



TOWN OF EXETER, NEW HAMPSHIRE

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LEGAL NOTICE EXETER ZONING BOARD OF ADJUSTMENT AGENDA

The Exeter Zoning Board of Adjustment will meet on Tuesday, April 16, 2024 at 7:00 P.M. in the Nowak Room located in the Exeter Town Offices, 10 Front Street, Exeter, to consider the following:

NEW BUSINESS: PUBLIC HEARINGS

The continuation of the application of The RiverWoods Company of Exeter for a variance from Article 4, Section 4.3 Schedule II to exceed the maximum height requirement in the R-1, Low Density Residential zoning district for the proposed construction of a new health center building; and a variance from Article 6, Section 6.1.2.D to permit parking and portions of the driveway within the required 100-foot landscape buffer. The subject properties are located at 7 RiverWoods Drive, 5 Timber Lane, 6 White Oak Drive, 78 Kingston Road and 67 Kingston Road, in the R-1, Low Density Residential zoning district. Tax Map Parcels #97-23, #98-37, #80-18, #97-29 and #97-44 (all now merged via voluntary lot merger). ZBA Case #24-4.

OTHER BUSINESS:

- Approval of Minutes: February 20 and March 19, 2024

EXETER ZONING BOARD OF ADJUSTMENT

Robert V. Prior, Chairman

Posted 04/05/24: Exeter Town Office, Town of Exeter website

Town of Exeter
Zoning Board of Adjustment
February 20, 2024
7 PM
Town Offices Nowak Room
Draft Minutes

I. **Preliminaries**

Members Present: Chair Robert Prior, Vice-Chair Esther Olson-Murphy, Clerk Theresa Page, Kevin Baum, Laura Davies, Mark Lemos - Alternate and Laura Montagno - Alternate.

Town Code Enforcement Officer Doug Eastman was also present.

Members Absent: Martha Pennell - Alternate, Joanne Petito - Alternate

Call to Order: Chair Robert Prior called the meeting to order at 7 PM.

I. **New Business**

- A. The application of Patrick Houghton for a variance from Article 4, Section 4.3 Schedule II to exceed the density requirements to permit four (4) units on a 26,000+/- square foot lot where a minimum lot size of 15,000 sq. ft. is required for each single-family dwelling and 24,000 sq. ft. is required for each duplex. The subject property is located at 46 Main Street, in the R-2, Single Family Residential zoning district. Tax Map Parcel #63-1. ZBA Case #24-1.

John Arnold of Orr & Reno spoke representing the applicant, Pat Houghton. Attorney Arnold said the applicant was here in November to ask for three variances for 46 Main Street, currently the site of Cocheco Auto Repair. The Board granted two variances, one to allow multi-family use and one to allow a reduced setback, but denied a variance to allow five units. The Board encouraged us to come back with a redesign with a reduced size and scale. The Board must determine whether there has been a material change to reconsider the application.

Attorney Arnold said the first change is that we've eliminated one unit; it's now a four-unit development. We've reduced the depth of the buildings by 10 feet, from 50 feet to 40 feet. That reduces the scale of the buildings, and provides adequate space in the rear of the property for snow storage and screening. Most of the impervious surface is well outside of the 25-foot rear setback. With the elimination of one unit, we've also eliminated one parking space. We flipped the orientation of the driveway to the other side in response to concerns about the proximity of the driveway to the adjacent residence and the school. Finally, we had an overall reduction in building coverage from 23% to 18% of the lot, and increased open space from 52% to 55%. The minimum open space for this zone is 40%. These changes are dramatic. It may be appropriate for the Board to take

44 a vote that these are material and they can proceed to the merit of the
45 application.

46 Ms. Page moved to find that the present application of Patrick Houghton for a variance
47 from Article 4, Section 4.3 Schedule II to exceed the density requirements to permit four
48 units on a 26,000+/- square foot lot located at 46 Main Street, in the R-2, Single Family
49 Residential zoning district, ZBA Case #24-1, contains material changes in the proposed
50 use of the land from the prior application submitted by the same applicant for a density
51 variance to permit five units at the same location, such prior application being denied by
52 the Board on November 21, 2023, included in ZBA case #23-17, and that the present
53 application should be permitted to proceed. Ms. Olson-Murphy seconded. Mr. Prior, Ms.
54 Olson-Murphy, Ms. Theresa Page, Mr. Baum, and Ms. Davies voted aye, and the motion
55 passed 5-0.

56
57 Mr. Houghton said the applicant heard the Board's and the neighbors'
58 concerns and redesigned the site. One concern was that there was too much
59 development on the site, so we reduced the footprint by 825 square feet and
60 reduced the length of the property, pulling it further away from the neighbors. We
61 have not yet completely designed the buildings themselves. We designed it with
62 some "fudge room" on the width, and we think the actual product will be smaller
63 than shown on the plan. The neighbors' concern about snow storage will be
64 addressed by reducing the depth of the buildings. We would be willing to work
65 with the neighbors on any screening that may be needed.

66 Mr. Baum said the snow storage is labeled in the vegetated area. This will
67 go through the Planning Board, but he's trying to get a sense of how snow will be
68 plowed into that area if it's landscaped. Mr. Houghton said where the pavement
69 ends, there won't be any curb. The snow could be pushed onto the landscaping
70 area.

71 Mr. Houghton said the seller has cooperated with us and we negotiated a
72 price reduction on the property. The price is as low as the seller can absorb, so if
73 we're not successful going forward, he doesn't think the economics of developing
74 this site will work, either for his company or any other company. The seller would
75 continue to operate at that site, which is a little bit out of place. He added that this
76 development would be great for the town.

77 Attorney Arnold said at the last hearing, the Board found that the variance
78 failed based on public interest, the spirit of the ordinance, and unnecessary
79 hardship, so he will focus on those criteria. 1) The variance will not be contrary to
80 the public interest and 2) The spirit of the ordinance will be observed; the test is
81 whether the variance would affect the essential character of the locality or
82 whether it would threaten public health, safety, or welfare. The character of the
83 locality was discussed at the last hearing. This neighborhood has a number of
84 other multi-family uses. It's a mixed neighborhood. The proposal with four units
85 equates to 6,500 square feet of lot area per unit, which is a significantly lower
86 density than other multifamilies in the area, including the four nearest multi-family
87 properties. The greatest density is at 64 Main Street, which has only 1,300

88 square feet of lot per unit, down to the lowest density at 41 Main Street which has
89 3,900 square feet of lot area per unit. We're proposing 6,500 square feet per unit,
90 which is a significantly lower density than existing multi-families. There was some
91 talk at the last hearing about the nearby multifamilies being grandfathered, but
92 this criteria has to do with the character of the neighborhood. The character of
93 the neighborhood is one that includes high-density multi-family use. With respect
94 to the public safety, health and welfare, we already have a barometer for this.
95 The other multi-family properties in the neighborhood do not pose these risks.
96 This development would replace a commercial, non-conforming use. In terms of
97 traffic, the peak hour traffic counts for four units would be about half of the peak
98 hour traffic counts for the existing auto repair facility. Attorney Arnold skipped to
99 criteria 5. 5) Literal enforcement of zoning ordinance will result in an unnecessary
100 hardship; this is an unusually large property. The GIS shows that our property
101 stands out from the surrounding properties, which are significantly smaller, other
102 than the school. It's 6/10 of an acre, more than double the size of the properties
103 around it, and it's irregularly shaped, with a rear lot line that jogs around the
104 adjacent property and a curve along the road frontage. The auto repair facility is
105 a non-conforming use, which carries along with it some environmental
106 implications. This explains why this property hasn't yet been replaced by another
107 use, either a permitted single-family use or a multi-family use with a variance.
108 Because it's large and has a going concern on it, that drives up the value of the
109 property and makes it financially difficult to create a development with units that
110 are marketable. The second part of the hardship criteria is looking at whether
111 there's a substantial relationship between the general purpose of the ordinance
112 and its application to this property. The purpose of the density limitation is to try
113 and preserve the single-family character of the neighborhood, but the
114 neighborhood here is already peppered with multi-family properties with density
115 higher than what we're doing here. Denying the variance request doesn't do
116 anything to serve the purpose of the ordinance, because it's not preserving any
117 single-family nature in this neighborhood. He added that this development would
118 be a dramatic improvement for the neighborhood.

119 Ms. Davies asked if there will be a garage under each unit. Mr. Houghton
120 said yes. Ms. Davies asked about the height of the structure. Mr. Houghton said
121 we don't know yet. Attorney Arnold said the plan is to do it so it is compliant. Mr.
122 Prior said that is 35 feet. Mr. Houghton said we plan to have a low ceiling in the
123 garage, probably about seven feet. We may be able to create a downward grade
124 to get into the garage. It won't be a skyscraper-looking townhome. We think a
125 peaked roof in colonial style would fit in well with the buildings in the
126 neighborhood. Mr. Baum asked if it's two spaces per garage. Mr. Houghton said
127 it will be single-space garages with the second space for each unit on the site.

128 Mr. Baum said moving everything back is great. He's concerned about
129 the folks at 44 Main Street who are going to have headlights pointed at them, but
130 landscaping and buffering will be addressed in Planning. The issue will also be

131 addressed by the new driveway layout. The Board should think about conditions
132 for the approval.

133 Ms. Page said with the move of the driveway to the other side, are the
134 buildings toward the school side equally as close to the school as before? Mr.
135 Houghton said the buildings do get a little bit closer to the school. We changed
136 the driveway because there's some queuing for the school drop off and pickup,
137 and it either doesn't stretch to that point or does for a very short time.

138 Mr. Prior asked for public comment.

139 Bob Markey of 10 Ash Street said he would like the Board to review
140 whether this lot is a corner lot under zoning ordinance, which defines a corner lot
141 as "a lot abutting on two or more streets at their intersection or upon two parts of
142 the same street forming an interior angle of less than 135 degrees." He
143 calculates that this lot is 134 degrees. This is going to become a blind corner with
144 the building so close. Speaking of queuing, there's mornings and afternoons that
145 he can't get out of his street [Ash Street] because cars are lined up there.
146 Regarding property values, the property next to his is selling for \$1.8M.

147 Dave Essensa of 44 Main Street said we want what's best for our
148 neighborhood. We think that staying with the ordinance enacted by this Board
149 back in 1960 is the way to go. The Attorney used the term "going concern," what
150 did that mean? Mr. Prior said Attorney Arnold can address that afterwards. Mr.
151 Essensa went through the variance criteria. 1) The variance will not be contrary
152 to the public interest and 2) The spirit of the ordinance will be observed; Mr.
153 Essensa said the four units on that lot would look like a compound. The place
154 across from the Xtra Mart has nine units stuffed in there and that doesn't look like
155 our neighborhood. The application talks about the housing shortage, but there's
156 the Ray Farm development with 96 units and units going in at the end of
157 Portsmouth Ave. How do we know there's a housing shortage? 3) Substantial
158 justice is done; the Attorney said the project is not financially viable if the four
159 units are not approved, but we just talked about how much the house next door
160 went for. How much is the applicant paying for this property? How do we know if
161 they will make or lose money? The Attorney said the criteria were met the last
162 time, but we didn't take a vote. Mr. Prior said the Board did take a vote, and the
163 motion was denied under criteria 1, 2, and 5a, which means it did meet the other
164 criteria. Mr. Essensa continued. 4) The value of surrounding properties will not be
165 diminished; our neighborhood values Steve, the owner of 46 Main Street, as a
166 the neighbor, and doesn't want to lose him. It's a quiet neighborhood. After five
167 o'clock, there's no noise coming out of the property now. When you have four
168 units, there would be people coming and going and more noise. The best thing
169 would be if Steve fixed the property up. 5) Literal enforcement of zoning
170 ordinance will result in an undue hardship; there's nothing we can do about the
171 shape of the property, you still have to comply with the rules. They say the
172 property is unsuited for a single or a duplex, but aren't they asking to put in four
173 single-family homes? Mr. Prior said he's making a distinction between one or two
174 units, which are allowed, versus the four units that require the variance. Mr.

175 Essensa said there would be four rental properties. 64 and 68 aren't abutters and
176 may be in the commercial zone, so that doesn't relate to the property we're
177 talking about. The application says that the Board concluded at the November
178 hearing that the five-unit proposal was reasonable, is that correct? Mr. Prior said
179 yes.

180 Audrey Hoyt, the owner of 43 Main Street, said she thinks this proposal is
181 great. This dilapidated car garage was falling apart 10 years ago, and it's in
182 worse shape now. She's glad the driveway isn't still going into her house
183 because it's a narrow lot and there's no parking space in the back. She doesn't
184 have any complaints.

185 Ann Essensa of 44 Main Street said she's lived there for 36 years.
186 Everyone is calling her house an apartment complex, but the main house is a
187 single-family home with a wing on the back that has two tiny apartments. The
188 neighborhood has the characteristic and building styles of single-family homes,
189 even if some of them have apartments in them. That's why it's residentially
190 zoned. The units across from the Xtra Mart are commercially zoned. She's sure
191 Mr. Houghton's units will be beautiful, but there will be two buildings on one piece
192 of property with large units. Most of the other multi-family houses in the
193 neighborhoods have tiny apartments. The gas station is grandfathered in. We
194 were told that because the zoning is residential, nothing bigger can go in, but this
195 is a lot bigger. Anything that comes in will be better than what's there now, but it's
196 a residential neighborhood and four townhouse condo units will change the
197 whole look and feel.

198 Mr. Prior closed the public session and asked Attorney Arnold to address
199 issues that were raised.

200 Attorney Arnold said the driveway and traffic backup, the driveway can't
201 be any further than where we would be putting it from the school. We're
202 eliminating the wide-open curb cut with two entrances which would be an
203 improvement. The traffic will be half of what's going in and out of the existing
204 business. By "going concern," he meant there's an existing business here that
205 generates value for this property, which drives up the price of this property. If this
206 were a vacant property, the seller would have more incentive to lower the price.
207 Regarding the character of the neighborhood, the use that we're proposing is
208 dramatically more consistent than what's there today. The Board has already
209 granted a variance to allow multi-family there. The question is whether we can do
210 three units versus four units. There are older single-family homes in this
211 neighborhood that have been converted, but that's more of an aesthetic or
212 design issue and isn't relevant for the purposes of the density issue. The 44 Main
213 Street property is 2/10 of an acre with 3 units, or 3,000 square feet per unit, less
214 than half of what we're proposing.

215 Mr. Prior said the application cited four properties: 64, 68, 44, and 41
216 Main Street, are they all in the same zoning district? Attorney Arnold said he
217 cited one in the original application that was not in the same district, but we

218 pulled it out. Ms. Page said the example was 69 Main Street, which was zoned
219 commercial. Attorney Arnold said all of the other examples are R2.

220 Mr. Prior closed the public session and entered into Board deliberations.

221 Mr. Prior said we agreed that this application is significantly different
222 enough from the prior application to consider it. We moved to approve two of the
223 variance requests last time, and this is a modification strictly of the third. We said
224 that the previous application missed on three criteria: 1, 2, and 5a, which means
225 that it passed on 3, 4, and 5b.

226 Ms. Montagno said one of the members of the public brought up that the
227 lot is a corner lot and the setbacks may be different. Is that the case? Mr. Baum
228 said he's not sure it makes a difference for this application. We've already
229 granted setback relief. This is just about the density. Ms. Page said the corner lot
230 conversation was focused specifically on the setback.

231 Ms. Davies went through the variance criteria. 1) The variance will not be
232 contrary to the public interest and 2) The spirit of the ordinance will be observed;
233 this is in the R2 district, which allows single-family and two-family use by right. It
234 is a State route and part of the downtown area. It does have quite a few multi-
235 families in the existing neighborhood, as well as some commercial uses. She
236 feels that two buildings - which will not be one massive structure, and may even
237 appear as separate properties - will not change the essential character of the
238 neighborhood. Mr. Baum said the four units on this lot have a lower density than
239 the smaller sized lots surrounding it. Most of the other multi-families in the area
240 are converted and may have a different aesthetic, but that's not what's before us
241 tonight with the question of density. It won't have an impact on the
242 neighborhood's health, safety or welfare. The relocation of the driveway is an
243 improvement. Mr. Prior said so is the moving of the properties off of the rear
244 property line for snow removal and buffering vegetation or fencing. Ms. Davies
245 said we would be returning this to a residential use from a fairly high-impact
246 commercial use, which is a reduction in the non-conformity of the property. 3)
247 Substantial justice is done; this property has been in need of redevelopment for a
248 long time. Its redevelopment is a benefit to the applicant, the neighborhood, and
249 the overall area. 4) The value of surrounding properties will not be diminished;
250 there was no expert testimony. As a valuation expert, she would suggest that this
251 investment and return to a residential use will enhance property values in the
252 area. 5) Literal enforcement of zoning ordinance will result in an unnecessary
253 hardship; Attorney Arnold did a good job of discussing the special conditions of
254 the property. Its size, its large frontage, and its configuration make it a challenge
255 to develop. Its former use as a gas station makes it more difficult to develop for
256 residential use. A change in use would be a fairly high bar cost-wise. Those
257 factors and the high-traffic location make single-family less likely to be the most
258 attractive option to the market. The proposed use is a reasonable one; yes, given
259 the reduction in size and scale, the four units is a reasonable use. Mr. Baum said
260 these will be residential units.

261 Ms. Davies made a motion to approve the application for a variance from Article 4,
262 Section 4.3 Schedule II to exceed the density requirements to permit four units on a
263 26,000+/- square foot lot where a minimum lot size of 15,000 sq. ft. is required for each
264 single-family dwelling and 24,000 sq. ft. is required for each duplex. The subject property
265 is located at 46 Main Street, in the R-2, Single Family Residential zoning district. Tax
266 Map Parcel #63-1. ZBA Case #24-1. We approve the application for four units with the
267 condition that upon Planning Board review, special attention is paid to screening the six
268 parking spaces at the rear of the parcel from abutters, particularly in the sightline of the
269 property at 44 Main Street. Mr. Baum seconded. Mr. Prior, Ms. Olson-Murphy, Ms.
270 Theresa Page, Mr. Baum, and Ms. Davies voted aye, and the motion passed 5-0.

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274 B. The application of David and Emily Gulick for a variance from Article 5, Section
275 5.1.2 A. for the expansion of a non-conforming use to permit the proposed
276 construction of an addition (garage with living space above) to replace an
277 existing garage which currently encroaches within the required side yard setback;
278 and a variance to exceed the maximum building coverage requirement in the R2
279 zoning district. The subject property is located at 21 Charter Street, in the R-2,
280 Single Family Residential zoning district. Tax Map Parcel # 73-101. ZBA Case
281 #24-2.

282
283 Owner David Gulick spoke regarding the application. Mr. Gulick said
284 we're requesting a variance to replace a non-conforming garage with a new two-
285 story addition which will encroach on the side yard setback, as well as a variance
286 to exceed the building coverage limit. His family bought the property in 2017. We
287 live at the Phillips Academy housing, and we have to be off-campus by June of
288 next year. We have two daughters in their teens, and we're also legal guardians
289 of our sister's daughter. Our intention is to move to this property. We have two
290 bedrooms right now, but this would enable us to have a third bedroom. Mr. Prior
291 asked if the property is currently rented. Mr. Gulick said it's been vacant since
292 December 2023. Mr. Baum asked if this will be a garage with a bedroom on top.
293 Mr. Gulick said yes, it will connect to the existing house on the second floor. The
294 current garage footprint will be pushed forward so that it can connect. Mr. Baum
295 said we don't have a view of where everything is compared to the side setbacks.
296 Mr. Prior said you can see the property lines in another drawing. Mr. Gulick said
297 the existing garage is set back 2'5". The addition will be parallel to the house,
298 which results in a 2'3" distance from the side. Mr. Baum asked the height of the
299 garage. Mr. Gulick said the proposed peak is 20 feet, and it slants down to 18
300 feet. We're trying to keep this so that it doesn't feel so large. Mr. Prior asked if
301 the connector is on the second floor only. Mr. Gulick said yes. Creating a
302 connection on the first floor would remove a useable space with a set of stairs. It
303 would be connected along the upstairs hallway. Ms. Page asked if there's a six-
304 foot privacy fence along the property line, and Mr. Gulick said yes. It extends to

305 where the proposed garage would go. Mr. Prior said they will be straightening the
306 line by pivoting the garage toward the fence rather than away from the fence. Will
307 runoff from the roofline impose on the neighbor? Mr. Gulick said he would take
308 that back to Curtis Boivin, who is helping us with this. Mr. Lemos asked about the
309 garage overhang. Mr. Gulick said it would be the same as the current overhang.

310 Mr. Gulick said there would be an increase in lot coverage from 30.4% to
311 33.4%, an addition of 130 square feet.

312 Ms. Davies said regarding runoff along the property line, could we make
313 gutters a condition? Mr. Prior said he thinks that's a good idea. Does the existing
314 house have gutters? Mr. Gulick said the existing house and garage do not have
315 gutters. Our Architect has discussed adding gutters.

316 Mr. Prior asked for public comment, but there was none. He closed public
317 session and the Board went into deliberations.

318 Ms. Davies said this sounds like a nice plan. Mr. Lemos observed that
319 none of the neighbors are here for public comment.

320 Mr. Prior said the first variance is for the expansion of a non-conforming
321 use to permit the proposed construction of an addition to replace an existing
322 garage which encroaches within the required side yard setback. He doesn't think
323 we need to go through the variance criteria, given the tenor of the discussions.

324 Ms. Montagno said in straightening the building, they are getting closer to
325 the lot line rather than further away from it. Mr. Prior said it's only by a trivial
326 amount like 2 inches. Ms. Montagno asked if we should put pivoting it in the other
327 direction as a condition. Ms. Olson-Murphy said we don't know why they
328 designed it that way. Pivoting the other way may not work. Mr. Prior said the
329 designer may have just wanted more room. Mr. Baum said it makes everything
330 line up with the existing house. Mr. Prior said he would support a condition that
331 the designer try to remain within the existing setback of 2'5" rather than getting
332 closer to the property line. Mr. Baum said that could confuse things, since that's
333 the relief that's being granted. Mr. Lemos said the front corner is where the issue
334 would be, and that's not moving. Ms. Olson-Murphy said the applicant has heard
335 us and will speak to the designer about pivoting the other way. She doesn't
336 support a condition.

337

338 Ms. Montagno made a motion to approve the application of David and Emily Gulick for a
339 variance from Article 5, Section 5.1.2 A. for the expansion of a non-conforming use to permit the
340 proposed construction of an addition (garage with living space above) to replace an existing
341 garage which currently encroaches within the required side yard setback. Ms. Olson-Murphy
342 seconded. Mr. Prior, Mr. Baum, Ms. Olson-Murphy, Ms. Montagno, and Mr. Lemos voted aye
343 (Ms. Page and Ms. Davies did not vote). The motion passed 5-0.

344

345 Mr. Prior said the second variance is to exceed the maximum building
346 coverage requirement in the R2 zoning district. The application says it will
347 increase by 3.1% or 133 square feet.

348

349 Mr. Lemos made a motion to approve the application of David and Emily Gulick for a
350 variance from Article 5, Section 5.1.2 A. to exceed the maximum building coverage
351 requirement in the R2 zoning district. Ms. Olson-Murphy seconded. Mr. Prior, Mr. Baum,
352 Ms. Olson-Murphy, Ms. Montagno, and Mr. Lemos voted aye (Ms. Page and Ms. Davies
353 did not vote). The motion passed 5-0.

354
355 C. The application of Rachel Trabelsi for a special exception per Article 4, Section
356 4.2 Schedule I and Article 5, Section 5.2 to permit an accessory dwelling unit
357 (ADU) to be created within the existing single-family residence located at 12
358 Highland Street. The subject property is located in the R-2, Single Family
359 Residential zoning district, Tax Map Parcel #65-138. ZBA Case #24-3.

360 Owner Rachel Trabelsi was present to discuss the application. She said
361 she is requesting to split her house to make one part a rental.

362 Ms. Davies asked if the area identified in the floor plan as the kitchen and
363 front room will remain with the main single-family home unit, and the bathroom,
364 bedroom, and garage will be the ADU? Ms. Trabelsi said that's correct. Mr. Prior
365 asked if the garage will still be a garage. Ms. Trabelsi said no, it will be part of the
366 ADU. There will be no interior parking. Mr. Prior said that wasn't clear. Ms.
367 Davies asked if she will change the garage door. Ms. Trabelsi said it will be a
368 garage door that has a door you can open in it. Mr. Prior said if she wishes to do
369 it this way, that's her business. If it were to remain a garage that could contain a
370 car, it couldn't count toward ADU living space. Mr. Eastman said there would
371 have to be a rated, insulated wall inside the garage door to be living space. He
372 suggested selling the garage door and putting in a wall instead.

373 Ms. Trabelsi said a kitchenette is planned for near the door going into the
374 hallway. She would be living in the ADU because she's just one person. The
375 kitchen, living room, and second floor would be the rental. Ms. Davies said the
376 owner would have to be in one or the other unit, so that's fine.

377 Ms. Olson-Murphy asked if taking out the garage door would be
378 considered a change to the exterior. Mr. Prior said there are no changes to the
379 footprint of the exterior. Ms. Davies said the appearance will change, and there
380 will be construction. Mr. Baum said the plan was to not make any exterior
381 changes, which the applicant found out five minutes ago was not feasible. Mr.
382 Baum said it just has to look like this is still a single-family home, which it will.

383 Ms. Page said the application stated that the living area is 1,890 square
384 feet, is that presently or with these changes? Ms. Trabelsi said that's the two
385 bedroom upstairs, kitchen, and living room. The ADU is 900 square feet.

386 Mr. Prior said the application is not seeking relief for parking, and it's
387 eliminating indoor parking, so that would mean there are four parking spaces on
388 the property. Ms. Trabelsi said four cars can fit on the driveway. Mr. Baum asked
389 if that's a shared driveway with the neighbor. Ms. Trabelsi said yes, but she [Ms.
390 Trabelsi] does the snow removal. Ms. Davies asked about the shared driveway.
391 Ms. Trabelsi said the driveway is 65 feet that go from the street to where we split,
392 which is shared. Each driveway could fit six cars. Mr. Baum asked if there's a

393 driveway agreement with her neighbor. Ms. Trabelsi said no. Mr. Eastman said
394 there's probably something with the deed. Mr. Baum said he's nervous about the
395 additional use, but ADUs are permitted by special exception. Ms. Trabelsi said
396 she's not increasing the number of people that will be there in the house.

397 Mr. Prior observed that there were no members of the public present, so
398 he closed the public session and went into Board deliberations. He asked if any
399 Board members have concerns about any of the special exception criteria.

400 Ms. Olson-Murphy said the application was confusing. It was unclear
401 what exactly will happen. Mr. Baum said we're granting this based on the
402 application and the presentation. If there were further changes, he doesn't think
403 the applicant can go forward. Mr. Prior said there will be exterior changes, but
404 there won't be dimensional changes. That will be part of the minutes. Where the
405 minutes and the application differ, the minutes should take precedence.

406 Ms. Davies said the original square footage of the home was 1,890, and
407 the finished garage will add 440 square feet, since it's 20x22 feet. That puts us at
408 2,330 square feet. There's still plenty of room for both units. Ms. Olson-Murphy
409 said the application says that the 1,890 includes the finished basement. Ms.
410 Davies said that wasn't what the applicant meant. Mr. Lemos said the application
411 sounded like there was a miscommunication between the applicant and the
412 lawyers. Ms. Page said the requirement is that the lesser unit is limited to 900
413 square feet or $\frac{1}{3}$ of the finished floor space of the principal structure, whichever is
414 less. $\frac{1}{3}$ of 2,330 would be 776 square feet, so that would be the maximum. Mr.
415 Baum said he doesn't trust that number. Ms. Olson-Murphy said she can't get the
416 house being 1,890 square feet from the plans. Mr. Baum said we can't grant
417 anything that isn't consistent with the ADU requirement. Mr. Prior said he's more
418 comfortable with approving it with that in mind rather than asking the applicant to
419 come back. Ms. Page said there would have to be an occupancy permit granted,
420 so the town has some oversight there.

421
422 Mr. Baum made a motion to approve the application for a special exception per Article 4,
423 Section 4.2 Schedule I and Article 5, Section 5.2 to permit an accessory dwelling unit
424 (ADU) to be created within the existing single-family residence located at 12 Highland
425 Street, approval granted conditioned upon the ADU meeting the square footage
426 requirements and all other requirements of Section 4.2. Ms. Davies seconded. Mr. Prior,
427 Ms. Theresa Page, Mr. Baum, and Ms. Davies voted aye. Ms. Olson-Murphy voted nay.
428 The motion passed 4-1.

429

430

431 **II. Other Business**

432 A. Minutes of December 19, 2023

433 Corrections: Ms. Page said in Line 371, it says "Ms. Page said it's been 30 days,"
434 but it was Laura Montagno that said that. Mr. Prior said in line 219, it should read
435 "Hospital."
436

437 Ms. Page moved to approve the meeting minutes of December 19, 2023 as amended. Ms.
438 Olson-Murphy seconded. Mr. Baum and Ms. Davies abstained, as they were not present at the
439 December meeting. Mr. Prior, Ms. Olson-Murphy, Ms. Montagno, and Ms. Page voted aye. The
440 motion passed 4-0.

441
442 **III. Adjournment**

444 Mr. Prior moved to adjourn. Mr. Baum seconded. All were in favor and the meeting was
445 adjourned at 8:54 PM.

446
447 Respectfully Submitted,
448 Joanna Bartell
449 Recording Secretary
450

Town of Exeter
Zoning Board of Adjustment
March 19, 7 PM
Town Offices Nowak Room
Draft Minutes

I. **Preliminaries**

Members Present: Vice-Chair Esther Olson-Murphy, Clerk Theresa Page, Laura Davies, Kevin Baum, Mark Lemos - Alternate, and Laura Montagno - Alternate.

Members Absent: Chair Robert Prior, Joanne Petito - Alternate, Martha Pennell - Alternate.

Call to Order: Acting Chair Esther Olson-Murphy called the meeting to order at 7 PM.

I. **New Business**

- A. The application of The RiverWoods Company of Exeter for a variance from Article 4, Section 4.3 Schedule II to exceed the maximum height requirement in the R-1, Low Density Residential zoning district for the proposed construction of a new health center building; and a variance from Article 6, Section 6.1.2.D to permit parking and portions of the driveway within the required 100- foot landscape buffer. The subject properties are located at 7 RiverWoods Drive, 5 Timber Lane, 6 White Oak Drive, 78 Kingston Road and 67 Kingston Road, in the R-1, Low Density Residential zoning district. Tax Map Parcels #97-23, #98-37, #80-18, #97-29 and #97-44 (all now merged via voluntary lot merger). ZBA Case #24-4.

Attorney Sharon Somers of DTC Lawyers spoke on behalf of RiverWoods of Exeter. Also present were Eric Saari, Vice-President of Altus Engineering; Eric Harrmann, the Chief Design Officer of AG Architecture; Robbi Woodburn, the Principal of Woodburn Landscape Architects; Justine Vogel, the CEO of RiverWoods; Kim Gaskell, VP of Operations at RiverWoods; and Brian White of White Appraisal.

Ms. Montagno said her parents are new residents of Riverwoods, but she doesn't feel that she needs to recuse herself, as she feels she can be impartial in the deliberations. Ms. Olson-Murphy said we have six members; would one alternate be willing to not vote? Ms. Montagno said she would agree to not vote.

Ms. Olson-Murphy stated that the meeting would have a "hard stop" of 9 PM.

Attorney Somers said there are two issues: a variance to allow 11 feet of roof height above what is allowed by right for the health center, and a variance to allow service roads and parking within the landscape buffer between RiverWoods and the land owned by Southeast Land Trust [SELT] and Ruth Hooten. She

44 asked for the Board's permission to present the information related to both
45 variances simultaneously, and the Board agreed.

46 Attorney Somers said RiverWoods was here last year for variance relief.
47 That request was denied, which was appealed, and that is pending. Subsequent
48 to the appeal, we acquired land on the south side of Route 111 and established
49 that that piece could be merged with the Ridge and Boulders parcels. We
50 submitted that request to the Planning Board. The Planning Board Chair
51 approved that merger, and it was recorded at the Rockingham County Registry of
52 Deeds. A decision was then issued by the Code Enforcement Officer indicating
53 that the proposed health center is now an allowed use without needing approval
54 by the ZBA. The only remaining matters for the Board are the height and the
55 landscape buffer encroachment.

56 Attorney Somers said that in anticipation of the variances being granted,
57 we have met with the two abutters next to the landscape buffer encroachment
58 area, SELT and Ruth Hooten, to verify that they have no objections. We've also
59 had extensive discussions with RiverWoods residents. We have recently met
60 with neighbors to the project and heard their concerns about traffic, drainage,
61 light, and construction impacts. We're making a more concerted effort to keep
62 them advised. If we are granted these variances, we will go to the Planning
63 Board for a conceptual consultation, and will provide courtesy notices to the
64 public for that. We would work with the Planning Board to identify the scope of
65 the traffic, drainage, and other studies to address the various issues raised by
66 the neighbors and others. We will also discuss the future development of the
67 portions of the existing campuses where health care residents currently reside
68 who will be moving to the new facility. We would be looking to create additional IL
69 [independent living] units with that space.

70 Mr. Saari presented a map of the RiverWoods campuses and the site
71 plan for the development. He said we are relocating part of the road. There's a
72 42-inch gas line which we want to avoid. We spoke to the gas company and they
73 directed us not to put any parking there and to cross it with the road as briefly as
74 possible, which results in a curve. This also has the effect of reducing speed. We
75 have a 28-space parking lot and a loop road configuration. There is a service
76 drive that goes around the building, which will also be used for Fire Department
77 access. There is an underground parking garage with 70 spaces to minimize the
78 impact to the site. There is parallel parking for staff along the drive and a park
79 with public access. Everything will be accessed internally from White Oak Drive.
80 The building has a footprint of 57,000 square feet. It has 3 stories for the majority
81 of it. It has two courtyards in the middle. He pointed out the buffer impact, part of
82 which is the existing White Oak Drive. It's an access road, so it may not need to
83 comply with the ordinance anyway. The site is tight. The gas easement is a real
84 problem. It's safe to work around but we don't want to mess with it. There are
85 isolated wetland pockets, but they are very degraded after a century of
86 development. There is a stream channel that comes through the Ridge and the
87 Boulders which we will stay away from as much as possible. The fixed access

88 point is something that DOT will not allow us to move. A traffic study is required
89 by the DOT for the permit. We do not anticipate any changes to the intersection.
90 There's a 29-foot grade change across the site, which is hard to deal with. We
91 wanted to respect the front buffer as much as possible; nothing encroaches there
92 other than the existing park. An enhanced buffer was done as part of the
93 Planning Board site plan review for Campus Crossing, and we intend to respect
94 that. There will be a comprehensive tranche study, a full lighting plan, and a
95 traffic study. This will be thoroughly reviewed by the town, the DOT, and DES.

96 Mr. Baum asked if the map shows existing stone walls. Mr. Saati said no,
97 the walls shown are proposed retaining walls to reduce wetland impacts.

98 Mr. Harrmann discussed the plans for the building itself. He said we're
99 taking the health care components from each of the campuses and bringing them
100 to one centralized location. We want to enhance the operations of providing care
101 and meet the needs of the seniors. We're consolidating the three campus
102 locations into a central area at Campus Crossing. There are four levels of care:
103 memory care, assisted living, skilled nursing for rehab, and AL2, a higher level of
104 assisted living. Memory care is a closed loop that allows care to be given in a
105 "household manner." They have controlled access to an interior courtyard with no
106 worries of elopement. The other units have access to another interior courtyard.
107 There are minimal external impacts to the sidewalks and roadways. The current
108 "skilled" units at the Ridge are 290 square feet. We're offering a 400 square foot
109 unit to meet the level of expectations that the residents have. In the existing
110 units, there's no space to sit and comfortably have a conversation with a loved
111 one. We're increasing the square footage of memory care, skilled, assisted living,
112 and AL2 so that residents can leave the bed and have a comfortable
113 conversation; we're also adding the ability for a kitchen to be in these units.
114 There is direct access and visibility into the bathroom, which is important. On the
115 second floor, there will be assisted living patients who can navigate elevators and
116 different levels. For those patients, there is a 2-bedroom at 930 square feet and a
117 1-bedroom at 650+ square feet. The third floor is AL-2 in a three-household
118 configuration, where three households meet in the middle at the common area
119 and dining space but also have distinct areas for socialization such as game
120 rooms. During the neighborhood meeting, we heard public feedback and
121 changed the stepback design of the third floor to provide 18 equal AL-2
122 household units with the same square footage and socialization space. Neither
123 version of the design would impact adjacent property owners once we landscape.
124 The overall footprint is 158,000 square feet; that's 11,000 square feet more than
125 the three health care buildings that exist on the three sites. We will not be
126 increasing traffic at White Oaks Drive, as traffic coming into the site will be similar
127 to traffic already coming in for the other sites. They will just stop at this location
128 instead of continuing to the other three campuses. The 70-space parking garage
129 sits below grade and eliminates some of the pressure for parking on the site.

