



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

LEGAL NOTICE EXETER ZONING BOARD OF ADJUSTMENT AGENDA

The Exeter Zoning Board of Adjustment will meet on Tuesday, March 17, 2026, 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 Zoning Board of Adjustment will hold a public hearing on the application of Phillips Exeter Academy for property located at 35–37 River Street, Tax Map 72, Lot 99, in the R-2 Single-Family Residential District.

The Applicant seeks Variance relief from Sections 4.2 and 4.3 of the Zoning Ordinance to permit construction of eight (8) faculty housing units in two four-unit buildings where single-family dwellings are permitted by right; to allow a front setback of approximately 20 feet where 25 feet is required; and to allow a side setback of approximately 7.5 feet where 15 feet is required. As a proposed condition of approval, the Applicant will merge the property with Tax Map 83, Lot 1.

The proposed housing is intended to provide faculty accommodations and serve as a buffer between existing athletic facilities and neighboring residences.

OTHER BUSINESS:

- Approval of Minutes: January 20, 2026

EXETER ZONING BOARD OF ADJUSTMENT

Robert V. Prior, Chairman

Posted 03/02/2026: Exeter Town Office, Town of Exeter website

Town of Exeter
Zoning Board of Adjustment
January 20, 2026, 7 PM
Town Offices Wheelwright Room
Draft Minutes

I. **Preliminaries**

Members Present: Chair Robert Prior, Vice-Chair Laura Davies, Laura Montagno, Kevin Baum, John Dal Santo - Alternate

Members Absent: Clerk Esther Olson-Murphy, Martha Pennell - Alternate

Assistant Town Planner Barb McEvoy was also present.

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

I. **New Business**

- A. The application of Christopher Howlett DBA Epping Road Properties, LLC for a variance from Article 4, Section 4.4 of the Exeter zoning ordinance to permit a 7' deep farmer's porch/entry to be constructed on the front of the existing structure. The subject property is located in the C-3, Epping Road/Highway zoning district. Tax Map Parcel # 47-10. ZBA Case # 25-11.

Jason Marquez of Diamond Hill Builders spoke representing applicant Christopher Howlett, who was not present. Mr. Prior asked if the Board needs a letter of authorization for him to speak, but Ms. McEvoy said no, since he's from the same company.

Mr. Marquez presented the Board with plans of the property showing the setback before and after the proposed renovation. He said they're looking to add a farmer's porch onto the front of the building for safety, water control, and front building protection. They will have clients coming in, so they want to make sure they are safe from water coming off the roof. They also want to improve the overall appearance and make it look more like a commercial building than a house. Mr. Prior asked if it was built as a house. Mr. Marquez's assistant said they just acquired the building, and previously it was a commercial outfit; it does look like it was originally a home. Mr. Marquez said the majority of the house is within the setback now. He referenced a 2008 approval for the building next door which is closer to the road than the proposed addition; that is 23 feet off the road and they're looking to be 29 feet off the road.

Mr. Prior said the building looks better in the plans. He asked if the primary entrance is through the front, and Mr. Marquez said yes. There is a double door in the back for employees and a single door for access to the basement. Ms. Davies asked if this is a home for their company or if they're just the renovation vendor. Mr. Marquez said it would be the home for their company. It would have offices for staff upstairs and a small showroom on the first floor.

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Mr. Prior asked the Board to comment.

Ms. Montagno said she was going to ask how many feet of setback relief there would be, but she can see from the plans that it's six feet. She asked if they were losing any parking, and Mr. Marquez said no. The intent is to retain the parking.

Mr. Dal Santo said the application was very easy to understand, and asked if they had prepared it themselves. Mr. Marquez said yes, it was done in-house.

Mr. Prior asked for public comment, but there was none. Mr. Prior closed the public session and entered Board deliberations.

Mr. Prior said this was a very clear application and doesn't see a need to query it further. Mr. Baum said this is in line with the building next door. They can't push the building back because of the wetlands behind. There's parking in the rear, which is better aesthetically. It will look a lot better than it does now. Mr. Prior said the form-based zoning we're using for projects now, for example on Portsmouth Ave, encourages buildings to be towards the road. Ms. Davies said this will look a lot more professional. Mr. Prior said he didn't see a need to go through the variance criteria.

Ms. Davies made a motion to approve the application for the property at 151 Epping Road as presented and grant the variance for the front setback. Mr. Dal Santo seconded. Mr. Prior, Ms. Davies, Ms. Montagno, Mr. Baum, and Mr. Dal Santo voted aye, and the motion passed 5-0.

II. Other Business

A. Retirement of Barb McEvoy

1. Mr. Prior thanked Ms. McEvoy, who is retiring, for her years of service.

B. Approval of Minutes: December 16, 2025

Mr. Dal Santo made a motion to approve the minutes of December 16, 2025 as presented. Ms. Davies seconded. Mr. Prior, Ms. Davies, and Mr. Dal Santo voted aye, and the motion passed 3-0.

III. Adjournment

Mr. Dal Santo moved to adjourn. Ms. Davies seconded. All were in favor and the meeting was adjourned at 7:20 PM.

Respectfully Submitted,
Joanna Bartell
Recording Secretary



**Bernstein, Shur,
Sawyer & Nelson, P.A.**
Jefferson Mill Building
670 North Commercial Street
Suite 108
PO Box 1120
Manchester, NH 03105-1120

T (603) 623-8700
F (603) 623-7775

A. Eli Leino
Shareholder Attorney
603-665-8859
eleino@bernsteinshur.com

Via Hand Delivery

February 20, 2025

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

Re: Phillips Exeter Academy – Tax Map 72, Lot 99 (the “Property”)

Dear Chair Prior and Members of the Board:

Please be advised this office represents Phillips Exeter Academy, owner of the above-referenced Property (the “Applicant”). Please find included for review on behalf of the Applicant, a variance application regarding the Court Street setback for a proposed addition to the Love Gym.

Included with this submission, please find:

- Check 10672 in the amount of \$620.00 representing the application/filing fees
- Three (3) sets of mailing labels
- Eleven (11) copies of the variance application including:
 - Application Form
 - Letter of Explanation and addendum detailing RSA 674:33 criteria for use and setback variances
 - Abutters list
 - Plan prepared by Altus Engineering dated February 23, 2026
 - Existing conditions plan prepared by Millenium Engineering dated February 12, 2026
 - Building elevation renderings
 - GIS tax map
 - Tax card
 - Recorded warranty deed
 - Authorization letter from Applicant

February 20, 2026
Page 2

On behalf of the Applicant, we thank you for your consideration.

Most sincerely,

A handwritten signature in blue ink, appearing to read 'A. Eli Leino', with a stylized flourish at the end.

