Plan (BEP) to mitigate for and offset permanent wetland impacts (1,161 SF) and 40-foot limited use buffer impacts (8,565) with a generous ratio for those buffer zone impacts. To supplement the request for Conditional Use, the applicant proposes the (BEP) as mitigation for wetland and 40-foot limited-use buffer zone impacts. The 14,800 SF BEP is sited in the location of the crossing and at the edges of the limit of disturbance. The BEP will include boulder piles and nest boxes as well as those prescribe high-quality native plantings to complement the surrounding forested areas with wildlife habitat structure. These habitat structures may provide cover, nesting, and foraging for a diversity of wildlife species. The BEP prescribes shrub plantings to enhance a relatively sparse understory as well as provide function and value for wildlife with habitat structure components. The shrub species indicated in Table 1. Buffer Enhancement Planting Schedule foster taxonomic variation with specific attributes for wildlife habitat provision. Table 1 describes planting specifications and the valuable aesthetics and functional attributes of the selected high-value shrubs species. In addition to providing nesting, feeding, foraging, and cover opportunities, these species will produce showy inflorescences and fruiting bodies during a variety of periods during the growing season. Seeds of these species are of high value especially as a food source for overwintering birds as well as small mammals and opportunistic herpetofauna that may be associated with the forested wetland. Consumption by small mammals and birds, as well as upland game birds is anticipated. Species recruitment associated with the BEP areas and overall project site may include eastern kingbirds (*Tyrannus tyrannus*), white-throated sparrow (*Zonotrichia albicollis*), black and white warbler (*Mniotilta varia*), ovenbird (*Seiurus aurocapillus*), black-throated blue warblers (*Setophaga caerulescens*), black-throated green warblers (*Setophaga virens*), and tree swallows (*Tachycineta bicolor*) with a preference to the BEP plantings and structure by association with adjacent uplands and wetlands. These will complement frequently encountered suburban species such as finches (Fringillidae), dark-eyed juncos (*Junco hyemalis*), white-breasted nuthatches (*Sitta carolinensis*), and tree sparrows (*Spizella arborea*). Small mammals like deer mouse (*Peromyscus maniculatus*), eastern cottontail rabbits (*Sylvilagus floridanus*) may also encounter additional foraging opportunities while the wildlife conservation seed mix will promote vegetation which will attract a greater variety of pollinating butterflies and moths (Lepidopteran) and bees (Apiformes) species to the showy inflorescences of this herbaceous vegetation and high-value shrub plantings.

The four (4) proposed boulder piles will provide cover and refuge for small mammals and frequently encounter herpetofauna that may utilize the wetland/upland interface for foraging, feeding, and or cover habitat. The areas have been strategically sited in locations where the uplands interface with forested wetlands. In addition, eight (8) pole or sapling-mounted nest boxes will be erected throughout the BEP adjacent to the forested wetland saddle as depicted

on the site plan set. Nest boxes are placed adjacent to available food and cover (tree and shrub lines) and boulder pile habitat features. As such, they will be utilized by numerous avian and mammalian species, in some cases, where tree cavities are absent, as most cavity nesting species will readily use nest boxes. These nest boxes also provide excellent recreational wildlife viewing opportunities for the homeowners and the surrounding yard. Species of focus for nest boxes include white-breasted nuthatch (*Sitta carolinensis*), chickadee, hairy woodpecker (*Picoides villosus*), downy woodpecker (*Picoides pubescens*), northern flicker (*Colaptes auratus*), eastern phoebe (*Sayornis phoebe*), white-throated sparrow, house wren (*Troglodytes aedon*), yellow warbler (*Setophaga petechia*), and common yellowthroat (*Geothlypis trichas*). The nest boxes will complement frequently encountered suburban species such as finches (Fringillidae), dark-eyed juncos, and tree sparrows, while high quality BEP plantings may attract eastern kingbird, catbird, robin, thrushes, cedar waxwing (*Bombycilla cedrorum*), cardinal (*Cardinalis cardinalis*), pine grosbeak. Small mammals like eastern cottontail rabbits (*Sylvilagus floridanus*), gray squirrels (*Sciurus carolinensis*) and red squirrels (*Tamiasciurus hudsonicus*), and deer may also complement the existing small mammal and deer population. Gray squirrels, red squirrels, and eastern chipmunks (*Tamias striatus*) may also utilize nest boxes for nesting and the storing of food caches. Please refer to Figure 1. Nest Box Schematics for details. As a demonstration of repurposing onsite resources, during site work operations, the contractor will salvage and stockpile large rocks and boulders to be utilized and placed during site grading in general accordance with the depictions on the proposed driveway plan site set. Again, these boulder piles will provide cover and refuge for small mammals and reptiles that may utilize the wetlands, NDZ, and wetland setback for foraging, feeding, and or basking habitat. If requested by the Exeter Conservation Commission, the appliance is open to discussing the placement of nest boxes around the proposed single-family dwelling at the limit of disturbance.