130 Ms. Davies asked if 158,000 square feet includes the parking. Mr.
131 Harrmann said no, it's 158,000 square feet above grade providing service, vs

132 147,000 square feet above grade providing service. Ms. Davies asked if the
133 below grade parking area is about 52,000 square feet where the footprint is. Mr.
134 Harrmann said it's less, about 30,000 square feet, because we're not using some
135 of the areas under the assisted living wing and the memory care areas. We're
136 staying in the most efficient areas to park and not over-excavating. He added that
137 the slope of the site is lower in one corner, and that's where we'll access the
138 parking garage.

139 Mr. Baum said it's 11,000 more square feet than the existing service area.
140 How does it compare in number of units? Mr. Harrmann said there are 126 units
141 in the proposed building vs 150 units currently. It's a reduction in unit count
142 related to the increase in square footage for the patient rooms. Currently two
143 people cannot share a one-bedroom space, as the square footage does not meet
144 the size required for two individuals. The size increase will ensure two loved ones
145 can be in the same unit and meet the NH codes.

146 Mr. Harrmann said it's a 3-story building in order to deliver the services in
147 a unified location. That's what's driving the height variance request. The existing
148 3-story buildings on campus are 35 feet tall. The difference is in the construction
149 techniques. We want to maintain an 8-foot ceiling height with all the modern
150 mechanical equipment, fire sprinklers, ductwork, and natural ventilation. We must
151 meet codes that were not necessarily in place at the time the existing buildings
152 were constructed. The 3-story structure all falls underneath the 35-foot range; the
153 46 feet requested is to accommodate the gabled roof form, which is appropriate
154 with the neighboring context and the existing RiverWoods campuses.

155 He presented a rendering of the landscape with both gabled roof and flat
156 roof versions of the design. From 111, you can see the highest gabled roof, but
157 there could be additional screening. With a flat roof, we would still be capturing a
158 "sneak peek" of it. The flat roof can be seen from Pickpocket Drive at the existing
159 access to Gooch Park, which access we would remove. The pitched roof version
160 is also visible. Mr. Harrmann showed an animated rendering of the view from
161 Pickpocket Drive. There is a 100-foot landscape buffer that would not be
162 impacted, so the view from the street will remain heavily landscaped. Coming off
163 Pickpocket to 111, because of the angle of approach you don't pick up on the
164 building to your left. Coming from Exeter down 111, there are additional plantings
165 and screenings, and you do see some of the building on the right. Turning right
166 onto White Oak Drive, that's where the 3-story building comes into view. There is
167 parking on the right with landscaped area around it. You come around the drive
168 past the 2-story portion and to the entry.

169 Ms. Davies asked if these renderings show the plantings on the day it's
170 finished or 10 years out. Mr. Harrmann asked Ms. Woodburn to answer Ms.
171 Davies' question. Mr. Baum asked if she could also distinguish between what's
172 existing landscaping and what's proposed. Ms. Davies asked what the trees will
173 look like in the winter. Ms. Woodburn said the pictures show the existing
174 conditions as well as the proposed conditions at year 1 and year 3. The
175 evergreens shown in front of the building in the proposed landscaping will go in

176 at 12-16 feet high. We heard from the neighbors that we need to soften the
177 building and screen it where we can. Another rendering shows it 3 years down
178 the road, and the evergreens would be about 3 feet taller. From the Pickpocket
179 Road intersection, the initial installation cuts off a good portion of the view of the
180 building. There is a group of existing pines and spruces that will stay. We will
181 weave in the new plant material and provide a thick visual buffer of evergreens,
182 which are year-round. The screening will help maintain the rural character of the
183 roadway and minimize impacts on the neighborhood. Regarding Gooch Park,
184 we're taking the existing park uses and consolidating them. There are 18
185 evergreens between the existing trees, 10 of which are 12-14 feet and 8 of which
186 are 14-16 feet. There will also be 3-4 foot high rhododendron bushes to add to
187 the thickness of that screen. Across the street from the building in the parking
188 area, there will be a 3-foot high berm to gain height, then there will be 12-16 foot
189 evergreens there in order to block the parking and the bottom of the building
190 [from adjacent properties]. There will be street trees planted along White Oak
191 Drive and around the perimeter of the building. We're not allowed to plant trees
192 over the gas line, so we will have a meadow planting to minimize the amount of
193 mown lawn and have a natural element. We own another property down the road
194 where we can add a "filter," if not a full screen, along the road. Along the edge of
195 Ms. Hooten's driveway, we will plant more evergreens. 7 trees will be removed
196 from the buffer for the loop road, but we will replace them with 4 trees on the
197 interior side of the loop road to soften the impact of the building.

198 Ms. Page asked if there has been an assessment of the health of existing
199 trees. Ms. Woodburn said they appear to be in good health but she will have an
200 arborist come look at them as well.

201 Ms. Davies asked about the dog park. Ms. Woodburn said that's just
202 fencing and a surface. The dog park will be buffered from the street. She added
203 that Administration told her the dog park is not used very much.

204 Mr. Lemos asked if the trees they'll be using will be native trees. Ms.
205 Woodburn said we wanted to have evergreens that grow together, so she
206 suggested Western Red Cedars, which are native to the US but not to this area.
207 They are also deer tolerant. There will also be White Spruce. The cedars will be
208 a substitute for Hemlock, which we can't use anymore. A lot of the existing trees
209 in the area are ornamental, not native. She doesn't want to do a monoculture, but
210 the screening plants need to grow together well and be dense. Mr. Lemos asked
211 if there's any worry about them outshading native trees, and Ms. Woodburn said
212 no. She said she is looking to put the landscaping in early to allow them to grow,
213 but we'll have to get irrigation to them first, which requires a well. The emphasis
214 on evergreens is for year-round coverage. Ms. Davies asked if there is a visual of
215 the screening in the winter, and Ms. Woodburn said no, but she could create one
216 for the Planning Board.

217 Attorney Somers went through the variance criteria for the height
218 variance. 1) The variance will not be contrary to the public interest and 2) The
219 spirit of the ordinance will be observed; it is 11 feet above what is allowed by

220 matter of right. The essential character of the neighborhood consists of 35 foot 3-
221 story RiverWoods buildings. The neighborhood contains gabled roofs, not flat
222 roofs. The essential character of the neighborhood will not be altered by adding
223 11 feet. There is no threat to the public health, welfare, and safety. 3) Substantial
224 justice is done; if the variance is denied, the loss to the applicant is that the flat
225 roof is not as attractive, as well as some possible operational issues. There is no
226 gain to the public with a flat roof, and we believe the public will not be served as
227 well, because it will not be like the other rooflines in the neighborhood, which are
228 gabled. 4) The value of surrounding properties will not be diminished; according
229 to the White Report [included with the application], there is no diminution in value
230 due to extra height and it will not have a detrimental impact. 5) Literal
231 enforcement of zoning ordinance will result in an undue hardship; the statute
232 requires that we provide evidence on three criteria: there are special conditions
233 of the property; there is a fair and substantial relationship between the public
234 purpose of the ordinance and its application to the property; and the proposed
235 use is reasonable. Regarding the special conditions, consider the sheer size of
236 the land area we're talking about. It's the largest property in the neighborhood.
237 The Harborside Case accounts for this factor and allows a consideration of what
238 the property is used for. A 3-story building is allowed by right and the use is to
239 provide for the health care of residents. The question of necessity is not before
240 the Board, but rather the question of reasonableness. 11 feet is reasonable when
241 the end result is to make the building more attractive. Regarding the fair and
242 substantial relationship, the public purpose is to prevent aesthetic harm or the
243 blocking of light and air. This is 11 feet beyond that which is allowed as a matter
244 of right. There will be extensive landscaping, with trees of substantial height from
245 day 1. We believe the public purpose has been met. Regarding the 11 feet being
246 reasonable, the purpose of the request is to make the building more attractive.
247 Because of the extensive buffering, we believe that the proposal is reasonable.

248 Attorney Somers went through the variance criteria for the landscape
249 buffer. 1) The variance will not be contrary to the public interest and 2) The spirit
250 of the ordinance will be observed; the evidence presented by Mr. Saari shows
251 that the encroachments are not going to include buildings, but merely the service
252 road and proposed parking area. The two properties impacted by the service
253 road and parking area encroachments are owned by SELT, which is subject to a
254 conservation easement, and Ruth Hooten, both of which parties have no
255 objections to this proposal. The proposed landscaping and trees assure that the
256 chief purpose of the ordinance will be met, because the road and parking will be
257 largely screened from view. We don't believe there will be impacts due to noise
258 from these encroachments. The service road will be used largely during the
259 daytime for service deliveries and the Fire Department. Parking will be used by
260 staff and visitors. Regarding White Oak Drive, this is an access road, and
261 technically under the ordinance that is not required to follow encroachments and
262 a landscaping buffer, but we included it to be conservative. She said Mr. Saari
263 included the evidence that we are moving White Oak Drive to accommodate the

264 needs of the gas company. 3) Substantial justice is done; this is a health center
265 and complies with both use and setbacks. The applicant needs the ability to
266 access various points of the building for delivery and fire safety purposes. We
267 need the parking for visitors. If we can't construct the service road where we
268 want to, the applicant will stand to lose because it will make the engineering
269 more challenging. The gas line needs to stay where it is. If the variance is denied
270 for the parking, there will be less parking for visitors which is also a loss. There is
271 no evidence suggesting the public will gain by denying the ability to have a
272 service road or to have the parking on 67 Kingston Road. 4) The value of
273 surrounding properties will not be diminished; page 5 and 6 of the White
274 appraisal report confirms that fact. Mr. White confirms that while there are no
275 exact comparables, exercising common sense formed the basis of his analysis.
276 White Oak Drive already exists and encroaches, it's just being moved to a
277 different location. The building itself is not in the buffer. The properties that are
278 most impacted are conservation land and land to the east owned by Ms. Hooten,
279 which have natural buffering. The proposed screening will help with the buffering.
280 5) Literal enforcement of zoning ordinance will result in an undue hardship; the
281 conditions are its size, with a property of 204 acres, the largest property in the
282 neighborhood, and the fact that the entire property must operate within a
283 landscape buffer of 100 feet from residential properties. There is no fair and
284 substantial relationship between the purpose, which is to shield the neighboring
285 residents from the operation, and the application. This is a minor amount of
286 encroachment given the entirety of the landscaping buffer, the neighboring area
287 is a conservation easement, and the parking area will be screened from the
288 abutting neighbor, Ms. Hooten. The request is reasonable. The total amount of
289 the buffer to be encroached upon is negligible compared to the total amount of
290 landscape buffer, and it will not impact residential neighbors. The relocation of
291 White Oak Drive is driven by the needs of the gas company. The request is
292 reasonable.

293 Ms. Davies asked how many square feet of buffer encroachment is
294 proposed. Mr. Saari said on the service road side, the impervious area is 12,303
295 square feet. On Ms. Hooten's side, the parking lot and White Oak Drive are
296 28,566 square feet, which is 7,251 more than the existing impervious surfaces.

297 Mr. Baum asked about parking requirements. Mr. Saari said we're looking
298 at a demand of 106 spaces and we're providing 116. We're going to have a shift
299 overlap where medical staff will be leaving after the next shift comes in. There
300 will also be more visitors around the holidays. Mr. Baum asked if they anticipate
301 any discussion of reduction of parking with the Planning Board. Mr. Saari said he
302 thinks what we've got is a comfortable fit. Anything less will cause operational
303 problems.

304 Mr. Baum asked about the elevation change. Mr. Saari said in the middle,
305 we have an elevation of 79 which drops into the 50s in the area of the parking lot.
306 Across the building it's probably a 4-foot change at the most. Mr. Baum asked if
307 the height is measured from the lowest elevation, and Mr. Saari said yes.

308 Mr. Lemos said the application said 11 parking spaces are going to be
309 encroaching, but he counts 16. Mr. Saari said that is just in one area; there are 7
310 more in the back, for a total of 16 [stet].

311 Mr. Lemos asked if they've talked to DES yet. Mr. Saari said no, not yet.
312 His guess is that the wetlands impact will be about 20,000 square feet. We'll
313 interface with wetlands and alteration of terrain. We've modeled this whole thing
314 with the existing campuses so we have a lot of data already.

315 Mr. Baum asked about the siting. There's a lot of area available. His
316 understanding of the prior application, pre-merger, was that the building would be
317 more centrally located, in between the two campuses. Why is the building
318 proposed to be where it is? Mr. Saari said all three campuses have significant
319 conservation easements on them, which restricts what we can do. This site
320 seemed to meet the amount of area we need and is centrally located to all three
321 campuses.

322 Mr. Lemos asked if this is increasing the total number of people they can
323 serve, when 150 units will move down to 126. Ms. Vogel said the health center
324 will be reducing the number of units because we have more than we need today.
325 Part of the process is to go to the Planning Board for a conceptual consultation.
326 The second part of the [RiverWoods] Master Plan is to take the existing health
327 center building and create additional independent living units, so we will increase
328 our units in totality. Ms. Davies asked how many additional independent living
329 units there will be, and Ms. Vogel said approximately 70, perhaps 20-25 on each
330 site. Ms. Montagno asked if the 126 units takes into account the additional 70
331 units of independent living, and Ms. Vogel said yes. We looked at actuarial
332 studies to determine how many we'll actually need.

333 Ms. Olson-Murphy opened for public comment. She said that the ZBA is
334 aware of pending litigation involving the merger, and that the pending litigation
335 may impact this development, but the ZBA does not consider the litigation
336 relevant to the limited issues presented in this case, which are the variances
337 requested. She added that the ZBA takes no position regarding the merger.

338 Bob Prior of 16 Pickpocket Road, speaking as an abutter of RiverWoods,
339 read a portion of article 6.1.2 of the zoning ordinance: *A landscaped buffer area*
340 *having a minimum depth of one hundred feet shall be provided between any*
341 *proposed structure and the perimeter of the property in order to provide an*
342 *adequate division or transition from abutting land uses. Mr. Prior said it says*
343 *nothing in there about a dog park, a pickleball court, a parking lot, or a road being*
344 *a vegetated buffer. He requests that the Board do not allow for the variance*
345 *request for the incursions into the setback, and insist that the vegetated buffer be*
346 *vegetated. It's critical that this be maintained. None of the existing facilities are*
347 *visible from abutting property owners other than in the winter. This building*
348 *should not be visible either. Regarding the height variance, the applicants stated*
349 *that the additional height is primarily decorative and not functional. Just because*
350 *they want to make it taller, doesn't mean they should be allowed to make it taller.*
351 *It will just be more visible. He doesn't think the renderings showed a difference of*

352 11 feet. He thinks 35 feet is fine. If the building and service roads don't fit, they
353 have 204 acres and they should find another place for it. The residents of
354 RiverWoods should share some of the pain that the abutters are feeling.

355 Fred Bird of 84 Kingston Road said the applicants said the noise won't be
356 a factor, but almost all the neighbors are retired, so the noise will definitely be a
357 factor. The parking lot is currently trees and a house, which will be gone. The
358 generator and shipping/receiving will create noise. He is shocked at the size of
359 this building. There will be 150 people living in a 3-story building across from his
360 house. He has 1/2 acre, half of which is dead because water is coming across the
361 street. They say they will divert the water into a pond, but that's going to turn into
362 a lake. When he moved there, RiverWoods was already built, but you wouldn't
363 even know they were there, until the 7 acres behind his house were sold. Now
364 there's a generator there that's a straight shot into his house. The drawing shows
365 shipping/receiving, a dog court, and a tennis court being moved closer to Bill and
366 Sue's home. He can hear the tennis balls from his house now. It will disturb our
367 peace and quiet. Article 6.1.2(D) calls for a minimum depth of 100 feet for the
368 buffer, and whenever possible, natural vegetation shall be retained. He said the
369 trees should be retained and planted to make it as dense as possible along the
370 scenic Route 111. The idea is to block all the noise and all the lights. Conifers
371 should be used as much as possible so the leaves won't drop. The generator,
372 shipping/receiving, the tennis court, and the dog park should be behind whatever
373 building is built so abutters don't have to hear them. We hear RiverWoods'
374 squeaky fan all summer. Regarding the height, it looks like the building will be
375 right on the road. He'd rather have a flat pitch or a 2-story. This building will not fit
376 into the neighborhood without changing the neighborhood. Regarding traffic,
377 we've been using emergency flashers just to exit our driveway onto 111. People
378 going to RiverWoods are always in a hurry. We've never complained about
379 RiverWoods before but this thing is big. RiverWoods residents prefer separate
380 health care units so they can walk there. We enjoy the beauty, peace, and quiet
381 of Route 111.

382 Susan Goodenough of 4 Pickpocket Road said this new facility would be
383 in her front yard. Her property and abutters along 111 will be impacted the most.
384 We have 2 acres and were previously able to mow the full 2 acres, but it is now
385 so wet that the back fields cannot be mowed. The septic system had to be
386 moved as the back area was no longer suitable. We also regularly have water in
387 our yard between the house and barn, and water flows in from the culvert across
388 the street. Ms. Olson-Murphy said the water is not the Board's purview; Ms.
389 Goodenough can speak to drainage in Planning if it gets there. Ms. Goodenough
390 said we just heard about these plans; RiverWoods say they want to be good
391 neighbors, but it would have been more neighborly if we had been notified of
392 these plans before it got to this point.

393 Sheila Roper of 15 Pickpocket Road said everyone says that SELT has
394 signed off on this. Who owns Jolly Rand Road? How far is it from the buildings?
395 Mr. Saari showed her on the map and said it's about 52 feet from the service

396 road at the closest point. Ms. Olson-Murphy asked them not to discuss this
397 among themselves. Ms. Roper said no one is talking about Jolly Rand Road.

398 George Bag of 7 RiverWoods Drive said a health center remote from him
399 may not be what's best for him and his wife. He can't predict what his future
400 healthcare needs might be, but maintaining a sense of community may be what's
401 best for him.

402 Glenn Theodore of 5 RiverWoods Drive asked if the height will be visible
403 from RiverWoods Drive. There's a busy intersection there which is a concern. He
404 and his son love the road and how it looks now. The noise is tremendous at
405 times. There are emergency vehicles constantly, and heavy equipment. People
406 are speeding back and forth down the road. There was an accident and the car
407 went into the driveway of a neighboring house. How will Route 111 handle that
408 type of traffic? Ms. Olson-Murphy said traffic is the purview of the Planning
409 Board. Mr. Theodore asked whether he will see the building and how much more
410 noise there would be. He doesn't feel that he's going to be able to enjoy his
411 home.

412 Donald Grant Murray of 74 Kingston Road said he wanted to make some
413 points about the roofline that are not necessarily objections to the height. Coming
414 up 111 away from the town, he saw tree rendering pictures on the gas line,
415 where he doesn't think trees can be planted. His driveway is across from the
416 building; if that is not being altered, they should take a look at that, because it's
417 extremely wet and there are dead trees. He would like to see what the view
418 would be like from his property.

419 Bill Goodenough of 4 Pickpocket Road said in the variance request, it's
420 mentioned that RiverWoods is concerned about altering the essential character
421 of the neighborhood. A building 200 feet wide, 400 feet long, and 3 stories high
422 will alter the essential character of the neighborhood. If the building is 46 feet
423 high, where does that begin? This could be 50 or more feet if we don't know
424 where that starts from. The intersection of 111 and Pickpocket is the most salted
425 area in Exeter, so those trees will die.

426 Attorney Somers said the height and landscape encroachment are the
427 subjects tonight. We've heard the concerns the neighborhood has about traffic,
428 noise, drainage, etc, and these will be attended to at the Planning Board level.
429 The issue tonight is height, and not noise in general but noise created by the
430 landscape encroachments. She didn't hear any particular comments about the
431 height. Regarding the essential character of the neighborhood, that is only
432 related to height, not the size, footprint, or use of the building as those elements
433 comply. It's only whether the additional 11 feet will alter the essential character,
434 and it is our position that it would not. Regarding Article 6.1.2, it reads *A
435 landscaped buffer area having a minimum depth of one hundred feet (100') shall
436 be provided between any proposed structure and the perimeter of the property in
437 order to provide an adequate division....Whenever possible, the natural
438 vegetation shall be retained, or if required, vegetation shall be planted of
439 sufficient size to shield the development from abutting properties.* She believes

440 that they have met this with the presentation tonight, which would be further
441 addressed at the Planning level. The language indicates that service roads are
442 not allowed within the designated buffer area, but we're here to request a
443 variance from that ordinance. The simple act of asking for a variance is not a
444 basis for it to be denied.

445 Mr. Baum asked if the ordinance says the access way is not permitted in
446 the buffer. Attorney Somers said the access road is allowed to be in the buffer,
447 but the service road is not.

448 Mr. Baum asked about the relocation of the park within the buffer. Ms.
449 Woodburn said the pickleball courts have been in the buffer since just after the
450 Admin building. They are not getting closer to Jolly Rand. The smaller court will
451 be moved to be adjacent to the larger one. The dog park is within the buffer
452 already, we're moving it from one place in the buffer to another place to
453 consolidate the park elements.

454 Attorney Somers said regarding the architectural renderings and their
455 views, we don't have all of that information now, but as part of our work with the
456 Planning Board we will take that into account.

457 Ms. Olson-Murphy closed the public session and entered into
458 deliberations. She said the Board only has 7 minutes for deliberations [before the
459 cutoff of 9 PM]. Mr. Baum said he doesn't feel that that's realistic. Are there any
460 questions that the Board would like to see answered next month? Ms. Davies
461 said she would like to see renderings in the winter months. An overlay of the
462 existing views vs proposed views would also be helpful. Mr. Lemos said the
463 renderings were done to include proposed trees, but the appraisal has a picture
464 without those and it changes the view considerably. We should get a final
465 location of the trees. Ms. Olson-Murphy said that's in Planning's purview. Ms.
466 Montagno said it's in the purview of how you will see the roofline. Ms. Olson-
467 Murphy said we can't ask for a final rendering. Mr. Baum said it will change in
468 Planning. We're making a decision based on what's presented to us. Any
469 decision is conditioned on what's presented. It won't be exact because Planning
470 needs the leeway to make changes.

471
472 Mr. Baum moved to continue the application to the April 16 Zoning Board meeting. Ms.
473 Davies seconded. Ms. Olson-Murphy, Ms. Page, Ms. Davies, Mr. Baum, and Mr. Lemos
474 voted aye. The motion passed 5-0.

475
476 Attorney Somers asked that the Board members here tonight be here at
477 the April 16 meeting. Ms. Olson-Murphy said that's the goal.

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479

480 **II. Other Business**

481 A. Minutes of February 20, 2024

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Ms. Davies moved to postpone the approval of minutes from February 20 to the next meeting. Ms. Page seconded. Ms. Olson-Murphy, Ms. Page, Ms. Davies, Mr. Baum, Mr. Lemos, and Mr. Montagno voted aye. The motion passed 6-0.

III. Adjournment

Ms. Page moved to adjourn. Mr. Baum seconded. All were in favor and the meeting was adjourned at 9 PM.

Respectfully Submitted,
Joanna Bartell
Recording Secretary



CELEBRATING OVER 35 YEARS OF SERVICE TO OUR CLIENTS

LIZABETH M. MACDONALD
JOHN J. RATIGAN
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
SHARON CUDDY SOMERS
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
HEIDI J. BARRETT-KITCHEN
JUSTIN L. PASAY
ERIC A. MAHER
CHRISTOPHER D. HAWKINS
ELAINA L. HOEPPNER
WILLIAM K. WARREN
BRIANA L. MATUSZKO
ALI GENNARO

RETIRED
MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
DENISE A. POULOS
NICHOLAS R. AESCHLIMAN

February 26, 2024

Robert Prior, Chair
Zoning Board of Adjustment
Town of Exeter
10 Front Street
Exeter, NH 03833

Re: The RiverWoods Company, at Exeter, New Hampshire
Tax Map 97, Lot 23 (7 Riverwoods Drive), Tax Map 98, Lot 37 (5 Timber Lane), Tax
Map 80, Lot 18 (6 White Oak Drive), Tax Map 97, Lot 29 (78 Kingston Road, Tax Map
97, Lot 44 (67 Kingston Road)

Dear Chair Prior and Board Members:

Enclosed please find application for variances together with supporting information, abutter list and labels and check for filing and abutter fees. The requested variances are to allow relief from height requirements on a health center building located at RiverWoods Exeter as well as relief from the required 100' landscape buffer between the applicant's property and that of abutting properties. While no portion of the proposed health center building will encroach onto the landscape buffer, some encroachments from service roads and parking areas will occur and thus relief is required.

We respectfully request that this matter be placed on the Board's March 19, 2024 agenda. In the meantime, if you have any questions do not hesitate to contact me.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC

Sharon Cuddy Somers
SCS/sac
Enclosures

cc: RiverWoods Company
Altus Engineering
AG Architects
Woodburn & Company

4886-5747-5241, v. 1

DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253

Town of Exeter
APPLICATION FOR A

VARIANCE

Case Number: _____
Date Filed: _____
Application Fee: \$ _____
Abutter Fees: \$ _____
Legal Notice Fee: \$ _____
TOTAL FEES: \$ _____
Date Paid _____ Check # _____

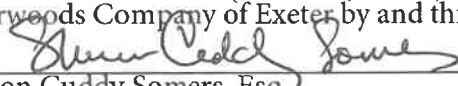
Name of Applicant Riverwoods Company of Exeter
(If other than property owner, a letter of authorization will be required from property owner)

Address 7 Riverwoods Drive, Exeter, NH 03833

Telephone Number (603) 658-1789

Property Owner same

Location of Property 7 Riverwoods Drive, Map 97, Lot 23, 5 Timber Lane, Map 98, Lot 27, 6 White Oak Drive, Map 80, Lot 18), 78 Kingston Road, Map 97, Lot 29 and 67 Kingston Road, Map 97, Lot 44, R-1 Zone (all now merged via voluntary merger
(Number, street, zone, map and lot number)

Applicant Riverwoods Company of Exeter by and through their attorneys, Donahue, Tucker & Ciandella
Signature 
Sharon Cuddy Somers, Esq.

Date 2/20/24

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if space is inadequate.

APPLICATION FOR A VARIANCE

A variance is requested from article 4 & 6 section 4.3 & 6.1.2.D of the Exeter zoning ordinance to permit:

to permit a building height of 46 feet where 35 feet is permitted and to allow parking and portions of the driveway within the required 100 foot landscape buffer

FACTS SUPPORTING THIS REQUEST:

1. The variance will not be contrary to the public interest;

see attached

2. The spirit of the ordinance is observed;

see attached

3. Substantial justice is done;

see attached

4. The values of surrounding properties are not diminished;

see attached

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

see attached

ABUTTER LABELS AND LISTS:

Abutter labels and lists must be attached to this application. Please contact the Planning Office if you have any questions.

ADDITIONAL MATERIALS:

If provided with the application, additional submission materials will be sent to the ZBA members in their monthly packet of information. Please contact the Planning Office if you have any questions regarding additional submission materials.

REQUEST FOR VARIANCE RELIEF

Introduction

RiverWoods Exeter¹ is comprised of five separate parcels of land zoned R-1 which have now been merged for zoning and tax purposes to make one parcel. (See Exhibit 1A and 1B). The property consists of three existing campuses, The Woods, The Ridge and The Boulders, each of which has a health center and independent residential units. The property also consists of a newly acquired parcel which will be used by RiverWoods in a manner to be determined and a parcel, 67 Kingston Road, which currently contains a vacant single-family home which property will be used in future for parking in connection with the proposed health center.

As a result of the merging of the five parcels, RiverWoods of Exeter now consists of one lot as that term is used in the definition section of the Zoning Ordinance Article II, Section 2.2.26². In turn, because all parcels and campuses are now part of one lot, then one health center serving all three campuses complies with the terms of the zoning ordinance and no further zoning relief is required for the use of a single health center. RiverWoods now proposes to construct a health center on a portion of the now merged lot which will provide assisted living care, skilled care, and memory care for all residents of RiverWoods. The proposed building will consist of three stories. If the building is constructed with a flat roof, then the height of the building will comply with the height requirement of 35' for the R-1 zone and no relief is required by the Board of Adjustment for height. However, the proposed design of the building includes a gable roof, and this style of roof will add up to an additional 11' of height, thus necessitating height relief from this Board.

Additionally, Article 6, Section 6.1.2(D) of the ordinance calls for a 100' landscape buffer between RiverWoods property and property of abutters. No portion of the proposed health center building itself encroaches within this landscape buffer except a small portion of the service road and seven parking spaces abutting conservation land does encroach. That said, the design of the proposed health center had to account for the need to provide parking for visitors and staff at the health center and at the same time minimize the impact of impervious surface on wetlands and the wetland buffer. The response to this design challenge was to construct underground parking along with surface parking adjacent to the building but outside of the landscape buffer from abutting properties.

However, the total parking needs of the new health center cannot be met completely through the use of underground and adjacent surface parking. As a result, the design of the site improvements now includes a total of 46 parking spaces on what was 67 Kingston Road, thirty five (35) of which comply with the landscape buffer and eleven (11) of which fall within the 100' landscape buffer. Additionally, White Oak Drive, which is in existence, and which provides access from Kingston Road to the Ridge and Boulder campuses and the new health center, will

¹ Th relevant tax cards identify the property as "Riverwoods Co Exeter", it is also known as RiverWoods Exeter and the relevant source deeds identify the property at The Riverwoods Company, at Exeter, New Hampshire. In any event the health center will service all residents of RiverWoods Exeter.

² The Exeter Zoning Ordinance uses the term "Elderly Congregate Health Care Facility" while RiverWoods of Exeter uses the current terminology of "Continuing Congregate Care Facility".

need to be relocated outside of the gas line easement area; the relocation will result in an encroachment on the 100' landscape buffer.

As a result, RiverWoods of Exeter is also seeking a variance from the requirement that there be a 100' landscape buffer between collector or service roads and parking areas from abutting properties.

RiverWoods of Exeter has worked extensively with a development team comprised of an architectural company, a landscape designer and a civil engineer company to design a project which minimizes the type and amount of relief needed from the Exeter Zoning Ordinance. Further, the net result of the carefully crafted design is to minimize the impact which the appearance of the new building will have on abutters and/or members of the public travelling along Kingston Road.

The requested variances meet all of the requirements under New Hampshire law for relief and we respectfully request that the variances be granted as presented.

II. Variance Relief Criteria – Height Variance

A. The approval for the variance will not be contrary to the public interest

This variance criteria looks at whether the variance if granted will violate the basic zoning objectives of the ordinance. As a result, the first step in analyzing this variance criteria requires identifying the basic objectives of the particular zoning ordinance. Of note is the fact that New Hampshire case law clearly indicates that just because a proposal conflicts with the terms of the zoning ordinance, that conflict is not in and of itself enough to find that the basic objective of the ordinance is violated. Harborside Associates v. Parade Residence Hotel, 162 NH 508 (2011). Once the basic objective of zoning is identified, then the analysis turns to the question of whether granting the variance will alter the essential character of the neighborhood and whether granting the variance threatens the public health, safety or welfare.

The basic objective of the height regulations is to ensure that the height of structures in a particular zone are compatible with the character of the zone and will not interfere with light and air on abutting properties. A request for eleven feet of height above and beyond that which is allowed as a matter of right does not violate the basic objective of the ordinance in the context of this property.

As noted above, the test is not to determine merely whether the height complies, but to determine whether the building as proposed will violate the essential character of the neighborhood, which consists of all of the buildings on the RiverWoods property itself as well as surrounding single family homes. A gable roof is in keeping with the character of single-family homes and RiverWoods structures in a rural setting, while a flat roof, even though the height is permitted as a matter of right, is less in keeping with the character of single-family homes and RiverWoods structures in that locale. Of particular importance as well is the fact that the building, whether with a flat roof or a gable roof, will largely be screened from view by the abutters and the travelling public . See Exhibit 2A and 2B.

As for whether the height variance will threaten the public health, safety or welfare, the answer is no. As shown in Exhibit 2A and 2B, the view of the building, whether coming from the Town of Exeter on Kingston Road, or headed into the Town, will simply show a well screened building and will not in any way cause a distraction or a safety concern.

As a result, the height variance requested to enable a gable roof will not alter the essential character of the neighborhood or pose a public health, safety or welfare threat and will not violate the basic zoning objective of the height ordinance.

B. Granting the Permit Will Not Violate the Spirit and Intent of the Ordinance

Under New Hampshire law, the analysis of this criteria is coextensive to the public interest criteria. Chester Rod & Gun Club, 152 NH 577 (2005), Malachy Glen Associates v. Town of Chichester, 155 NH 102 (2007). This variance criteria is thus satisfied based on the evidence presented which satisfies the public interest criteria analysis.

C. Granting the Variance will Do Substantial Justice

This variance criteria analyzes whether or not the loss to RiverWoods if the height variance is denied will be outweighed by a gain to the public. If there is no such gain to the public if the variance is denied, then the variance criteria for substantial justice is met and the variance must be granted, otherwise an injustice will occur. Malachy Glen Associates v. Town of Chichester, 155 NH 102 (2007). Additionally, in examining loss versus gain, New Hampshire law indicates that an examination of the current use and condition of the property is appropriate which, in this case, is an existing elderly congregate care facility with well landscaped grounds and professionally designed buildings, all of which are maintained to maximize the aesthetic appeal of the property. Harborside at 515-516 discussing examples in which the New Hampshire Supreme Court examined the current use of the property. Denying the variance would mean that the three story permitted building would have a flat roof and RiverWoods would suffer the loss of the more aesthetically pleasing roof. No gain would be derived by the public if the variance were denied and, in fact, the public stands to gain by granting the variance because, to the extent the public views the roofline, a gable roofline will be more aesthetically pleasing and will blend in more readily with nearby structures.

D. Granting the Variance will not Result in a Diminution of Property Values

The relief sought is for eleven feet of height to enable a gable roof. Both the use of the proposed building and existence of a 35' high building are allowed as a matter of right. The sole added element of eleven feet of added height, generously screened with landscaping will not result in a diminution of property. Further, RiverWoods of Exeter has retained the services of Brian White, MAI, SRA, who has rendered an opinion that there is no diminution of property values if the variance request is granted. See Exhibit 5.

E. Literal enforcement of the ordinance would result in unnecessary hardship

Under the provisions of RSA 674:33(I) the Board of Adjustment may find that unnecessary hardship exists which warrants the grant of a variance where a) there are special conditions of the property which distinguish it from other properties in the area b) there is no fair and substantial relationship between the general public purpose of the ordinance and the specific application of the ordinance to the property and c) the proposed use is a reasonable one.

In addition to the statutory requirements for a finding of hardship, the Board of Adjustment should recall that under New Hampshire case law, that the act of seeking a variance from the provisions of the zoning ordinance is not in and of itself a valid reason to deny the variance. See Malachy Glen Associates, Inc. v. Town of Chichester, 155 NH. 102,107(2007) and Harborside Associates.

The applicant successfully meets the hardship test in its request to allow eleven feet of height on the health center in excess of the allowed thirty five feet of height for the following reasons:

- 1) The property has special conditions which distinguish it from other properties in the area. The property consists of the original three campuses of RiverWoods Exeter together with two lots acquired by RiverWoods in 2018 and 2023 , all five parcels of which have been merged to form one lot. The sheer size of the property distinguishes it from other properties in the area and it is the largest property in the neighborhood and the only one which contains an Elderly Congregate Care Facility as referenced in Article 6 of the Zoning Ordinance. Under Harborside Associates v. Parade Residence Hotel, a New Hampshire Supreme Court case pertaining to signage on a downtown Portsmouth hotel, the Court ruled that there was no need for the applicant to show that the signs were “necessary” to operate the hotel , but merely that the signs were reasonable given the special conditions of the property which the Court took to include the property’s use as a hotel and conference center as well as the size of the building. Harborside at 518.

By way of analogy, the same methodology to analyze the hardship criteria deployed in Harborside must be used here in order to properly follow New Hampshire law. Here, not only is the total size of the property monumental, but the property contains an elderly congregate care operation which both because of the requirements of the zoning ordinance and because of other operational mandates, must provide health services for its residents. The health services will be provided within a building which is allowed to have three stories as a matter of right. When read together, these facts clearly indicate that there are special conditions of the property which differentiate it from other properties in the neighborhood.

- 2) There is no fair and substantial relationship between the general public purpose of the ordinance requiring only 35’ in height and the application of the ordinance to a building which will have an additional 11’ of height in order to accommodate a gable roof on the otherwise permitted three story health center. Here, the general public purpose of the

height requirement is to prevent aesthetic harm by having an overly tall building juxtaposed against other nearby single-family dwellings and/or the blocking of light and air. As evidenced by Exhibits 2A, 2B, 2C and 2D which depict the roof line of both the gable roof and the flat roof, there will only be a modest impact from the height of the building behind the screen of landscaping and while the added height of the gable roof is technically not compliant with the ordinance, it is arguably more in keeping with the style of adjacent single family homes.

- 3) The proposed height of eleven feet above the allowed amount of thirty five feet is reasonable. The sole reason for the request is to accommodate the height needed for a gable roof, and the gable roof is one which RiverWoods believes to be more compatible with neighboring buildings than the permitted flat roof.

III Variance for Encroachment into Landscape Buffer

- A. The approval for the variance to allow an encroachment into the landscape buffer will not be contrary to the public interest.