A. Eli Leino

Enclosures

Bernstein Shur

| | | | | |
|-------------------------|-------------------------------------|-------------------------------|---------------------------------|---|
| Payee # 13905 | Payee Name Town of Exeter | Check Date 2/20/26 | Check # 10672 | Amount \$620.00 |
| Voucher 95804 | GL / CM # 051630-00023 | Inv Date 02-20-2026 | Invoice # AEL02202026 | Invoice Description Filing Fees |
| | | | | Invoice Amt \$620.00 |

Bernstein Shur

| | | | | |
|-------------------------|-------------------------------------|---------------------------------|----------------------------|--------------------------------|
| Payee # 13905 | Payee Name Town of Exeter | Check Date 2/20/26 | Check # 10672 | Amount \$620.00 |
| Voucher 95804 | Invoice Date 02-20-2026 | Invoice # AEL02202026 | Invoice Description | Invoice Amt \$620.00 |

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

**BERN
STEIN
SHUR**

Bernstein Shur
670 N. Commercial Street, Suite 108
PO Box 1120
Manchester, NH 03105-1120

54-153
114

**CITIZENS BANK
NEW HAMPSHIRE**

02/20/2026

10672

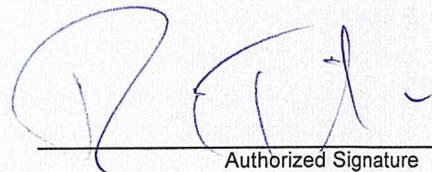
Amount

\$*****620.00

PAY **Six Hundred Twenty and 00/100 Dollar(s)

VOID AFTER 90 DAYS

**TO THE
ORDER
OF:** Town of Exeter
10 Front Street
Exeter, NH 03833


Authorized Signature



⑈0010672⑈ ⑆011401533⑆ 3304105478⑈

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 Phillips Exeter Academy
(If other than property owner, a letter of authorization will be required from property owner)

Address 20 Main Street, Exeter, NH 03833

Telephone Number (603) 777-4442

Property Owner Same

Location of Property Browns Court & River Street

Tax Map 72, Lot 99; Proposed Merger with Map 83, Lot 1

(Number, street, zone, map and lot number)

Applicant Signature 

Date 2/20/2020

*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 sections 4.2 & 4.3 of the Exeter zoning ordinance to permit:

The construction of eight (8) faculty housing units in two four-unit buildings where single-family homes are permitted by right; to build ±20 feet from the front lot line where a 25-foot setback is required; and, to build ±7.5 feet from the side lot line where 15 feet is required.

**Phillips Exeter Academy
Variance Addendum
Proposed Multifamily Faculty Housing
Map 72, Lot 99**

LETTER OF EXPLANATION

Phillips Exeter Academy (the “Applicant”) is proposing to build eight units of faculty housing in two four-unit buildings at 35-37 River Street, Tax Map 72, Lot 99 (the “Property”). As a proposed condition of approval, the school would merge the Property into Tax Map 83, Lot 1, the parcel presently improved by much of the Applicant’s athletic facilities as well as existing faculty housing units. The proposed housing will provide necessary faculty accommodations while also serving as a buffer from the tennis courts for the residences on River Street and Browns Court.

VARIANCE REQUESTS

To construct the proposed housing units, Phillips Exeter Academy is requesting relief from Section 4.2 of the Zoning Ordinance, which limits residences in the Single-Family Residential (R-2) district to one-family detached dwellings. Additionally, the Applicant seeks relief from Section 4.3, Density and Dimensional Regulations, to permit construction ± 20 feet from Browns Court and River Street where a 25-foot front setback is required, and ± 7.5 feet from the side lot line where a 15-foot setback is required.

FACTS SUPPORTING THIS REQUEST:

Variance 1: Multifamily Use

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

A variance is contrary to the public interest when it unduly, and in a marked degree, conflicts with the Ordinance such that it violates the Ordinance’s basic zoning objectives. *Malachy Glen Assocs., Inc, v. Town of Chichester*, 155 N.H. 102, 105 (2007). There are two methods for determining whether a variance violates a zoning ordinance’s basic zoning objectives: (1) “whether granting the variance would alter the essential character of the neighborhood” or (2) “whether granting the variance would threaten the public health, safety or welfare.” *Harborside Assocs., L.P, v. Parade Residence Hotel, LLC*, 162 N.H. 508, 514 (2011).

The use variance requested here will not alter the essential character of the neighborhood nor threaten the public health, safety, or welfare. Granting the requested relief would allow a reasonable housing expansion for faculty use in an area already developed with similar residential uses, including multifamily, on one side and the Applicant’s tennis courts on the other. The use will not threaten the public health, safety, or welfare. The Applicant’s proposed improvements and

sufficient onsite parking will not overburden the neighborhood or diminish public safety. The proposed improvements will be consistent with the surrounding area and benefit the public welfare through the addition of housing units.

2. The spirit of the ordinance is observed;

The requirement that the variance not be “contrary to the public interest” is “related to the requirement that the variance be consistent with the spirit of the Zoning Ordinance.” *Malachy Glen*, 155 N.H. at 105. As noted above, the improvements will be consistent with the character of the area and will allow the Property to be put to its highest and best reasonable use without negatively impacting neighbors or the public at large. The Zoning Ordinance does contemplate cluster development in the R-2 District, so denser housing options comport with the intent of the zone at large. There would be no discernable change to the basic and essential character of the neighborhood by the granting of this variance, which observes the spirit of the Ordinance.

3. Substantial justice is done;

The “substantial justice” element of a variance is guided by two rules: that any loss to the individual that is not outweighed by a gain to the general public is an injustice, and whether the proposed development is consistent with the area’s present use. *Malachy Glen*, 155 N.H. at 109. There is no injury to the public if the variance is granted because, as discussed above, the multifamily buildings will be consistent with, and complement, the character of the area. Put differently, the proposed multifamily building is “appropriate for the area.” See *U-Haul Co. of New Hampshire & Vermont v. City of Concord*, 122 N.H. 910, 913 (1982). Additionally, there is no gain to the public if the variance is denied. In fact, granting the variances will add eight units to the town’s scarce housing stock, which is a benefit to the public as it reduces competition for off-campus housing. Therefore, when balancing public and private rights, the loss to the Applicant if the variance is denied outweighs any loss or injury to the public if the variance is granted. Accordingly, granting the variance would do substantial justice.

4. The values of surrounding properties are not diminished;

The Applicant’s proposal is a minor addition to the existing campus use and therefore should not have any detrimental impact on the value of surrounding properties. The proposed construction may, if anything, improve surrounding residential property values because it will provide a residential buffer from the campus athletic complex. There is therefore no basis to conclude that the proposed improvements on the Property would diminish the value of any of the other properties in the area.

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

Phillips Exeter Academy's location in a residential zoning district creates inherent friction with the strict language of the Zoning Ordinance. In this scenario, the Zoning Board of Adjustment should consider the existing educational use and the public benefits resulting therefrom. *See Belanger v. City of Nashua*, 121 N.H. 389, 393 (1981) ("While we recognize the desired interrelationship between the establishment of a plan for community development and zoning, we believe that municipalities must also have their zoning ordinances reflect the current character of neighborhoods.") The merged Property's size and location on campus (reducing direct unrelated abutters), are each special conditions of the Property that distinguish it from its neighbors and other properties in Exeter at large. As demonstrated by the longtime existence of the campus and periodic improvements and additions thereto, the Applicant's use is compatible with the area and the existing neighborhood. Limiting the use of this Property for one single-family residence would be in stark contrast to the uses of both the campus and many surrounding buildings, and would unnecessarily burden the Applicant.

A hardship exists when special conditions of the land render the use for which the variance is sought "reasonable." *See Rancourt v. City of Manchester*, 149 N.H. 51, 54 (2003). A confluence of factors makes this lot a prime location for the proposed faculty housing, and therefore reasonable.

Variance 2 & 3: Setbacks

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

The northerly side of the Property is in a relatively dense residential area featuring houses of varying ages, architectural styles, and unit counts. The essential character of the neighborhood is residential, and many of the existing homes encroach into the setbacks. Adding additional housing with minimal setback encroachments will have nearly no effect on the neighborhood composition and will not alter the essential character thereof. Construction of additional housing built to the current building code will not threaten the public health, safety, or welfare, but will instead enable use of the Property and add necessary housing.