Table 1 outlines a wildlife conservation seed mix. It is anticipated that additional species from rooting structures indigenous to the topsoil will colonize the areas, as well as seed propagules that become established after transport by wind, insects, and birds. In addition, the BEP will provide opportunities for a variety of pollinating butterflies and moths (Lepidopteran) and bees (Apiformes) species attracted to the showy inflorescences of these proposed shrub plantings.

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.

The applicant is committed to restoring all appropriate grades as close to their existing conditions, as practicable given the required construction of the driveway and dwelling and to observe all local setbacks/buffers in the context of the minor Prime Wetland boundary revision. Moreover, the applicant is committed to implementing the BEP explained in detail with criterion # 5 above.

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.

The applicant is also submitting a Dredge and Fill permit application with the New Hampshire Department of Environmental Services and the under Section 404 of the Clean Water Act with Army Corps of Engineers through the Regulatory Request Service. In addition, the septic design is drafted and pending submittal.

Table 1. Buffer Enhancement Planting Schedule

Shrub Species	Spacing Specifications	Aesthetic & Wildlife Function & Value
Maple-leaved Viburnum (<i>Viburnum acerifolium</i>)	ten (10) three to four-foot specimens, planted ten-feet on center	Thicket forming shrub with creamy flowers and extremely colorful fall foliage and drupes. Drupes, twigs, and buds are excellent food for white-throated sparrow, hermit thrush, cardinal, bluebird, catbird, chipmunk, squirrels, and rabbit. Attracts native bees, butterflies, and moths.
Gray Dogwood (<i>Cornus racemosa</i>)	ten (10) three to four-foot specimens, planted ten-feet on center	Fruits persistent to early winter provide cover, nesting sites, and fall food for wild turkey, ruffed grouse, northern flicker, downy woodpecker, eastern kingbird, catbird, robin, thrushes, cedar waxwing, cardinal, pine grosbeak, squirrels, rabbit, and deer.
Herbaceous Species	Specifications	Aesthetic & Wildlife Function & Value
New England Conservation and Wildlife Seed Mix	Broadcast seed application @ 25 lbs/acre	Provides permanent cover of grasses, showy wildflowers, and legumes. For good erosion control and wildlife habitat value. No maintenance seeding appropriate for slopes and disturbed areas adjacent to residential projects and wetland areas. Virginia Wild Rye (<i>Elymus virginicus</i>), Little Bluestem (<i>Schizachyrium scoparium</i>), Big Bluestem (<i>Andropogon gerardii</i>), Red Fescue (<i>Festuca rubra</i>), Switch Grass (<i>Panicum virgatum</i>), Partridge Pea (<i>Chamaecrista fasciculata</i>), Panicleleaf Tick Trefoil (<i>Desmodium paniculatum</i>), Indian Grass (<i>Sorghastrum nutans</i>), Blue Vervain (<i>Verbena hastata</i>), Butterfly Milkweed (<i>Asclepias tuberosa</i>), Black Eyed Susan (<i>Rudbeckia hirta</i>), Common Sneezeweed (<i>Helenium autumnale</i>), Heath Aster (<i>Symphyotrichum pilosum</i>), Early Goldenrod (<i>Solidago juncea</i>), Upland Bentgrass (<i>Agrostis perennans</i>).

*Plant materials can be obtained from regional or local vendors.

We trust this proposed project meets all requirements to the greatest extent practicable and is satisfactory with the Exeter Planning Board. We ask that you place this item on the next available agenda of the Exeter Conservation Commission Exeter Planning Board. We look forward to discussing this project in further detail. Please feel free to call with any questions regarding this minimum impact wetland permit application.