As stated above in the discussion of the public interest relative to the height variance, the analysis of this criteria is directed towards whether granting the variance will violate the basic zoning objective of the ordinance. The request for a variance, which in and of itself indicates a conflict with the zoning ordinance, does not warrant a denial of the variance. Instead, the analysis must look to whether the conflict is so great that it undercuts the basic objective of the ordinance.

In this case, the basic objective of the ordinance is to ensure that properties neighboring an elderly congregate care facility have enough physical space between their property and the operations of the elderly care facility so as to prevent any detrimental impacts. The Board next needs to look at whether the proposed encroachment will alter the essential character of the neighborhood.

The essential character of the neighborhood consists of the operation of the existing RiverWoods properties together with adjacent single family residential properties and land which is subject to a conservation easement. It is important to note that the proposed building to house the health center does not encroach into the landscape buffer. Instead, portions of the site improvements encroach into the landscape buffer and these encroachment areas consist of a portion of the service road leading to an underground parking garage, a portion of White Oak Drive and a portion of a parking area located on what was previously 67 Kingston Rd. White Oak Drive currently exists and a portion of it is merely being repositioned in order to reflect the actual location of an existing gas easement serving the property. As a result, this element of the encroachment will not alter the essential character of the neighborhood. The portion of the service road which encroaches into the underground parking garage will be surrounded by landscaping and it abuts conservation land and therefore will not alter the essential character of the neighborhood. The added parking spaces within the landscape buffer in what was 67 Kingston Rd will likewise not alter the essential character of the neighborhood. The use of these

spaces will be for visitors and staff of the health center and any noise generated will be minimal and will certainly not exceed ambient noise from traffic on nearby Route 111 and or existing operations at RiverWoods. The parking spaces will be largely visible only from other property owned by RiverWoods and from a driveway belonging to the property immediately abutting 67 Kingston Road. Additionally, landscaping will be provided to minimize the visibility of the encroaching parking spaces from the neighborhood.

Not only will the essential character of the neighborhood not be altered by the encroachment of a portion of a service road, a portion of White Oak Drive and some parking spaces within the 100' landscape buffer, but the public health, safety and welfare will likewise not be threatened by the public due to the fact that it will be used solely in conjunction with RiverWoods operations well removed from the public use of Route 111.

B. Granting the Variance will not Violate the Spirit and Intent of the Ordinance.

Under New Hampshire law, the analysis of this criteria is coextensive to the public interest criteria. Chester Rod & Gun Club, 152 NH 577 (2005), Malachy Glen Associates v. Town of Chichester, 155 NH 102 (2007). This variance criteria is thus satisfied based on the evidence presented which satisfies the public interest criteria analysis.

C. Granting the Variance will do substantial justice

As with the height variance, this criteria looks at whether denying the variance will be outweighed by a gain to the public, resulting in an injustice to RiverWoods if the variance is denied. If there is no such gain to the public by denying the variance, then the variance must be granted.

Here, denying the variance will mean that the location of White Oak Drive will be in conflict with the actual location of the gas line easement which has existed for many years. The relocation of White Oak Drive will not create additional traffic or noise. Absolutely no substantial gain will be derived by the public at large or RiverWoods residents should the Board deny the variance. Therefore, as a matter of law, this variance criteria is satisfied relative to the relocation of White Oak Drive.

Regarding the location of some parking spaces which will encroach in the landscape buffer, it is important to note the context in which the request is being made. Parking for the health center will largely be located under the building and this design decision was made in part to avoid impacts to wetlands. However, to be absolutely certain that adequate parking is present for visitors and staff of the health center, RiverWoods has decided to utilize a portion of what was formerly 67 Kingston Road to create parking spaces and some of those parking spaces will be located within the landscape buffer in order to avoid locating them within wetlands. Denying this request will impair the ability to provide adequate parking for the health center, particularly given that any other options for parking locations will come at the cost of wetlands interference. Conversely, there is no overwhelming public gain in denying this variance as the general public will be minimally impacted by these parking spaces and to the extent RiverWoods residents are

deemed members of the “ public” then they will actually be benefitted if the variance is granted as it will provide ample parking for themselves to visit within the health center or to allow others to visit them should they be in the health center. Likewise, denying the ability to have a small portion of the service road and related parking encroach in the landscape buffer will interfere with the operation of the underground garage. By contract, there is no gain to the public denying the variance since the closest property to the encroachment area is subject to a conservation easement and can not be developed. Further, the purpose of having the underground parking area in the first place is to minimize wetland impacts and anything to assist this goal is arguably a gain to the public.

D. Granting the Variance will not result in a diminution of property values

The relief sought is to slightly encroach in the landscape buffer with a service road which abuts conservation land and to move the location of the existing White Oak Drive within the RiverWoods property to reflect the actual location of a gas easement which has been on the property for decades. The relocation site of White Oak Drive will not be any closer to Route 111 and existing landscaping will remain in place to shield the relocation site from abutting properties. No diminution of property values will come about from such a relocation.

Additionally, the relief sought is to encroach within the landscape buffer on what was formerly 67 Kingston Road to accommodate the parking spaces needed for visitors and staff of the health center. No diminution of property values will come about from locating some parking spaces within the buffer area.

Further, RiverWoods of Exeter has retained the services of Brian White, MAI, SRA, who has rendered an opinion that there is no diminution of property values if the variance request is granted.

E. Literal enforcement of the ordinance would result in unnecessary hardship

RiverWoods of Exeter successfully meets the hardship test in its request to encroach upon a portion of the landscape buffer for the following reasons:

- 1) The property has special conditions which distinguish it from others in the area. The property is the only elderly congregate care facility in the area. The property consists of the three original campuses of RiverWoods, specifically The Ridge, the Boulders and the Woods. The property also includes more recently acquired property located at 78 Kingston Rd and 67 Kingston Rd. The total acreage within these merged lots is 204+/- acres and the entirety of this property is required to be surrounded by a landscape buffer of 100' between it and abutting parcels. The use of the property, the size of the property and a 100 foot landscape buffer which encumbers the whole of the property surely constitutes a special condition which renders the property unique among others in the area. (Harborside at 518)
- 2) There is no fair and substantial relationship between the general purpose of the ordinance requiring a 100' landscape buffer with surrounding properties and the application to the

proposal at hand. The general purpose of the ordinance is arguably to prevent any potentially harmful impacts to neighboring properties from the presence of or operation of the elderly care facility. There is no fair and substantial relation between the purpose of the ordinance and the application to the proposal because the proposed encroachment effects are relatively modest in relation to the entirety of the buffer. Moreover, the portions encroached upon will not include a building or any other detrimental elements and will have little or no impact to properties in the area and therefore there is no fair and substantial relationship between the purpose of the ordinance to protect neighboring properties and the application here involving encroachment of a modest amount of buffer with minimal impact to neighboring properties.

- 3) The proposed encroachment of the landscape buffer to allow for a service road to the underground garage and to allow the relocation of White Oak Drive and to allow for some parking spaces to service visitors and staff of the health center is reasonable. In the instance of the service road to the underground garage, the location of the service road is needed from an engineering layout perspective. In the instance of the relocation of White Oak Drive, it will have no impact on the public and it is necessary in order to ensure the proper interaction of an existing easement with the internal roadway. In the instance of parking, every effort has been made to provide parking to service the health center and yet not impact wetlands. RiverWoods has succeeded in this objective through underground and surface parking which does not interfere with wetlands. However, parking needs are still a bit short, and the only reasonable solution is to encroach slightly within the landscape buffer but to do so in a manner that will have minimal impact.

IV. Exhibits Submitted

- 1A. Outline of Vicinity Ownership of Merged Lots
- 1B. Shaded Version of Plan Showing Merged Lots

- 2A. Architectural Renderings depicting gable and flat roof building as seen coming from Exeter
- 2B. Architectural Renderings depicting gable and flat roof building as seen coming from Kingston
- 2C. View of gable roof from White Oak Drive
- 2D. View of flat roof from White Oak Drive

3. Proposed Site Plan by Altus Engineering

- 4A. Landscape Site Plan by Woodburn & Company
- 4B. Aerial Depictions of landscaping at 55 Kingston Road

5. Appraisal Report from White Appraisal, Brian White, MAI, SRA

Exhibit 1A: Outline of Vicinity Ownership of Merged Lots



RiverWoods Exeter - Consolidated Properties

Exhibit 1B : Shaded Version of Plan Showing Merged Lots



RiverWoods Exeter - Consolidated Properties

Exhibit 2A: Architectural Renderings depicting flat roof as seen coming from Exeter



Exhibit 2A: Architectural Renderings depicting gable roof as seen coming from Exeter



Exhibit 2B: Architectural Renderings depicting flat roof as seen coming from Kingston to Exeter



Exhibit 2B: Architectural Renderings depicting gable roof as seen coming from Kingston to Exeter



Exhibit 2C: Architectural Renderings depicting gable roof from White Oak Drive



Exhibit 2C: Architectural Renderings depicting gable roof from White Oak Drive



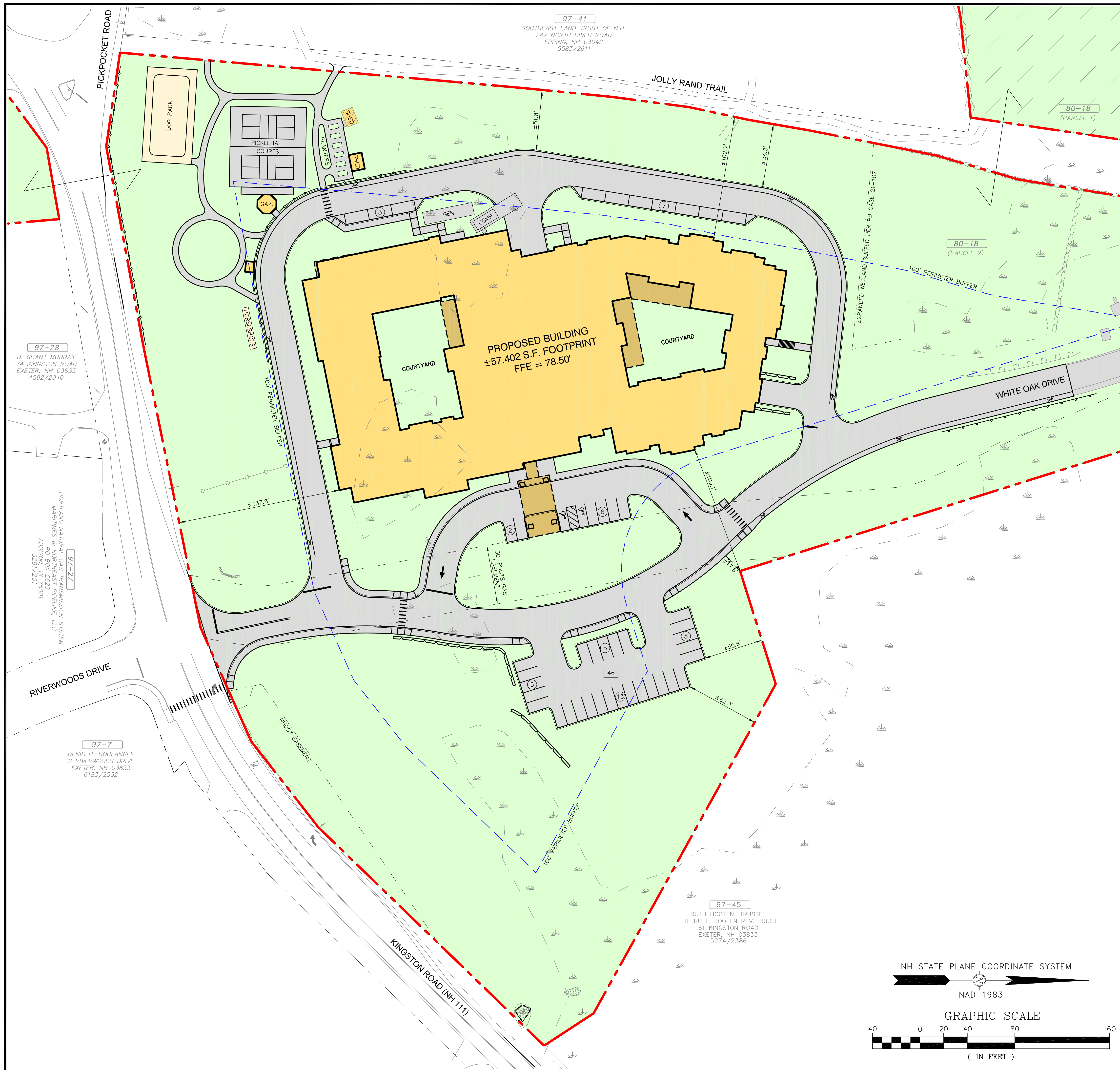
Exhibit 2D: Architectural Renderings depicting flat roof from White Oak Drive



Exhibit 2D: Architectural Renderings depicting flat roof from White Oak Drive



Exhibit 3 - Site Plan



SITE NOTES

- DESIGN INTENT - THIS PLAN SET IS INTENDED TO DEPICT THE REDEVELOPMENT OF THE SITE FOR A SUPPORTIVE LIVING HEALTH CARE CENTER.
- APPROXIMATE LOT AREA: ±204.48 AC.
- ZONE: RESIDENTIAL LOW DENSITY (R-1)
- DIMENSIONAL REQUIREMENTS:
 - MIN. LOT AREA: 40,000 S.F.
 - DENSITY: 3 UNITS/ACRE
 - DENSITY BONUS PER 6.1.4: 15% IF CRITERIA MET
 - MIN. STREET FRONTAGE: 150'
 - FRONT SETBACK: 25'
 - SIDE SETBACK: 15'
 - REAR SETBACK: 25'
 - MAX. BUILDING HEIGHT: 35'/3 STORIES
 - MIN. OPEN SPACE: 70%
 - PERIMETER BUFFER: 100' (FOR ELDERLY CONGREGATE CARE)
 - WETLAND SETBACKS: 40' (POORLY DRAINED)
50' (VERY POORLY DRAINED)
75' (PARKING & STRUCTURES)
100' (VERNAL POOL)
- PARKING REQUIREMENTS:
 - DUE TO THE PROPOSED USE NOT BEING ADEQUATELY REPRESENTED IN THE OFF-STREET PARKING SCHEDULE, AN ALTERNATE PARKING CALCULATION PER ZONING SECTION 5.6.3.B.1 IS UTILIZED HERE TO CALCULATE PARKING DEMAND. THIS CALCULATION IS BASED ON PROJECTED STAFFING LEVELS AND ANTICIPATED VISITOR DEMAND DERIVED FROM EXPERIENCE WITH THE THREE EXISTING RIVERWOODS EXETER CAMPUSES:
 - STAFF AT MAX. SHIFT: 69
 - RESIDENT VISITORS: 25
 - OTHER VISITORS: 10
 - GOOCH PARK: 2
 - TOTAL PARKING REQUIRED = 106 SPACES
 - TOTAL PARKING PROVIDED = 116 SPACES (70 GARAGE, 46 SURFACE)
 - SURPLUS/DEFICIT = +10 SPACES
- OVERALL AREA OF DISTURBANCE OVER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT REQUIRED.
- AREA OF DISTURBANCE OVER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED (NOI TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR).
- NHDOT DRIVEWAY PERMIT REQUIRED.
- THE FOLLOWING VARIANCES FROM THE EXETER ZONING ORDINANCE ARE REQUIRED:
 - SECTION 4.3 (BUILDING HEIGHT)
 - SECTION 6.1.2.D (100' BUFFER FROM ELDERLY CONGREGATE CARE TO LOT LINE)
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN JANUARY, 2023 IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS (ACOE) WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION (VERSION 2). HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE U.S. DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE'S FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES (VERSION 7.0, 2010) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 3, APRIL 2004). PLANT SPECIES INDICATOR STATUS WAS BASED ON THE ACOE'S THE NATIONAL WETLAND PLANT LIST (2013).
- SITE IS NOT IN A SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL #3301500401E PANEL 401 OF 681 AS REVISED PER LOMR DATED NOV. 5, 2018.
- BUILDING AREA AND DIMENSIONS SHOWN ARE BASED ON MEASUREMENTS TO THE FOUNDATION. ACTUAL DIMENSIONS TO EXTERIOR FACE AND INTERIOR SPACE WILL DIFFER.

ALTUS
ENGINEERING

133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: ZBA

ISSUE DATE: FEBRUARY 26, 2024

NO.	DESCRIPTION	BY	DATE
0	ZBA	EBS	02/26/24

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5015-SITE.dwg

SCALE:
24" x 36" - 1" = 40'
11" x 17" - 1" = NTS

OWNER:
RIVERWOODS GROUP
5 WHITE OAK DRIVE
EXETER, NH 03833

APPLICANT:
RIVERWOODS GROUP
5 WHITE OAK DRIVE
EXETER, NH 03833

PROJECT:
RIVERWOODS
SUPPORTIVE LIVING
HEALTH CENTER
TAX MAP 80 LOT 18
5 WHITE OAK DRIVE
EXETER, NH 03833

TITLE:
SITE PLAN

SHEET NUMBER:
C-2

SOUTHEAST LAND TRUST OF N.H.
247 NORTH RIVER ROAD
EPPING, NH 03042
5583/2611

Exhibit 4A: Landscape Plan by Woodburn & Company Showing Landscaping on site

woodburn & company
LANDSCAPE ARCHITECTURE
103 Kent Place
Newmarket, New Hampshire Phone: 603.659.5949

River Woods Health Center CONCEPTUAL LANDSCAPE PLAN White Oak Drive Exeter, New Hampshire

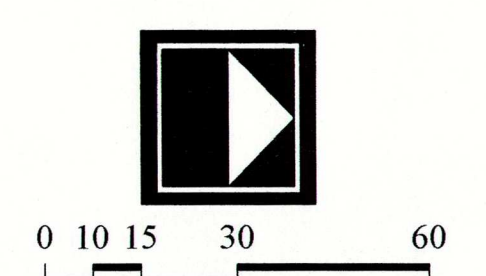


Conceptual Plant List

GOOCH CORNER PARK AREA

Symbol	Botanical Name	Common Name	Native	Quantity	Size	Comments
SCREENING						
TH1	<i>Thuja plicata</i> 'Green Giant'	Green Giant Western Red Cedar	to US	10	12-14' HT	BB
TH2	<i>Thuja plicata</i> 'Green Giant'	Green Giant Western Red Cedar	to US	9	14-16' HT	BB
RHM	<i>Rhododendron 'Inaximum'</i>	Rosebay Rhododendron	Y	25	3-4' HT.	BB
TREES						
Am	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	Y	1	8-10' ht.	multi-stemmed BB
Bn	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	Y	1	12-14' ht.	multi-stemmed BB
Cd	<i>Cornus kousa</i>	Kousa Dogwood	Y	2	8-10' ht.	multi-stemmed BB
Cm	<i>Cornus mas</i>	Cornus Dogwood	Y	1	6-7' ht.	multi-stemmed BB
Gd	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	Y	1	2.5-3' cal	BB
Ham	<i>Hamamelis intermedia</i> 'Arnold Promise'	Arnold Promise Witch Hazel	Y	1	7-8' ht.	multi-stemmed BB
Mag	<i>Magnolia lobzneri</i> 'Leonard Messel'	Leonard Messel Magnolia	Y	1	8-10' ht.	multi-stemmed BB
SHRUBS To be determined						
PERENNIALS AND GROUND COVERS To be determined						
WETLAND BUFFER						
Cr	<i>Cornus racemosa</i>	Graytwig Dogwood	Y			
Os	<i>Cornus sericea</i>	Red Osier Dogwood	Y			
Dp	<i>Dryopteris filix-mas</i>	Hayscented Fern	Y			
Va	<i>Vaccinium angustifolium</i>	Lowbush Blueberry	Y			
Vc	<i>Vaccinium corymbosum</i>	Highbush Blueberry	Y			
BUILDING AREA AND WHITE OAK DRIVE						
SCREENING						
TH1	<i>Thuja plicata</i> 'Green Giant'	Green Giant Western Red Cedar	to US	9	12-14' HT	BB
TH2	<i>Thuja plicata</i> 'Green Giant'	Green Giant Western Red Cedar	to US	9	14-16' HT	BB
Pg	<i>Picea glauca</i>	White Spruce	Y	6	10-12' ht.	BB
Jv	<i>Juniperus virginiana</i> 'Emerald Sentinel'	Emerald Sentinel Eastern Red Cedar	Y	0	8-10' ht.	BB
Jv1	<i>Juniperus virginiana</i> 'Manhattan Blue'	Manhattan Blue Eastern Red Cedar	Y	0	7-8' ht.	BB
TREES						
Am	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	Y	1	8-10' ht.	BB
Ar	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple	Y	6	3-3.5'	BB
Bn	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	Y	3	12-14' ht.	multi-stemmed BB
Car	<i>Carpinus caroliniana</i>	American Hornbeam	Y	5	3-3.5' cal	BB
CC	<i>Cercis canadensis</i>	Eastern Redbud	Y	1	10-12' ht.	multi-stemmed BB
Cl	<i>Cornus florida</i>	Flowering Dogwood	Y	1	2.5-3' cal	BB
Ham	<i>Hamamelis intermedia</i> 'Arnold Promise'	Arnold Promise Witch Hazel	Y	0	7-8' ht.	multi-stemmed BB
Jv	<i>Juniperus virginiana</i>	Eastern Red Cedar	Y	0		
Jv1	<i>Juniperus virginiana</i> 'Manhattan Blue'	Manhattan Blue Eastern Red Cedar	Y	0		
Ls	<i>Liquidambar styraciflua</i>	American Sweet Gum	Y	2	3.3-5' cal	BB
Lt	<i>Liriodendron tulipifera</i>	Tulip Tree	Y	2	3.3-5' cal	BB
Ns	<i>Nyssa sylvatica</i>	Taxodium	Y	0		
POG	<i>Picea orientalis</i> 'Gowdy'	Gowdy Oriental Spruce	Y	0		
Ul	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	Y	3	3.3-5' cal	BB
SHRUBS To be determined						
PERENNIALS AND GROUND COVERS To be determined						
PARKING AREA						
SCREENING						
TH1	<i>Thuja plicata</i> 'Green Giant'	Green Giant Western Red Cedar	to US	11	12-14' HT	BB
TH2	<i>Thuja plicata</i> 'Green Giant'	Green Giant Western Red Cedar	to US	5	14-16' HT	BB
Pg	<i>Picea glauca</i>	White Spruce	Y	8	10-12' ht.	BB
Jv	<i>Juniperus virginiana</i> 'Emerald Sentinel'	Emerald Sentinel Eastern Red Cedar	Y	7	8-10' ht.	BB
Jv1	<i>Juniperus virginiana</i> 'Manhattan Blue'	Manhattan Blue Eastern Red Cedar	Y	0	7-8' ht.	BB
Qr	<i>Quercus rubra</i>	Northern Red Oak	Y	7	3-3.5'	BB

97-7
H. BOULANGER
RWOODS DRIVE
ER, NH 03833
183/2532



Drawn By: RW
Checked By: RW
Scale: scale
Date: 2024-02-16
Revisions:

L-1
Sheet x of X
© 2024 Woodburn & Company Landscape Architecture, LLC

Exhibit 4B: Aerial Depiction of Landscaping on 55 Kingston Road

SELT PROPERTY

THE RIDGE

WHITE OAK DRIVE

KINGSTON ROAD

*RiverWoods
Health Care Center
Area Map*



Exhibit 5: Appraisal Report from White Appraisal
Brian W. White, MAI, SRA

WHITE APPRAISAL

REAL ESTATE APPRAISING & CONSULTING

Brian W. White, MAI, SRA



February 22, 2024

Sharon Somers, Esquire
Donahue, Tucker & Ciandella, PLLC
16 Acadia Lane, P.O. Box 630
Exeter, NH 03833

RE: The Variance application for the proposed health center building to be located on White Oak Drive in Exeter, New Hampshire.

Attorney Somers:

At your request, I have been asked to investigate the impact on the value of the surrounding properties for the proposed health center building to be located on White Oak Drive in Exeter, New Hampshire (Map 80, Lot 18; Map 98, Lot 37E; Map 98, Lot 37 & Map 97, Lot 44) and to prepare an analysis and opinion on the matter. I have reviewed the Exeter Zoning Ordinance that addresses the standards for the requested variances. To prepare this letter, I have completed research on the proposed subject property, the neighborhood and the Exeter marketplace. The following letter summarizes my findings, analysis and conclusions:

1. *The Existing Development:*

The subject property is currently several adjacent parcels of land located on or off of Kingston Road in the southwestern portion of the Town of Exeter. Together, the various parcels of land are developed with the RiverWoods of Exeter Healthcare and Independent Living development. The combined development consists of three developed areas (The Woods, The Ridge and The Boulders) with each area having independent living along with a health center building that contains assisted living beds. Additionally, the property contains 67 Kingston Road, located to the east, which is improved with an older single-family residence that is currently used for storage space. There is an administrative office building located on White Oak Drive near the intersection with Kingston Road. The existing area of this office building is the area that is currently proposed for redevelopment along with a portion of the 67 Kingston Road parcel. This 7,309 square foot, two-story, office building was constructed in 2011 and it is currently in good overall condition. There is an adjacent paved drive and parking lot that supports the existing office building. There are several nearby site areas that are improved with grass and landscaped areas, a dog run area, raised planting beds, a gazebo, storage sheds, two pickleball courts, workout stations, walking paths and a small parking area located off of Kingston Road. White Oak Drive extends from Kingston Road providing access to the subject's office building and to the RiverWoods development to the rear.

2. *The Proposed Development:*

The assembled subject property is proposed for development with a new two and three-story health center building. To make space for this building, the existing office building located

on White Oak Drive and the single-family residence located on 67 Kingston Road will be demolished. The proposed building will contain a total of 199,568 square feet with a 57,990 square foot footprint. The building will have a lower-level parking garage containing 70 parking spaces. The health care building will contain 28 assisted living units, 54 assisted living 2 units, 24 memory support units and 20 skilled units (120 total units). There will be two interior courtyard areas within the building footprint. Several of the upper-level units will have a small deck area. The building will have clapboard siding with some stone façade areas and pitched roof areas with a colonial design. The site area around the proposed building will have a paved drive that will surround the entire building and there will be a covered drop-off area to the front of the building. White Oak Drive will be relocated in this area and a small paved parking lot will be located across White Oak Drive on what is currently a portion of 67 Kingston Road. The area to the south and southwest of the proposed building will retain a good portion of the existing natural tree screening. Additional evergreen screening will be added along Kingston road. The existing recreation area will be re-worked with two pickleball courts, and a dog run area. Additional evergreen screening will be added along White Oak Drive to the front of the proposed building.

3. *Neighborhood & Abutting Properties:*

The subject property is located in the R-1 (Low Density residential) zone in the southwestern portion of the Town of Exeter. This area is developed with a combination of single-family homes, existing Elderly Congregate Health Care facilities, conservation land and scattered undeveloped land. The RiverWoods development land is located to the north of the proposed building area. A single-family residence owned by RiverWoods (67 Kingston Road) and a single-family residence with a paddock area is located to the east. Kingston Road and a few single-family residences are located to the south and a large conservation parcel is located to the west. The single-family home located on 67 Kingston Road is the only residence in the area that would have a very good partially unobstructed view of the new proposed building. However, this residence will be demolished to make way for the relocation of White Oak Drive and a small parking lot. There are several other single-family homes (61, 64, 74 & 78 Kingston Road & 2 and 3 Riverwoods Drive & 4 Pickpocket Road) that will have distant obstructed views of the subject's proposed building. The southern portion of the RiverWoods of Exeter is located off of Kingston Road to the south of the subject property.

4. *Factors that impact Value and the Application to the Subject Property:*

For the subject property, there are three potential factors that could directly impact the market value of the abutting properties. These factors are noise, view and use.

Noise:

It was previously noted that the development proposal will replace the existing office building and single-family residence with a new two and three-story health center building. The existing parking lot currently has 21 paved parking spaces. This parking lot will be replaced by a similar sized parking lot located on the 67 Kingston Road parcel with the remainder of the parking spaces (70) to be located in a lower-level parking garage. The exterior parking area should be somewhat similar as compared to the existing parking lot. There will be an overall increase in traffic entering and exiting the health care building but the majority of the traffic will likely be entering the building through the lower-level parking garage which greatly buffers sounds. There will be two interior courtyards within the building footprint making these "outside" areas largely buffered from any emitted sounds.

The front of the property will have re-worked areas with two pickleball courts and a dog run area. These areas are currently on the existing parcel. They will be relocated and there will be additional evergreen screening in this front portion of the parcel. The start of White Oak Drive will remain in the same place off of Kingston Road. Instead of the road bending to the west toward the existing office building, the road will bend to the east toward the single-family residence located on 67 Kingston Road (to be demolished). A small parking lot will be located to the east of White Oak Drive that will be buffered by a combination of existing screening and new screening. While the proposed building will be much larger in size as compared to the existing office and single-family buildings that will be razed, the majority of the building will be self-contained. There will be several small exterior deck areas for some of the units within the building. But given the fact that the occupants will all be elderly, the likelihood that there will be any loud noises coming from these exterior deck areas is likely minimal.

Considering all of these factors, it is reasonable to conclude that the proposed new health care development of the subject property will be configured in such a manner that there would not be an increase in the noise level from the property that would negatively affect nearby residents.

View:

There are several single-family homes (61, 64, 74 & 78 Kingston Road & 2 and 3 Riverwoods Drive & 4 Pickpocket Road) that currently have distant obstructed views of the subject property. The northern portion of the proposed new two and three-story health care building will be constructed in the same physical location as the existing office building with the southern portion of the proposed building being located in the area of the existing gazebo. The subject's proposed building will likely be partially visible from the nearby single-family homes listed above. But these views will likely largely be distant partially obstructed views. None of the nearby single-family abutters will have unobstructed views of the proposed building and none will likely have views that are more unobstructed as compared to having obstructed views. The view of the existing subject property is and will continue to be largely obstructed by the trees and planned evergreens in the area. The height of the subject's building will increase by several feet from a much smaller two-story office building to a structure that will have two and three-story sections. Based on the prepared forecasted view renderings (See Addenda), the views of the subject's proposed building will largely be of the third-floor and roof areas with the majority of the first-floor, second-floor and some of the third-floor areas being largely obstructed. The one exception will be the view of the subject's building when entering on White Oak Drive. This view will be of a three-story building that is only partially obstructed by newer plantings.

In the Variance Relief Request, it is noted that the applicant is requesting 11' of relief from the 35' maximum building height allowed in the R-1 zone in order to construct a three-story building with a gable style roof. It was noted that the three-story building could be in compliant with the 35' building height limit if it were to be constructed with a flat roof. They state that a gable style roof would be more aesthetically pleasing and be more in line with the nearby structures that also have pitched roofs. The appraiser agrees with this design feature but it does result in the need for a building height variance.

For the next potential buyers of the neighboring single-family residences, the view that they will have of the subject property will be of a high-quality health care building that has a

quality design consistent with that of buildings located in the neighborhood with a roof-line and roof design that is typical for the area. This view, while different than what is currently in place, will be one that is fairly similar to that of similar developments located in the greater Seacoast area.

Use:

The subject property is currently improved with a 7,309 square foot, good condition, two-story, professional office building that was constructed in 2011. There is an adjacent supporting asphalt parking lot, grass and landscaped areas, a dog run area, raised planting beds, a gazebo, storage sheds, two pickleball courts, workout stations, walking paths and a small parking area located off of Kingston Road. The proposed new health care building will be a much larger 199,568 square foot, two and three-story building with a large lower-level parking garage. The use of the subject's building is very similar to the three smaller health care buildings that area currently located within the RiverWoods of Exeter development. These buildings all contain a combination of assisted living, enhanced assisted living and skilled nursing beds. The exterior areas are somewhat similar with drop-off and parking areas along with walk-way and landscaped areas on to the exterior of the buildings. The health care/assisted living use will be consistent with what typically is found in similar retirement communities located throughout the Seacoast area of New Hampshire.

5. *Specific Standards – Variances:*

The applicant is requesting a Variance from the following – Exeter Zoning Ordinance which allows for a maximum building height of 35' and the applicant is requesting a building height of 46'. I spoke with Janet Whitten, the Exeter Assessor, to see if there are any other three-story assisted living buildings located in Exeter from which a building height comparison could be made. Ms. Whitten stated that there are no other three-story assisted living developments located in Exeter. She did state that she is generally aware of the proposal being made by RiverWoods of Exeter. She stated that the existing RiverWoods of Exeter has not had a negative impact on the surrounding values and that the proposed three-story expanded development also wouldn't have a negative impact on the surrounding values. The appraiser has searched for comparable assisted living properties that had constructed a similar larger three-story assisted living building in an area of residential development and found only a few good comparables. In the assisted living marketplace, most of these developments are one-story buildings as stairs are discouraged and one-level living is generally preferred. However, there is one three and four-story assisted living development (RiverWoods Durham) and two three-story assisted living developments (Langdon Place & Silver Square) located in Dover that can be used as good comparisons for the proposed subject property. RiverWoods Durham is a fairly new (Circa 2018) health center and assisted living development that has three and four-story buildings located on 14 & 20 Stone Quarry Drive in Durham. This 350,000 square foot development is located near the intersection of Route 4 and Route 108 in an area that is a mixture of light industrial, office and single-family homes. There are several single-family homes that have a good distant view of the RiverWoods Durham development. According to Jim Rice, the Durham Assessor, there has not been any diminution of value of any of the surrounding properties because of their view of these three and four-story buildings. Mr. Rice also stated that there has not been any tax abatements filed by any of the neighboring property owners claiming a loss in value because of their proximity to this large development. In Dover, the Langdon Place of Dover development, a 107,000 square foot assisted living facility, was constructed in 1997. This facility is located in an area that is otherwise dominated by single-family

residences. The Residence at Silver Square is a 68,000 square foot assisted living facility that was constructed in 2017. This facility is located in a mixed-use area with commercial development located to the front of the property with several residential properties located to the side and rear of the property. In both of these Dover cases, there are several single-family homes that have obstructed views of these larger three-story assisted living buildings. I spoke with Donna Langley, the Dover Assessor, to see if she has identified any diminution of value for the properties that surround these larger developments. In both cases, she stated that she can't identify any diminution of value and that there have not been any tax abatement requests filed by any of the owners of the surrounding properties because of their obstructed views of these three-story assisted living buildings. The appraiser has also conducted a search for market data that would support the argument that there has been a diminution of value experienced by any of the properties located near these taller assisted living developments and found none.

The applicant is also requesting a Variance from the following: Article 6.1.2 D - General Standards: All Elderly Congregate Health Care Facilities Shall Conform to the following standards: "A landscaped buffer area having a minimum depth of one hundred feet (100') shall be provided between any proposed structure and the perimeter of the property in order to provide an adequate division or transition from abutting uses." The purpose of this supplementary use regulation is to ensure compliance with local planning standards, land use policies, good building design and other requirements consistent with promoting the public health, safety and general welfare of the inhabitants of Exeter. This requirement would typically be a Site Plan Review issue but the applicant is requesting ZBA relief as the proposed building will encroach upon the western and eastern portions of the required 100' buffer area from the property sidelines. It is noted that the subject's proposed building is not located within the 100' buffer area but some of the drive and parking areas are. The relief proposed for the western boundary ranges from 51'8" to 54'3" to allow for the location of the rear drive area. This area faces and abuts a large conservation parcel of land and a walking trail. The relief proposed for the eastern boundary ranges from 17'6" to 62'3" to allow for the location of the relocation of White Oak Drive and the installation of a 28-space surface parking lot. This area faces and abuts a large single-family development with a large paddock area and an elongated wetland area that itself is an informal buffer area.

In order to opine on this requested relief a certain amount of common sense must be applied as there are no exactly comparable comparisons in the marketplace. Therefore, more of a global prospective must be applied to the subject's proposed relief. It is noted that the existing White Oak Drive is located within this 100' buffer area. The proposed re-working of the road and drive areas largely results in the relocation of this 100' buffer area encroachment. It was previously noted that there is an existing wooded area located to the west of the proposed building and the immediate abutter is conservation land that is restricted from development. The buffer area to the east of the proposed development is adjacent to an elongated wetland area, located on and off of the subject property, that acts as a natural buffer. The existing tree screening and existing natural wetland area provide a reasonable area to transition from the subject's proposed development through a natural undisturbed area to the abutting properties. The views of the subject property from these abutting properties will change but not to the extent that the general character of the area will dramatically change. Additionally, the design of the proposed building will be a modern colonial structure with asphalt shingled pitched roof areas. While the subject's building will be most visible from the intersection of Kingston Road and White Oak Drive, the

RiverWoods of Exeter has a long history of constructing high-quality, well-designed modern structures. It would be reasonable to assume that the proposed building, based upon the provided site plans, building plans and elevation plans, would be more of the same making any obstructed views of this building one that continues the high-quality, well-designed modern theme. In most instances, where a new modern high-quality building is constructed in an area that contains buildings (no matter what the use) of some lesser quality or older age than the proposed building, that the new development results in enhancing the value of the surrounding properties. Given all of these factors, and considering the size of the request, it would be reasonable to conclude that the granting of this variance would not be detrimental to the neighboring properties.