2. The spirit of the ordinance is observed;

The improvements will be consistent with the character of the area and will allow the Property to be put to its highest and best reasonable use without negatively impacting neighbors or the public at large. As noted, the Zoning Ordinance does contemplate cluster development in the R-2 District, so denser housing options and reduced setbacks comport with the intent of the zone at large. There would be no discernable change to the basic and essential character of the neighborhood by the granting of this variance, which observes the spirit of the Ordinance.

3. Substantial justice is done;

The “substantial justice” element of a variance is guided by two rules: that any loss to the individual that is not outweighed by a gain to the general public is an injustice, and whether the proposed development is consistent with the area’s present use. *Malachy Glen*, 155 N.H. at 109. There is no injury to the public if the variance is granted because, as discussed above, the multifamily buildings will be consistent with, and complement, the character of the area. Put differently, the proposed multifamily building is “appropriate for the area.” See *U-Haul Co. of New Hampshire & Vermont v. City of Concord*, 122 N.H. 910, 913 (1982). Additionally, there is no discernable gain to the public if the requested setback variances are denied as they are in keeping with the area as developed. Accordingly, granting the variance would do substantial justice.

4. The values of surrounding properties are not diminished;

The Applicant’s proposal is a minor addition to the existing campus use and therefore should not have any detrimental impact on the value of surrounding properties. The proposed construction may, if anything, improve surrounding residential property values because it will provide a residential buffer from the campus athletic complex. There is therefore no basis to conclude that the proposed improvements on the Property would diminish the value of any of the other properties in the area.

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

Setback requirements are generally enacted to prevent overcrowding of the land. *Devaney v. Town of Windham*, 132 N.H. 302, 307 (1989). Setback requirements are also typically enacted to ensure adequate emergency access and response. See 2 Young, Anderson’s American Law of Zoning (4th ed., 1996), §9.56, Setback Regulations, at 293. In this case, the proposed improvements do not substantially increase the encroachment and do not pose a risk of overdevelopment give the limited footprint of the proposal. When merged into the abutting lot, the Property is significantly larger than the majority of those in Exeter. Additionally, the Property retains sufficient area for adequate parking, as well as frontage on two town roads. Forcing the Property to remain underdeveloped due to modern zoning regulations while the surrounding area is similarly developed is an unreasonable application of zoning. As demonstrated by the neighboring lots independent from the Applicant’s land, this zone can handle greater density than is presently dictated by the Zoning Ordinance.

A hardship exists when special conditions of the land render the use for which the variance is sought “reasonable.” See *Rancourt v. City of Manchester*, 149 N.H. 51, 54 (2003). A confluence of factors makes this lot a prime location for the proposed faculty housing, and therefore reasonable.

| Tax Property | Property No. | Owner | Address |
|---------------------|---------------------|--|---|
| 72 | 105-1 | Waweru Wangui | 38 South St., Exeter, NH 03833 |
| 72 | 105-2 | Carol Jeanette Thompson Rev Tr Carol Jeanette Thompson Trustee | 40 South St., Exeter NH 03833 |
| 72 | 134 135 | Three Bulldogs LLC | 10 North Rd, East Kingston, NH 03827 |
| 72 | 140 | McGaughey Norman J McGaughey Roberta | 89 Prospect Hill Rd., Windsor, CT 06095 |
| 72 | 141 | LaRoche Family Revocable Trust LaRoche Anthony K & Jana K Trustees | 39 Court St., Exeter, NH 03833 |
| 72 | 142 | Parks Dugas Revocable Trust Dugas Mark E. & Parks Allison T Trustees | 37 Court St., Apt. B, Exeter, NH 03833 |

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|----|----|--|-------------------------------------|
| 83 | 3 | Bourgeois Pamela A Trust Bourgeois Pamela A. Trustee | 4 Marston St., Exeter, NH 03833 |
| 83 | 5 | James Jeremy B Revocable Trust ½ % James Sarah Colby Z Revocable Trust ½% | 70 Court St., Exeter, NH 03833 |
| 83 | 9 | Frizzell Jendiss | 84 Court St., Exeter, NH 03833 |
| 83 | 10 | Dion Christopher & Sheryl K Revocable Trust Dion Christopher & Sheryl Tees | 86 Court St., Exeter, NH 03833 |
| 83 | 14 | White Shutters LLC | 5 Marilyn Ave., Exeter, NH 03833 |
| 83 | 15 | Schneider, Gregory Zhang, Yu | 94 Court St., Exeter, NH 03833 |

| Tax Property | Property No. | Owner | Address |
|---------------------|---------------------|--|--|
| 83 | 16 | Lennox David & Angela Revocable Trust Lennox David & Angela Trustees | 96 Court St., Exeter, NH 03833 |
| 83 | 17 | Hurley Rossana | 98 Court St., Exeter, NH 03833 |
| 83 | 18 | Linscott Bonnie | 19 Bow St., Exeter, NH 03833 |
| 83 | 38 | Goupil Laurie Hunt Revocable Living Trust Goupil Laurie Hunt Trustee | 37 Bell Ave., Exeter, NH 03833 |
| 83 | 39 | Aylward Daniel | 33 Bell Ave., Exeter, NH 03833 |
| 83 | 40 | Pied William R | 29 Bell Ave., Exeter, NH 03833 |
| 83 | 41 | Reiter Joseph A. Reiter Janice M. | 25 Bell Ave., Exeter, NH 03833 |
| 83 | 42 | Smith Barbara A. | 23 Bell Ave., Exeter, NH 03833 |
| 83 | 43 | Rudy Lois D. Chilton Robert H | 205 Bridgeboro Rd., Moorestown, NJ 08057 |
| 83 | 44 | Carrigan Scott W. Carrigan Kristie | 17 Bell Ave., Exeter, NH 03833 |
| 83 | 45-00MC | Bell Ave ABCD LLC | 27 Badger Island West #3 Kittery, ME 03904 |
| 83 | 45-2 | Jessica Ricard Benjamin R. Ackley | 13 Bell Ave. #A Exeter, NH 03833 |
| 83 | 46 | Lewis Cornelia C. Swanton Judy A. | 7 Bell Ave., Apt B Exeter, NH 03833 |
| 83 | 47 | Potter Family Trust Potter John Paul & Nancy Marie Tees | 5 Bell Ave., Exeter, NH 03833 |
| 83 | 48 | Hill Gerald K. Hill Alice A. | 1 Bell Ave., Exeter, NH 03833 |

| Tax Property | Property No. | Owner | Address |
|---------------------|---------------------|--|---|
| 83 | 19 54 | Exeter Town Of | 10 Front St., Exeter, NH 03833 |
| 83 | 55-1 | William J. Morin Rev. Trust William J. Morin, Trustee | 95 Court St., #1 Exeter, NH 03833 |
| 83 | 55-2 | Flavin, Elizabeth M. | 95 Court St., #2 Exeter, NH 03833 |
| 83 | 55-3 | Jing, Xiao | 95 Court St., #3 Exeter, NH 03833 |
| 83 | 55-4 | Hardy, Talia A. | 95 Court St., #4 Exeter, NH 03833 |
| 83 | 55-5 | JL Revocable Trust Louise Janet | 95 Court St., #5 Exeter, NH 03833 |
| 83 | 55-6 | Kahn, Cloe J. | 95 Court St., #6 Exeter, NH 03833 |
| 83 | 55-7 | Sylvain, John | 95 Court St., #7 Exeter, NH 03833 |
| 83 | 55-8 | Romanova, Tatiana | 14 Anna Lisa Way Nottingham, NH 03290 |
| 83 | 59 | Blue Hawk LLC | P.O. Box 875, Hampton, NH 03842 |
| 83 | 59 - 1 | Mountain Hawk LLC | P.O. Box 875, Hampton, NH 03842 |
| 83 | 86 | Knapp Christine Anna Revocable Trust Knapp Christine A. & Etal Trustees | 69R Court St., Exeter, NH 03833 |
| 71 | 119-001E 119-001 | Exeter Day School | 11 Marlboro St. Exeter, NH 03833 |
| | Attorney | A. Eli Leino, Esq. Bernstein Shur | P.O. Box 1120 Manchester, NH 03105-1120 |
| | Engineer | Cory Belden Altus Engineering, Inc. | 133 Court Street Portsmouth, NH 03801 |

