

**Select Board Meeting
Monday, March 8th, 2024, 8:00 a.m.
Nowak Room, Town Offices
10 Front Street, Exeter NH 03833**

Virtual Meetings can be watched on Ch 22 or Ch 98 and YouTube.

To access the meeting, click this link: <https://us02web.zoom.us/j/87393913259>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 873 9391 3259

Please join the meeting with your full name if you want to speak.

Use the "Raise Hand" button to alert the chair you wish to speak. On the phone, press *9.

More instructions for how to access the meeting can be found here:

<https://www.exeternh.gov/townmanager/virtual-town-meetings>

Contact us at extvg@exeternh.gov or 603-418-6425 with any technical issues

AGENDA

1. Call Meeting to Order
2. Second Public Hearing: RSA 41-14-a proposed acquisition of .45 acres surrounding and in support of Planet Playground at 4 & 8 Hampton Road. Land is identified as Parcel A on the plan entitled "A Lot Line Adjustment at 4 & 8 Hampton Road".
3. Adjournment

Niko Papakonstantis, Chair
Select Board

Posted: 03/06/24 Town Office, Town Website

Persons may request an accommodation for a disabling condition in order to attend this meeting. It is asked that such requests be made with 72 hours notice.

AGENDA SUBJECT TO CHANGE

NOTICE OF SPECIAL MEETING

The Exeter Select Board will meet on Friday, March 8th, 2024 at 8:00 a.m. in the Nowak Room, 10 Front Street, Exeter, NH for the following purpose(s):

1. Second Public Hearing: RSA 41-14-a proposed acquisition of .45 acres surrounding and in support of Planet Playground at 4 & 8 Hampton Road. Land is identified as Parcel A on the plan entitled "A Lot Line Adjustment at 4 & 8 Hampton Road".

Niko Papakonstantis, Chairman
Exeter Select Board

March 6, 2024

RSA 41-14-a Public Hearing: Planet Playground Land



Russ Dean <rdean@exeternh.gov>

Planet Playground

2 messages

David Sharples <dsharples@exeternh.gov>

Fri, Feb 23, 2024 at 9:25 AM

To: Russ Dean <rdean@exeternh.gov>

Cc: Melissa Roy <mroy@exeternh.gov>, Pam McElroy <pmcelroy@exeternh.gov>, Greg Bisson <gbisson@exeternh.gov>

Hello Russ,

- The Conservation Commission met on 2/13/2024 and unanimously recommended acquisition of the land supporting Planet Playground.
- The Heritage Commission met on 2/21/2024 and unanimously recommended acquisition.
- The Planning Board met on 2/22/2024 and unanimously recommended acquisition.

This completes the review of the relevant land use boards and is ready to move forward to the SB. Is this on the agenda for Monday?

Please let me know if you need any more confirmation than this email and I can provide minutes and/or a memo.

Thanks,

Dave

Melissa Roy <mroy@exeternh.gov>

Fri, Feb 23, 2024 at 9:50 AM

To: David Sharples <dsharples@exeternh.gov>

Cc: Russ Dean <rdean@exeternh.gov>, Pam McElroy <pmcelroy@exeternh.gov>, Greg Bisson <gbisson@exeternh.gov>

Dave,

Yes, the first hearing in the process for Planet Playground is scheduled for Monday night.

[Quoted text hidden]

**TOWN OF EXETER
CONSERVATION COMMISSION MEMORANDUM**

Date: February 14, 2024
To: Russ Dean, Town Manager and Exeter Select Board Members
From: Andrew Koff, Chair, Exeter Conservation Commission
Subject: Acquisition of Land in Support of Planet Playground

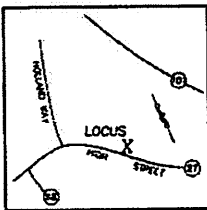
Project Information:

Project Location: 4/8 Hampton Road, Exeter, NH
Map/Lot: Map 69, Lots 4 and 6
CC Review Date: 2/13/24

In accordance with RSA 41:14A, the Conservation Commission discussed the potential acquisition of 0.45 acres surrounding and in support of Planet Playground, identified as Parcel A on the plan entitled "A Lot Line Adjustment at 4 & 8 Hampton Road". The Conservation Commission voted unanimously in support of the Town's acquisition of this parcel.