It is my opinion that granting the requested variances for the subject property to be improved with a new, high-quality, two and three-story health center building as proposed would not result in the diminution in value of the abutting property values in the immediate vicinity of the subject property and the proposed subject property would not change the characteristics of the neighborhood. In fact, the addition of the proposed subject property will add a new high-quality modern health care structure to the neighborhood that very well could enhance the value of the surrounding properties.

Respectively submitted,



Brian W. White, MAI, SRA NHC#-52

SCOPE OF THE APPRAISAL

The Scope of the Appraisal is defined as “the extent of the process of collecting and reporting data”.

Appraisal Problem:

The subject property is made up of several abutting parcels of land located on White Oak Drive in Exeter, New Hampshire (Map 80, Lot 18; Map 98, Lot 37E; Map 98, Lot 37 & Map 97, Lot 44). The proposed health care building will be located on the portion of the property located near the intersection of Kingston Road and White Oak Drive in Exeter, New Hampshire. This area of the property is currently improved with a 7,309 square foot, two-story, office building. This building will be demolished and it will be replaced with a 120-unit, 199,568-square foot two-and three-story health care building. The building will have a 57,990 square foot footprint and a lower-level parking garage with 70 parking spaces. The health care building will contain 28 assisted living units, 54 assisted living 2 units, 24 memory support units and 20 skilled units. The surrounding areas will contain drive, parking and landscaped areas along with a combination of existing wooded areas and new plantings.

The proposed building will have a building height of 46’ which exceeds the 35’ maximum in the R-1 zone. The front of the building will also slightly encroach on the required 100’ buffer area that is required in the R-1 zone. This opinion letter will examine the marketplace to determine if there is any data or factors that indicate that if the requested variances are granted allowing the subject’s proposed health care development that there would be a diminution in the values of the neighboring properties. The analysis included examining market sales data along with surveying several assessors of Seacoast area cities and towns to obtain their findings from similar developments.

Intended Use of the Appraisal:

The intended use of this opinion letter is to assist in determining if there would be any diminution in the values of the properties that surround the proposed subject property.

Intended User of the Appraisal:

This appraisal report was prepared for the exclusive use of the Exeter Zoning Board of Adjustment and Planning Board. This report is not intended for any other use. Any use of this appraisal by any other person or entity, or any reliance or decisions based on this appraisal, are the sole risk of the third party. White Appraisal accepts no responsibility for damages suffered by any third party as a result of reliance on, decisions made, or actions taken based on this report.

Property Inspection:

In this appraisal assignment the collection process began with obtaining data on the subject property. Initially, this was done by gathering recorded information on the subject property as follows:

1. A copy of the current tax assessment card was obtained from the Town of Exeter Assessor’s Office.
2. Municipal data (zoning map and zoning regulations) was gathered which addresses the current zoning of the subject property.
3. Copies of the current deed for the subject property was obtained from the registry along with copies of any pertinent older deeds, easements, or recorded site plans. The

appraiser has been provided with several site plans along with a copy of the Memorandum for the Variance Application.

4. The exterior areas of the subject property were viewed by Brian W. White on February 8, 2024.
5. The description of the subject's existing and proposed development is based on information from site plans prepared by Altus Engineering and Woodbury & Company and building plans prepared by AG Architecture, and the appraiser's physical inspection of the subject property.
6. The appraiser has familiarized himself with the Variance Request that the Applicant is requesting in order to accommodate the proposed health care development.

Data Research:

Market data utilized in this report has been collected to support the appraiser's findings. Comparable sales have been identified by researching sales data published by various Multiple Listing Services, and the local municipality. These transactions have been studied and all pertinent data confirmed by checking the recorded deeds and/or by contacting a party directly involved in the sales transaction. Real Estate Brokers, property owners, and other individuals who are knowledgeable with the marketplace have been contacted in order to obtain additional comparable data regarding current asking prices, pending sales, or leases of similar properties. The transactions deemed most meaningful to this opinion letter have been utilized.

Analyses Undertaken:

This appraisal utilized sales of properties located in the Seacoast area that may have been impacted by their proximity to the proposed two and three-story health care development. Several local Seacoast area assessors were surveyed to obtain information on any similar studies that they may have conducted and to obtain their opinion of the matter.

Reporting:

The content of this opinion letter is prepared based on the requirements defined by Standard 2 of the Uniform Standards of Professional Appraisal Practice (2024-2024 USPAP), effective January 1, 2024, through December 31, 2025. The level of reporting is consistent with a Restricted Appraisal Report format.



CERTIFICATION

I do hereby certify that, except as otherwise noted in this report:

1. the statements of fact contained in this report are true and correct;
2. the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions and conclusions;
3. I have no present or prospective interest in the property which is the subject of this report and I have no personal interest or bias with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. my engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
7. my analysis, opinions, and conclusions, were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice;
8. Brian W. White, MAI, SRA has made a personal inspection of the property that is the subject of this report;
9. no one has provided significant real property appraisal assistance to the persons signing this certification;
10. I have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment;
11. the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute;
12. the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
13. As of the date of this report, Brian W. White, MAI, SRA, has completed the continuing education program for Designated Members of the Appraisal Institute.

Respectively submitted,



Brian W. White, MAI, SRA NHCG-#52

Qualifications of the Appraiser

Brian W. White, MAI, SRA

Professional Designations:

Member, Appraisal Institute (**MAI**) – Awarded by the Appraisal Institute. MAI #9104
Senior Residential Appraiser (**SRA**)

Employment:

1989 to Present White Appraisal – Dover, NH
President – Senior Appraiser
Owner of White Appraisal, a commercial and residential
real estate appraisal firm. Complete appraisals on all
types of commercial and residential properties.
Consulting.

1988 Finlay Appraisal Services – Portsmouth, NH
Senior Vice President/Chief Operations Officer
Oversaw the operation of four appraisal offices. Completed commercial
and residential appraisals on all types of properties.

1985 Finlay Appraisal Services – Portsmouth, NH
and Appraisal Services Manager – South Portland, ME. Completed
commercial and residential appraisals on all types of properties.

Education:

Mitchell College

Associate of Arts, Liberal Studies

University of Southern Maine

Bachelors of Science, Business Administration

Bus 022 Real Estate Law

Bus 023 Real Estate Practice

Bus 025 Real Estate Valuation

American Institute of Real Estate Appraisers

1A-1 Real Estate Appraisal Principles

1A-2 Basic Valuation Procedures

1B-A Cap. Theory and Technique (A)

1B-B Cap. Theory and Technique (B)

2-3 Standards of Pro. Practice

2-4 Exam #7 Industrial Valuation

Society of Real Estate Appraisers

101 Intro. To Appraising Real Property

102 Applied Residential Property Valuation

201 Prin. Of Income Property Appraising

202 Applied Income Property Valuation

Recent Appraisal Institute Classes:

Introduction to Appraising Green Buildings – 2011

USPAP Update - 2013

USPAP Update - 2015

Introduction to Land Valuation - 2016

USPAP Update- 2017

Education (Continued):

USPAP Update- 2019
Business Practices & Ethics- 2021
USPAP 2022/2023 Update- 2021
Marshall & Swift Valuation – Commercial Construction Costs - 2023

Recent Seminars:

Commercial Real Estate Roundtable – 2019
Appraiser Essentials with CRS and Green Fields – 2019
Land Development & Residential Building Costs – 2019
Myths in Appraiser Liability – 2019
Appraising in Uncertain Times – 2019
Market Trends in NH Real Estate – 2020
Appraising Commercial Properties during a Pandemic – 2020
Defining the Appraisal Problem: Sleuthing for the Approaches to Value- 2021
Forest Valuation- 2021
Appraiser Essentials Paragon MLS- 2021
Residential Building Systems- 2021
2021-2022 NH Market Insights- 2021
Implications for Appraisers of Conservation Easement Appraisals- 2022
NH's Housing Market & Covid: What a Long, Strange Road It's Been!- 2022
Current Residential & Commercial Valuation Concerns- 2022
Commercial Real Estate Markets in Turbulent Times- 2023
NH in a Time of Virus: Are We in Recovery? An Economist's View- 2023
Dealing with Atypical Properties or Assignment Conditions- 2023
15 Takeaways from Your Colleagues Legal Misfortunes- 2023

Appointments:

Board of Directors – New Hampshire Chapter of the Appraisal
Institute - 1991 to 1993; 2000 to 2010 and 2015-2018
Vice President – NH/VT Chapter of the Appraisal Institute – 2011-2012, 2019 & 2024
President – New Hampshire Chapter of the Appraisal Institute – 2013 & 2014

Experience:

Review Chairperson – New Hampshire Chapter of the Appraisal
Institute – 1994 to 2010

Licenses:

N.H. Certified General Appraiser #NHCG -52, Expires 4/30/2025

Partial List of Clients:

Banks:

Androscoggin Bank
Granite Bank
Federal Savings Bank
Sovereign Bank
Eastern Bank
Century Bank
TD Bank
Kennebunk Savings Bank
Northeast Federal Credit Union
Profile Bank
Peoples United Bank
Key Bank
Optima Bank and Trust
Provident Bank

Attorneys:

John Colliander
Karyn Forbes
Michael Donahue
Richard Krans
Simone Massy
Samuel Reid
Daniel Schwartz
Robert Shaines
William Shaheen
Steve Soloman
Gerald Giles
Ralph Woodman
Gayle Braley
Fred Forman

Others:

City of Dover
Town of Durham
University of New Hampshire
Wentworth-Douglass
The Homemakers
Strafford Health Alliance
Goss International
Chad Kageleiry
Gary Levy
Stan Robbins
Daniel Philbrick
Keith Frizzell
Chuck Cressy
John Proulx

State of New Hampshire



Real Estate Appraisers Board

Authorized as
Certified General Appraiser

Issued To
BRIAN W WHITE

License Number: NHCG-52

Active

Issue Date: 01/01/1992

Expiration Date: 04/30/2025

ADDENDA

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PHOTOGRAPHS OF THE SUBJECT PROPERTY



Street Scene - Front of the Subject Property
Looking West on Kingston Road - (2/24)



Street Scene - Front of the Subject Property
Looking East on Kingston Road - (2/24)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property – Existing Front Wooded Area
Looking North from Kingston Road - (2/24)



Subject Property – Front of Property and Area Proposed for Additional Screening
Looking North from Kingston Road - (2/24)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property – Front of Property and Existing Drive/Recreation Area
Looking Northwest from Kingston Road - (2/24)



Subject Property – Front of Property and Existing Wooded Area
Looking Northwest from intersection of Kingston Road & White Oak Drive - (2/24)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Distant view of the Subject Property
Looking Northwest from 64 Kingston Road - (2/24)



Distant view of the Subject Property
Looking Northeast from Kingston Road - (2/24)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Street Scene - Front of the Subject Property
Looking South on White Oak Drive - (2/24)



Street Scene - Front of the Subject Property
Looking North on White Oak Drive - (2/24)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property – Paved Drive & Office Building
Looking West from White Oak Drive - (2/24)



Subject Property – 67 Kingston Road – Septic Field Area
Looking West toward Building Area - (2/24)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property – View of Recreation Area & Neighboring Properties
Looking Southwest – (2/24)



Subject Property – View of Recreation Parking Area & Neighboring Properties
Looking South – (2/24)

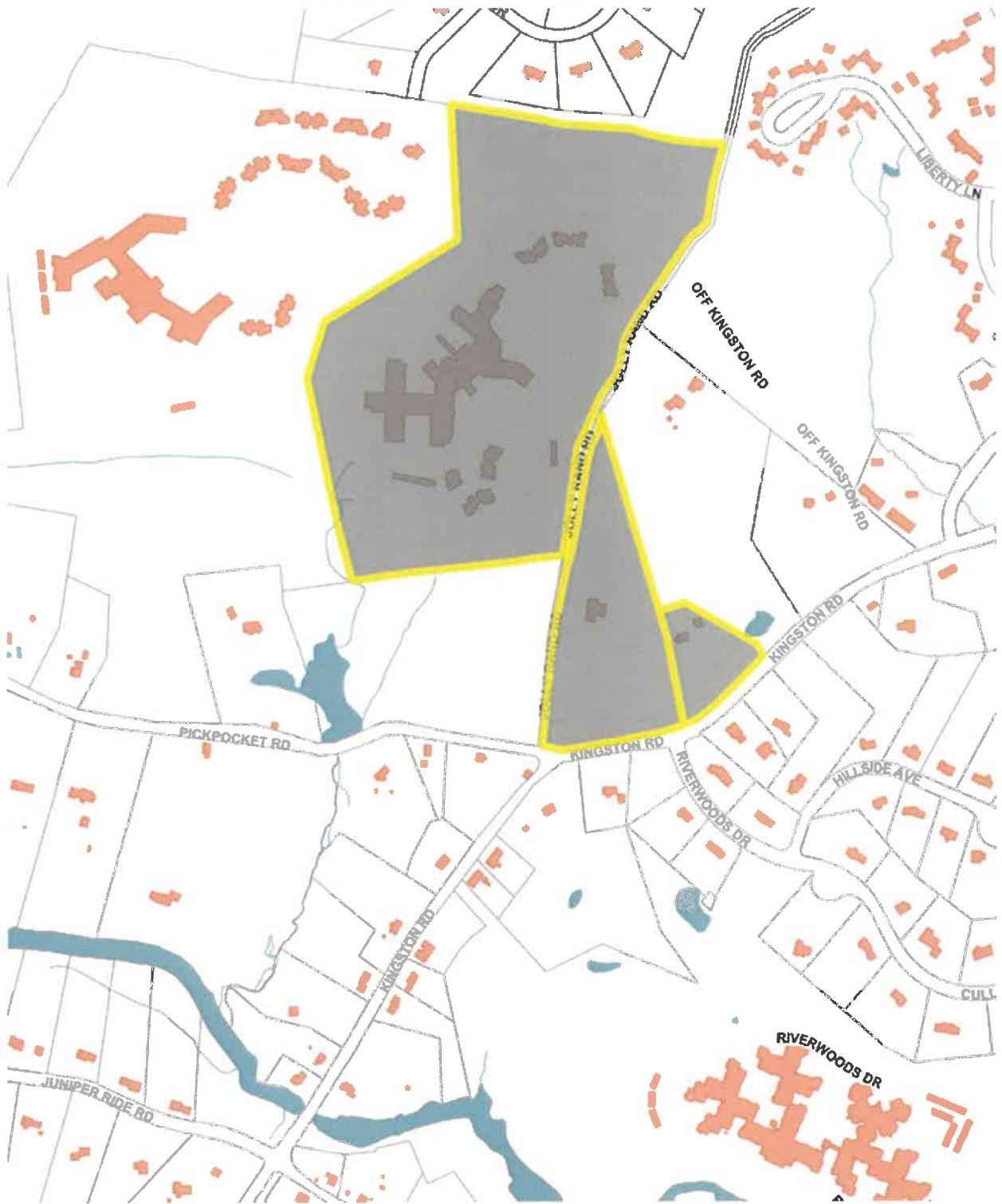
AERIAL VIEW



AERIAL VIEW



ASSESSOR'S MAP



FLOOD MAP

InterFlood by a la mode

Prepared for: White Appraisal
 6 White Oak Dr
 Exeter, NH 03833-5316



MAP DATA

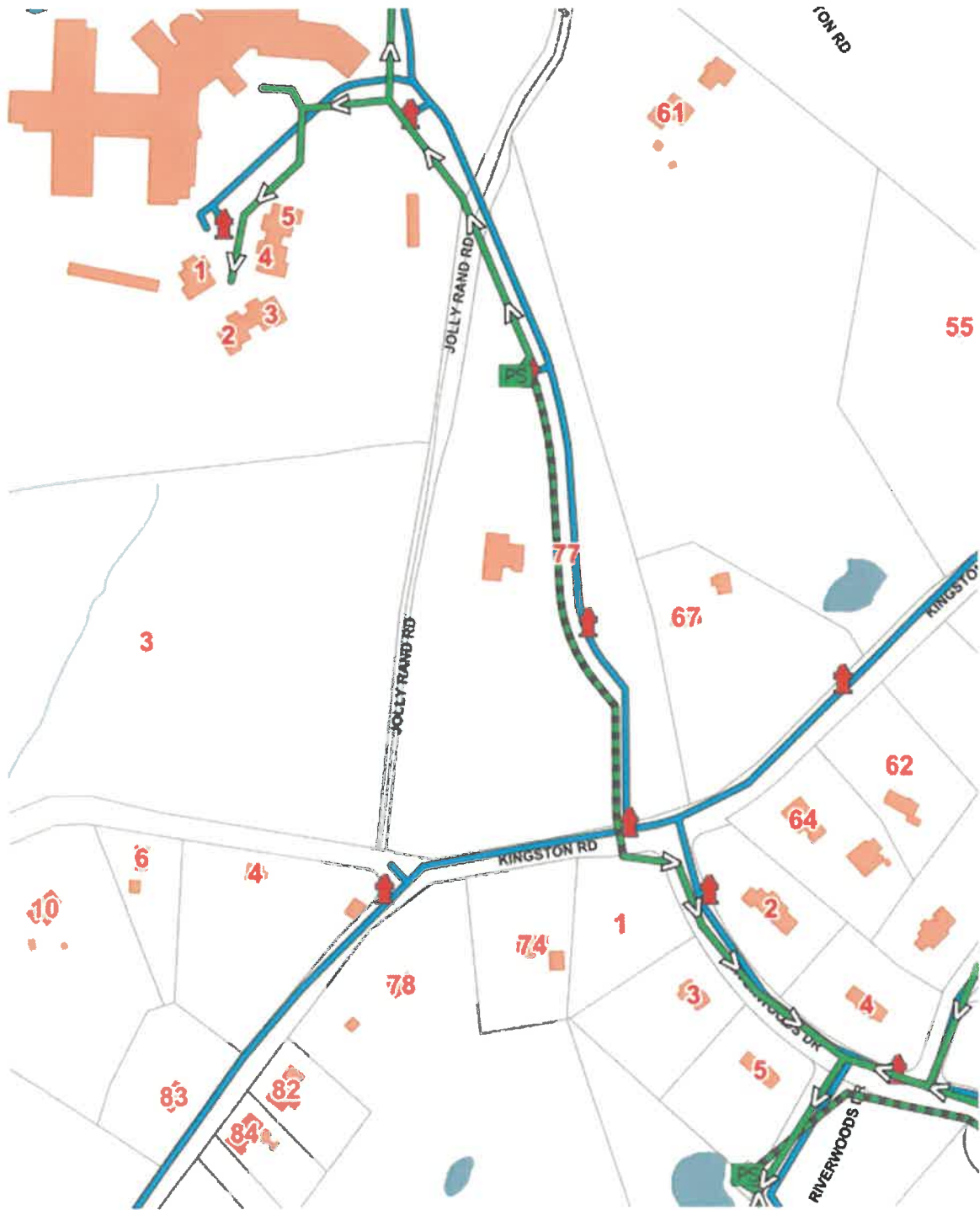
FEMA Special Flood Hazard Area: No
 Map Number: 33015C0401E
 Zone: X
 Map Date: May 17, 2005
 FIPS: 33015

MAP LEGEND

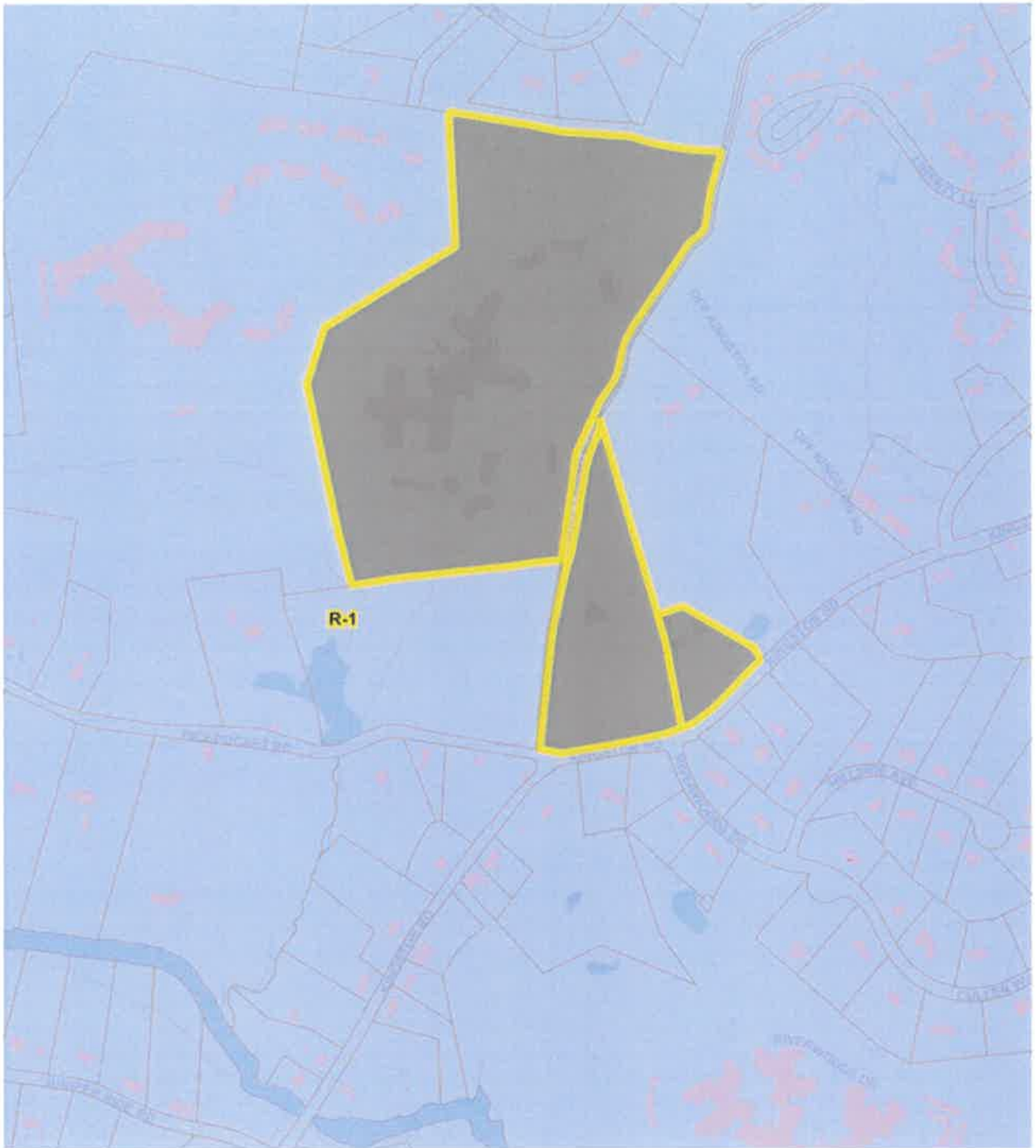
- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

Powered by CoreLogic®

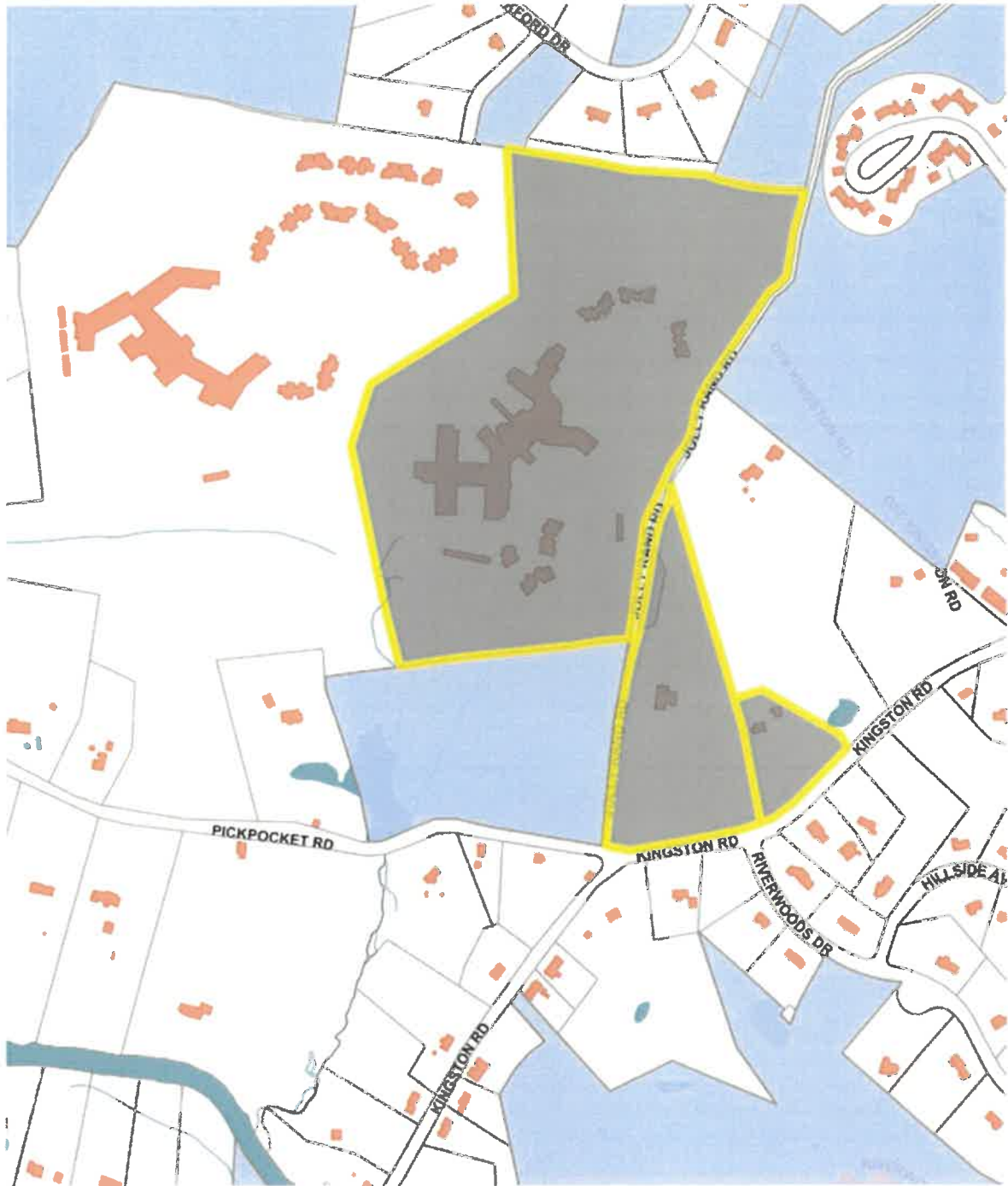
WATER & SEWER SYSTEM MAP



ZONING MAP



CONSERVATION AREAS

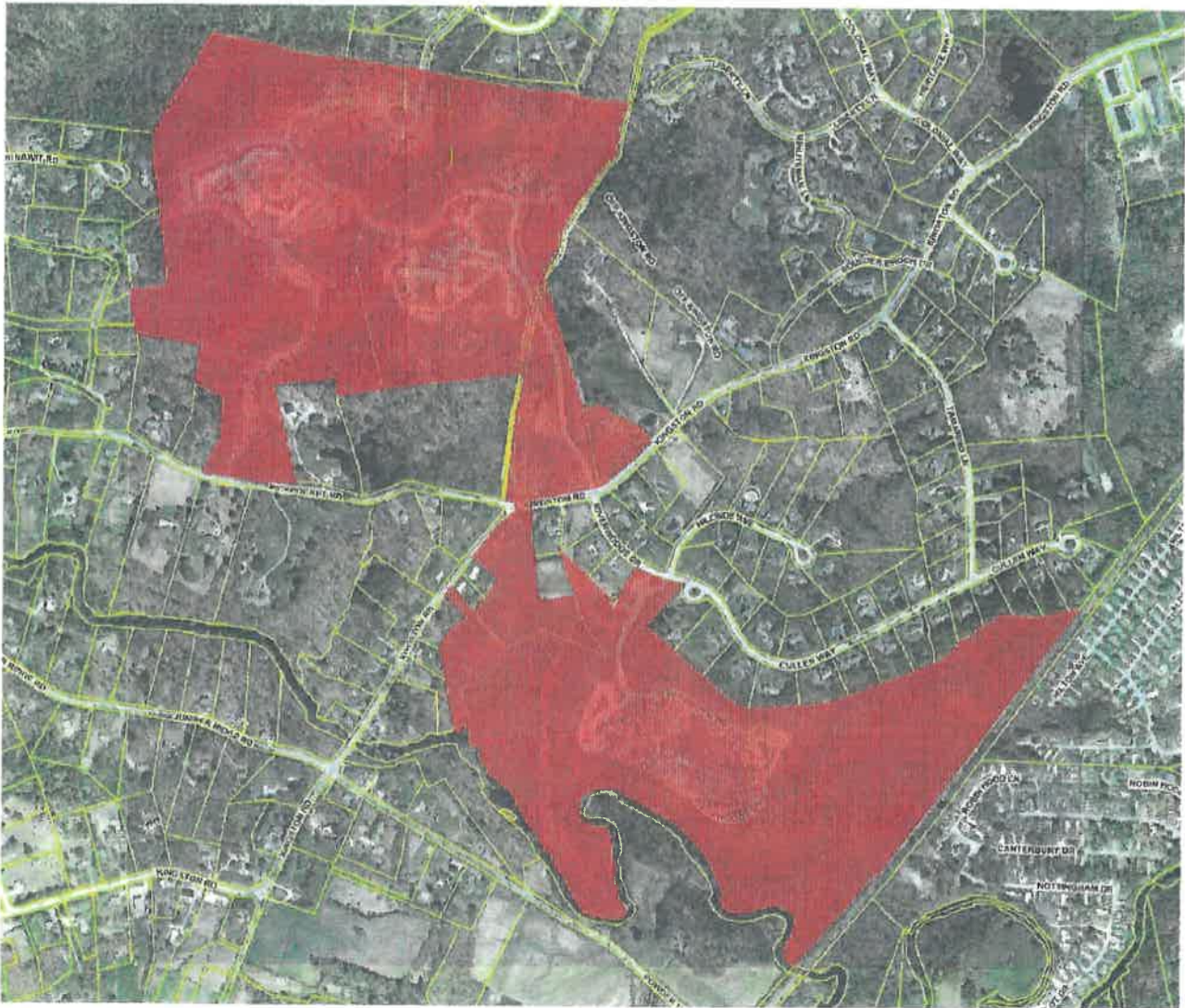


SITE PLANS



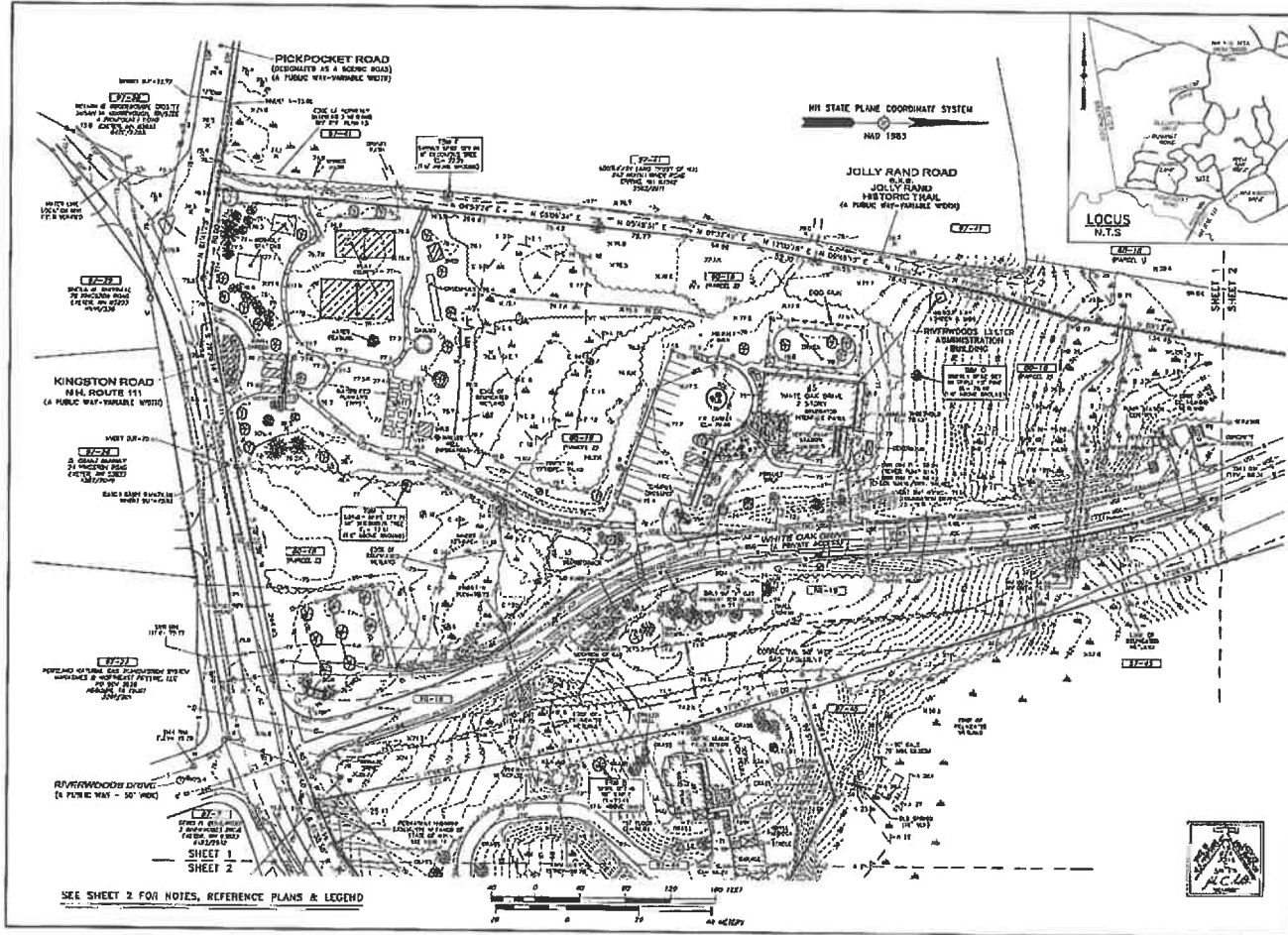
RiverWoods Exeter - Consolidated Properties





RiverWoods Exeter - Consolidated Properties





JVA
JONES VANDERKAM & ASSOCIATES, P.C.
101 WATFORD WAY, SUITE B
NEWTON, N.H. 03601-7076
603-438-3197
JOB NO. 23-20016
PLAN NO. 23-2018

ALTUS
ENGINEERING INC.
331 Chest Drive Portsmouth, NH 03801
603-438-5247 Fax: 603-438-5249

ENGINEERING DESIGN
DATE: **SEPTEMBER 11, 2023**

DESIGNED BY: **JVA**
CHECKED BY: **JVA**
DATE: **09/11/23**

APPROVED BY: **JVA**
DATE: **09/11/23**

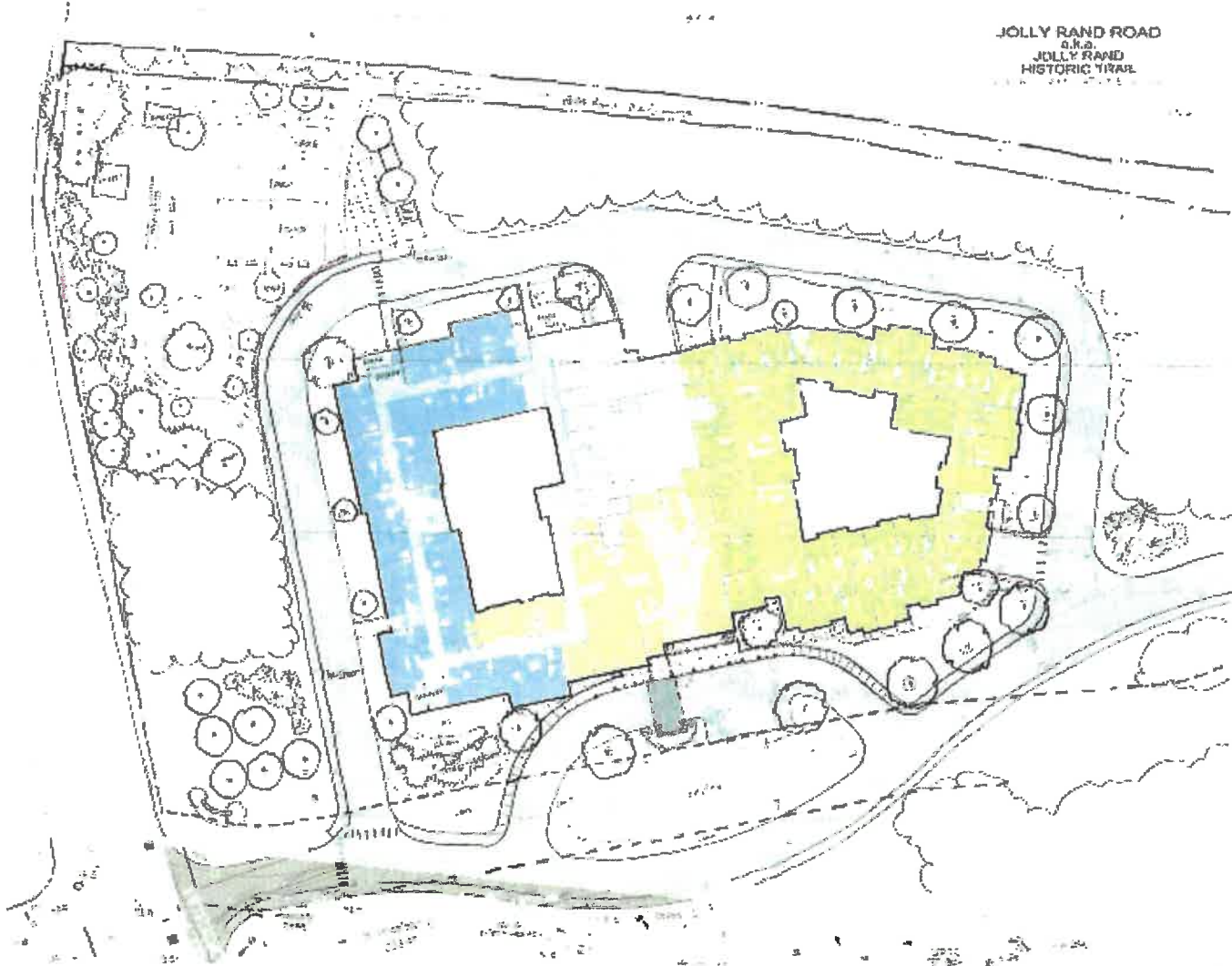
OWNER/APPPLICANT:
THE RIVERWOODS COMPANY
AT EXETER, NEW HAMPSHIRE
5 WHITE OAK DRIVE
EXETER, N.H. 03833
ASSESSOR'S PARCELS
80-18 & 87-44

PROJECT:
PROPOSED SITE REDEVELOPMENT PLANS
5 WHITE OAK DRIVE
EXETER, NH 03833
ASSESSOR'S PARCEL
80-18
87 KINGSTON ROAD
EXETER, NH 03833
ASSESSOR'S PARCEL
87-44

PLAN:
LIMITED EXISTING CONDITIONS PLAN

SHEET NUMBER:
1 OF 2

JOLLY RAND ROAD
a.k.a.
JOLLY RAND
HISTORIC TRAIL



Project Name
LANDSCAPE PLAN
JOLLY RAND ROAD



L-1



Proposed Planting Schedule

Plant	Quantity	Planting Date	Planting Location
Plant 1	10	2024-03-15	Area A
Plant 2	20	2024-03-15	Area B
Plant 3	15	2024-03-15	Area C
Plant 4	30	2024-03-15	Area D
Plant 5	25	2024-03-15	Area E
Plant 6	18	2024-03-15	Area F
Plant 7	12	2024-03-15	Area G
Plant 8	8	2024-03-15	Area H
Plant 9	6	2024-03-15	Area I
Plant 10	4	2024-03-15	Area J



RiverWoods Supportive Living Center
CONCEPTUAL LANDSCAPE PLAN
 White Oak Drive Center, New Hampshire

Plant 1	10	2024-03-15	Area A
Plant 2	20	2024-03-15	Area B
Plant 3	15	2024-03-15	Area C
Plant 4	30	2024-03-15	Area D
Plant 5	25	2024-03-15	Area E
Plant 6	18	2024-03-15	Area F
Plant 7	12	2024-03-15	Area G
Plant 8	8	2024-03-15	Area H
Plant 9	6	2024-03-15	Area I
Plant 10	4	2024-03-15	Area J





EXETER LN ELEVATION A



TIMBER LN ELEVATION B

EXTERIOR ELEVATION GENERAL NOTES

- 1. REFER TO EXTERIOR ELEVATION GENERAL NOTES FOR ALL MATERIALS AND FINISHES.
- 2. ALL WINDOW UNITS TO BE SUPPLIED BY THE ARCHITECT.
- 3. ALL WINDOW UNITS TO BE SUPPLIED BY THE ARCHITECT.
- 4. ALL WINDOW UNITS TO BE SUPPLIED BY THE ARCHITECT.
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- 9. ALL WINDOW UNITS TO BE SUPPLIED BY THE ARCHITECT.
- 10. ALL WINDOW UNITS TO BE SUPPLIED BY THE ARCHITECT.