35-37 RIVER ST

Location 35-37 RIVER ST

Mblu 72 / 99 /

Acct# L6250R

Owner PHILLIPS EXETER ACADEMY

Assessment \$278,800

Appraisal \$278,800

PID 2406

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$0 | \$278,800 | \$278,800 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$0 | \$278,800 | \$278,800 |

Parcel Addresses

| Additional Addresses |
|---|
| No Additional Addresses available for this parcel |

Owner of Record

Owner PHILLIPS EXETER ACADEMY
Co-Owner
Address 20 MAIN STREET
EXETER, NH 03833

Sale Price \$200,000
Certificate
Book & Page 5243/2998
Sale Date 09/15/2011
Instrument 00

Ownership History

| Ownership History | | | | | |
|-------------------------|------------|-------------|----------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| PHILLIPS EXETER ACADEMY | \$200,000 | | 5243/2998 | 00 | 09/15/2011 |
| LINSCOTT MARCI ANN | \$0 | | 5073/1872 | 1N | 11/17/2009 |
| LINSCOTT PAULINE M | \$0 | | 5034/0231 | 1N | 07/17/2009 |
| LINSCOTT MARCI ANN | \$0 | | 5032/0882 | 1N | 07/13/2009 |
| LINSCOTT KENNETH | \$0 | | PRO2001-0893/0 | | |

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes

| Field | Description |
|--------------------|-------------|
| Style: | Vacant Land |
| Model | |
| Grade: | |
| Stories: | |
| Occupancy | |
| Exterior Wall 1 | |
| Exterior Wall 2 | |
| Roof Structure: | |
| Roof Cover | |
| Interior Wall 1 | |
| Interior Wall 2 | |
| Interior Flr 1 | |
| Interior Flr 2 | |
| Heat Fuel | |
| Heat Type: | |
| AC Type: | |
| Total Bedrooms: | |
| Total Bthrms: | |
| Total Half Baths: | |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | |
| Kitchen Style: | |
| MHP | |

Building Photo



(<https://images.vgsi.com/photos/ExeterNHPhotos/\00\01\05\51.jpg>)

Building Layout

(ParcelSketch.ashx?pid=2406&bid=2406)

| Building Sub-Areas (sq ft) | Legend |
|--------------------------------|--------|
| No Data for Building Sub-Areas | |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land

| Land Use | | Land Line Valuation | |
|------------------------|------------|---------------------|-----------|
| Use Code | 1300 | Size (Acres) | 0.36 |
| Description | RES ACLNDV | Frontage | 0 |
| Zone | R-2 | Depth | 0 |
| Neighborhood | 60 | Assessed Value | \$278,800 |
| Alt Land Appr Category | No | Appraised Value | \$278,800 |

Outbuildings

| Outbuildings | Legend |
|--------------------------|--------|
| No Data for Outbuildings | |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$0 | \$278,800 | \$278,800 |
| 2024 | \$0 | \$278,800 | \$278,800 |
| 2023 | \$0 | \$164,000 | \$164,000 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$0 | \$278,800 | \$278,800 |
| 2024 | \$0 | \$278,800 | \$278,800 |
| 2023 | \$0 | \$164,000 | \$164,000 |

MAIL TO

BK 5243 PG 2998

Return to:
McLane LMK
P.O. Box 326
Manchester, NH 03105-0326



WARRANTY DEED

That Marci Ann Linscott, single, of 37 River Street in the Town of Exeter, County of Rockingham and State of New Hampshire, for consideration paid, does hereby grant to Phillips Exeter Academy of 20 Main Street, in the Town of Exeter, County of Rockingham and State of New Hampshire, with Warranty Covenants, the following described premises, with buildings thereon if any:

A parcel of land, with the buildings thereon, in Exeter, Rockingham County, New Hampshire, shown as lot of Victoria E. Linscott on Plan of Land, Exeter, N.H., for Rita L. Linscott dated December 13, 1985, and recorded as Plan D-17349, and described as follows:

- Beginning on the extension of River Street, at the southeasterly corner of the premises, South 34° 52' 40" West, 72.78 feet;
- North 54° 20' 45" West, 208.55 feet;
- North 32° 57' 30 East, 70.01 feet;
- South 56° 56' 15" East, 210.93 feet.

Meaning and intending to convey the same premises conveyed to the within Grantor by Deed of Pauline M. Linscott, dated November 17, 2009 and recorded at the Rockingham County Registry of Deeds at Book 5073 Page 1872.

DATED this 15 day of September.

Marci Ann Linscott
Marci Ann Linscott

STATE OF NEW HAMPSHIRE
ROCKINGHAM COUNTY

Dated this 15 day of September, 2011

Personally appeared the above-named Marci Ann Linscott and she acknowledged the foregoing instrument to be her free act and deed and that she executed same for the purposes therein contained.

[Signature]
Notary Public/Justice of the Peace

Print Name: _____

My Commission Expires _____



038858
2011 SEP 15 AM 10:21
ROCKINGHAM COUNTY
REGISTRY OF DEEDS



Holly J. Barcroft
General Counsel

February 20, 2026

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

Dear Chair Prior and Members of the Board:

Phillips Exeter Academy hereby authorizes Bernstein Shur to represent its interests before the Town of Exeter Zoning Board of Adjustment.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Holly Barcroft", written over a horizontal line.

Holly Barcroft
General Counsel

SITE NOTES

THE PROPOSED PROJECT INTENT IS TO MERGER LOT 72-99 (0.36 ACRES) WITH LOT 83-01 (49± ACRES) BOTH OWNED BY PHILLIPS EXETER ACADEMY. THE PROPOSED DEVELOPMENT WILL OCCUR ON THE MERGED LOT. BOTH LOTS ARE LOCATED IN THE R-2 ZONING DISTRICT. LOT 72-99 HAS BEEN APPROVED BY SPECIAL EXCEPTION AS A PRIVATE SCHOOL.