Respectfully Submitted,
Mission Wetland & Ecological Services, LLC.

A handwritten signature in blue ink, appearing to read 'S Bonilla', is positioned below the typed name.

Sergio Bonilla, PWS, CWS, CESSWI
Principal Wetland Ecologist

Cc: Liam Newman & Meagan Sullivan - Applicant, electronic, via e-mail
Christian Smith, P.E., - Beals Associates, PLLC, electronic, via e-mail
Tami Newman – Blue Sky Home Renovations, electronic, via e-mail

**TOWN OF EXETER
CONSERVATION COMMISSION MEMORANDUM**

Date: June 18, 2026
To: Exeter Planning Board
From: Kristen Murphy, Conservation and Sustainability Planner for
Dave Short, Chair, Exeter Conservation Commission
Subject: Wetland CUP Application, Prime Wetland Boundary Adjustment

Project Information:

Project Location: 18 Oaklands Road, Exeter, NH
Map/Lot: Tax Map Parcels #11/3
CC Review Date: 6/9/26
PB CASE: #unkn

The Conservation Commission conducted a site walk prior to their meeting to evaluate the site conditions.

The applicant's wetland scientist is petitioning the State for an adjustment to the boundary for the designated Prime Wetland, based on field review as described in the application. Though no impacts to the Prime wetland are proposed, this adjustment would alter the 100' locally-enforced prime wetland buffer. The Conservation Commission reviewed this site during their site walk. Following discussion of the information presented in the application as well as discussed in the meeting, the Conservation Commission voted unanimously that they have reviewed the field-based wetland mapping and designated prime wetland boundary presented with this application and **are supportive of amending the prime wetland boundary to match field conditions.**

Following review of the Wetland Conditional Use Permit application and are in support of the application with the following conditions, agreed to by the applicant:

1. A deed restriction be placed on the back portion of the lot, as presented by the applicant's representative.
2. The Planning Board be provided with a limit-of-clearing plan showing all potential lawn, garden, or other cleared portions of the lot the homeowner is planning to develop, and those areas are all located outside of the wetland buffers.
3. A maintenance plan for the culvert is provided.

Though not relevant to the Planning Board application, the Conservation Commission also voted unanimously that they have reviewed the State minimum impact wetland dredge and fill application, and are supportive of the application as proposed.

May 24, 2026

Exeter Planning Board
10 Front Street
Exeter, NH 03833

Re: Support for Wetlands Conditional Use Permit at 18 Oaklands Rd, Tax Map 11, Lot 3

Dear Members of the Planning Board:

My name is Scott Moulding and I own the property at 14 Oaklands Rd, Exeter, NH, which abuts the subject property 18 Oakland Road. I am writing in support of the requested Wetlands Conditional Use Permit for the proposed wetlands crossing at 18 Oaklands Rd. I have lived next to this property for 19 years and am familiar with the site and the nearby wetland area. Mr. Newman has explained to my wife and I what he wishes to do and we have walked the site on his property for perspective. I have also reviewed a draft copy of Mr. Newman's proposal supplied to me by Mr. Newman outlying the crossing. Based on what I have seen and has been explained to me; the proposal seems reasonable. Any disturbance would be limited to what is needed for the proposed crossing and strong measures to reduce impacts would be implemented, including but not limited to, buffer plantings, nest boxes, and boulder piles.

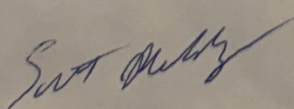
I understand that the proposal is intended to provide residential access to an upland portion of the property and that Mr. Newman is not seeking an open-ended right to disturb other wetland areas. In my opinion, this is a reasonable and appropriately limited request. The proposal would also provide more privacy for all involved including other abutting neighbors since it seeks to make possible a dwelling with increased buffer area between Mr Newman's future residence and the abutting existing residences, improving the quality of life for us all.

I respectfully ask the Board to approve the Wetlands CUP, subject to any conditions it finds appropriate, as this project seems to be carefully scoped, professionally reviewed, and strategically designed to minimize and restore impacts to the extent feasible.

Thank you for your consideration.

Sincerely,

Scott Moulding
603-289-5204
scottmoulding@rocketmail.com

 5/24/26