RiverWoods Exeter Healthcare
 Exeter, New Hampshire



ARCHITECTURE
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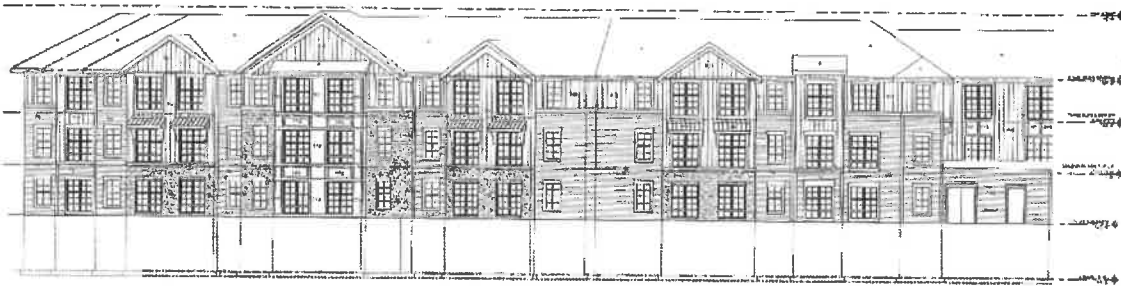


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1/8" EXTERIOR ELEVATIONS A500

BUILDING PLANS

EXTERIOR ELEVATION GENERAL NOTES
 1. THIS DRAWING IS A PART OF A PROJECT'S ARCHITECTURAL SET OF DRAWINGS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 4. SEE NOTES FOR MATERIALS AND FINISHES.
GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
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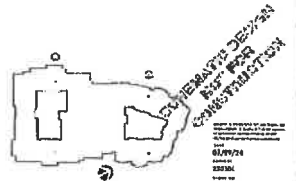


NO WEST ELEVATION



NE EAST ELEVATION

RiverWoods Exeter Healthcare
 Exeter, New Hampshire



1/8" EXTERIOR ELEVATIONS A501

EXTERIOR ELEVATION GENERAL NOTES
 1. ALL MATERIALS TO BE SHOWN ON THIS DRAWING TO BE USED UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS TO BE SHOWN ON THIS DRAWING TO BE USED UNLESS OTHERWISE NOTED.
 3. ALL MATERIALS TO BE SHOWN ON THIS DRAWING TO BE USED UNLESS OTHERWISE NOTED.
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 10. ALL MATERIALS TO BE SHOWN ON THIS DRAWING TO BE USED UNLESS OTHERWISE NOTED.

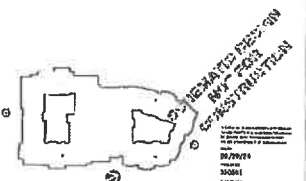


PECKPOCKET RD. ELEVATION



NORTHEAST ELEVATION

Riverwoods Exeter Healthcare
 Exeter, New Hampshire



1/8" EXTERIOR ELEVATIONS A504

FORECASTED PROPERTY VIEWS



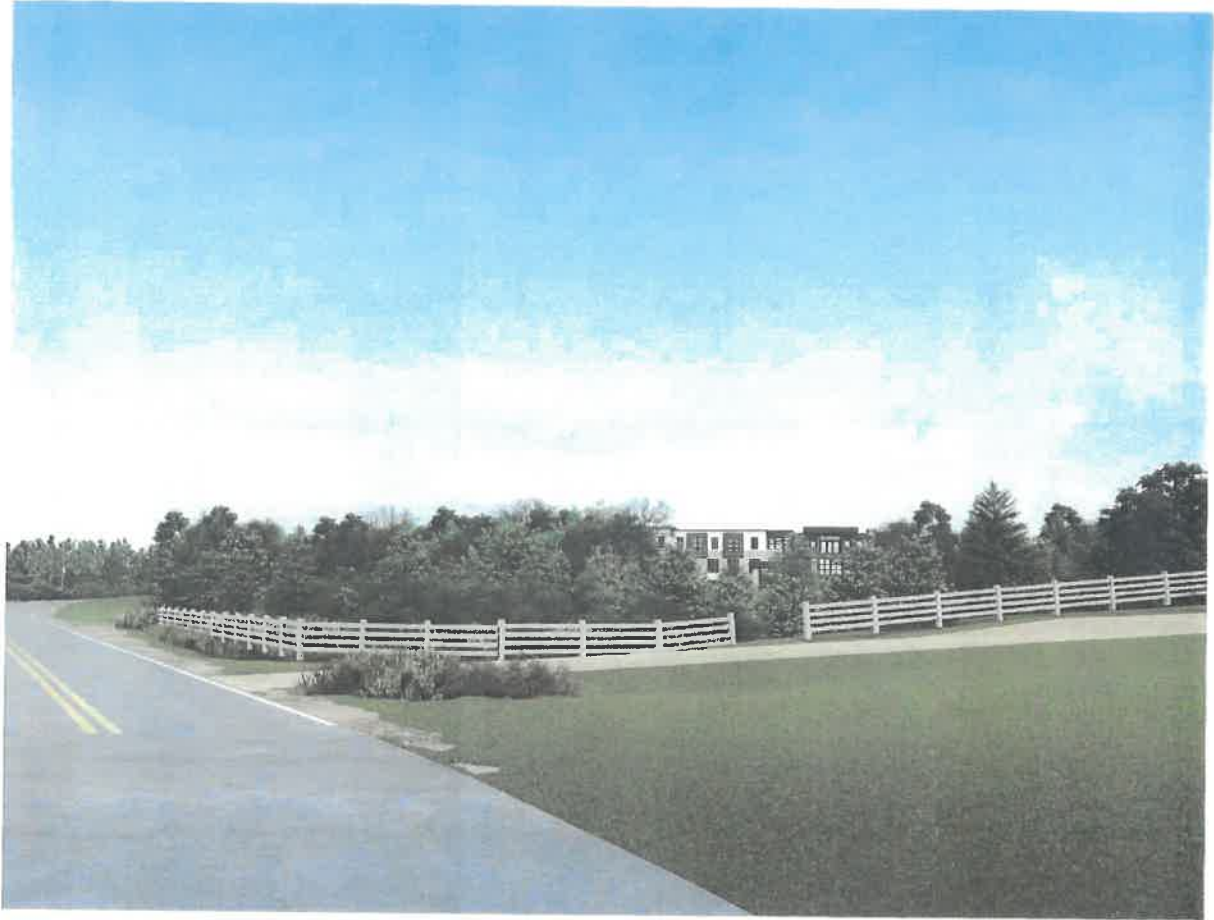












Return to:
MAIL
Daniel W. Jones, Esquire
129 Water Street, P.O. Box 526
Exeter, NH 03833

WARRANTY DEED

William H.M. Beckett, Trustee of the William H.M. Beckett Trust w/d April 8, 1989 of 18 Deer Meadow Road, Durham, Rockingham Strafford, State of New Hampshire, for consideration paid, grant to The Riverwoods Company at Exeter, New Hampshire a New Hampshire not for profit corporation, with WARRANTY covenants, the following described premises:

Two certain tracts or parcels of land, with the buildings and other improvements thereon, if any, situated in Exeter, County of Rockingham and the State of New Hampshire, bounded and described as follows:

Parcel One: A certain tract or parcel of land situated in said Exeter on the northerly side of Pickpocket Road, so-called, and shown as Parcel A on a certain Plan entitled "Subdivision of Land, Paul J. Holloway, Jr., Pickpocket Road, County of Rockingham, Exeter, New Hampshire" dated October 1978, and being more particularly bounded and described as follows:

Beginning at a point on the northerly sideline of said Pickpocket Road and which point is the most southerly corner of the within described premises and which point is also at the southwesterly corner of land now owned by Beckett as shown on said Plan and running North 70° 51' West along the northerly sideline of said Pickpocket Road 252 feet to a point; thence turning and running North 21° 26' East along other land now or formerly of Holloway 237 feet to a point; thence turning and running along a slight curve to the left having a radius of 225 feet a distance of 41.6 feet to a point; thence running North 10° 50' East still along other land now or formerly of said Holloway 869 feet to a point; thence turning and running South 79° 46' East along land of said Holloway 487 feet to a point; thence running South 75° 40' East along land of said Holloway, 1,268 feet to a point on the westerly side of the "Old Road to Barker's" as shown on said Plan; thence turning and running south 40° 40' West along said "Old Road to Barker's" 215 feet to a point; thence running South 24° 55' West along said "Old Road to Barker's" 429 feet to a point at the northerly sideline of land now or formerly of Kimball as shown on said Plan; thence turning and running North 76° 13' West along a stone wall 87 feet to a point; thence running North 82° 17' West along said stone wall 138 feet to a point; thence running North 79° 27' West along said stone wall 353 feet to a point; thence running North 81° 56' West partly along the said stone wall and partly along a fence as shown on said Plan 448 feet to a point; thence running North 76° 12' West along said fence 21 feet to a point on the easterly bound of said Beckett land as shown on said Plan; the last five courses being all along the northerly bound of said Kimball land as shown on said Plan; thence turning and running North 10° 14' East along the easterly bound of said Beckett land 105 feet to a point; thence turning and running North 79° 46' 29" West along the northerly bound of said Beckett land 375 feet to a point; thence turning and running South 2° 38' 31" West along the westerly bound of land of said Beckett as shown on said Plan 586.55 feet to the point of beginning; said premises containing 25.9 acres as shown on said Plan.

Together with all right, title and interest, if any, I may have in and unto the "Old Road to Barker's" as shown on said Plan and to the extent that it is adjacent to or abuts upon the easterly bound of the premises hereinabove conveyed.

Being the same premises conveyed by Warranty Deed from Paul J. Holloway to William H.M. Beckett and Sally W. Beckett dated March 9, 1979 recorded in the Rockingham County Registry of Deeds as Book 2334, Page 0460. Sally W. Beckett having died on October 19, 1995, see Rockingham County Probate Court, Docket No. 1996-0006.

Parcel Two: Also a certain tract or parcel of land situated in said Exeter on the northerly side of Kingston Road (Route 111), being shown as Lot 1 on a plan entitled "Subdivision of Land for Dorothy G. Ham in Exeter, N.H." dated July 1978, revised April 1979 and September 1979, by Parker Survey

059066
2002 OCT -9 AM 10:28
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Assoc., Inc., which plan is recorded in Rockingham County Registry of Deeds and bounded and described as follows:

Beginning at the southeasterly corner of the premises at a point on the northerly side of Kingston Road at lot 2 as shown on said plan; thence running South 66° 28' 10" West along the northerly side of Kingston Road a distance of 58.57 feet to a point; thence turning and running South 79° 00' 40" West along the northerly side of Kingston Road a distance of 244.41 feet to an iron pipe at land now or formerly of Peter Corson; thence turning and running North 00° 53' 40" West along said Corson land a distance of 764.76 feet to a drill hole in a large boulder; thence turning and running South 78° 30' 40" West along said Corson land a distance of 122.76 feet to an iron pipe in a stone wall at land of Beckett; thence turning and running North 09° 43' 30" East along said stone wall and along said Beckett land a distance of 134.18 feet to a drill hole; thence turning and running North 09° 00' 00" East along said stone wall and along said Beckett land a distance of 178.61 feet to a drill hole; thence turning and running North 13° 44' 20" East along said stone wall and along said Beckett land a distance of 75.28 feet to a drill hole; thence turning and running North 22° 18' 40" East along said stone wall and along said Beckett land a distance of 72.07 feet to a drill hole; thence turning and running North 04° 13' 20" East along said stone wall and along said Beckett land a distance of 60.98 feet to a drill hole in a boulder at lot 2 as shown on said plan; thence turning and running South 16° 57' 40" East along lot 2 a distance of 891.36 feet to an iron pin ten feet easterly of an apple tree; thence turning and running South 11° 19' 20" East still along said lot 2 a distance of 333.41 feet to the point of beginning.

Together with all of Grantor's right, title and interest, if any, in and to that portion of the "Old Road" which abuts the westerly boundary of the above-described premises as shown on said plan.

Being the same premises conveyed by Warranty Deed of Dorothy G. Ham to Sally W. Beckett dated June 27, 1980 recorded in the Rockingham County Registry of Deeds as Book 2366, Page 1711. Sally W. Beckett having died on October 19, 1995, see Rockingham County Probate Court, Docket No. 1996-0006.

See also Warranty Deed from William H.M. Beckett to William H.M. Beckett, Trustee of the William H.M. Beckett Trust w/d April 8, 1989 dated May 28, 1997 recorded in the Rockingham County Registry of Deeds as Book 3216, Page 2158.

The undersigned trustee has full and absolute power in said trust agreement, among other powers, to borrow money and to convey any interest in real estate and improvements thereon held in the Trust, and no lender, purchaser or third party is bound to inquire whether the trustee has said power, or is properly exercising said power, or to see to the application of any funds borrowed by the Trust or of any funds paid to the trustee as a result of a borrowing by the Trust or of a conveyance from the Trust.

WITNESS my hand this 9th day of October, 2002.

William H.M. Beckett Trust w/d April 8, 1989

[Signature]
William H.M. Beckett, Trustee

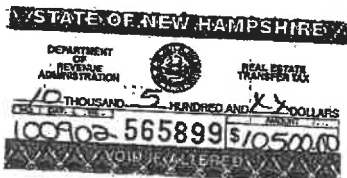
State of New Hampshire
County of Rockingham

The foregoing instrument was acknowledged before me this 9 day of Oct 2002, by William H.M. Beckett, Trustee of the William H.M. Beckett Trust w/d April 8, 1989.

[Signature]
Justice of the Peace/Notary Public
My Commission Expires:

DANIEL W. JONES
Notary Public - New Hampshire
My Commission Expires January 28, 2003

A:\RiverWoods\WARRDEED.WPD



LCHIP	ROA407368	25.00
TRANSFER TAX	RO078631	7,425.00
RECORDING		14.00
SURCHARGE		2.00



Return to:
Donahue Tucker & Ciandella, PLLC
PO Box 630
Exeter, NH 03833

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **HARRY R. DUFFIN**, widowed, of 67 Kingston Road, Exeter, New Hampshire 03848, for consideration paid, grants to **THE RIVERWOODS COMPANY, AT EXETER, NEW HAMPSHIRE**, a New Hampshire non-profit corporation, having an address of 5 White Oak Drive, Exeter, New Hampshire 03833, with **WARRANTY COVENANTS**, the following described premises:

A certain tract or parcel of land together with the buildings and improvements thereon located in the Town of Exeter, County of Rockingham and State of New Hampshire now known as 67 Kingston Road, so-called, shown as Lot #1 on a certain plan entitled "Limited Subdivision for Gary Raymond & Laurie Tobin-Raymond in Exeter, N.H." dated December 1985, Revised March 1986, by Parker Survey Assoc., Inc. (the "Plan"), as recorded at the Rockingham County Registry of Deeds as Plan #D-14911. Said parcel being more particularly bounded and described according to said plan as follows:

Beginning at a point at a set iron pin at Kingston Road and land now or formerly of Beckett; thence running along said Beckett land North 11° 19' 20" West, a distance of 333.41 feet to a set iron pin; then continuing in the same course, a distance of 110 feet to an iron pin set at Lot #2 as shown on said Plan; thence turning and running along said Lot #2 in the following three courses and distances: North 73° 02' 16" East, a distance of 100 feet to an iron pin set; thence turning and running South 60° 34' 23" East, a distance of 317.14 feet to an iron pin set; thence turning and running South 32° 42' 49" East, a distance of 50 feet to a set iron pin at Kingston Road; thence turning and running along said Kingston Road in the following three courses and distances: South 44° 32' 00" West a distance of 265 feet to a set tack in an apple tree; thence turning and running South 52° 26' 40" West, a distance of 91.69 feet to a set tack in an apple tree; thence turning and running South 66° 28' 10" West, a distance of 46.69 feet to a set iron pin (sic) at the point of beginning. Said parcel containing 2.26 acres, more or less.

Meaning and intending to describe and convey the same premises conveyed to Harry R. Duffin and Natasja Duffin by deed of Kimberly A. Lucas and Devin C. Lucas dated June 5, 2014 and recorded in the Rockingham County Registry of Deeds at Book 5536, Page 0150. Said Natasja Duffin died on December 27, 2016; see Certificate of Death to be recorded together herewith.

The within grantor does hereby release all rights of homestead and other interests therein.

EXECUTED this 1st day of May, 2018.

[Signature]
Witness

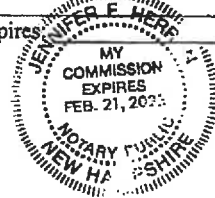
[Signature]
Harry R. Duffin

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

On this 1st day of May, 2018, before me, personally appeared Harry R. Duffin, known to me, or proven to me through satisfactory evidence of identification, to be the individual whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

(Affix Notarial Seal)

[Signature]
Notary Public/Justice of the Peace
Printed Name: _____
My Commission expires _____

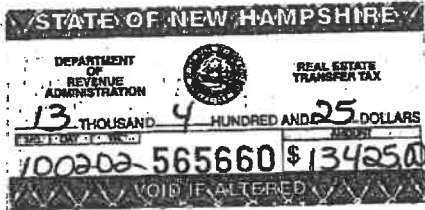


S:\RA-RL\RiverWoods Group\Purchase of 67 Kingston Road\Warranty Deed.docx

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

086331

2002 OCT -2 AM 8:56



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That we, Paul Scott Holloway, of 110 Wentworth Road, New Castle, New Hampshire and Debra Linn Holloway, of 2908 Carey Ave., Cheyenne, Wyoming, 82001 for consideration paid, grant to The RiverWoods Company, at Exeter, New Hampshire, a non-profit corporation with a principal place of business at 7 RiverWoods Drive, Exeter, County of Rockingham and State of New Hampshire, with WARRANTY covenants, the following described property:

A certain tract of land with any buildings thereon situated in Exeter, County of Rockingham and State of New Hampshire on the northeasterly side of Pickpocket Road, so-called, bounded and described as follows:

BEGINNING at a point on the northeasterly side of Pickpocket Road at the southeasterly corner of land of Paul Holloway, Jr. and the westerly corner of Parcel A on the plan hereinafter referred to; thence running northeasterly along said Holloway land Eight Hundred Nine (809) feet to a point; thence turning and running northwesterly along said Holloway land Three Hundred Forty (340) feet to a point at "Pickpocket Woods Subdivision"; thence turning and running northwesterly on three courses Nine Hundred Eighty-Five (985) feet to a point; thence turning and running northwesterly Two Hundred Fifty-eight (258) feet to a point; thence turning and running northeasterly One Hundred Thirty-Eight (138) feet to a point at land now or formerly of Joseph and Nellie Swasey (the last five courses all along said "Pickpocket Woods Subdivision"); thence turning and running southeasterly One Hundred Ninety-Eight (198) feet along said Swasey land to a point; thence turning and running northeasterly along said Swasey land Six Hundred Forty-Three (643) feet to a point; thence turning and running southeasterly along land now or formerly of Paul Eno Two Thousand Nine (2009) feet to a point; thence turning and running southeasterly Three Hundred Nineteen (319) feet along said Eno land to a point; thence turning and running southwesterly Four Hundred Ninety-Eight (498) feet along land now or formerly of Bell & Flynn land to a point at land now or formerly of Norman Holder; thence turning and running southwesterly along land of said Holder Nine Hundred Thirty-Six (936) feet to a point at land now or formerly of Kimball; thence turning and running northwesterly along land of said Kimball and land now or formerly of Beckett One Thousand Three Hundred Nine (1309) feet to a point; thence turning and running southwesterly along said Beckett land Six Hundred Thirty-Five (635) feet to a point on the northerly sideline of

COUGHLIN, RAINBOTH, MURPHY & LOWN, P.A. - ATTORNEYS AT LAW
439 MIDDLE STREET, PORTSMOUTH, NEW HAMPSHIRE 03801

Pickpocket Road; thence turning and running along said Pickpocket Road Five Hundred Fifty (550) feet to a point at the southeasterly corner of Parcel A as shown on the plan hereinafter referred to; thence turning and running northeasterly by the easterly sideline of said Parcel A Four Hundred Sixty (460) feet, more or less, on three separate courses to the northeasterly corner of said Parcel A; thence turning and running N 48° 39' 25" W by said Parcel A One Hundred Seventy-eight (178) feet to a point; thence turning and running southwesterly along said Parcel A on two courses Four Hundred Fifty-five (455) feet to the point of beginning.

The described premises are shown as Parcel "B" on a plan entitled "Subdivision of Lane, Constance Dowst and Mrs. Winthrop Cutcliffe, Pickpocket Road, County of Rockingham, Exeter, N.H.," January 1978, and recorded in the Rockingham County Registry of Deeds as Plan NO. D-7621.

Subject to a right of way more fully described in an Easement Deed dated May 15, 1998 and recorded in the Rockingham County Registry of Deeds at Book 3296, Page 2712 with attached addendum to said Easement Deed and Indemnification and Amendment to Right-of-Way Easement Deed dated June 30, 1998 and recorded in the Rockingham County Registry of Deeds at Book 3309, Page 1619.

Meaning and intending to convey the same premises conveyed by deed of Paul J. Holloway, Jr. to Paul Scott Holloway and Debra Linn Holloway dated December 10, 1993 and recorded in the Rockingham County Registry of Deeds at Book 3027, Page 2283.

The premises hereby conveyed are not the homestead property of the Grantors.

EXECUTED this 1st day of October, 2002.


Witness


Paul Scott Holloway



Witness


Debra Linn Holloway

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

October 1, 2002

Then personally appeared the above-named Paul Scott Holloway and acknowledged the foregoing instrument to be his free act and deed, before me,


Justice of the Peace/Notary Public
KENNETH S. MURPHY

BK3851PG1295

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

October 1, 2002

Then personally appeared the above-named Deborah Linn Holloway and acknowledged the foregoing instrument to be her free act and deed, before me,



Justice of the Peace/Notary Public
KENNETH D. MURPHY

6 WHITE OAK DR

Location 6 WHITE OAK DR

Mblu 80 / 18 / E /

Acct# 8018E

Owner RIVERWOODS CO AT EXETER

Assessment \$7,167,700

Appraisal \$7,167,700

PID 116235

Building Count 12

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$7,167,700	\$0	\$7,167,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$7,167,700	\$0	\$7,167,700

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner RIVERWOODS CO AT EXETER
Co-Owner ATTN: ACCOUNTS PAYABLE
Address 7 RIVERWOODS DR
 EXETER, NH 03833

Sale Price \$700,000
Certificate
Book & Page 3856/1913
Sale Date 10/09/2002
Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RIVERWOODS CO AT EXETER	\$700,000		3856/1913	99	10/09/2002

Building Information

Building 1 : Section 1

Year Built: 2004
 Living Area: 36,894
 Replacement Cost: \$0
 Building Percent Good: 72
 Replacement Cost Less Depreciation: \$0

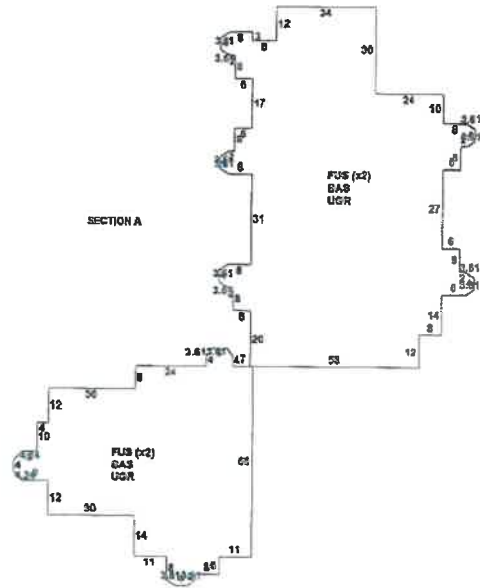
Building Attributes	
Field	Description
Style:	Nursing Home
Model	Commercial
Grade	Average
Stories:	2
Occupancy	81.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Central
Struct Class	
Bldg Use	CHARITABLE MDL-94
Total Rooms	
Total Bodrms	00
Total Baths	0
%Taxable	0
1st Floor Use:	3040
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Corn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/ExeterNHPhotos///0018/80-18_18905.jpg)

Building Layout



(ParcelSketch.ashx?pid=116235&bld=115490)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	24,596	24,596
BAS	First Floor	12,298	12,298
UGR	Garage, Under	12,298	0
		49,192	36,894

Building 2 : Section 1

Year Built: 2005
Living Area: 100,387
Replacement Cost: \$0
Building Percent Good: 72
Replacement Cost Less Depreciation: \$0

Building Attributes : Bldg 2 of 12	
Field	Description
Style:	Nursing Home
Model	Commercial
Grade	Average
Stories:	
Occupancy	
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	CHARITABLE MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
%Taxable	0
1st Floor Use:	3040
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Conn Wall	

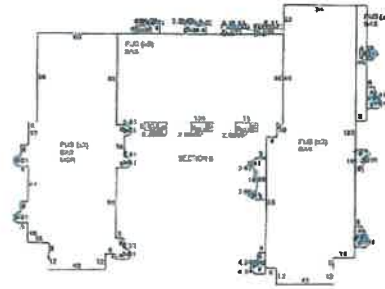
Building 3 : Section 1

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pld=116235&bid=115488)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	67,343	67,343
BAS	First Floor	33,044	33,044
UGR	Garage, Under	11,532	0
		111,919	100,387

Year Built: 2002
Living Area: 19,166
Replacement Cost: \$818,128
Building Percent Good: 70
**Replacement Cost
 Less Depreciation:** \$572,700

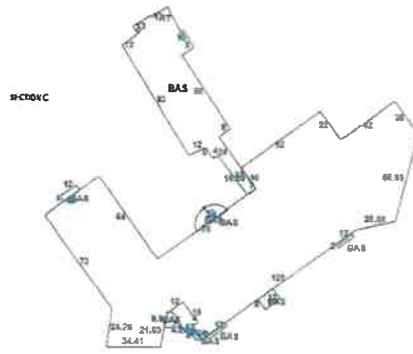
Building Photo



(https://images.vgsl.com/photos/ExeterNHPhotos//D020/DSC00066_20511)

Building Attributes : Bldg 3 of 12	
Field	Description
Style:	Nursing Home
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	CHARITABLE MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
% Taxable	.24
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Conn Wall	

Building Layout



(ParcelSketch.ashx?pid=116235&bid=115489)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	19,166	19,166
		19,166	19,166

Building 4 : Section 1

Year Built: 2002
Living Area: 34,210
Replacement Cost: \$5,854,167

Building Percent Good: 70
Replacement Cost
Less Depreciation: \$4,167,900

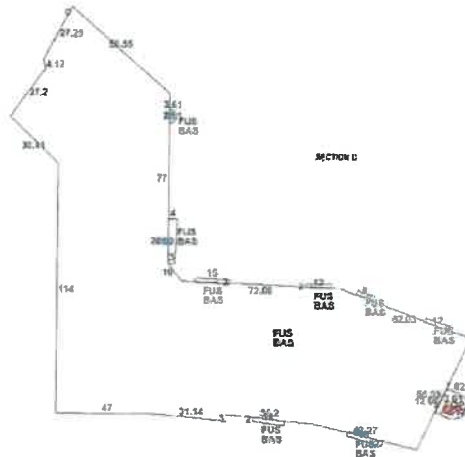
Building Attributes : Bldg 4 of 12	
Field	Description
Style:	Nursing Home
Model	Commercial
Grade	Average
Stories:	2
Occupancy	
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	CHARITABLE MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
%Taxable	1
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pld=116235&bd=115492)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	17,105	17,105	
FUS	Upper Story, Finished	17,105	17,105	
FOP	Porch, Open, Finished	123	0	
		34,333	34,210	

Building 5 : Section 1

Year Built: 2002
Living Area: 16,121
Replacement Cost: \$2,894,203
Building Percent Good: 70
Replacement Cost
Less Depreciation: \$2,025,900

Building Attributes : Bldg 5 of 12	
Field	Description
Style:	Nursing Home
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	CHARITABLE MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
%Taxable	1
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Conn Wall	

Building 6 : Section 1

Year Built: 2011
Living Area: 7,309
Replacement Cost: \$0
Building Percent Good: 84
Replacement Cost
Less Depreciation: \$0

Building Attributes : Bldg 6 of 12	
Field	Description

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=116235&bld=115491)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	16,121	16,121
		16,121	16,121

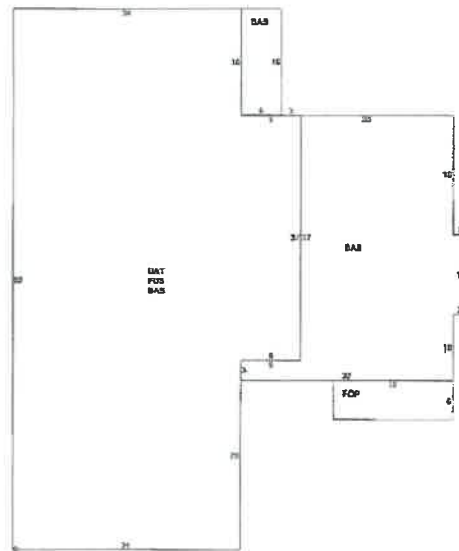
Style:	Office Bldg
Model	Commercial
Grade	Average
Stories:	2
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	CHARITABLE MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
% Taxable	0
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	10.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.aspx?pid=116235&bld=115487)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	4,188	4,188	
FUS	Upper Story, Finished	3,121	3,121	
FOP	Porch, Open, Finished	108	0	
UAT	Attic, Unfinished	3,121	0	
		10,536	7,309	

Building 7 : Section 1

Year Built: 2004
 Living Area: 1,867

Replacement Cost: \$0
Building Percent Good: 82
Replacement Cost
Less Depreciation: \$0

Building Attributes : Bldg 7 of 12	
Field	Description
Style:	Homes for Aged
Model	Commercial
Grade	Average +20
Stories:	1
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	CHARITABLE MDL-94
Total Rooms	5
Total Bedrms	2
Total Baths	2
%Taxable	0
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prns	AVERAGE
Wall Height	8.00
% Conn Wall	

Building 8 : Section 1

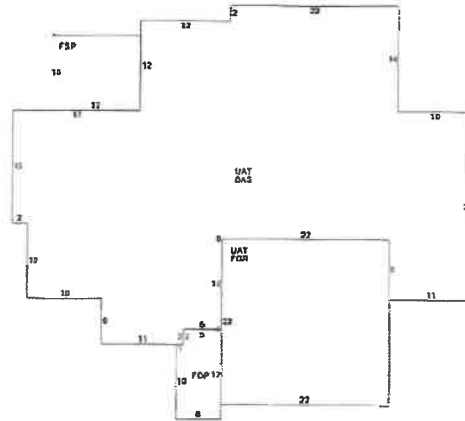
Year Built: 2004
Living Area: 3,483
Replacement Cost: \$0
Building Percent Good: 82

Building Photo



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Building Layout



(ParcelSketch.ashx?pid=116235&bid=115493)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,867	1,867
FGR	Garage, Framed	484	0
FOP	Porch, Open, Finished	70	0
FSP	Porch, Screen, Finished	120	0
UAT	Attic, Unfinished	2,351	0
		4,892	1,867

Replacement Cost
Less Depreciation: \$0

Building Attributes : Bldg 8 of 12	
Field	Description
Style:	Homes for Aged
Model	Commercial
Grade	Average +20
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	CHARITABLE MDL-94
Total Rooms	10
Total Bedrms	4
Total Baths	4
%Taxable	0
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prns	ABOVE AVERAGE
Wall Height	8.00
% Corn Wall	

Building 9 : Section 1

Year Built: 2004
 Living Area: 3,396
 Replacement Cost: \$0
 Building Percent Good: 82
 Replacement Cost
 Less Depreciation: \$0

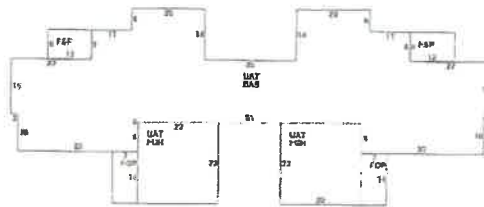
Building Attributes : Bldg 9 of 12	
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Building Photo



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Building Layout



(ParcelSketch.aspx?pid=116235&bid=115494)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,483	3,483
FGR	Garage, Framed	958	0
FOP	Porch, Open, Finished	196	0
FSP	Porch, Screen, Finished	192	0
UAT	Attic, Unfinished	4,451	0
		9,290	3,483

Field	Description
Style:	Homes for Aged
Model	Commercial
Grade	Average +20
Stories:	1
Occupancy	2,00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheat
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	CHARITABLE MDL-94
Total Rooms	10
Total Bedrms	4
Total Baths	4
% Taxable	0
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Corn Wall	

Building 10 : Section 1

Year Built: 2004
Living Area: 3,396
Replacement Cost: \$0
Building Percent Good: 82
Replacement Cost
Less Depreciation: \$0

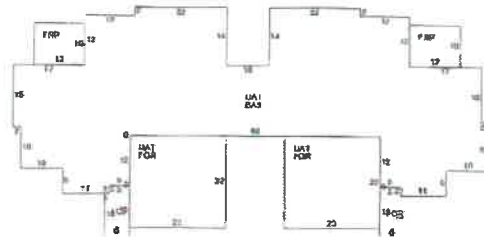
Building Attributes : Bldg 10 of 12	
Field	Description
Style:	Homes for Aged