- OWNER OF RECORD:
 PHILLIPS EXETER ACADEMY
 20 MAIN STREET EXETER, NEW HAMPSHIRE 03833
 603-777-4442

 PROPERTY ADDRESS: 35-37 RIVER STREET
 TAX MAP 72, LOT 99
 SIZE = 0.36 ACRES
- APPROXIMATE LOT AREA: 2.915 AC.±
- ZONING DISTRICT : R-2, RURAL SINGLE FAMILY RESIDENCE;
- DIMENSIONAL REQUIREMENTS - R-2:

| | REQUIRED | EXISTING | PROVIDED |
|-----------------------|-------------|-----------|--------------|
| MIN. LOT AREA: | 15,000 S.F. | 49± ACRES | 49.35± ACRES |
| FRONT SETBACK: | 25' | 25' | 20±' * |
| SIDE SETBACK: | 15' | 8.7±' | 7.5±' * |
| REAR SETBACK: | 25' | >25' | >25' |
| MAX. BUILDING HEIGHT: | 35' | <35' | <35' |
| MAX. BLDG. COVERAGE: | 25% MAX | 14.9±% | 14.9±% |
| OPEN SPACE: | 40% MIN | 45±% | 45.2±% |
| DENSITY SF/UNIT: | 15,000 | 213,444± | 119,427± |

* VARIANCE REQUIRED
- THE FOLLOWING VARIANCES FROM THE TOWN OF EXETER ZONING BOARD OF ADJUSTMENT ARE REQUIRED:
 - SECTION 4.2 PERMITTED USES R-2 SINGLE FAMILY RESIDENTIAL: TO ALLOW A FOUR UNIT MULTI-FAMILY BUILDING WHERE ONE-FAMILY DETACHED DWELLINGS ARE ALLOWED.
 - SECTION 4.3 DENSITY AND DIMENSIONAL REGULATIONS - RESIDENTIAL: TO ALLOW A FIVE FOOT SIDE SETBACK WHERE FIFTEEN FEET IS REQUIRED.
 - SECTION 4.3 DENSITY AND DIMENSIONAL REGULATIONS - RESIDENTIAL: TO ALLOW A TWENTY FOOT FRONT SETBACK WHERE TWENTY-FIVE FEET IS 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).
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE TOWN OF EXETER & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.

ENGINEER:



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



THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR:
ZONING BOARD

ISSUE DATE:
FEBRUARY 23, 2026

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|-----|----------|
| 0 | ZBA | CDB | 02/23/26 |

DRAWN BY: _____ CDB
 APPROVED BY: _____ CDB
 DRAWING FILE: 5725_SITE.DWG

SCALE:
 (22"x34") 1"=20'
 (11"x17") 1"=40'

OWNER:



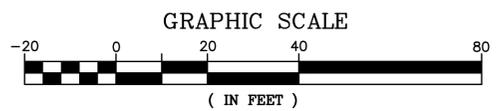
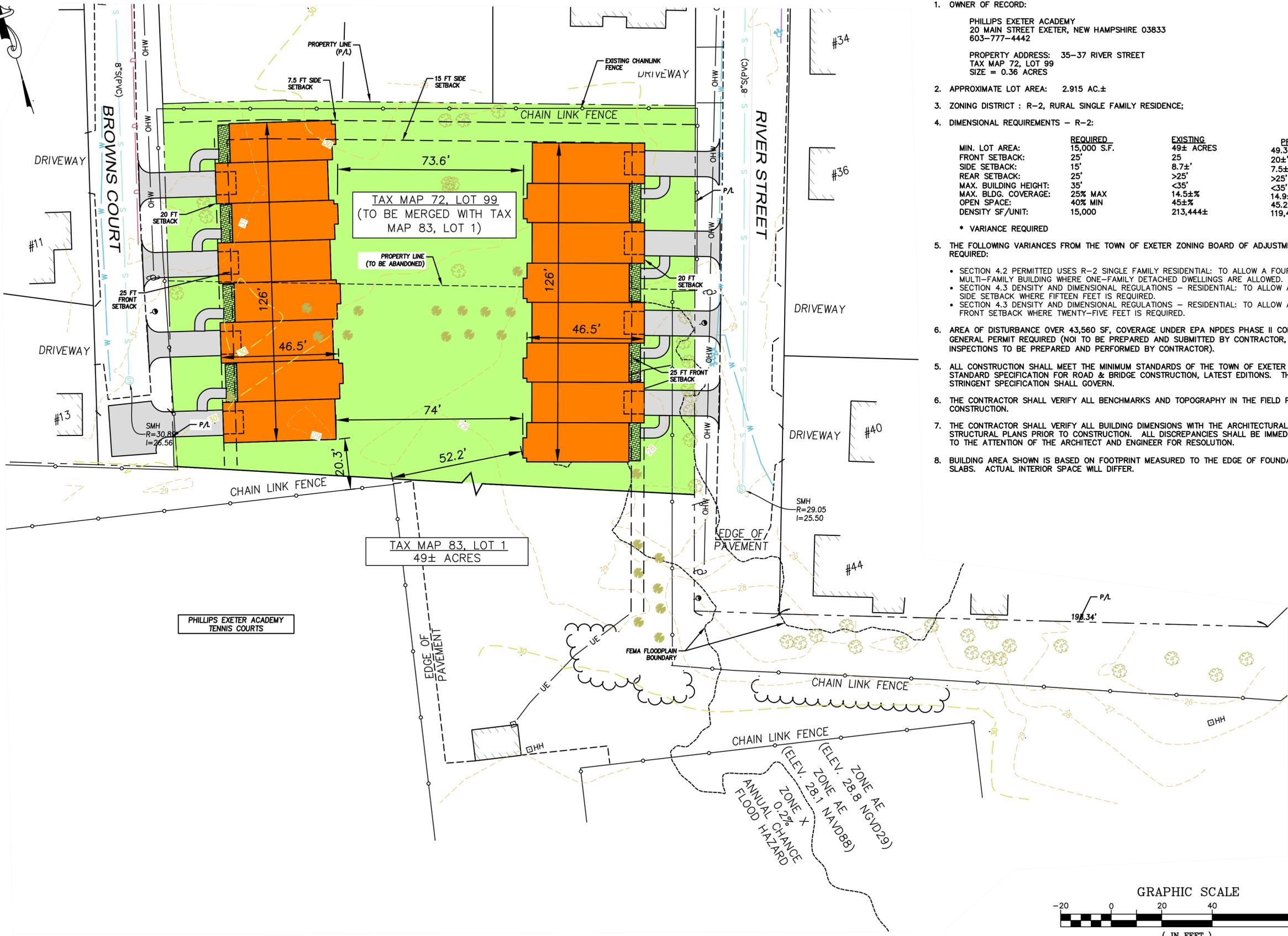
Phillips Exeter Academy
 20 Main Street
 Exeter, NH 03833

PROJECT:
**BROWN COURT
 FACULTY HOUSING
 PROJECT**

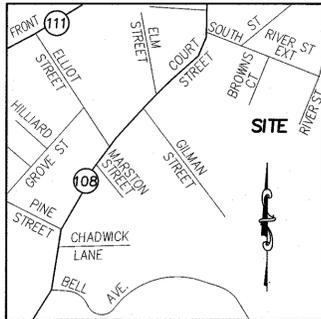
 TAX MAP 83, LOTS 01
 EXETER, NH 03833

TITLE:
ZBA SITE PLAN

SHEET NUMBER:
1 OF 1



P5674



LOCUS MAP
NOT TO SCALE

ABUTTERS

72
104
N/F
PHILLIPS EXETER ACADEMY
20 MAIN STREET
EXETER, NH 03833
BK.4702 PG.1375

72
103
N/F
JACKSON PROPERTIES LLC
761 WASHINGTON STREET
RYE, NH 03870
BK.5751 PG.243

PLAN REFERENCES

"EXISTING CONDITIONS IN EXETER, N.H., AT GILMAN STREET, CHADWICK LANE, MARSTON STREET, & COURT STREET AND RIGHT OF WAY AT GILMAN STREET PREPARED FOR PHILLIPS EXETER ACADEMY"
SCALE 1"=100' DATE: DEC. 29, 2015
MILLENNIUM ENGINEERING, INC.
(NOT RECORDED)

D-17349 "PLAN OF LAND IN EXETER, NH FOR RITA L. LINSKOTT"
SCALE 1"=20' DATE: DEC. 13, 1985
JOHN W. DURGIN ASSOCIATES, INC.