Andrew Koff
Chair, Exeter Conservation Commission



- NOTES:**
- 1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNNOTED ENCUMBRANCES 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 ENCUMBRANCES EXIST.
 - 2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE FLOOD COMMUNITY PANEL 330130 0408 C EFFECTIVE DATE MAY 17, 2005.
 - 3) THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING ANY PERMITS AND RECORD REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

- PLAN REFERENCES**
- 1) "ALTA/ACORN LAND TITLE SURVEY DUB REALTY, L.L.C. 8 HAMPTON ROAD, ROUTE 1010" SCALE: 1"=40' DATE: DEC. 4, 2008 BY: CVA CONSULTANTS D-34400
 - 2) "PLAN OF LAND #1 EXETER, NEW HAMPSHIRE FOR TOWN OF EXETER" SCALE: 1"=100' DATE: MARCH 1973 BY: JOHN R. DUGAN CIVIL ENGINEERS C-3635
 - 3) "EXETER RECREATION PARK TOWN OF EXETER RECREATION DEPARTMENT" SCALE: 1"=40' DATE: DEC. 4, 2010 BY: DAVE & DON ENGINEERS SHEET C-101.1

RECORD OWNERS

TOWN OF EXETER
12 FRONT STREET
EXETER, NH 03833
948,335 S.F.
21.77 ACRES

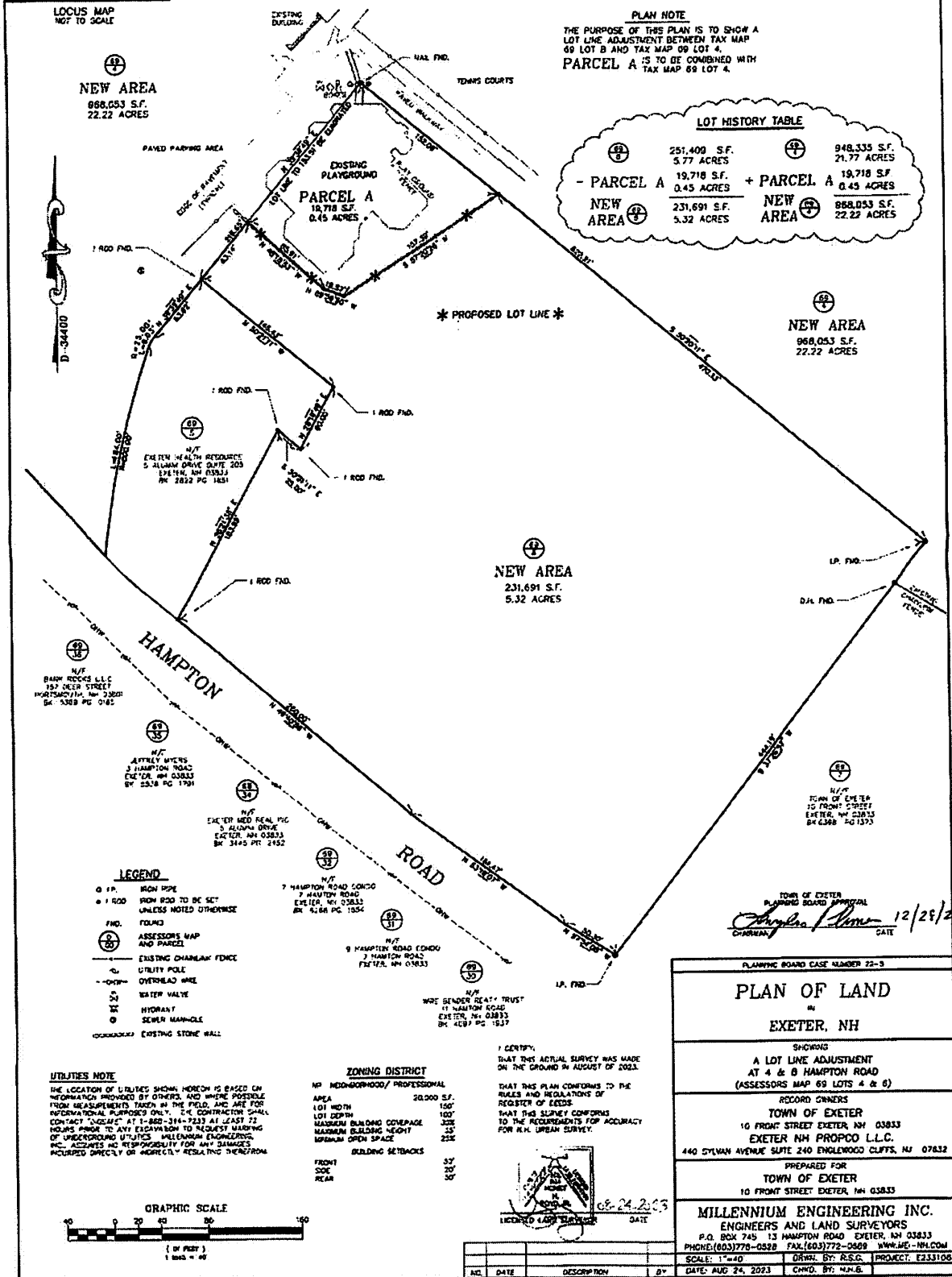
EXETER NH PROPOD L.L.C.
440 SWEAN AVENUE SUITE 240
ENGLWOOD CLIFFS, NJ 07632
948,335 S.F.
21.77 ACRES

PLAN NOTE

THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN TAX MAP 69 LOT B AND TAX MAP 69 LOT 4. PARCEL A IS TO BE COMBINED WITH TAX MAP 69 LOT 4.