Building Photo



(<https://images.vgst.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.aspx?pid=116235&bid=115495)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,396	3,396	
FGR	Garage, Framed	1,012	0	
FOP	Porch, Open, Finished	140	0	
FSP	Porch, Screen, Finished	240	0	
UAT	Attic, Unfinished	4,408	0	
		9,196	3,396	

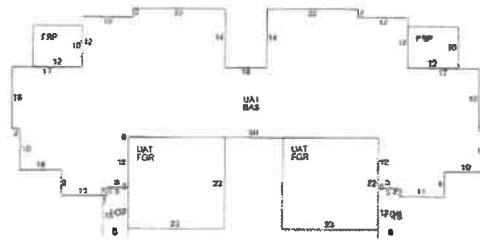
Model	Commercial
Grade	Average +20
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	CHARITABLE MDL-94
Total Rooms	10
Total Bedrms	4
Total Baths	4
%Taxable	0
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



([ParcelSketch.ashx?pid=116235&bid=115496](#))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,396	3,396	
FGR	Garage, Framed	1,012	0	
FOP	Porch, Open, Finished	140	0	
FSP	Porch, Screen, Finished	240	0	
UAT	Attic, Unfinished	4,408	0	
		9,196	3,396	

Building 11 : Section 1

Year Built: 2004
Living Area: 3,396
Replacement Cost: \$0
Building Percent Good: 82
Replacement Cost
Less Depreciation: \$0

Building Attributes : Bldg 11 of 12	
Field	Description
Style:	Homes for Aged
Model	Commercial

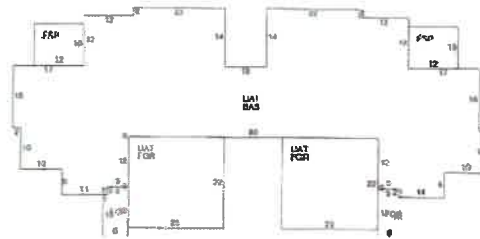
Grade	Average +20
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Glz/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Tll
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	CHARITABLE MDL-94
Total Rooms	10
Total Bedrms	4
Total Baths	4
% Taxable	0
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.aspx?pid=116235&bid=115497)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,396	3,396	
FGR	Garage, Framed	1,012	0	
FOP	Porch, Open, Finished	140	0	
FSP	Porch, Screen, Finished	240	0	
UAT	Attic, Unfinished	4,408	0	
		9,196	3,396	

Building 12 : Section 1

Year Built: 2004
Living Area: 3,483
Replacement Cost: \$0
Building Percent Good: 82
Replacement Cost Less Depreciation: \$0

Building Attributes : Bldg 12 of 12	
Field	Description
Style:	Homes for Aged
Model	Commercial

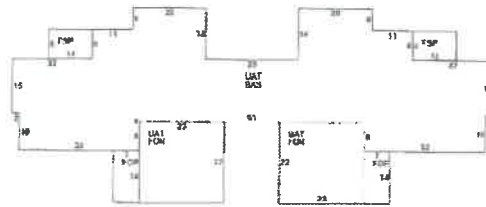
Grade	Average +20
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	CHARITABLE MDL-94
Total Rooms	10
Total Bedrms	4
Total Baths	4
%Taxable	0
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.aspx?pid=116235&bid=115498)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,483	3,483	
FGR	Garage, Framed	1,012	0	
FOP	Porch, Open, Finished	196	0	
FSP	Porch, Screen, Finished	192	0	
UAT	Attic, Unfinished	4,495	0	
		9,378	3,483	

Extra Features

Extra Features				Legend	
Code	Description	Size	Assessed Value	Bldg #	
ELV1	ELEVATOR	1.00 STOPS	\$0	6	
ELV1	ELEVATOR	1.00 STOPS	\$12,000	3	
ELV1	ELEVATOR	2.00 STOPS	\$0	1	
SPR2	WET/CONCEALED	16000.00 S.F.	\$33,600	5	
SPR2	WET/CONCEALED	112000.00 S.F.	\$0	2	
SPR2	WET/CONCEALED	16000.00 S.F.	\$11,500	3	
SPR2	WET/CONCEALED	49000.00 S.F.	\$0	1	

CLR1	COOLER	136.00 S.F.	\$700	3
FPL	FIREPLACE GAS	3.00 UNITS	\$0	1
SPR2	WET/CONCEALED	2000.00 S.F.	\$0	7
SPR2	WET/CONCEALED	4000.00 S.F.	\$0	8
SPR2	WET/CONCEALED	4000.00 S.F.	\$0	9
SPR2	WET/CONCEALED	4000.00 S.F.	\$0	10
SPR2	WET/CONCEALED	4000.00 S.F.	\$0	11
SPR2	WET/CONCEALED	4000.00 S.F.	\$0	12
CLR2	FREEZER TEMPS	101.00 S.F.	\$700	3
ELV1	ELEVATOR	1.00 STOPS	\$12,000	4
SPR2	WET/CONCEALED	10500.00 S.F.	\$0	6
ELV1	ELEVATOR	1.00 STOPS	\$0	2
SPR2	WET/CONCEALED	34000.00 S.F.	\$24,500	4

Land

Land Use

Use Code 910C
Description CHARITABLE MDL-94
Zone R-1
Neighborhood C13
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 47.14
Frontage 0
Depth 0
Assessed Value \$0
Appraised Value \$0

Special Land			
Land Use Code	Land Use Description	Units	Unit Type
9603	EXEMPT PINE	8	AC
9604	EXEMPT WETLAND	3	AC

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
FGR1	GARAGE-AVE			1700.00 S.F.	\$0	4
PAT1	PATIO-AVG			196.00 S.F.	\$0	7
PAT1	PATIO-AVG			196.00 S.F.	\$0	9
PAT1	PATIO-AVG			196.00 S.F.	\$0	10
PAT1	PATIO-AVG			196.00 S.F.	\$0	11
PAT1	PATIO-AVG			364.00 S.F.	\$0	8
PAT1	PATIO-AVG			364.00 S.F.	\$0	12
LT1	LIGHTS-IN W/PL			3.00 UNITS	\$0	6
SHD2	W/LIGHTS ETC			1400.00 S.F.	\$0	4
FCP	CARPORT			2880.00 S.F.	\$0	4
PAV1	PAVING-ASPHALT			10000.00 S.F.	\$0	6

FGR2	GARAGE-GOOD			3078.00 S.F.	\$0	1
SPL3	GUNITE			1040.00 S.F.	\$6,200	3
SHP5	WIMPROV GOOD			1800.00 S.F.	\$0	1
GENC	GENERATOR COM			300.00 KW	\$300,000	6
GENC	GENERATOR COM			1.00 KW	\$0	7
GENC	GENERATOR COM			2.00 KW	\$0	8
GENC	GENERATOR COM			2.00 KW	\$0	9
GENC	GENERATOR COM			2.00 KW	\$0	10
GENC	GENERATOR COM			2.00 KW	\$0	11
GENC	GENERATOR COM			2.00 KW	\$0	12

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$7,167,700	\$0	\$7,167,700
2022	\$7,167,700	\$0	\$7,167,700
2021	\$7,078,900	\$0	\$7,078,900

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$7,167,700	\$0	\$7,167,700
2022	\$7,167,700	\$0	\$7,167,700
2021	\$7,078,900	\$0	\$7,078,900

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67 KINGSTON RD

Location 67 KINGSTON RD

Mblu 971 / 44 / 1

Acct# S4201R

Owner RIVERWOODS CO AT EXETER

Assessment \$462,600

Appraisal \$462,600

PID 4740

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$288,100	\$174,500	\$462,600

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$288,100	\$174,500	\$462,600

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner RIVERWOODS CO AT EXETER
Co-Owner ATTEN: ACCOUNTS PAYABLE
Address 5 WHITE OAK ROAD
 EXETER, NH 03833

Sale Price \$495,000
Certificate
Book & Page 5909/2862
Sale Date 05/01/2018
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RIVERWOODS CO AT EXETER	\$495,000		5909/2862	00	05/01/2018
DUFFIN HARRY R	\$375,000		5536/0150	UNKQ	06/05/2014
LUCAS DEVIN C	\$0		5424/0315		03/25/2013
LUCAS DEVIN C	\$310,000		5180/1427	00	12/28/2010
CORNER-DOLLOFF CAROL A	\$0		5090/0904	1N	02/02/2010

Building Information

Building 1 : Section 1

Year Built: 1987
Living Area: 2,143
Replacement Cost: \$305,653
Building Percent Good: 82
Replacement Cost Less Depreciation: \$250,600

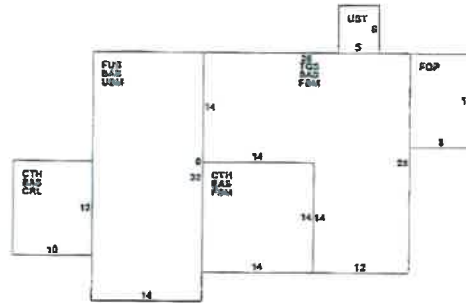
Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Average +20
Stories:	1.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Laminate
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
MHP	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/A00V018644.jpg>)

Building Layout



(ParcelSketch.aspx?pid=4740&bid=4740)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,296	1,296
FUS	Upper Story, Finished	448	448
TQS	Three Quarter Story	532	399
CRL	Crawl Space	120	0
CTH	Cathedral	316	0
FBM	Basement, Finished	728	0
FOP	Porch, Open, Finished	96	0
UBM	Basement, Unfinished	448	0
UST	Utility, Storage, Unfinished	30	0
		4,014	2,143

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code 1010
 Description Single Fam MDL-01
 Zone R-1
 Neighborhood 50
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 2.26
 Frontage 0
 Depth 0
 Assessed Value \$174,500
 Appraised Value \$174,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
FGR1	GARAGE-AVE			672.00 S.F.	\$12,100	1
FCP	CARPORT			216.00 S.F.	\$1,500	1
SHD1	SHED FRAME			150.00 S.F.	\$1,100	1
WDK	WOOD DECK			400.00 S.F.	\$4,200	1
PAT1	PATIO-AVG			132.00 S.F.	\$300	1
RPV3	PAVED DRIVE - LG			1.00 UNITS	\$2,000	1
SOL	SOLAR PANELS			30.00 UNITS	\$15,000	1
SPL4	ABOVE GR ROUND			1.00 UNITS	\$0	1
WDK	WOOD DECK			180.00 S.F.	\$1,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$288,100	\$174,500	\$462,600
2022	\$288,100	\$174,500	\$462,600
2021	\$288,100	\$174,500	\$462,600

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$288,100	\$174,500	\$462,600
2022	\$288,100	\$174,500	\$462,600
2021	\$288,100	\$174,500	\$462,600

5 TIMBER LN

Location 5 TIMBER LN **Mblu** 98/ / 37/ E/
Acct# 9837E **Owner** RIVERWOODS CO AT EXETER
Assessment \$6,666,100 **Appraisal** \$6,666,100
PID 116215 **Building Count** 18

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$6,666,100	\$0	\$6,666,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$6,666,100	\$0	\$6,666,100

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner RIVERWOODS CO AT EXETER **Sale Price** \$895,000
Co-Owner ATTN: ACCOUNTS PAYABLE **Certificate**
Address 7 RIVERWOODS DR **Book & Page** 3851/1293
EXETER, NH 03833 **Sale Date** 10/01/2002

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
RIVERWOODS CO AT EXETER	\$895,000		3851/1293	10/01/2002

Building Information

Building 1 : Section 1

Year Built: 2009
Living Area: 27,553
Replacement Cost: \$0
Building Percent Good: 74
Replacement Cost Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Nursing Home
Model	Commercial
Grade	Average
Stories:	2
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-84
Total Rooms	
Total Bedrms	
Total Baths	
%Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Corn Wall	

Building 2 : Section 1

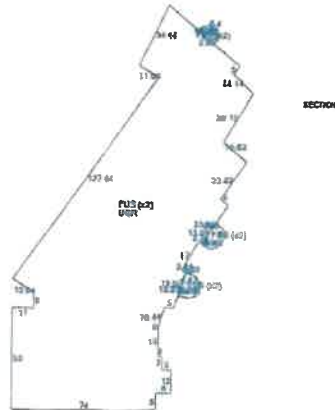
Year Built: 2009
Living Area: 52,872
Replacement Cost: \$0

Building Photo



(https://images.vgsi.com/photos/ExeterNHPhotos//0018/98-37_18904.jpg)

Building Layout



(ParcelSketch.aspx?pid=116215&bid=115486)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	27,553	27,553	
UGR	Garage, Under	13,534	0	
		41,087	27,553	

Building Percent Good: 74
Replacement Cost
Less Depreciation: \$0

Building Attributes : Bldg 2 of 18	
Field	Description
Style:	Nursing Home
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
%Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Conn Wall	

Building 3 : Section 1

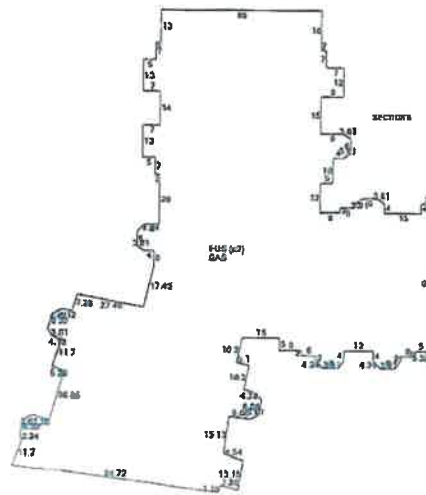
Year Built: 2009
Living Area: 40,587
Replacement Cost: \$0
Building Percent Good: 74
Replacement Cost
Less Depreciation: \$0

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=116215&bid=115485)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	35,248	35,248
BAS	First Floor	17,624	17,624
		52,872	52,872

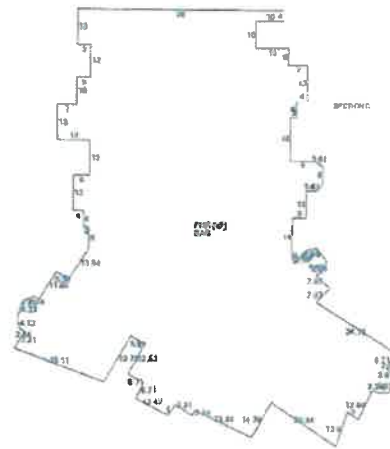
Building Attributes : Bldg 3 of 18	
Field	Description
Style:	Nursing Home
Model	Commercial
Grade	Average
Stories:	
Occupancy	
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
%Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Celling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=118215&bid=115483)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	27,058	27,058
BAS	First Floor	13,529	13,529
		40,587	40,587

Building 4 : Section 1

Year Built: 2009
Living Area: 28,017
Replacement Cost: \$1,457,450
Building Percent Good: 74
Replacement Cost
Less Depreciation: \$1,078,500

Building Attributes : Bldg 4 of 18	
Field	Description

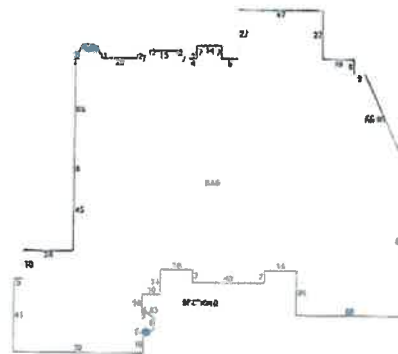
Style:	Nursing Home
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Ceram Clay Tl
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
%Taxable	.29
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prns	ABOVE AVERAGE
Wall Height	8.00
% Comm Wall	

Building Photo



(<https://images.vgsl.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=116215&bid=115484)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	28,017	28,017
		28,017	28,017

Building 5 : Section 1

Year Built: 2009
Living Area: 51,348
Replacement Cost: \$7,314,122
Building Percent Good: 74
Replacement Cost
Less Depreciation: \$5,412,500

Building Attributes : Bldg 5 of 18	
Field	Description
Style:	Nursing Home
Model	Commercial

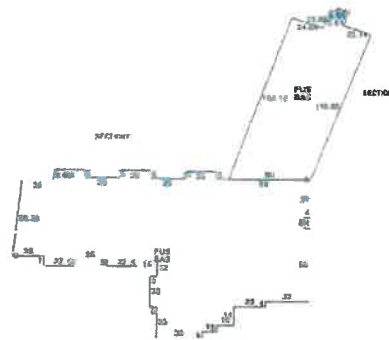
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
% Taxable	.82
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pic=116215&bid=115482)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	25,674	25,674	
FUS	Upper Story, Finished	25,674	25,674	
		51,348	51,348	

Building 6 : Section 1

Year Built: 2010
Living Area: 3,288
Replacement Cost: \$0
Building Percent Good: 84
Replacement Cost
Less Depreciation: \$0

Building Attributes : Bldg 6 of 18	
Field	Description
Style:	Homes for Aged
Model:	Commercial

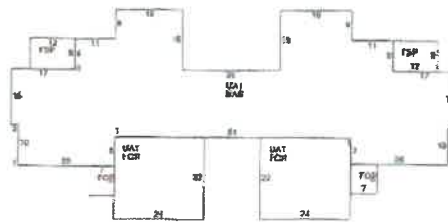
Grade	Average +20
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	12
Total Bedrms	4
Total Baths	4
%Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	0.00
% Conn Wall	

Building Photo



(<https://images.vgsl.com/photos/ExelerNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=116215&bid=115469)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,288	3,288	
FGR	Garage, Framed	1,056	0	
FOP	Porch, Open, Finished	112	0	
FSP	Porch, Screen, Finished	192	0	
UAT	Attic, Unfinished	4,344	0	
		8,992	3,288	

Building 7 : Section 1

Year Built: 2010
Living Area: 3,511
Replacement Cost: \$0
Building Percent Good: 84
Replacement Cost
Less Depreciation: \$0

Building Attributes : Bldg 7 of 18	
Field	Description
Style:	Homes for Aged
Model	Commercial
Grade	Average +20

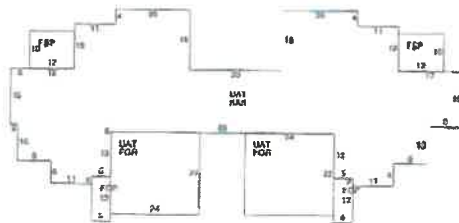
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	12
Total Bedrms	4
Total Baths	4
% Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	0.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pld=116215&bid=115470)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,511	3,511
FGR	Garage, Framed	1,056	0
FOP	Porch, Open, Finished	120	0
FSP	Porch, Screen, Finished	240	0
UAT	Attic, Unfinished	4,567	0
		9,494	3,511

Building 8 : Section 1

Year Built: 2010
Living Area: 5,020
Replacement Cost: \$0
Building Percent Good: 84
Replacement Cost
Less Depreciation: \$0

Building Attributes : Bldg 8 of 18	
Field	Description
Style:	Homes for Aged
Model	Commercial
Grade	Average +20

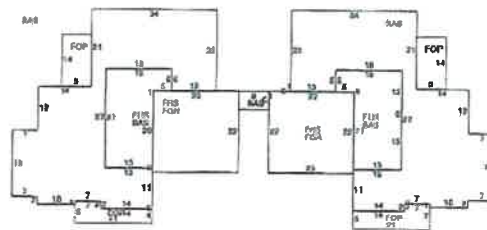
Stories:	1.5
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Glz/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	14
Total Bedrms	4
Total Baths	4
%Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	0.00
% Corn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.aspx?pld=116215&bid=115471)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,752	3,752	
FUS	Upper Story, Finished	762	762	
FHS	Half Story, Finished	1,012	506	
FGR	Garage, Framed	1,012	0	
FOP	Porch, Open, Finished	441	0	
		6,979	5,020	

Building 9 : Section 1

Year Built: 2010
 Living Area: 5,020
 Replacement Cost: \$0
 Building Percent Good: 84
 Replacement Cost
 Less Depreciation: \$0

Building Attributes : Bldg 9 of 18	
Field	Description
Style:	Homes for Aged
Model	Commercial
Grade	Average +20

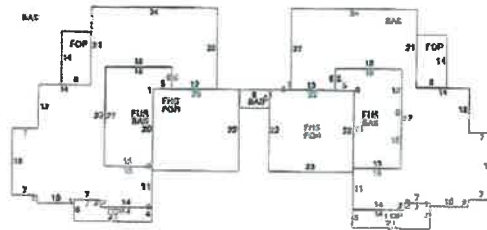
Stories:	1.5
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	14
Total Bedrms	4
Total Baths	4
%Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	0.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.aspx?pid=116215&bid=115472)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,752	3,752	
FUS	Upper Story, Finished	762	762	
FHS	Half Story, Finished	1,012	606	
FGR	Garage, Framed	1,012	0	
FOP	Porch, Open, Finished	441	0	
		6,979	5,020	

Building 10 : Section 1

Year Built: 2010
Living Area: 3,511
Replacement Cost: \$0
Building Percent Good: 84
Replacement Cost Less Depreciation: \$0

Building Attributes : Bldg 10 of 18	
Field	Description
Style:	Homes for Aged
Model	Commercial
Grade	Average +20

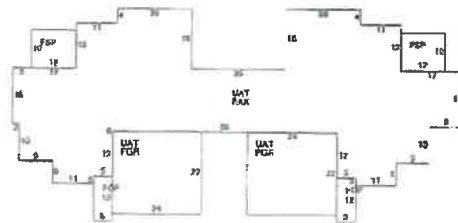
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Tl
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	12
Total Bedrms	4
Total Baths	4
%Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	0.00
% Conn Wall	

Building Photo



(<https://images.vgsl.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.aspx?pid=116215&bid=115473)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,511	3,511
FGR	Garage, Framed	1,056	0
FOP	Porch, Open, Finished	120	0
FSP	Porch, Screen, Finished	240	0
UAT	Attic, Unfinished	4,567	0
		9,494	3,511

Building 11 : Section 1

Year Built: 2010
Living Area: 3,511
Replacement Cost: \$0
Building Percent Good: 84
Replacement Cost
Less Depreciation: \$0

Building Attributes : Bldg 11 of 18	
Field	Description
Style:	Homes for Aged
Model	Commercial
Grade	Average +20

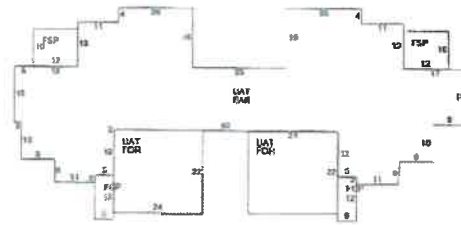
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Aeph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	12
Total Bedrms	4
Total Baths	4
%Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	0.00
% Corn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=116215&bid=115474)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,511	3,511
FGR	Garage, Framed	1,056	0
FOP	Porch, Open, Finished	120	0
FSP	Porch, Screen, Finished	240	0
UAT	Attic, Unfinished	4,567	0
		9,494	3,511

Building 12 : Section 1

Year Built: 2010
Living Area: 2,491
Replacement Cost: \$0
Building Percent Good: 84
Replacement Cost
Less Depreciation: \$0

Building Attributes : Bldg 12 of 18	
Field	Description
Style:	Homes for Aged
Model	Commercial
Grade	Average +20

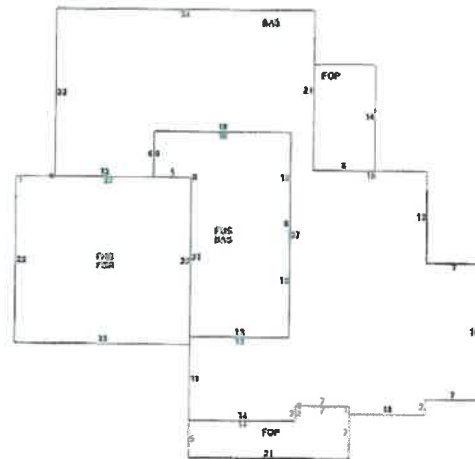
Stories:	1.5
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	7
Total Bedrms	2
Total Baths	2
%Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	0.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.aspx?pid=116215&bid=115475)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,857	1,857	
FUS	Upper Story, Finished	381	381	
FHS	Half Story, Finished	506	253	
FGR	Garage, Framed	506	0	
FOP	Porch, Open, Finished	231	0	
		3,481	2,491	

Building 13 : Section 1

Year Built:	2010
Living Area:	2,491
Replacement Cost:	\$0
Building Percent Good:	84

Replacement Cost
Less Depreciation: \$0

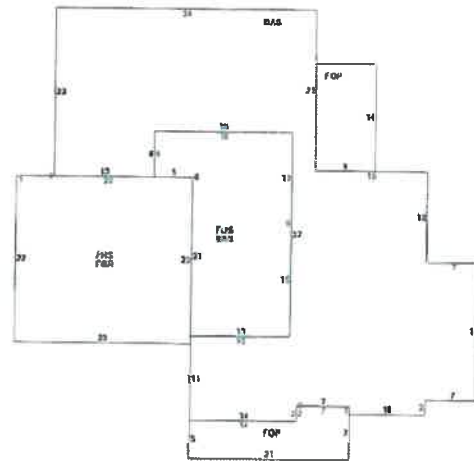
Building Attributes : Bldg 13 of 18	
Field	Description
Style:	Homes for Aged
Model	Commercial
Grade	Average +20
Stories:	1.5
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	7
Total Bedrms	2
Total Baths	2
% Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	0.00
% Conn Wall	

Building Photo



(<https://images.vgsl.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=116215&bid=115476)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,857	1,857	
FUS	Upper Story, Finished	381	381	
FHS	Half Story, Finished	506	253	
FGR	Garage, Framed	506	0	
FOP	Porch, Open, Finished	231	0	
		3,481	2,491	

Building 14 : Section 1

Year Built: 2010
Living Area: 5,020
Replacement Cost: \$0
Building Percent Good: 84

Replacement Cost
 Less Depreciation: \$0

Building Attributes : Bldg 14 of 18	
Field	Description
Style:	Homes for Aged
Model	Commercial
Grade	Average +20
Stories:	1.5
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gl/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	14
Total Bedrms	2
Total Baths	2
%Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	0.00
% Conn Wall	

Building 15 : Section 1

Year Built: 2010
 Living Area: 3,511
 Replacement Cost: \$0
 Building Percent Good: 84
 Replacement Cost
 Less Depreciation: \$0

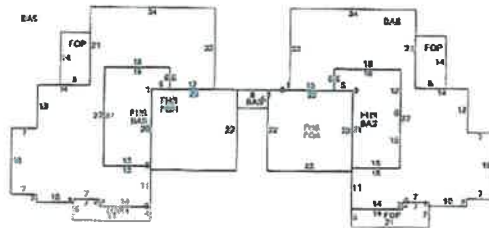
Building Attributes : Bldg 15 of 18	
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Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=116215&bid=115477)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,752	3,752	
FUS	Upper Story, Finished	762	762	
FHS	Half Story, Finished	1,012	508	
FGR	Garage, Framed	1,012	0	
FOP	Porch, Open, Finished	441	0	
		6,979	5,020	

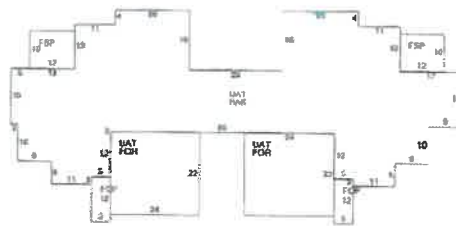
Field	Description
Style:	Homes for Aged
Model	Commercial
Grade	Average +20
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	12
Total Bedrms	4
Total Baths	4
%Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	0.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.aspx?pid=116215&bid=115478)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,511	3,511
FGR	Garage, Framed	1,056	0
FOP	Porch, Open, Finished	120	0
FSP	Porch, Screen, Finished	240	0
UAT	Attic, Unfinished	4,567	0
		9,494	3,511

Building 16 : Section 1

Year Built: 2010
Living Area: 5,020
Replacement Cost: \$0
Building Percent Good: 84
Replacement Cost
Less Depreciation: \$0

Building Attributes : Bldg 16 of 18	
Field	Description
Style:	Homes for Aged

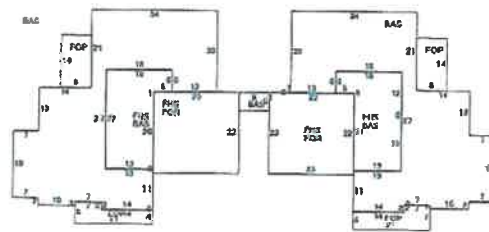
Model	Commercial
Grade	Average +20
Stories:	1.5
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	14
Total Bedrms	4
Total Baths	4
%Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	0.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.aspx?pid=116215&bid=115479)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,752	3,752	
FUS	Upper Story, Finished	762	762	
FHS	Half Story, Finished	1,012	500	
FGR	Garage, Framed	1,012	0	
FOP	Porch, Open, Finished	441	0	
		6,979	5,020	

Building 17 : Section 1

Year Built: 2010
Living Area: 3,288
Replacement Cost: \$0
Building Percent Good: 84
Replacement Cost
Less Depreciation: \$0

Building Attributes : Bldg 17 of 18	
Field	Description
Style:	Homes for Aged
Model	Commercial
Grade	Good +20

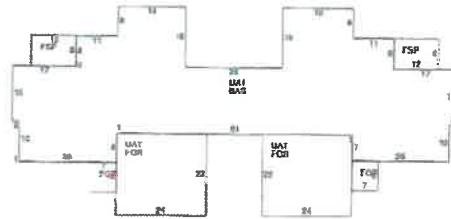
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	12
Total Bedrms	4
Total Baths	4
% Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	0.00
% Conn Wall	

Building Photo



(<https://images.vgsl.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pld=116215&bld=115480)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,288	3,288	
FGR	Garage, Framed	1,056	0	
FOP	Porch, Open, Finished	112	0	
FSP	Porch, Screen, Finished	192	0	
UAT	Attic, Unfinished	4,344	0	
		8,992	3,288	

Building 18 : Section 1

Year Built: 2010
Living Area: 3,288
Replacement Cost: \$0
Building Percent Good: 84
Replacement Cost
Less Depreciation: \$0

Building Attributes : Bldg 18 of 18	
Field	Description
Style:	Homes for Aged
Model	Commercial
Grade	Average +20

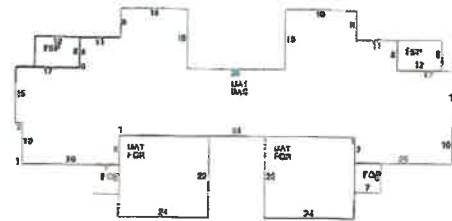
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Tl
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	NURSING HM MDL-94
Total Rooms	12
Total Bedrms	4
Total Baths	4
%Taxable	0
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	0.00
% Corn Wall	

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=116215&bid=115481)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,288	3,288	
FGR	Garage, Framed	1,056	0	
FOP	Porch, Open, Finished	112	0	
FSP	Porch, Screen, Finished	192	0	
UAT	Attic, Unfinished	4,344	0	
		8,992	3,288	

Extra Features

Extra Features					Legend
Code	Description	Size	Assessed Value	Bldg #	
ELV1	ELEVATOR	1.00 STOPS	\$14,500	4	
FPL	FIREPLACE GAS	24.00 UNITS	\$0	3	
SPR2	WET/CONCEALED	53000.00 S.F.	\$0	2	
FPL	FIREPLACE GAS	3.00 UNITS	\$1,300	4	
SPR2	WET/CONCEALED	40500.00 S.F.	\$0	3	
ELV1	ELEVATOR	1.00 STOPS	\$0	3	
SPR2	WET/CONCEALED	28000.00 S.F.	\$24,400	4	

SPR2	WET/CONCEALED	3000.00 S.F.	\$0	12
SPR2	WET/CONCEALED	3000.00 S.F.	\$0	13
SPR2	WET/CONCEALED	3000.00 S.F.	\$0	17
SPR2	WET/CONCEALED	3000.00 S.F.	\$0	18
SPR2	WET/CONCEALED	4000.00 S.F.	\$0	6
SPR2	WET/CONCEALED	4000.00 S.F.	\$0	7
SPR2	WET/CONCEALED	4000.00 S.F.	\$0	10
SPR2	WET/CONCEALED	4000.00 S.F.	\$0	11
SPR2	WET/CONCEALED	4000.00 S.F.	\$0	15
SPR2	WET/CONCEALED	5000.00 S.F.	\$0	8
SPR2	WET/CONCEALED	5000.00 S.F.	\$0	9
SPR2	WET/CONCEALED	5000.00 S.F.	\$0	14
SPR2	WET/CONCEALED	5000.00 S.F.	\$0	16
ELV1	ELEVATOR	1.00 STOPS	\$0	2
SPR2	WET/CONCEALED	41000.00 S.F.	\$0	1
SPR2	WET/CONCEALED	51000.00 S.F.	\$113,200	5
CLR1	COOLER	224.00 S.F.	\$1,300	4
CLR2	FREEZER TEMPS	144.00 S.F.	\$1,200	4
ELV1	ELEVATOR	1.00 STOPS	\$0	1

Land

Land Use

Use Code 910C
 Description CHARITABLE MDL-94
 Zone R-1
 Neighborhood 60
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 65.19
 Frontage 0
 Depth 0
 Assessed Value \$0
 Appraised Value \$0

Special Land			
Land Use Code	Land Use Description	Units	Unit Type
9603	EXEMPT PINE	8	AC
9604	EXEMPT WETLAND	24	AC

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
PAT1	PATIO-AVG			120.00 S.F.	\$0	10
PAT1	PATIO-AVG			120.00 S.F.	\$0	11
PAT1	PATIO-AVG			120.00 S.F.	\$0	12
PAT1	PATIO-AVG			120.00 S.F.	\$0	13
PAT1	PATIO-AVG			120.00 S.F.	\$0	15

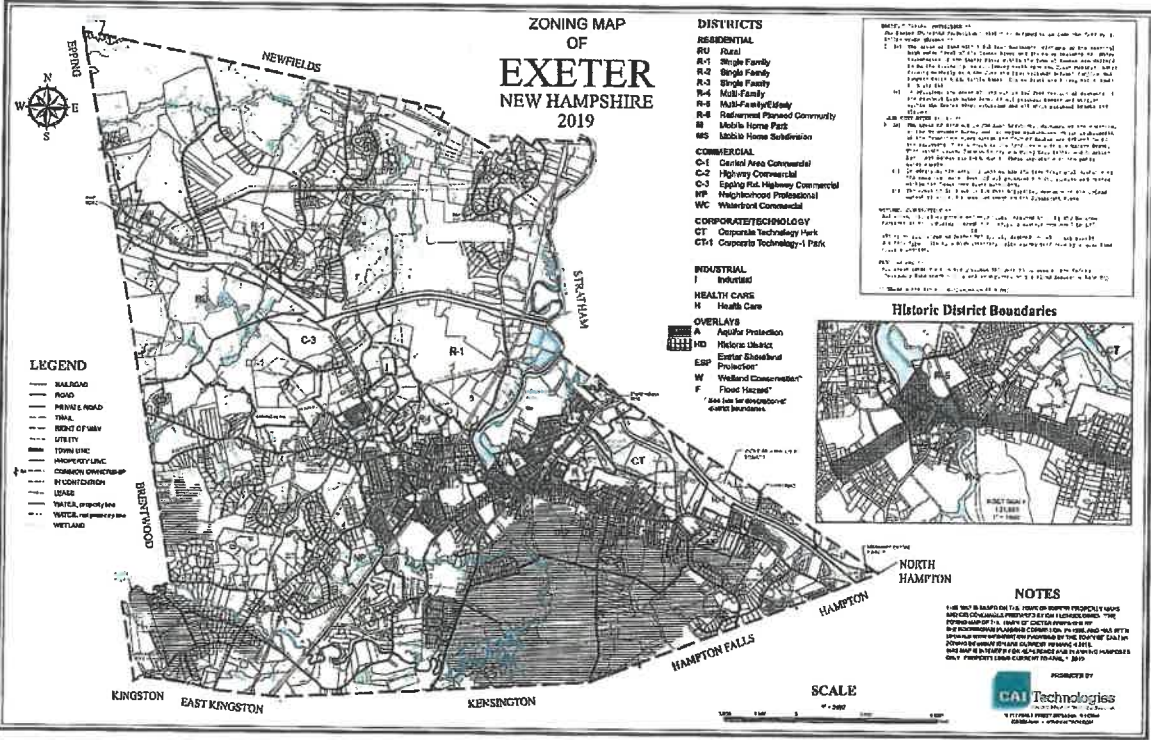
PAT1	PATIO-AVG			150.00 S.F.	\$0	8
PAT1	PATIO-AVG			150.00 S.F.	\$0	9
PAT1	PATIO-AVG			150.00 S.F.	\$0	14
PAT1	PATIO-AVG			150.00 S.F.	\$0	16
FGR2	GARAGE-GOOD			1584.00 S.F.	\$0	2
PAT1	PATIO-AVG			120.00 S.F.	\$0	6
PAT1	PATIO-AVG			120.00 S.F.	\$0	7
PAT1	PATIO-AVG			120.00 S.F.	\$0	17
PAT1	PATIO-AVG			120.00 S.F.	\$0	18
SHP5	W/IMPROV GOOD			1080.00 S.F.	\$0	2
SPL3	GUNITE			1600.00 S.F.	\$19,200	4
FGR1	GARAGE-AVE			1533.00 S.F.	\$0	1
FGR1	GARAGE-AVE			1533.00 S.F.	\$0	1
FGR1	GARAGE-AVE			1533.00 S.F.	\$0	1
GENC	GENERATOR COM			2.00 KW	\$0	6
GENC	GENERATOR COM			2.00 KW	\$0	7
GENC	GENERATOR COM			2.00 KW	\$0	8
GENC	GENERATOR COM			2.00 KW	\$0	9
GENC	GENERATOR COM			2.00 KW	\$0	10
GENC	GENERATOR COM			2.00 KW	\$0	11
GENC	GENERATOR COM			1.00 KW	\$0	12
GENC	GENERATOR COM			1.00 KW	\$0	13
GENC	GENERATOR COM			2.00 KW	\$0	14
GENC	GENERATOR COM			2.00 KW	\$0	15
GENC	GENERATOR COM			2.00 KW	\$0	16
GENC	GENERATOR COM			2.00 KW	\$0	17
GENC	GENERATOR COM			2.00 KW	\$0	18

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$6,666,100	\$0	\$6,666,100
2022	\$6,666,100	\$0	\$6,666,100
2021	\$6,666,100	\$0	\$6,666,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$6,666,100	\$0	\$6,666,100
2022	\$6,666,100	\$0	\$6,666,100
2021	\$6,666,100	\$0	\$6,666,100

ZONING MAP OF EXETER NEW HAMPSHIRE 2019



- LEGEND**
- RAILROAD
 - ROAD
 - PRIVATE ROAD
 - TRAIL
 - RIGHT OF WAY
 - UTILITY
 - TOWN LINC
 - INDUSTRY LINC
 - COMMON OVERLAP
 - BY CONTOUR
 - LEAS
 - WATER, property line
 - WETLAND

- DISTRICTS**
- RESIDENTIAL**
- RU Rural
 - R-1 Single Family
 - R-2 Single Family
 - R-3 Single Family
 - R-4 Multi-Family
 - R-4 Multi-Family/Entry
 - R-4 Reformed Planned Community
 - MS Mobile Home Park
 - MS Mobile Home Subdivision
- COMMERCIAL**
- C-1 Central Area Commercial
 - C-2 Highway Commercial
 - C-3 Equity Rd. Highway Commercial
 - HP Neighborhood Professional
 - WC Whiteland Commercial
- CORPORATE/TECHNOLOGY**
- CT Corporate Technology Park
 - CT4 Corporate Technology-1 Park

- INDUSTRIAL**
- I Industrial
 - H Health Care
- OVERLAYS**
- A Aquatic Protection
 - HD Historic District
 - ESR Eastern Shoreland Protection
 - W Wetland Conservation
 - F Flood Hazard
 - * See text for description of certain boundaries.