D-14085 "PLAT OF LAND IN EXETER, NH FOR VICTORIA E. LINSKOTT"
SCALE 1"=20' DATE: JULY 1985
PARKER SURVEY ASSOC., INC.

D-31211 "PLAT OF LAND IN EXETER, NH SHOWING A PERIMETER SURVEY AT 40 & 44 RIVER STREET, PREPARED FOR PHILLIPS EXETER ACADEMY"
SCALE 1"=20' DATE: DEC. 5, 2003
PARKER SURVEY & ENGINEERING

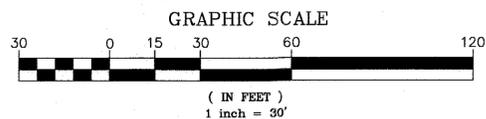
D-41593 "CONDOMINIUM PLAN (SITE PLAN) IN EXETER, NH SHOWING 38-40 SOUTH STREET CONDOMINIUM, RECORD OWNER ENTHEOS L.L.C."
SCALE 1"=10' DATE: DEC. 5, 2018
MILLENNIUM ENGINEERING, INC.

NOTES

- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF MILLENNIUM ENGINEERING, INC. IT IS ISSUED TO PHILLIPS EXETER ACADEMY FOR PURPOSES RELATED DIRECTLY AND SOLELY TO MILLENNIUM ENGINEERING'S SCOPE OF SERVICES UNDER CONTRACT WITH PHILLIPS EXETER ACADEMY FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFOR BY MILLENNIUM ENGINEERING, INC.
- THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED IN NOVEMBER OF 2025.
- HORIZONTAL BEARINGS REFER TO NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM (NAD83) BASED ON GPS OBSERVATIONS.
- ELEVATION REFERS TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. OF 1988) VERTICAL BASED ON GPS OBSERVATIONS. ADD 0.72' TO ADJUST TO N.G.V.D. OF 1929.
- THE INFORMATION CONTAINED ON THE ELECTRONIC DRAWING FILE ACCOMPANYING THIS PLAN MUST BE COMPARED TO THE SEALED AND SIGNED HARD COPY OF THE PLAN TO ENSURE THE ACCURACY OF ALL INFORMATION AND TO ENSURE NO CHANGES, ALTERATIONS, OR MODIFICATIONS HAVE BEEN MADE. RELIANCE SHALL NOT BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY. DUE TO THE CRITICAL NATURE OF SURVEYING, DATA ACQUISITION, AND AUTOCAD PLAN DEVELOPMENT, IF CRITICAL DIMENSIONAL INFORMATION IS NEEDED AND IS NOT SPECIFICALLY SHOWN ON THE ELECTRONIC DRAWING FILE, PLEASE CONTACT MILLENNIUM ENGINEERING, INC.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THESE PARCELS PARTIALLY LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 330130 0402 E. EFFECTIVE DATE 5/17/2005.

LEGEND

- | | | | |
|--------------|------------------------------|-------|------------------|
| ● D.H. | DRILL HOLE | □ CB | CATCH BASIN |
| ● I ROD FND. | IRON ROD FOUND | ⊙ DMH | DRAIN MANHOLE |
| ● N/F | NOW OR FORMERLY UTILITY POLE | ⊙ SMH | SEWER MANHOLE |
| ⊙ UPOLE | | ⊙ EMH | ELECTRIC MANHOLE |
| — D — | DRAINAGE | | HYDRANT |
| — W — | WATER | | GAS VALVE |
| — S — | SEWER | | WATER SHUT OFF |
| — G — | GAS | | WATER VALVE |
| — OHW — | OVERHEAD WIRE | | ASSESSORS MAP# |
| □ H.H. | ELECTRIC HANDHOLE | | PARCEL# |



SITE PLAN REVIEW NOTE:

SITE PLAN REVIEW, ARTICLE 7.4.11
"LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS UNDER THESE REGULATIONS"

THE PURPOSE OF THIS PLAT IS TO
SHOW THE MERGER OF
MAP 72 LOT 99 WITH MAP 83 LOT 1

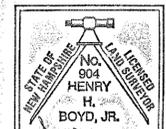
RECORD OWNER

| | |
|---|--|
| 72 99 PHILLIPS EXETER ACADEMY 20 MAIN STREET EXETER, NH 03833 BK.5243 PG.2998 15,108 S.F. 0.35 ACRES | 81 1 PHILLIPS EXETER ACADEMY 20 MAIN STREET EXETER, NH 03833 BK.612 PG.240 49 ACRES± AREA INCLUDES MAP 83 LOTS 11, 12 & 13 |
|---|--|

UTILITY INFORMATION STATEMENT

- THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY; THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.
- THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.
- ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
- THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.
- IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILED UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.
- THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.
- THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE
ON THE GROUND IN NOVEMBER 2025.
THAT THIS SURVEY CONFORMS TO THE
REQUIREMENTS FOR ACCURACY FOR
N.H. URBAN SURVEY.



02-12-2026
LICENSED LAND SURVEYOR DATE

EXISTING CONDITIONS SHEET

PLAT OF LAND

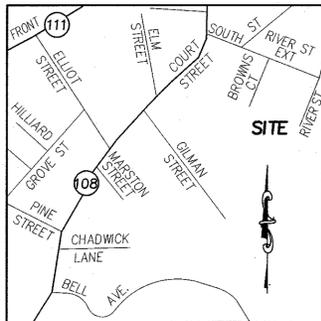
IN
EXETER, NH

SHOWING
EXISTING CONDITIONS
AT 35 & 37 RIVER STREET AND GILMAN STREET
(ASSESSORS MAP 72 LOT 99 AND MAP 83 LOT 1)

RECORD OWNER / PREPARED FOR
PHILLIPS EXETER ACADEMY
20 MAIN STREET, EXETER, NH 03833

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

| | | |
|---------------------|------------------|------------------|
| SCALE: 1"=30' | CALC. BY: P.D.B. | PROJECT: E253382 |
| DATE: FEB. 12, 2026 | CHKD. BY: H.H.B. | SHEET: 1 OF 2 |



SITE PLAN REVIEW NOTE:

SITE PLAN REVIEW: ARTICLE 7.4.11
 "LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS UNDER THESE REGULATIONS"