LOT HISTORY TABLE

LOT	NEW AREA	NEW AREA
69	251,400 S.F. 5.77 ACRES	948,335 S.F. 21.77 ACRES
7	19,718 S.F. 0.45 ACRES	19,718 S.F. 0.45 ACRES
NEW AREA	231,691 S.F. 5.32 ACRES	NEW AREA 968,053 S.F. 22.22 ACRES



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 "GASNET" AT 1-800-374-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.

ZONING DISTRICT

NP MID-BOORHOOD / PROFESSIONAL
AREA 20,000 S.F.
LOT DEPTH 100'
MAXIMUM BUILDING COVERAGE 325'
MAXIMUM BUILDING HEIGHT 35'
MINIMUM OPEN SPACE 225'
BUILDING SETBACKS
FRONT 35'
SIDE 20'
REAR 30'

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN AUGUST OF 2023.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF REGISTER OF DEEDS
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR A.H. UNRAID SURVEY.



TOWN OF EXETER
PLANNING BOARD APPROVAL
12/28/23
DATE

PLANNING BOARD CASE NUMBER 22-3
PLAN OF LAND IN EXETER, NH
SHOWING A LOT LINE ADJUSTMENT AT 4 & B HAMPTON ROAD (ASSESSORS MAP 69 LOTS 4 & 6)
RECORD OWNERS TOWN OF EXETER 10 FRONT STREET EXETER, NH 03833 EXETER NH PROPOD L.L.C. 440 SYLVAN AVENUE SUITE 240 ENGLWOOD CLIFFS, NJ 07632
PREPARED FOR TOWN OF EXETER 10 FRONT STREET EXETER, NH 03833
MILLENNIUM ENGINEERING INC. ENGINEERS AND LAND SURVEYORS P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833 PHONE: (603) 778-0838 FAX: (603) 772-0809 WWW.ME-NH.COM SCALE: 1"=40' DRAWN BY: R.S.G. PROJECT: E233106

TITLE III

TOWNS, CITIES, VILLAGE DISTRICTS, AND UNINCORPORATED PLACES

CHAPTER 41

CHOICE AND DUTIES OF TOWN OFFICERS

Selectmen

Section 41:14-a

41:14-a Acquisition or Sale of Land, Buildings, or Both; Demolition or Disposal of Buildings. –

I. If adopted in accordance with RSA 41:14-c, the select board shall have the authority to acquire or sell land, buildings, or both, and to demolish or otherwise dispose of buildings, provided, however, they shall first submit any such proposed acquisition, sale, demolition, or disposal to the planning board, the conservation commission, the heritage commission, and the historic district commission if the building lies within a defined district for review and recommendation by those bodies, where such board or commissions exist. After the select board receives the recommendation of the planning board, the conservation commission, the heritage commission, and the historic district commission if the building lies within a defined district, where such board or commissions exist, they shall hold 2 public hearings at least 10 but not more than 14 days apart on the proposed acquisition, sale, demolition, or disposal; provided, however, upon the written petition of 50 registered voters presented to the select board, prior to the select board's vote, according to the provisions of RSA 39:3, the proposed acquisition, sale, demolition, or disposal shall be inserted as an article in the warrant for the town meeting. The select board's vote shall take place no sooner than 7 days nor later than 14 days after the second public hearing which is held.

II. The provisions of this section shall not apply to the sale of and the selectmen shall have no authority to sell:
(a) Town-owned conservation land which is managed and controlled by the conservation commission under the provisions of RSA 36-A.

(b) Any part of a town forest established under RSA 31:110 and managed under RSA 31:112.

(c) Any real estate that has been given, devised, or bequeathed to the town for charitable or community purposes except as provided in RSA 498:4-a or RSA 547:3-d.

III. The provisions of this section shall not apply to the demolition or disposal of, and the select board shall have no authority to demolish or dispose of, any real estate that has been given, devised, or bequeathed to the town for charitable or community purposes except as provided in RSA 498:4-a or RSA 547:3-d.

Source. 1994, 197:3. 1997, 38:1. 2001, 187:2. 2005, 80:1. 2007, 221:2. 2008, 109:1, eff. July 27, 2008. 2021, 184:1-3, eff. Oct. 9, 2021.