NOTES

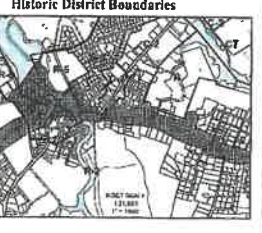
1. This map is a zoning map of the Town of Exeter, New Hampshire, and is subject to the provisions of the Zoning Ordinance of the Town of Exeter, New Hampshire, as amended from time to time.

2. The boundaries of the various zoning districts shown on this map are those shown on the zoning map as of the date of the adoption of this zoning map.

3. The boundaries of the various zoning districts shown on this map are subject to change from time to time as the zoning ordinance is amended.

4. The boundaries of the various zoning districts shown on this map are subject to change from time to time as the zoning ordinance is amended.

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NOTES

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DESIGNED BY
CAI Technologies

Article 4. DISTRICT REGULATIONS

4.1 SCHEDULE OF REGULATIONS

The restrictions and controls intended to regulate development in each district are set forth in Schedules I, II, and III, which are supplemented by other articles of this ordinance.

4.2 SCHEDULE I: PERMITTED USES

DISTRICT	PERMITTED PRINCIPAL	PERMITTED ACCESSORY	SPECIAL EXCEPTIONS
RU- RURAL	One-family detached dwellings, excluding manufactured housing. Farms, farm uses, and customary farm occupations, except piggeries. Open space development.	Home occupations. Customary farm buildings for the storage of products or equipment. Roadside farm stands Private garages, parking and loading areas as associated with residential and farm uses. Any other accessory building or use customarily incidental to the principal use.	Residential conversions and accessory dwelling units (See Notes 1 and 2 at the end of this article). Bed and Breakfast. Child day care. Churches and similar places of worship. Community buildings, social halls, clubs, lodges and fraternal organizations. Essential services. Excavation of earth material (See Art. 6.13). Campgrounds, golf courses, Recreation Facilities. Libraries, museums. Private schools. Landscape Nurseries. Heliports
R-1 LOW DENSITY RESIDENTIAL	One-family detached dwellings, manufactured housing subdivisions. Public elementary and high schools. Recreation facilities. Farms, farm uses, and customary farm occupations, except piggeries. Open space development.	Home occupations. Private garages and parking. Roadside farm stands Other accessory uses customarily incidental to the principal use.	Multi-family Open Space Development (See Article 7.6). Residential conversions and accessory dwelling units (See Notes 1 and 2 at the end of this article). Bed and Breakfast. Campgrounds, golf courses, community buildings, social halls, clubs, lodges and fraternal organizations. Child day care. Churches and similar places of worship. Elderly congregate health care facilities (See Article 6.1). Essential services. Libraries, museums. Private schools.

4.3 SCHEDULE II: DENSITY AND DIMENSIONAL REGULATIONS – RESIDENTIAL

See Notes(#)	Minimum Lot Area			Minimum Lot			Maximum Height (5)		Minimum Yard Set Backs (8)			Maximum Building Coverage (%) (4)	Minimum Open Space (%) (16)	
	No Municipal Water & Sewer (8)	Municipal Water & Sewer (8)	Dwelling Unit (Sq. Ft.) (3) (10)	Width (Feet) (1) (8)	Depth (Feet) (8)	Frontage (Feet) (1) (8)	Feet	Stories	Front (Feet)	Side (Feet)				Rear (Feet)
										one	both			
DISTRICT RESIDENTIAL														
RU- Rural	2 acres (19)	2 acres (19)	2 acres (19)	200	200	200	35 (18)	3	50	30	60	50	10	85/75 (17)
R-1 Low Density	2 acres (15, 19)	40,000 (19)	40,000 (19)	150	150	150	35	3	25	15	30	25	15	80/70 (17)
R-2 Single Family	1 acres (15)	15,000	15,000	100	100	100	35	3	25	15	30	25	25	60/40 (17)
R-2 Two Family		24,000	12,000	100	100	100	35	3	25	15	30	25	25	60/40 (17)
R-3 Single Family		12,000	12,000	100	100	100	25	2	25	15	30	25	25	40
R-4 Multi-Family		(20)												
Detached Single Family		12,000	12,000	100	100	100	35	3	25	15	30	25	25	30
Two Family		15,000	7,500	100	100	100	35	3	25	15	30	25	25	30
Three or more		21,000 (2)	7,000	100	200	100	40	3	25	(6)		40	30	30
R-5 Multi-Family		12,000 (20)	3,630	100	100	100	40 (9)	4	25	25	25	30, 60 (7)	20	
R-6 Retirement Planned Community	Not Permitted	8,000 (11, 20)		80	80	80	35 (12)		20 (13)	10 (14)	20 (14)	30	40	
M- Manufactured Housing		10,000 (2)	10,000	100	100	100	15	1	25	15	30	25	25	50
MS- Manufactured Housing Subdivision		10,000 (2)	10,000	100	100	100	15	1	25	15	30	25	25	50

SCHEDULE II NOTES:


1. Lots with no municipal water and sewer – minimum lot width 200 feet; minimum lot frontage 200 feet. Lots with municipal water only – minimum lot width 175 feet; minimum lot frontage 175 feet.
2. Must have municipal water and sewer.
3. Includes parking area per dwelling unit; but excludes public or private rights-of way (ROW) and all roads designed to access proposed units.
4. See definition 2.2.14 Building Coverage.
5. See Article 5.4.2 Height Regulations – Special Exception to Height Regulations – Board of Adjustment.
6. 10 feet + 1 foot per dwelling unit for each side.
7. 30% if three (3) or more stories; 60% if two (2) stories or less.
8. For yard dimensions for Open Space Development, See Article 7.
9. Except that existing non-historic buildings, south of Chestnut Street may be replaced by new construction to a height of 50 feet within the footprint of the existing building.
10. Elderly Congregate Health Care facilities, permitted in the R-1, R-2, and R-4 districts, shall be subject to the following density:
 - R-1: 3 dwelling units/acre
 - R-2 8 dwelling units/acre
 - R-4 12 dwelling units/acre
11. Municipal water and sewer and underground utilities are required. Maximum density of 8 units per acre with multi-family buildings limited to a maximum of 32 units.
12. Multi-unit buildings may have a maximum height of 50 feet.
13. Structures 35 feet or less in height shall require a 100 foot setback from an existing public way. Structures exceeding 35 feet in height shall require a 200 foot setback from an existing public way.
14. Structures 35 feet or less in height shall require a 50 foot setback from external abutting property lines. Structures exceeding 35 feet in height shall require a 200 foot setback from external abutting properties zoned/residential and a 100 foot setback from properties zone non-residential.

15. Minimum Lot Area for those properties located within the Aquifer Protection Overlay District shall be three (3) acres.
16. Overlay districts in which more stringent requirements apply supersede those as required under Schedule II and III.
17. For lots using septic systems, the open space requirement would be the greater percentage required in that district.
18. Buildings may have a maximum height of 50 feet if a special exception is granted by the Board of Adjustment.
19. For proposed subdivisions of an existing lot of record having a total combined area of 20 or greater acres, open space development pursuant to Article 7 is required unless waived by the Exeter Planning Board.
20. None of the area within the 100 year flood plain and 50% of the areas defined as jurisdictional wetlands may be used to satisfy minimum lot area requirements for multi-family uses. Regulations regarding perimeter buffers (See Site Plan Review and Subdivision Regulation 9.6.1.2) shall apply.

2.2.23 Dwelling: Any building or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons.

2.2.24 Dwelling Unit: One (1) or more rooms, including cooking facilities, and sanitary facilities in a dwelling structure, designed as a unit for living and sleeping purposes.

2.2.25 Elderly/Senior: For the purpose of this ordinance, elderly or senior shall be defined as persons fifty-five (55) years of age or older.

 **2.2.26 Elderly Congregate Health Care Facilities (ECHCF):** A multi-dwelling residential facility providing various housing options to meet the spectrum of needs and interests from active adults through skilled nursing facilities. ECHCF's primary feature is the provision of "lifetime" supportive services at each stage of a senior's later life. The facility is generally intended for persons fifty-five (55) years of age or older which provides on-site nursing home facilities as licensed by the State of New Hampshire.

2.2.27 Essential Services: The erection, construction, alteration or maintenance by public utilities and telecommunication providers or Town or other governmental agencies of underground or overhead gas, electrical, or water transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such public utilities or Town or other governmental agencies or for the public health or safety or general welfare, but not including buildings. (See Article 6.6)

2.2.28 Farm/Farm Uses: A parcel of land used principally for the raising, keeping or production of agricultural products or animals, including the necessary or usual dwellings, buildings and facilities related to such activity.

2.2.29 Farm, Roadside Stands: Structure in connection with a farm operation, for the purpose of display and sale of farm products raised by the owner on the premises.

2.2.30 Fertilizer: (deleted 3/12/19 – added to Section 9.2 Aquifer and 9.3 Shoreland Districts)

treatment, packaging incidental storage, sales and distribution of such products; but excluding basic industrial processing such as casting and forging.



2.2.45 Lot: A piece or parcel of land occupied or intended to be occupied by a principal building or a group of such buildings and accessory buildings, or utilized for a principal use and uses accessory or incidental to the operation thereof, together with such open spaces as required by the ordinance, and having frontage on a public street, private way or right-of-way.

- A. Lot, Corner:** A lot abutting upon two (2) or more streets at their intersection or upon two parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees. The point of intersection of the street lot lines is the "corner".
- B. Lot Depth:** The mean horizontal distance between the front and rear lot lines.
- C. Lot Lines:** The property lines bounding the lot.
 - 1. Lot Line, Front: The lot line separating the lot from a street, private way or right-of-way.
 - 2. Lot Line, Rear: The lot line opposite and most distant from the front lot line.
 - 3. Lot Line, Side: Any lot line other than a front or rear lot line. A side lot line separating a lot from a street, private way or right-of-way is called a side street lot line.
- D. Lot Width:** The distance between the two side lot lines measured at the minimum front yard setback line required in the district.

2.2.46 Lot Coverage: All impervious and pervious paved surfaces on a given lot including: paved, bricked or gravel areas, buildings or other structures, decks and patios, and recreational facilities such as tennis courts, in-ground pools or similar amenities.

2.2.47 Lot Coverage, Shoreland Protection District: All impervious and pervious paved surfaces on a given lot including: paved, bricked or gravel areas, buildings or other structures, decks and patios, and recreational facilities such as tennis courts, in-ground

customers for storage of personal household goods or products outside of their home or place of business.

- 2.2.57 Multi-Use:** A single building containing one or more uses permitted within the zoning district in which it is located. In addition to the permitted uses allowed, residential uses (one or more dwelling units) are allowed on any level except the street level.
- 2.2.58 Multi-Family; Multi-Family dwellings:** Any building or structure containing more than two (2) dwelling units.
- 2.2.59 Municipality:** To mean the Town of Exeter.
- 2.2.60 Museum:** An organized and permanent nonprofit institution, essentially educational or aesthetic in purpose, with professional staff, which owns and utilizes tangible objects, cares for them and exhibits them to the public on some regular basis.
- 2.2.61 Non-Conforming Use:** Any use of land, building or premise lawfully existing at the time of adoption of this Zoning Ordinance or any subsequent amendment thereto which does not conform to one or more provisions of this ordinance.
- 2.2.62 Nursing Home:** A long-term care facility licensed by the state that offers 24-hour room and board and health care services, including basic and skilled nursing care, rehabilitation, and may also offer a full range of other therapies, treatments, and programs. Nursing homes may or may not cater exclusively to seniors.
- 2.2.63 Open Space:** Is defined as land area vertically open to the sky, free of all impervious surfaces as described under 2.2.39 and 2.2.40. Open Space may include wetlands, stream systems or other bodies of water.
- 2.2.64 Open Space Development:** A residential development consisting of either single family and /or multi-family dwelling units, located on one or more parcels, which is subject to the overall density requirements for the zone in which the development is located, but which may be located, grouped or dispersed in any fashion, subject to the requirements of Article 7 - Open Space Development of this ordinance.
- 2.2.65 Planning Board:** The Planning Board of the Town of Exeter.

Article 6. SUPPLEMENTARY USE REGULATIONS



6.1 ELDERLY CONGREGATE HEALTH CARE FACILITIES – STANDARDS

6.1.1 Purpose: The regulations in this article have been established for the purpose of encouraging the construction of dwelling units suitable for occupancy by elderly persons, while ensuring compliance with local planning standards, land use policies, good building design and other requirements consistent with promoting the public health, safety and general welfare of the inhabitants of Exeter.

6.1.2 General Standards: All Elderly Congregate Health Care Facilities shall conform to the following standards:

- A. Dwelling units shall be on municipal sewer and water.
- B. The occupancy of dwelling units within the development shall be limited generally to persons fifty-five (55) years of age or older.
- C. The minimum tract area shall be three (3) acres.
- D. A landscaped buffer area having a minimum depth of one hundred feet (100') shall be provided between any proposed structure and the perimeter of the property in order to provide an adequate division or transition from abutting land uses. Whenever possible, the natural vegetation shall be retained, or if required, vegetation shall be planted of sufficient size to shield the development from abutting properties. Buffer areas may include fences or berms, as well as shrubs or trees.

No dwelling, accessory structure, collector or service roads or parking areas shall be permitted within the designated buffer area. However, access roads are permitted to cross this buffer area.

6.1.3 Procedure and Criteria: The procedure and criteria for reviewing applications for elderly congregate health care facilities shall be as set forth in the "Site Plan Review/Subdivision Regulations".

6.1.4 Density Bonus: A density bonus of 15% above the number of units permitted in the appropriate zoning district will be granted for developments that will guarantee:

- A.** 20% of the total number of units proposed within the development shall be affordable, see sections (B) and (C). Affordability shall be defined as housing that can be purchased under a conventional mortgage whereby the combined annual expenses for principal, interest and property taxes will not exceed 30% of household income.
- B.** 15% or more of the units constructed will be sold at initial sale for a price that can be afforded by a household with an income not more than 120% of the median family income for the New Hampshire portion of the Portsmouth-Rochester NH-ME PMSA, as published by US Department of Housing and Urban Development;
- C.** 5% or more of the units constructed will be sold at initial sale for a price that can be afforded by a household with an income not more than 80% of the median family income for the New Hampshire portion of the Portsmouth-Rochester NH-ME PMSA, as published by US Department of Housing and Urban Development;
- D.** Units will be sold with deed restrictions and a recorded housing agreement that limit, for a period of 30 years renewable upon sale or transfer, the resale value of the unit to not more than the purchase price plus two times the accumulated consumer price index.
- E.** The units shall be on-site.

6.2 JUNKYARDS

- 6.2.1** New junkyards may be permitted only within an I District, subject to the granting of a special exception found to comply with the requirements herein set forth.
- 6.2.2** Without the granting of a special exception, no junkyard existing as a non-conforming use shall be allowed to:

LETTER OF AUTHORIZATION

I, Justine Vogel, CEO of The RiverWoods Company, at Exeter, New Hampshire, owner of the following properties which have been merged by voluntary lot merger (collectively the “Property”):

97/23	7 Riverwoods Drive
98/37	5 Timber Lane
80/18	6 White Oak Drive
97/29	78 Kingston Road
97/44	67 Kingston Road

hereby authorizes Donahue, Tucker and Ciandella, PLLC and Altus Engineering to execute any land use applications to the Town of Exeter and to take any action necessary for the application and permitting process, including but not limited to, attendance and presentation at public hearings, of the Property.

Dated: 2/26/24

The RiverWoods Company, at Exeter, New Hampshire


Justine Vogel, CEO

**THE RIVERWOODS COMPANY, AT EXETER, NEW HAMPSHIRE
ABUTTER LIST**

OWNER/APPLICANT:

97/2, 98/37, 80/18, 97/29 & 97/44 Riverwoods Company at Exeter
7 Riverwoods Drive
Exeter, NH 03833

ABUTTERS:

73/47 Boston & Maine Railroad Corp.
1700 Iron Horse Park
North Billerica, MA 01862

102/4 Richard & Debbi Schaefer, Trustees
Schaefer Family Rev. Trust
24 Powder Mill Road
Exeter, NH 03833

97/24 & 102/3 Town of Exeter
10 Front Street
Exeter, NH 03833

97/34 Keely Rose McElwain
92 Kingston Road
Exeter, NH 03833

97/33 Christian Burns
90 Kingston Road
Exeter, NH 03833

97/32 Lauren Drinker
88 Kingston Road
Exeter, NH 03833

97/37 Sandra Bowers, Trustee
Sandra Bowers Rev. Trust
83 Kingston Road
Exeter, NH 03833

97/31 Altie Bird, Trustee
Altie Bird Rev. Trust
84 Kingston Road
Exeter, NH 03833

97/30 Joseph & Marlene Fitzpatrick
82 Kingston Road
Exeter, NH 03833

97/28 Grant & Carol Murray
74 Kingston Road
Exeter, NH 03833

97/27 Portland Natural Gas
c/o Duff & Phelps
PO Box 2629
Addison, TX 75001

97/26 Susan & Daniel Sarmiento
Sarmiento Family Trust
3 Riverwoods Drive
Exeter, NH 03833

97/25 Glenn Theodore
5 Riverwoods Drive
Exeter, NH 03833

97/8 Jeffrey & Angela Tougas
4 Riverwoods Drive
Exeter, NH 03833

97/9 Christopher & Molly Lewis
6 Cullen Way
Exeter, NH 03833

97/22 Christopher & Courtney Benevides
9 Cullen Way
Exeter, NH 03833

97/21 Shivan Sarna
David Desrosiers
12 Cullen Way
Exeter, NH 03833

97/20 James & Virginia Harnett
13 Cullen Way
Exeter, NH 03833

97/19 Kathleen Evans, Trustee
Kathleen McCartin Evans Rev. Trust
15 Cullen Way
Exeter, NH 03833

97/18 Colby & Stephen Nesbitt
17 Cullen Way
Exeter, NH 03833

97/17 Jean Fremont-Smith, Trustee
Jean Fremont-Smith Rev. Trust
19 Cullen Way
Exeter, NH 03833

97/16 Terrence & Kelsey Cosgrove, Trustees
Cosgrove Living Trust
21 Cullen Way
Exeter, NH 03833

96/23 Lawrence Arlen Trust
Jacqueline Arlen Trust
23 Cullen Way
Exeter, NH 03833

96/22 Michael & Kimberly Barner
25 Cullen Way
Exeter, NH 03833

96/21 Thomas & Kristen Ellis, Trustees
Ellis Revocable Trust
27 Cullen Way
Exeter, NH 03833

96/20 Nathan & Diane Day, Trustees
Cullen Way Trust
29 Cullen Way
Exeter, NH 03833

96/19 David & Christine Soutter
31 Cullen Way
Exeter, NH 03833

96/18 Julia & Andrew McPhee
33 Cullen Way
Exeter, NH 03833

96/17	Alyson & Christopher Wood 35 Cullen Way Exeter, NH 03833
97/41	Southeast Land Trust 247 North River Road Epping, NH 03042
98/12	Judith McDermott-Eggert 12 Pickpocket Road Exeter, NH 03833
98/13	Robert & Karen Prior, Trustees Robert & Karen Prior Rev. Living Trust 16 Pickpocket Road Exeter, NH 03833
98/14	Joanne Niedzielski, Trustee Joanne Niedzielski Revocable Trust PO Box 96 Exeter, NH 03833
98/39	Dennis & Cheryl Hayward, Trustees 9 Pickpocket Road Exeter, NH 03833
98/36	Paul & Sheila Roberge 15 Pickpocket Road Exeter, NH 03833
79/21	John Bell 2 Split Rock Road Exeter, NH 03833
79/20	Paul Holloway, Jr. 71 Wentworth Road Rye, NH 03870
79/19 & 79/18	Sarah Ramsay 2 Indian Trail Exeter, NH 03833

79/11	Anthony Pyro Katherine Walther 14 Runawit Road Exeter, NH 03833
79/10	Machaon & Kathryn Bonafede 131 Pickpocket Road Brentwood, NH 03833
80/17-9	David & Elisabeth Matson 17 Blackford Drive Exeter, NH 03833
75/17	Parkway Development Corp. 11 Lafayette Road North Hampton, NH 03862
97/45	Ruth Hooten, Trustee Ruth Hooten Revocable Trust 61 Kingston Road Exeter, NH 03833
97/6.2	Pamela & Nils Oulundsen, Trustees Oulundsen Family Revocable Trust 0 Hillside Drive Exeter, NH 03833
97/6.1	Jeffrey & Elizabeth Shapiro 62 Kingston Road Exeter, NH 03833
97/6	Michael & Nadine Deacy 64 Kingston Road Exeter, NH 03833
97/7	Denis Boulanger Elizabeth Reyes 2 Riverwoods Drive Exeter, NH 03833

75/17 Brentwood Place Homes Association
c/o Parkway Development
11 Lafayette Road
North Hampton, NH 03862

80/6 Marshall Farms Crossing Condominium
163 Main Street, Suite 201
Salem, NH 03079

97/39 Timothy Berry
Lauren Knowles
6 Pickpocket Road
Exeter, NH 03833

97/38 William & Susan Goodenough
Goodenough Family Trust
4 Pickpocket Road
Exeter, NH 03833

ATTORNEY: Sharon Cuddy Somers, Esq.
Donahue, Tucker & Ciandella, PLLC
16 Acadia Lane
Exeter, NH 03833

ENGINEER: Erik Saari
Altus Engineering
133 Court Street
Portsmouth, NH 03801

LANDSCAPE ARCHITECT: Robbi Woodburn
Woodburn & Co.
103 Kent Place
Newmarket, NH 03857

RiverWoods Company at Exeter
7 Riverwoods Drive
Exeter, NH 03833

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Christian Burns
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Lauren Drinker
88 Kingston Road
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Exeter, NH 03833

Sandra Bowers, Trustee
Sandra Bowers Rev. Trust
83 Kingston Road
Exeter, NH 03833

Altie Bird, Trustee
Altie Bird Revocable Trust
84 Kingston Road
Exeter, NH 03833

Altie Bird, Trustee
Altie Bird Revocable Trust
84 Kingston Road
Exeter, NH 03833

Altie Bird, Trustee
Altie Bird Revocable Trust
84 Kingston Road
Exeter, NH 03833

Joseph & Marlene Fitzpatrick
82 Kingston Road
Exeter, NH 03833

Joseph & Marlene Fitzpatrick
82 Kingston Road
Exeter, NH 03833

Joseph & Marlene Fitzpatrick
82 Kingston Road
Exeter, NH 03833

Grant & Carol Murray
74 Kingston Road
Exeter, NH 03833

Grant & Carol Murray
74 Kingston Road
Exeter, NH 03833

Grant & Carol Murray
74 Kingston Road
Exeter, NH 03833

Portland Natural Gas
c/o Duff & Phelps
PO Box 2629
Addison, TX 75001

Portland Natural Gas
c/o Duff & Phelps
PO Box 2629
Addison, TX 75001

Portland Natural Gas
c/o Duff & Phelps
PO Box 2629
Addison, TX 75001

Susan & Daniel Sarmiento
Sarmiento Family Trust
3 Riverwoods Drive
Exeter, NH 03833

Susan & Daniel Sarmiento
Sarmiento Family Trust
3 Riverwoods Drive
Exeter, NH 03833

Susan & Daniel Sarmiento
Sarmiento Family Trust
3 Riverwoods Drive
Exeter, NH 03833

Glenn Theodore
5 Riverwoods Drive
Exeter, NH 03833

Glenn Theodore
5 Riverwoods Drive
Exeter, NH 03833

Glenn Theodore
5 Riverwoods Drive
Exeter, NH 03833

Jeffrey & Angela Tougas
4 Riverwoods Drive
Exeter, NH 03833

Jeffrey & Angela Tougas
4 Riverwoods Drive
Exeter, NH 03833

Jeffrey & Angela Tougas
4 Riverwoods Drive
Exeter, NH 03833

Christopher & Molly Lewis
6 Cullen Way
Exeter, NH 03833

Christopher & Molly Lewis
6 Cullen Way
Exeter, NH 03833

Christopher & Molly Lewis
6 Cullen Way
Exeter, NH 03833

Christopher & Courtney Benevides
9 Cullen Way
Exeter, NH 03833

Christopher & Courtney Benevides
9 Cullen Way
Exeter, NH 03833

Christopher & Courtney Benevides
9 Cullen Way
Exeter, NH 03833

Shivan Sarna
David Desrosiers
12 Cullen Way
Exeter, NH 03833

Shivan Sarna
David Desrosiers
12 Cullen Way
Exeter, NH 03833

Shivan Sarna
David Desrosiers
12 Cullen Way
Exeter, NH 03833

James & Virginia Harnett
13 Cullen Way
Exeter, NH 03833

James & Virginia Harnett
13 Cullen Way
Exeter, NH 03833

James & Virginia Harnett
13 Cullen Way
Exeter, NH 03833

Kathleen Evans, Trustee
Kathleen McCartin Evans Rev. Trust
15 Cullen Way
Exeter, NH 03833

Kathleen Evans, Trustee
Kathleen McCartin Evans Rev. Trust
15 Cullen Way
Exeter, NH 03833

Kathleen Evans, Trustee
Kathleen McCartin Evans Rev. Trust
15 Cullen Way
Exeter, NH 03833

Colby & Stephen Nesbitt
17 Cullen Way
Exeter, NH 03833

Colby & Stephen Nesbitt
17 Cullen Way
Exeter, NH 03833

Colby & Stephen Nesbitt
17 Cullen Way
Exeter, NH 03833

Jean Fremont-Smith, Trustee
Jean Fremont-Smith Rev. Trust
19 Cullen Way
Exeter, NH 03833

Jean Fremont-Smith, Trustee
Jean Fremont-Smith Rev. Trust
19 Cullen Way
Exeter, NH 03833

Jean Fremont-Smith, Trustee
Jean Fremont-Smith Rev. Trust
19 Cullen Way
Exeter, NH 03833

Terrance & Kelsey Cosgrove, Ttee.
Cosgrove Living Trust
21 Cullen Way
Exeter, NH 03833

Terrance & Kelsey Cosgrove, Ttee.
Cosgrove Living Trust
21 Cullen Way
Exeter, NH 03833

Terrance & Kelsey Cosgrove, Ttee.
Cosgrove Living Trust
21 Cullen Way
Exeter, NH 03833

Lawrence Arlen Trust
Jacqueline Arlen Trust
23 Cullen Way
Exeter, NH 03833

Lawrence Arlen Trust
Jacqueline Arlen Trust
23 Cullen Way
Exeter, NH 03833

Lawrence Arlen Trust
Jacqueline Arlen Trust
23 Cullen Way
Exeter, NH 03833

Michael & Kimberly Barner
25 Cullen Way
Exeter, NH 03833

Michael & Kimberly Barner
25 Cullen Way
Exeter, NH 03833

Michael & Kimberly Barner
25 Cullen Way
Exeter, NH 03833

Thomas & Kristen Ellis, Trustees
Ellis Revocable Trust
27 Cullen Way
Exeter, NH 03833

Thomas & Kristen Ellis, Trustees
Ellis Revocable Trust
27 Cullen Way
Exeter, NH 03833

Thomas & Kristen Ellis, Trustees
Ellis Revocable Trust
27 Cullen Way
Exeter, NH 03833

Nathan & Diane Day, Trustees
Cullen Way Trust
29 Cullen Way
Exeter, NH 03833

Nathan & Diane Day, Trustees
Cullen Way Trust
29 Cullen Way
Exeter, NH 03833

Nathan & Diane Day, Trustees
Cullen Way Trust
29 Cullen Way
Exeter, NH 03833

David & Christine Soutter
31 Cullen Way
Exeter, NH 03833

David & Christine Soutter
31 Cullen Way
Exeter, NH 03833

David & Christine Soutter
31 Cullen Way
Exeter, NH 03833

Julia & Andrew McPhee
33 Cullen Way
Exeter, NH 03833

Julia & Andrew McPhee
33 Cullen Way
Exeter, NH 03833

Julia & Andrew McPhee
33 Cullen Way
Exeter, NH 03833

Alyson & Christopher Wood
35 Cullen Way
Exeter, NH 03833

Alyson & Christopher Wood
35 Cullen Way
Exeter, NH 03833

Alyson & Christopher Wood
35 Cullen Way
Exeter, NH 03833

Southeast Land Trust
247 North River Road
Epping, NH 03042

Southeast Land Trust
247 North River Road
Epping, NH 03042

Southeast Land Trust
247 North River Road
Epping, NH 03042

Judith McDermott-Eggert
12 Pickpocket Road
Exeter, NH 03833

Judith McDermott-Eggert
12 Pickpocket Road
Exeter, NH 03833

Judith McDermott-Eggert
12 Pickpocket Road
Exeter, NH 03833

Robert & Karen Prior, Trustees
Robert & Karen Prior Rev. Trust
16 Pickpocket Road
Exeter, NH 03833

Robert & Karen Prior, Trustees
Robert & Karen Prior Rev. Trust
16 Pickpocket Road
Exeter, NH 03833

Robert & Karen Prior, Trustees
Robert & Karen Prior Rev. Trust
16 Pickpocket Road
Exeter, NH 03833

Joanne Niedzielski, Trustee
Joanne Niedzielski Rev. Trust
PO Box 96
Exeter, NH 03833

Joanne Niedzielski, Trustee
Joanne Niedzielski Rev. Trust
PO Box 96
Exeter, NH 03833

Joanne Niedzielski, Trustee
Joanne Niedzielski Rev. Trust
PO Box 96
Exeter, NH 03833

Dennis & Cheryl Hayward, Trustees
9 Pickpocket Road
Exeter, NH 03833

Dennis & Cheryl Hayward, Trustees
9 Pickpocket Road
Exeter, NH 03833

Dennis & Cheryl Hayward, Trustees
9 Pickpocket Road
Exeter, NH 03833

Paul & Sheila Roberge
15 Pickpocket Road
Exeter, NH 03833

Paul & Sheila Roberge
15 Pickpocket Road
Exeter, NH 03833

Paul & Sheila Roberge
15 Pickpocket Road
Exeter, NH 03833

John Bell
2 Split Rock Road
Exeter, NH 03833

John Bell
2 Split Rock Road
Exeter, NH 03833

John Bell
2 Split Rock Road
Exeter, NH 03833

Paul Holloway, Jr.
71 Wentworth Road
Rye, NH 03870

Paul Holloway, Jr.
71 Wentworth Road
Rye, NH 03870

Paul Holloway, Jr.
71 Wentworth Road
Rye, NH 03870

Sarah Ramsay
2 Indian Trail
Exeter, NH 03833

Sarah Ramsay
2 Indian Trail
Exeter, NH 03833

Sarah Ramsay
2 Indian Trail
Exeter, NH 03833

Anthony Pyro
Katherine Walther
14 Runawit Road
Exeter, NH 03833

Anthony Pyro
Katherine Walther
14 Runawit Road
Exeter, NH 03833

Anthony Pyro
Katherine Walther
14 Runawit Road
Exeter, NH 03833

Machaon & Kathryn Bonafede
131 Pickpocket Road
Exeter, NH 03833

Machaon & Kathryn Bonafede
131 Pickpocket Road
Exeter, NH 03833

Machaon & Kathryn Bonafede
131 Pickpocket Road
Exeter, NH 03833

David & Elizabeth Matson
17 Blackford Drive
Exeter, NH 03833

David & Elizabeth Matson
17 Blackford Drive
Exeter, NH 03833

David & Elizabeth Matson
17 Blackford Drive
Exeter, NH 03833

Parkway Development Corp.
11 Lafayette Road
North Hampton, NH 03862

Parkway Development Corp.
11 Lafayette Road
North Hampton, NH 03862

Parkway Development Corp.
11 Lafayette Road
North Hampton, NH 03862

Ruth Hooten, Trustee
Ruth Hooten Revocable Trust
61 Kingston Road
Exeter, NH 03833

Ruth Hooten, Trustee
Ruth Hooten Revocable Trust
61 Kingston Road
Exeter, NH 03833

Ruth Hooten, Trustee
Ruth Hooten Revocable Trust
61 Kingston Road
Exeter, NH 03833

Pamela & Nils Oulundsen, Trustees
Oulundsen Family Revocable Trust
0 Hillside Drive
Exeter, NH 03833

Pamela & Nils Oulundsen, Trustees
Oulundsen Family Revocable Trust
0 Hillside Drive
Exeter, NH 03833

Pamela & Nils Oulundsen, Trustees
Oulundsen Family Revocable Trust
0 Hillside Drive
Exeter, NH 03833

Jeffrey & Elizabeth Shapiro
62 Kingston Road
Exeter, NH 03833

Jeffrey & Elizabeth Shapiro
62 Kingston Road
Exeter, NH 03833

Jeffrey & Elizabeth Shapiro
62 Kingston Road
Exeter, NH 03833

Michael & Nadine Deacy
64 Kingston Road
Exeter, NH 03833

Michael & Nadine Deacy
64 Kingston Road
Exeter, NH 03833

Michael & Nadine Deacy
64 Kingston Road
Exeter, NH 03833

Denis Boulanger
Elizabeth Reyes
2 Riverwoods Drive
Exeter, NH 03833

Denis Boulanger
Elizabeth Reyes
2 Riverwoods Drive
Exeter, NH 03833

Denis Boulanger
Elizabeth Reyes
2 Riverwoods Drive
Exeter, NH 03833

Brentwood Place Homes Association
c/o Parkway Development Corp.
11 Lafayette Road
North Hampton, NH 03862

Brentwood Place Homes Association
c/o Parkway Development Corp.
11 Lafayette Road
North Hampton, NH 03862

Brentwood Place Homes Association
c/o Parkway Development Corp.
11 Lafayette Road
North Hampton, NH 03862

Marshall Farms Crossing
Condominium
163 Main Street, Suite 201
Salem, NH 03079

Marshall Farms Crossing
Condominium
163 Main Street, Suite 201
Salem, NH 03079

Marshall Farms Crossing
Condominium
163 Main Street, Suite 201
Salem, NH 03079

Timothy Berry
Lauren Knowles
6 Pickpocket Road
Exeter, NH 03833

Timothy Berry
Lauren Knowles
6 Pickpocket Road
Exeter, NH 03833

Timothy Berry
Lauren Knowles
6 Pickpocket Road
Exeter, NH 03833

William & Susan Goodenough
Goodenough Family Trust
4 Pickpocket Road
Exeter, NH 03833

William & Susan Goodenough
Goodenough Family Trust
4 Pickpocket Road
Exeter, NH 03833

William & Susan Goodenough
Goodenough Family Trust
4 Pickpocket Road
Exeter, NH 03833

Sharon Cuddy Somers, Esq.
Donahue, Tucker & Ciandella
16 Acadia Lane
Exeter, NH 03833

Sharon Cuddy Somers, Esq.
Donahue, Tucker & Ciandella
16 Acadia Lane
Exeter, NH 03833

Sharon Cuddy Somers, Esq.
Donahue, Tucker & Ciandella
16 Acadia Lane
Exeter, NH 03833

Erik Saari
Altus Engineering
133 Court Street
Portsmouth, NH 03801

Erik Saari
Altus Engineering
133 Court Street
Portsmouth, NH 03801

Erik Saari
Altus Engineering
133 Court Street
Portsmouth, NH 03801

Robbi Woodburn
Woodburn & Co.
103 Kent Place
Newmarket, NH 03857

Robbi Woodburn
Woodburn & Co.
103 Kent Place
Newmarket, NH 03857

Robbi Woodburn
Woodburn & Co.
103 Kent Place
Newmarket, NH 03857



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

March 5, 2024

Sharon Cuddy Somers, Esquire
Donahue, Tucker & Ciandella PLLC
16 Acadia Lane
POB 630
Exeter, New Hampshire 03833

Re: Administrative Decision Regarding RiverWoods Exeter Health Center

Dear Attorney Somers:

This confirms our various discussions concerning the proposed health center to be located at RiverWoods Exeter and which will service the health needs of all residents at RiverWoods Exeter. As discussed, RiverWoods Exeter has now merged, for zoning and tax purposes, all of the lots on which the three RiverWoods campuses sit, together with two parcels more recently acquired which are located at 67 Kingston Road and 78 Kingston Road. As a result, the entirety of RiverWoods Exeter will now be located on one site. The presence of one health center on the merged lot, which will provide skilled nursing, satisfies the requirements of Article 6, Section 6.1 of the Zoning Ordinance which calls for on-site nursing home facilities and is now permitted as of right without further need of any use variance.