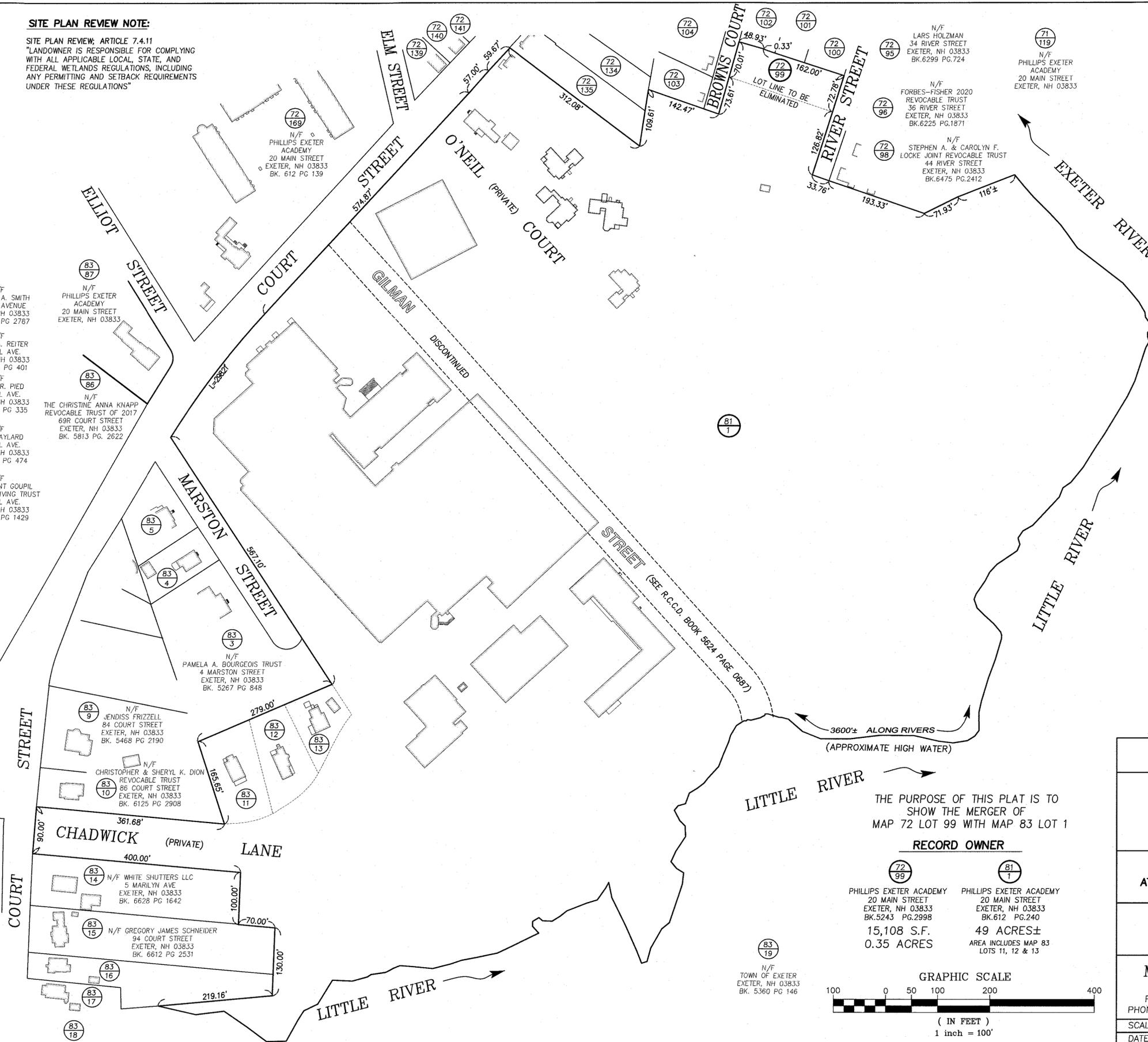
LOCUS MAP
 NOT TO SCALE

**ABUTTERS
 BELL AVE.**

- 83 48 N/F GERALD K. HILL
1 BELL AVENUE
EXETER, NH 03833
BK. 3464 PG 2048
- 83 47 N/F POTTER FAMILY TRUST
5 BELL AVE.
EXETER, NH 03833
BK. 6477 PG 446
- 83 46 N/F CORNELIA C. LEWIS
7 BELL AVE. APT. B
EXETER, NH 03833
BK. 5523 PG 0859
- 83 45-1 N/F BELL AVE ABCD LLC
27 BADGER ISLAND
WEST #3
KITTEERY, ME 03904
BK. 6089 PG 1481
- 83 44 N/F SCOTT W. GARRIGAN
17 BELL AVE.
EXETER, NH 03833
BK. 5589 PG 0709
- 83 43 N/F LOIS D. RUDY
21 BELL AVE.
EXETER, NH 03833
BK. 5588 PG 2147
- 83 42 N/F BARBARA A. SMITH
23 BELL AVENUE
EXETER, NH 03833
BK. 2727 PG 2787
- 83 41 N/F JOSEPH A. REITER
25 BELL AVE.
EXETER, NH 03833
BK. 2804 PG 401
- 83 40 N/F WILLIAM R. PIED
29 BELL AVE.
EXETER, NH 03833
BK. 6058 PG 335
- 83 39 N/F DANIEL AYLAND
33 BELL AVE.
EXETER, NH 03833
BK. 5603 PG 474
- 83 38 N/F LAURIE HUNT GOUPIL
REVOCABLE LIVINGS TRUST
37 BELL AVE.
EXETER, NH 03833
BK. 5214 PG 1429
- 83 87 N/F PHILLIPS EXETER
ACADEMY
20 MAIN STREET
EXETER, NH 03833
- 83 86 N/F THE CHRISTINE ANNA KNAPP
REVOCABLE TRUST OF 2017
69R COURT STREET
EXETER, NH 03833
BK. 5813 PG. 2622
- 83 85 N/F JENISS FRIZZELL
84 COURT STREET
EXETER, NH 03833
BK. 5468 PG 2190
- 83 84 N/F CHRISTOPHER & SHERYL K. DION
REVOCABLE TRUST
86 COURT STREET
EXETER, NH 03833
BK. 6125 PG 2908
- 83 83 N/F BLUE HAWK LLC
P.O. BOX 875
HAMPTON, NH 03842
BK. 6512 PG 861
- 83 82 N/F MOUNTAIN HAWK LLC
P.O. BOX 875
HAMPTON, NH 03842
BK. 6512 PG 877

LEGEND

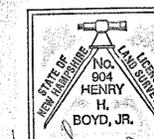
0 00 ASSESSORS MAP#
 PARCEL#



ABUTTERS

- 72 104 N/F LARS HOLZMAN
34 RIVER STREET
EXETER, NH 03833
BK.6299 PG.724
- 72 103 N/F FORBES-FISHER 2020
REVOCABLE TRUST
36 RIVER STREET
EXETER, NH 03833
BK.6225 PG.1871
- 72 102 N/F STEPHEN A. & CAROLYN F.
LOCKE JOINT REVOCABLE TRUST
44 RIVER STREET
EXETER, NH 03833
BK.6475 PG.2412
- 72 101 N/F BRANDON S. TETLER
& ERIC TETLER
133 SEAPORT BLVD UNIT 22
BOSTON, MA 02210
BK.6552 PG.2368
- 72 100 N/F SUNSHINE REALTY TRUST
3 RIVERWOODS DRIVE
EXETER, NH 03833
BK.5801 PG.2388
- 72 99 N/F SEVENTY-ONE HIGH STREET
REALTY TRUST
7 HERITAGE WAY
EXETER, NH 03833
BK.5401 PG.415
- 72 98 N/F JACKSON PROPERTIES LLC
761 WASHINGTON STREET
RYE, NH 03870
BK.5751 PG.243
- 72 97 N/F PHILLIPS EXETER ACADEMY
20 MAIN STREET
EXETER, NH 03833
BK. 4556 PG 1812
- 72 96 N/F JEREMY B. JAMES
REVOCABLE TRUST
70 COURT STREET
EXETER, NH 03833
BK. 6398 PG. 995
- 72 95 N/F PHILLIPS EXETER ACADEMY
20 MAIN STREET
EXETER, NH 03833
BK. 1859 PG 198
- 72 139 N/F WINGED FOOT REALTY
36 COURT STREET
EXETER, NH 03833
BK. 2551 PG 519
- 72 138 N/F THREE BULLDOGS LLC
10 NORTH ROAD
EAST KINGSTON, NH 03827
BK. 5823 PG 1149
- 72 137 N/F PHILLIPS EXETER ACADEMY
20 MAIN STREET
EXETER, NH 03833
BK. 5834 PG 805
- 72 136 N/F NORMAN J. MCGAUGHEY
89 PROSPECT HILL ROAD
WINDSOR, CT 06095
BK. 2646 PG 2987
- 72 135 N/F LAROCHE FAMILY
REVOCABLE TRUST
39 COURT STREET
EXETER, NH 03833
BK. 4678 PG 0345
- 72 134 N/F THE DAVID & ANGELA LENNOX
REVOCABLE TRUST
96 COURT STREET
EXETER, NH 03833
BK. 5951 PG 431
- 72 133 N/F ROSEANA HURLEY
98 COURT STREET
EXETER, NH 03833
BK. 6441 PG. 2054
- 72 132 N/F BONNIE LINSKOTT
19 BOW STREET
EXETER, NH 03833
BK. 6034 PG. 1205

I CERTIFY:
 THAT THIS ACTUAL SURVEY WAS MADE
 ON THE GROUND IN NOVEMBER 2025.
 THAT THIS SURVEY CONFORMS TO THE
 REQUIREMENTS FOR ACCURACY FOR
 N.H. URBAN SURVEY.

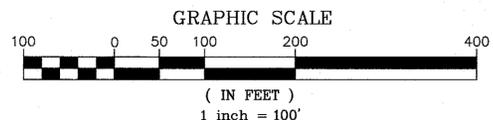


02-12-2026
 LICENSED LAND SURVEYOR DATE

THE PURPOSE OF THIS PLAT IS TO
 SHOW THE MERGER OF
 MAP 72 LOT 99 WITH MAP 83 LOT 1

RECORD OWNER

- 72 99 PHILLIPS EXETER ACADEMY
20 MAIN STREET
EXETER, NH 03833
BK.5243 PG.2998
15,108 S.F.
0.35 ACRES
- 81 1 PHILLIPS EXETER ACADEMY
20 MAIN STREET
EXETER, NH 03833
BK.612 PG.240
49 ACRES±
AREA INCLUDES MAP 83
LOTS 11, 12 & 13



LOCATION SHEET

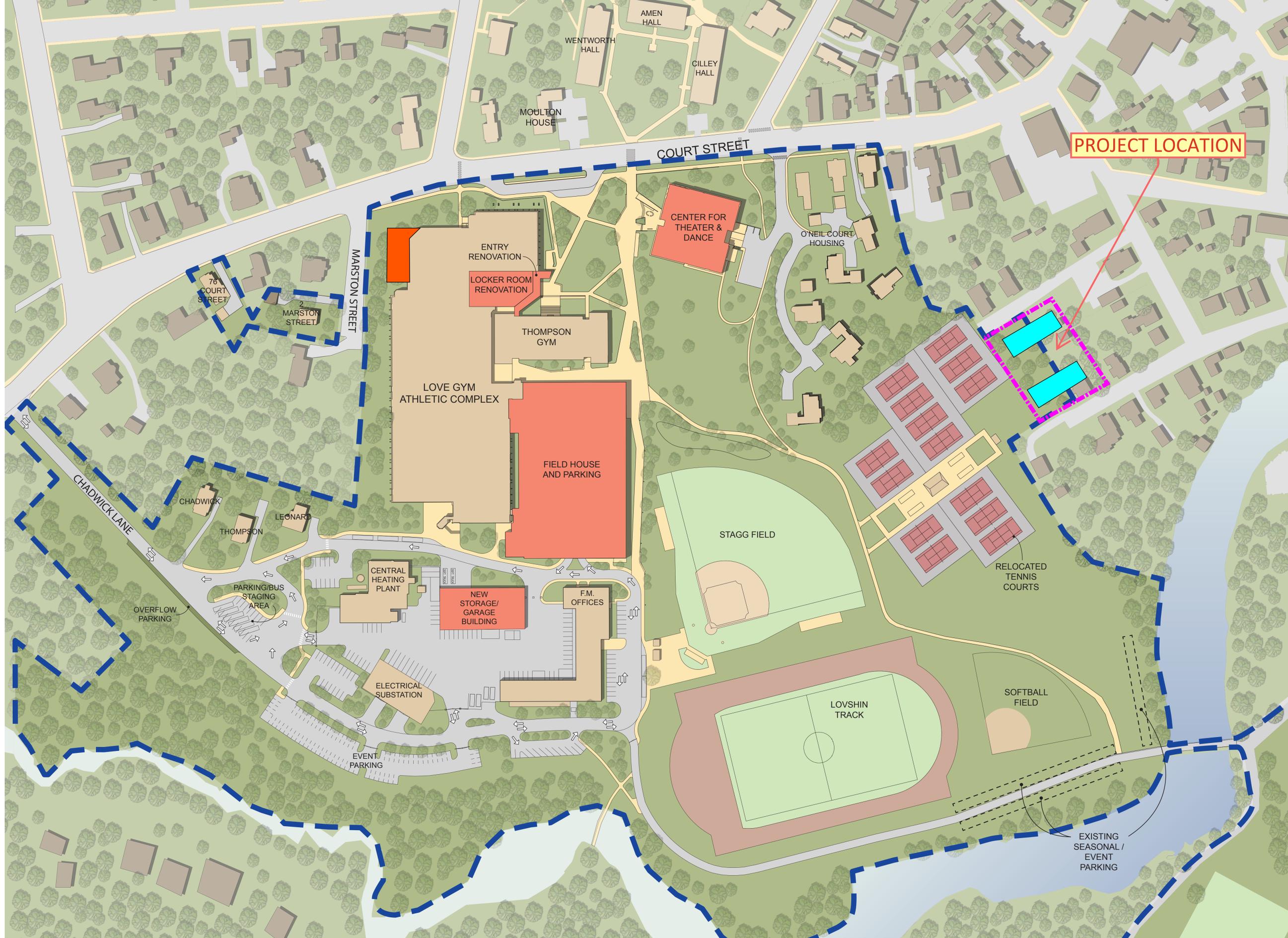
PLAT OF LAND
 IN
EXETER, NH

SHOWING
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AT 35 AND 37 RIVER STREET & GILMAN STREET
 (ASSESSORS MAP 72 LOT 99 & MAP 83 LOT 1)

RECORD OWNER / PREPARED FOR
PHILLIPS EXETER ACADEMY
 20 MAIN STREET, EXETER, NH 03833

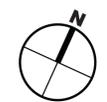
MILLENNIUM ENGINEERING INC.
 ENGINEERS AND LAND SURVEYORS
 P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
 PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

| | | |
|---------------------|------------------|------------------|
| SCALE: 1"=100' | CALC. BY: P.D.B. | PROJECT: E253382 |
| DATE: FEB. 12, 2026 | CHKD. BY: H.H.B. | SHEET: 2 OF 2 |



PROJECT LOCATION

SC-1





1 FRONT ELEVATION
AI SCALE: 1/8" = 1'-0"