Additionally, the proposed health center calls for a three-story building. If the proposed building contains a flat roof, then the height of the building will not exceed thirty-five feet (35') feet and is therefore permitted as a matter of right. Should the proposed three-story building contain a gabled roof, then it will exceed the permitted height and will need a height variance.

Finally, I understand that the proposal calls for parking to service the health center and that some of these parking spaces will be located within the landscape buffer located on what was formerly 67 Kingston Road and that a portion of White Oak Drive will need to be relocated into the landscape buffer to reflect the as-built location of the gas line easement. These two proposals will call for variance relief from the requirement to have a one-hundred-foot (100') landscape buffer.

Please contact me if you have any questions.

Sincerely,

Douglas Eastman
Building Inspector/Code Enforcement Officer

DE:bsm



CELEBRATING OVER 35 YEARS OF SERVICE TO OUR CLIENTS

LIZABETH M. MACDONALD
JOHN J. RATIGAN
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
SHARON CUDDY SOMERS
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
HEIDI J. BARRETT-KITCHEN
JUSTIN L. PASAY
ERIC A. MAHER
CHRISTOPHER D. HAWKINS
ELAINA L. HOEPPNER
WILLIAM K. WARREN
BRIANA L. MATUSZKO
ALI GENNARO

March 8, 2024

Robert Prior, Chair
Zoning Board of Adjustment
Town of Exeter
10 Front Street
Exeter, NH 03833

RETIREE
MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
DENISE A. POULOS
NICHOLAS R. AESCHLIMAN

Re: Supplemental Exhibits for Variance Application
The RiverWoods Company, at Exeter, New Hampshire
Tax Map 97, Lot 23 (7 Riverwoods Drive), Tax Map 98, Lot 37 (5 Timber Lane), Tax
Map 80, Lot 18 (6 White Oak Drive), Tax Map 97, Lot 29 (78 Kingston Road, Tax Map
97, Lot 44 (67 Kingston Road)

Dear Chair Prior and Board Members:

Enclosed please find supplemental exhibits for the variance applications which were filed on February 26, 2024. These supplements are provided for informational purposes to provide further context to the primary exhibits previously provided. The supplemental exhibits include "section" plans from the landscape architect, Woodburn and Company, which depict what the proposed building will look like from various vantage points within the RiverWoods campus and from the neighbor to the east of the lot previously identified as 67 Kingston Road. The supplemental exhibits also include elevation drawings from the architect depicting the exterior elevations of the building seen from various vantage points. The landscape architect and the project architect will both be present at the public hearing to answer questions.

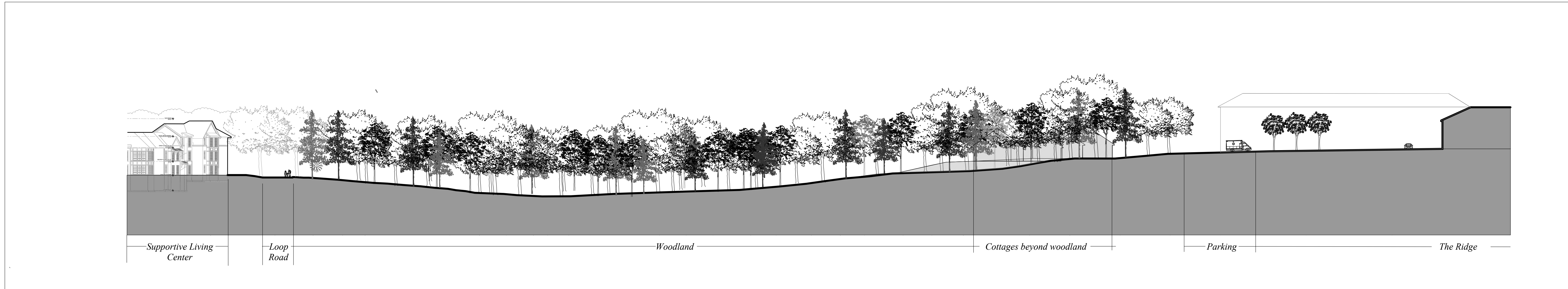
Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC

Sharon Cuddy Somers
SCS/sac
Enclosures

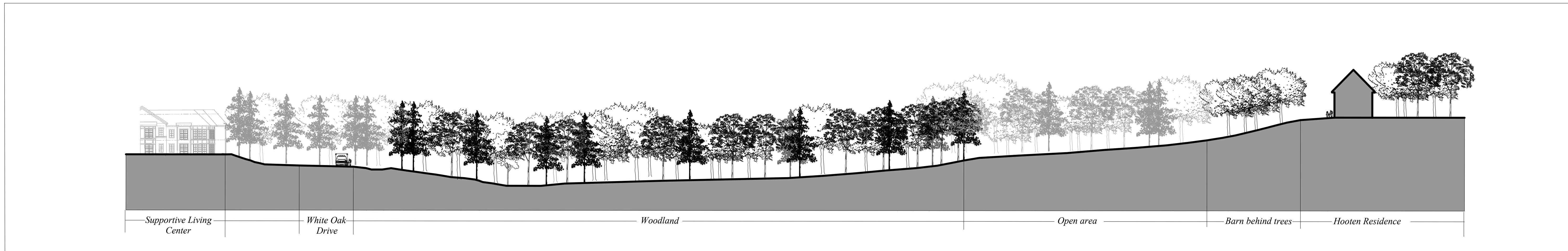
cc: RiverWoods
Robbi Woodburn, Woodburn & Co.
Eric Harrmann, AG Architecture
Erik Saari, Altus Engineering

4871-9875-1146, v. 1

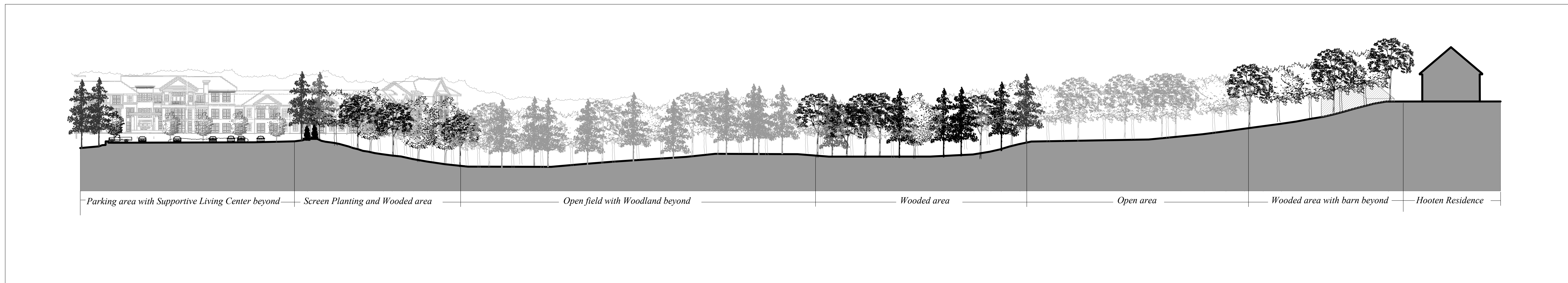
DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301



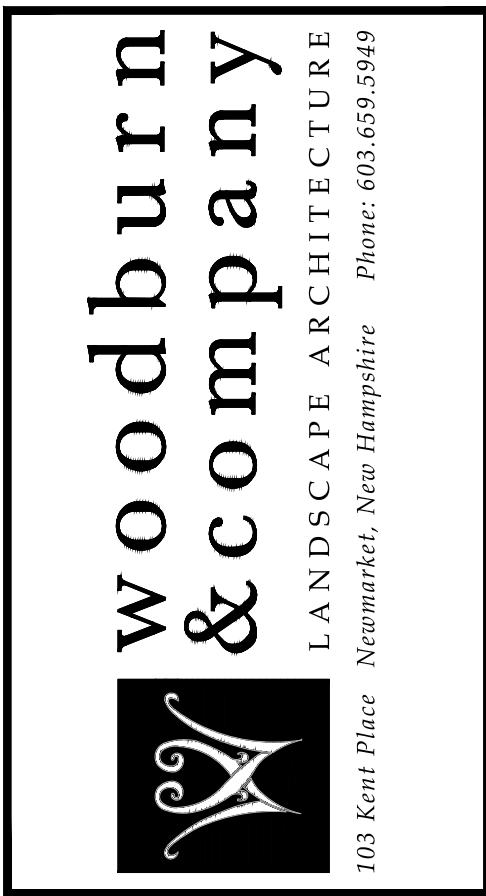
Section A - from Supportive Living Center to the Ridge



Section B - from Supportive Living Center to the Hooten Residence



Section C - from Supportive Living Center Parking to the Hooten Residence



RiverWoods Supportive Living Center
SITE SECTIONS
 White Oak Drive Exeter, New Hampshire

Drawn By: RW
 Checked By: RW
 Scale: scale
 Date: 2024-02-26
 Revisions:

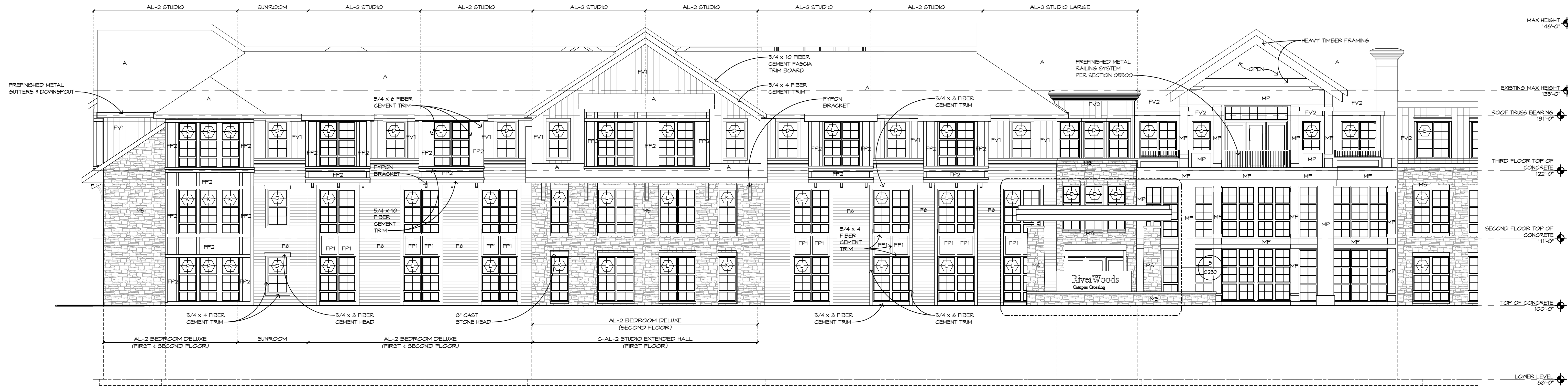
L-2
 Sheet x of X

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.
4. SEE SHEET AT401 FOR WINDOW AND STOREFRONT SCHEDULES.
5. PROVIDE ALTERNATE WITH AN ADDITIONAL 6" ADDED TO SECOND AND THIRD FLOOR (1'-0" TOTAL) TOP OF CONCRETE ELEVATIONS.

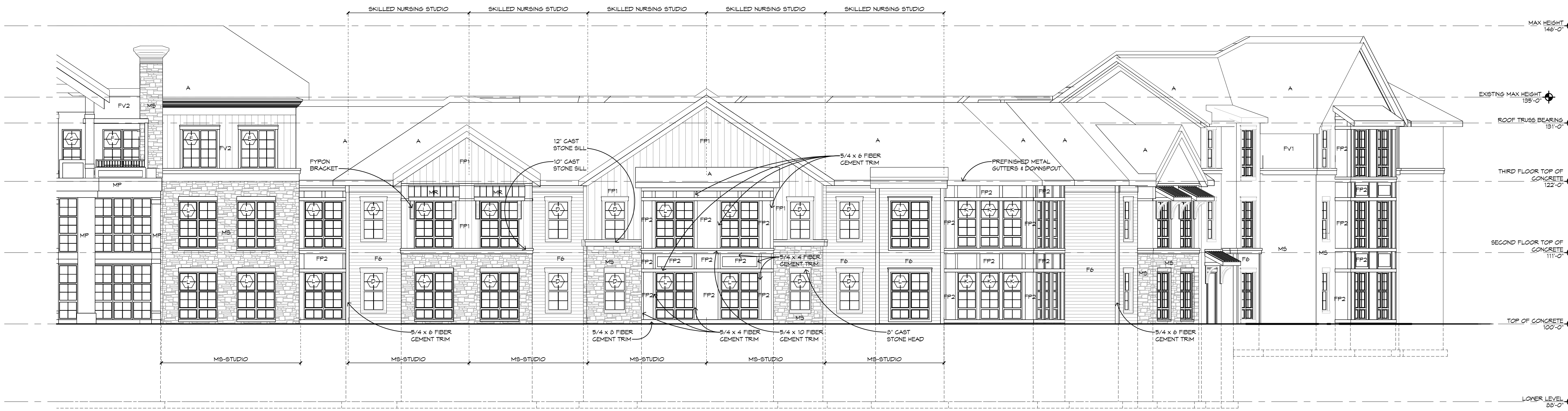
EXTERIOR ELEVATION KEY NOTES:

- MR. STANDING SEAM GALVALUME METAL ROOF
- A. THREE DIMENSIONAL ASPHALT SHINGLES
- B. BRICK
- MS. MANUFACTURED STONE
- F4. FIBER CEMENT SIDING WITH 4" EXPOSURE
- F6. FIBER CEMENT SIDING WITH 6" EXPOSURE - PEARL GREY
- FP1. FIBER CEMENT PANELS - SMOOTH - ARCTIC WHITE
- FP2. FIBER CEMENT PANELS - SMOOTH - RICH ESPRESSO
- FV1. VERTICAL FIBER CEMENT BATTEN SIDING - SMOOTH - ARCTIC WHITE
- FV2. VERTICAL FIBER CEMENT BATTEN SIDING - SMOOTH - RICH ESPRESSO
- MP. METAL PANELS (PREFINISHED) - DARK BRONZE



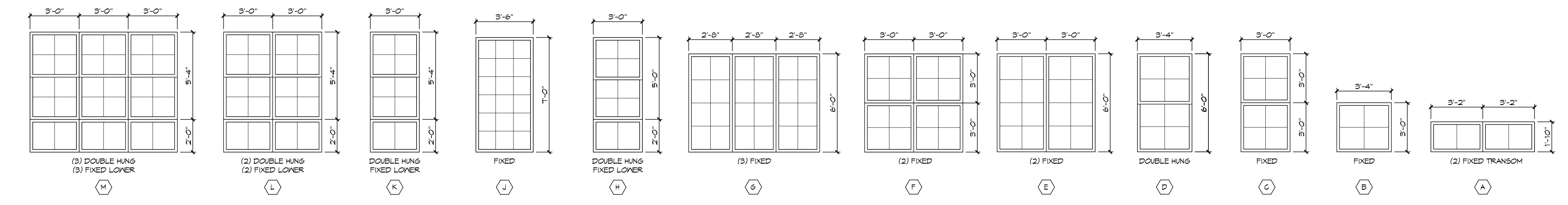
WHITE OAK DR ELEVATION A

2
A500

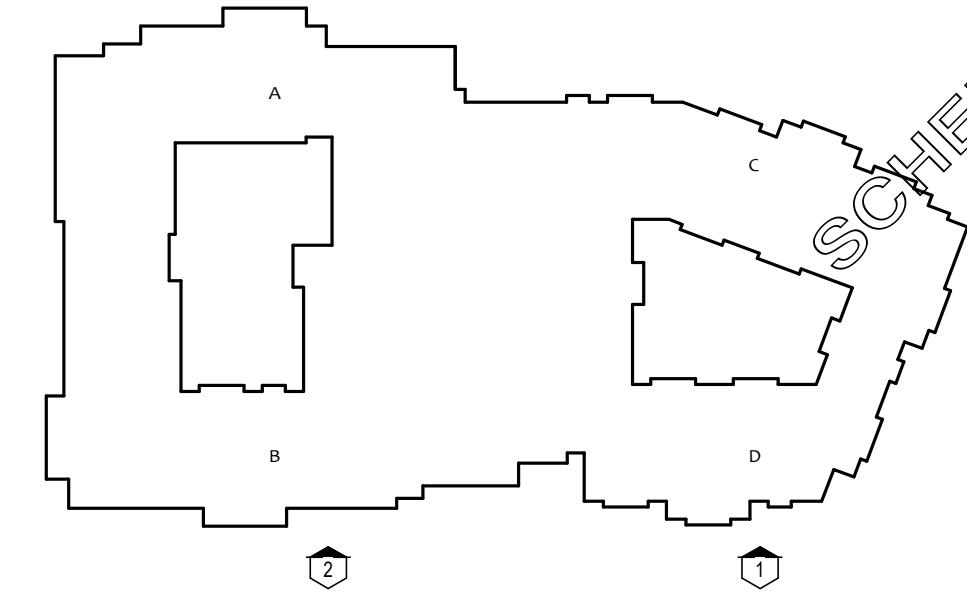


WHITE OAK DR ELEVATION B

1
A500



WINDOW SCHEDULE



SCHEMATIC DESIGN
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CONSTRUCTION

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DATE 02/23/24
PROJECT 230301
SHEET NO.



AG ARCHITECTURE
Bright Vision. Bold Communities.

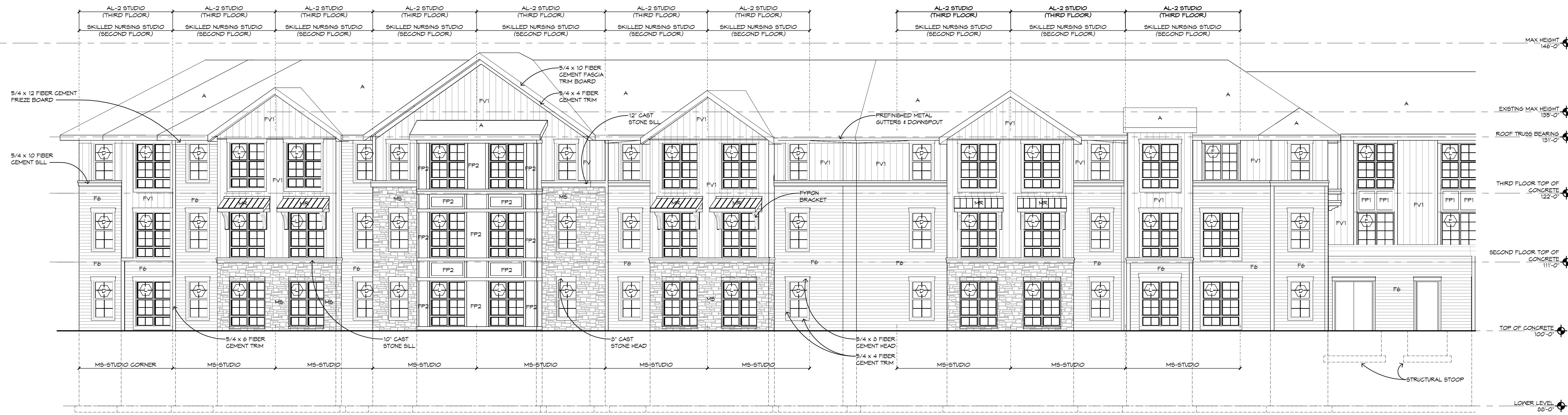
REVISIONS
NO. DATE DESCRIPTION

EXTERIOR ELEVATION GENERAL NOTES

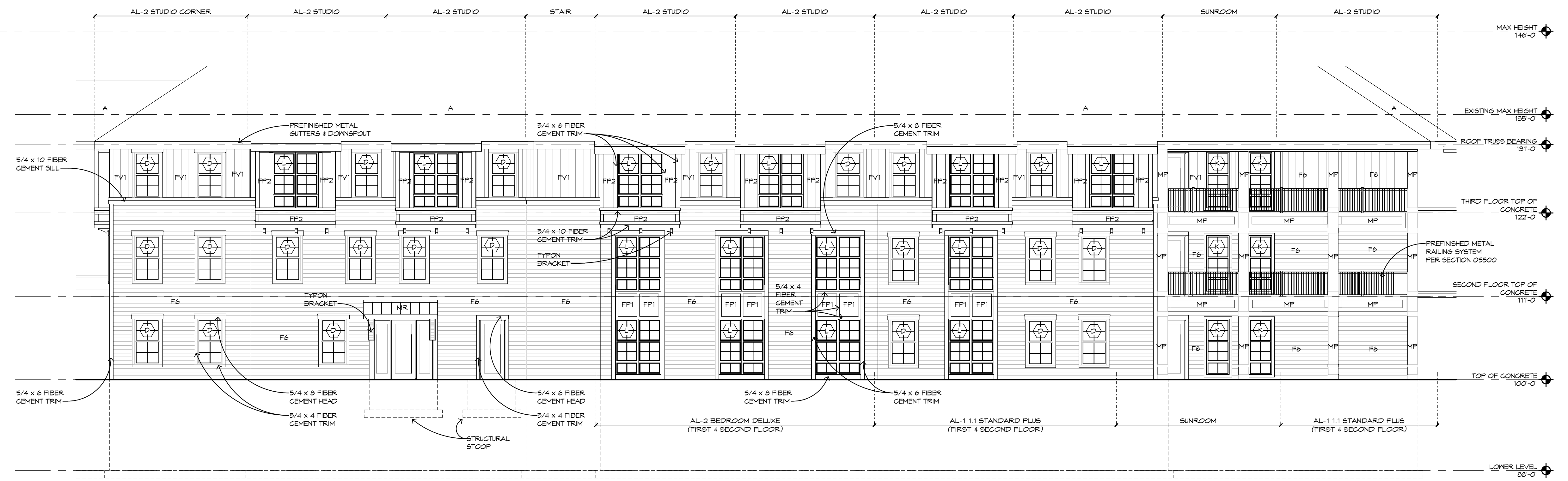
1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.
4. SEE SHEET A401 FOR WINDOW AND STOREFRONT SCHEDULES.
5. PROVIDE ALTERNATE WITH AN ADDITIONAL 6" ELEVATION TO SECOND AND THIRD FLOOR (1'-0" TOTAL) TOP OF CONCRETE ELEVATIONS.

EXTERIOR ELEVATION KEY NOTES:

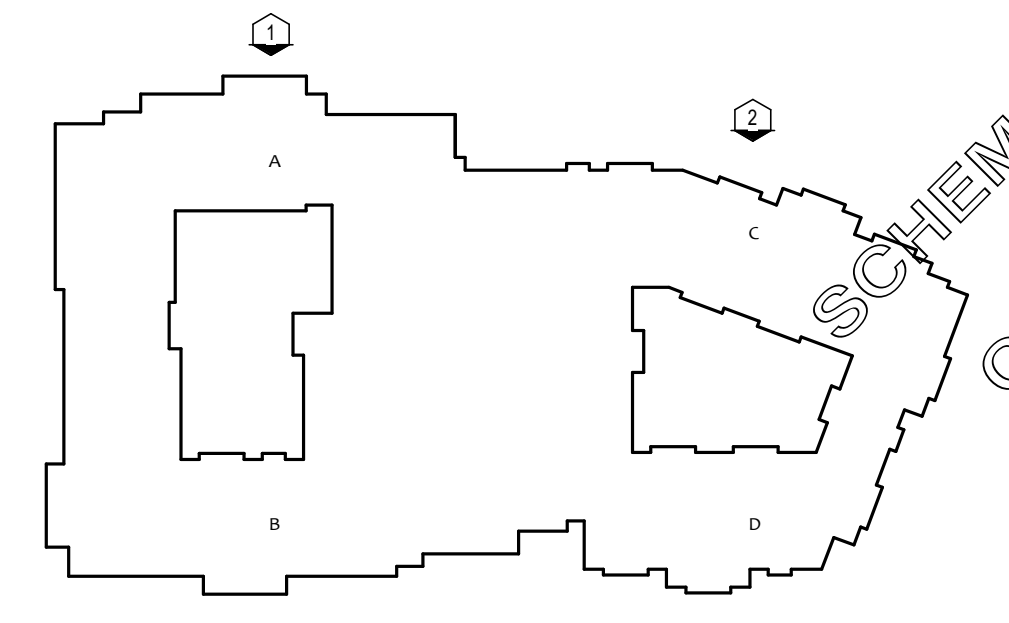
- MR STANDING SEAM GALVALUME METAL ROOF
- A THREE DIMENSIONAL ASPHALT SHINGLES
- B BRICK
- MS MANUFACTURED STONE
- F4 FIBER CEMENT SIDING WITH 4" EXPOSURE
- F6 FIBER CEMENT SIDING WITH 6" EXPOSURE - PEARL GREY
- FP1 FIBER CEMENT PANELS - SMOOTH - ARCTIC WHITE
- FP2 FIBER CEMENT PANELS - SMOOTH - RICH ESPRESSO
- FV1 VERTICAL FIBER CEMENT BATTEN SIDING - SMOOTH - ARCTIC WHITE
- FV2 VERTICAL FIBER CEMENT BATTEN SIDING - SMOOTH - RICH ESPRESSO
- MP METAL PANELS (PREFINISHED) - DARK BRONZE



MS WEST ELEVATION
2
A501



AL WEST ELEVATION
1
A501



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CONSTRUCTION

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DATE 02/23/24
PROJECT 230301
SHEET NO.

SHEET PRINTED ON: 3/23/24 10:51 AM
Autodesk DocuPrint by the RiverWoods Exeter Supportive Living Group, Architectural_R31.rvt



AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS
NO. DATE DESCRIPTION

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.
4. SEE SHEET A401 FOR WINDOW AND STOREFRONT SCHEDULES.

EXTERIOR ELEVATION KEY NOTES:

- MR STANDING SEAM GALVALUME METAL ROOF
- A THREE DIMENSIONAL ASPHALT SHINGLES
- B BRICK
- M5 MANUFACTURED STONE
- F4 FIBER CEMENT SIDING WITH 4" EXPOSURE
- F6 FIBER CEMENT SIDING WITH 6" EXPOSURE - PEARL GREY
- FP1 FIBER CEMENT PANELS - SMOOTH - ARCTIC WHITE
- FP2 FIBER CEMENT PANELS - SMOOTH - RICH ESPRESSO
- FV1 VERTICAL FIBER CEMENT BATTEN SIDING - SMOOTH - ARCTIC WHITE
- FV2 VERTICAL FIBER CEMENT BATTEN SIDING - SMOOTH - RICH ESPRESSO
- MP METAL PANELS (PREFINISHED) - DARK BRONZE



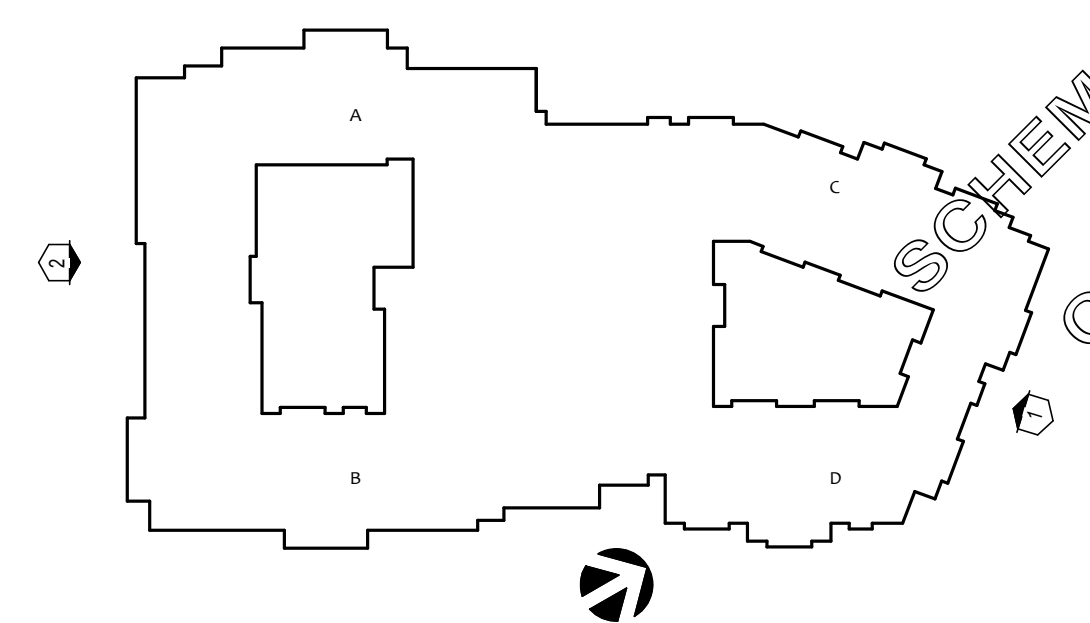
PICKPOCKET RD ELEVATION

2
A504



NORTHEAST ELEVATION

1
A504



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NOT FOR
CONSTRUCTION

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DATE 02/29/24
PROJECT 230301
SHEET NO.

SHEET PRINTED ON:
02/29/24 9:56:53 PM
Autodesk DocuPrint by the Riverwoods Exeter Supportive Living Group Architectural_B31.rvt

Exeter Zoning Board of aAdjustment
Attn: Robert Prior, Chair
10 Front St.
Exeter, NH 03833

March 25, 2024

Dear Mr. Prior,

I live on 61 Kingston Road and as such an abutter of Riverwoods. I was in Iceland and could not attend the last meeting of the Zoning Adjustment Board in March where the proposed Medical Buildings at Riverwoods was discussed. I was able to watch the meeting on YouTube when I returned from Iceland. I was shocked to hear twice from a Riverwoods representative that I had approved the Plan being discussed. This is not true.

I had an "informative" meeting with Josephine Vogel and several of the people involved with the Medical Building project. I was given a copy of the plans and I was able to tell them of my concerns: light pollution, run off to my pond, blasting for an underground garage, and other landscaping concerns. They did not ask for my approval nor did I give it.

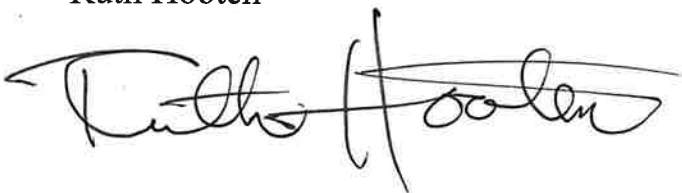
At this point , I am very upset that my "approval" is part of the public record. I would ask that at the next meeting of the Zoning Board of Adjustment in April that this correction be made to the public record and that I do not give my approval. I would be more than happy to make this request publicly.

I am also writing to Justine Vogel, Riverwoods, for them to make this correction publicly at this meeting.

The Riverwoods Medical Building Project is of great public concern to the neighbors in the area and I want the public record to present correctly my position

Thank You

Ruth Hooten



Ruth Hooten

East Wind Farm
61 Kingston Road
Exeter, New Hampshire 03833

1-603-772-1512

1-603-380-4394 cell

rhooten73@gmail.com





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Please respond to our Exeter office.

April 8, 2024

Esther Olson-Murphy, Acting Chair
Zoning Board of Adjustment
Town of Exeter
10 Front Street
Exeter, NH 03833

Re: Application of RiverWoods Company of Exeter for height and variance for encroachment into landscape buffer

Dear Chair Olson-Murphy and Members of the ZBA:

At the meeting of March 19, 2024, the Board closed the public hearing and began deliberations and requested that RiverWoods provide supplemental information for the Board's review in anticipation of continued deliberations on April 16, 2024. Based on our review of the draft minutes of the meeting, as well as our notes taken during the proceedings, we understand that the Board wants the following items.

- 1) An overall map of the RiverWoods properties as merged and with the proposed health care center. Altus Engineers has presented such a plan titled Overall Campus Plan and that is enclosed as **Exhibit 1**. The plan supplements Exhibits 1A and 1B of the original variance materials and shows the overall use of all RiverWoods parcels, the areas subject to wetlands and/or conservation restrictions, and where the proposed health center will be in relation to existing structures.
- 2) Winter views with gable roofs to depict what the scenes shown in Exhibits 2A through 2D of the February 26, 2024 variance materials will look like. The winter views are marked as **Exhibit 2**.

DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

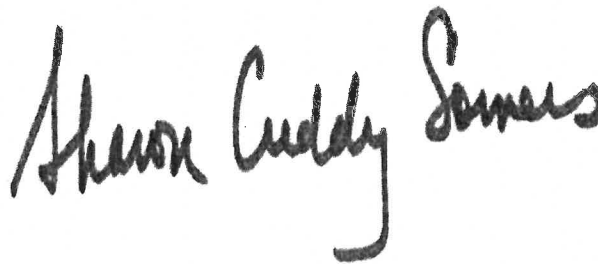
- 3) Photographic depiction of the existing view coming from Exeter along Rte. 111 and which may be compared to the rendering shown on page 45 of the White appraisal which was submitted as part of the original application materials. This photograph is marked as **Exhibit 3**.
- 4) Renderings of the proposed health center in summer and winter viewed from the vantage point of RiverWoods Drive looking towards White Oak Drive. We have also included a photo taken shortly after the March 19, 2024 ZBA meeting to provide context for the renderings. The photo is taken in the approximate location shown in the renderings. Both the photo and the renderings are marked as **Exhibit 4**.

Finally, and in addition to the supplemental exhibits, RiverWoods would like to clarify the record of the proceedings on March 19, 2024. Specifically, reference was made to the fact that RiverWoods met with Ruth Hooten prior to the March 19 public hearing and that there were no objections to the project. While RiverWoods' representatives did meet with Mrs. Hooten and an introductory informational meeting prior to the March 19 public hearing, it is inaccurate to say that no concerns were raised by Mrs. Hooten at that time nor that she implied approval for the project. In fact, she expressed concerns about light pollution, runoff from the pond and other issues. RiverWoods intends to address these concerns during the site review process and will continue discussions with Mrs. Hooten on the project as a whole and to answer any additional questions or concerns which may arise following the introductory meeting with her. We apologize to Mrs. Hooten and to the Board for any confusion which we may have inadvertently caused.

We hope that this supplemental information is useful to the Board. Please advise if there are any additional questions.

Very truly yours,

DONAHUE, TUCKER & CIANDELLA, PLLC



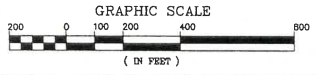
Sharon Cuddy Somers
ssomers@dtclawyers.com

SCS:nes

Enclosures

cc: Justine Vogel, CEO RiverWoods
Erik Saari, Altus Engineers
Eric Harmann, AG Architecture
Robbi Woodburn, Woodburn and Company

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PETITIONER'S EXHIBIT
1



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 ISSUED FOR: PRESENTATION
 ISSUE DATE: APRIL 5, 2024

REVISIONS NO.	DESCRIPTION	BY	DATE
0	INITIAL	EBS	04.15.24

DRAWN BY: EBS
 APPROVED BY: EBS
 DRAWING FILE: 5015-SITE.dwg

SCALE:
 24" x 36" - 1" = 200'
 11" x 17" - 1" = NTS

OWNER:
 RIVERWOODS GROUP
 5 WHITE OAK DRIVE
 EXETER, NH 03833

APPLICANT:
 RIVERWOODS GROUP
 5 WHITE OAK DRIVE
 EXETER, NH 03833

PROJECT:
 RIVERWOODS SUPPORTIVE LIVING HEALTH CENTER
 TAX MAP 80 LOT 18
 5 WHITE OAK DRIVE
 EXETER, NH 03833

TITLE:
 OVERALL CAMPUS PLAN
 SHEET NUMBER:
EXH-1

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