



TOWN OF EXETER, NEW HAMPSHIRE

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

LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, June 27, 2024 at 7:00 P.M. in the Nowak Room of the Town Office Building located at 10 Front Street, Exeter, New Hampshire, to consider the following:

APPROVAL OF MINUTES: May 23, June 6 and June 13, 2024

NEW BUSINESS: PUBLIC HEARINGS

A request from the RiverWoods Group for a preliminary site plan consultation for the proposed construction of a new healthcare center intended to consolidate the existing healthcare components of the three RiverWoods campuses into a centralized facility to be located on the property at the intersection White Oak Drive and NH Route 111 (Kingston Road). The subject property is located in the R-1, Low Density Residential zoning district. Tax Map Parcels #97-23. PB Case #24-6.

OTHER BUSINESS

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

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 06/14/24: Exeter Town Office and Town of Exeter website

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **NOWAK MEETING ROOM**
4 **10 FRONT STREET**
5 **MAY 23, 2024**
6 **DRAFT MINUTES**
7 **7:00 PM**

8 **I. PRELIMINARIES:**
9

10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown, John
11 Grueter, Jennifer Martel, and Nancy Belanger Select Board Representative
12

13 **STAFF PRESENT:** Town Planner Dave Sharples
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15 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM and introduced the
16 members.
17

18 **III. OLD BUSINESS**
19

20 **APPROVAL OF MINUTES**
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22 March 28, 2024
23

24 ***Mr. Grueter motioned to approve the March 28, 2024 meeting minutes. Ms. Belanger seconded the***
25 ***motion. A vote was taken, all were in favor, the motion passed 5-0-0.***
26

27 **IV. NEW BUSINESS: PUBLIC HEARINGS**

- 28 1. The application of Meniscus Financial Holdings, LLC for site plan review and Wetlands and
29 Shoreland Conditional Use Permits for the proposed construction of a commercial vehicle storage
30 area, a 22,500 S.F. accessory storage building and associated site improvements on the property
31 located at 127 Portsmouth Avenue.
32 C-2, Highway Commercial zoning district
33 Tax Map Parcel #52-112-2
34 Planning Board Case #24-1

35 Chair Plumer read out loud the public hearing notice and asked Town Planner Dave Sharples if the case
36 was ready for review purposes. Mr. Sharples indicated the case was ready.

37 ***Ms. Belanger motioned to open the applications. Mr. Grueter seconded the motion. A vote was***
38 ***taken, all were in favor, the motion passed 5-0-0.***

39 Mr. Sharples indicated that the applicant is seeking site plan review, and wetlands and shoreland
40 conditional use permits for a 22,500 SF accessory building and commercial vehicle storage area together

41 with associated site improvements. Mr. Sharples noted that the applicant provided plans and
42 supporting documents dated February 13, 2024 for review and revised plans and supporting documents
43 were submitted on May 15, 2024.

44 The applicants met with the Board and Conservation Commission in June/July 2023 for preliminary
45 review. The Technical Review Committee (TRC) reviewed the applications on March 7, 2024 and April
46 11, 2024 and provided comment letters. The Town's engineer, Underwood Engineering (UEI) provided
47 comment letters.

48 Mr. Sharples noted there was a site walk before the Conservation Commission's May 14, 2024 meeting
49 where the applicant presented their conditional use permit applications. The Commission voted to table
50 the applications to their June meeting so that UEI could provide their report on the revised plans. Mr.
51 Sharples recommended the Board hold off on reviewing the conditional use permit criteria until it
52 receives the Conservation Commission's recommendation.

53 Christian Smith of Beals Associates presented the application and noted Tim Foss and Larry Foss were
54 also present. Mr. Smith posted the plans and showed the existing site with the proposed dry storage
55 building for parts, and the connection with GTE Road. He described changes since TRC review for
56 porous pavement in the parking area rather than the original large under chamber that had been
57 proposed. He described the bioretention trench to collect roof runoff and fire truck turnaround. He
58 described the overhead door and loading and unloading area and extension of a small bioretention area.
59 Mr. Smith noted catch basins and underdrain connection to a main line and existing stormwater
60 treatment pond. He showed the location of the community reservoir and stated that no stormwater will
61 get to the reservoir from the site.

62 Mr. Smith addressed traffic concerns onto Route 33 noted by the UEI letter and pedestrian traffic
63 concerns from the shop to the new display area.

64 Mr. Foss provided a brief history of the parcel sold by his father and grandfather, Foss Farm and the
65 lumber area where the barn was across the street.

66 Mr. Grueter asked about any easement and cars parking on the road. Mr. Foss noted employees park on
67 the road. Chair Plumer asked about the road owned by Sylvania and Mr. Smith indicated it was a private
68 road with an easement.

69 Mr. Smith addressed the three comments in the UEI memo, #16, #17 and #18 on page two. Mr. Smith
70 indicated the site was not a high traffic area and customers would be accompanied by a salesman but if
71 a crosswalk would help Mr. Foss had no problem. Vice-Chair Brown noted that it was anticipated to be
72 active with vehicular traffic. Mr. Smith noted staff would bring vehicles back and forth. Mr. Grueter
73 indicated it could be busy at 5 PM when traffic is leaving Osram. Mr. Smith noted two vehicles passed in
74 45 minutes during the site walk with the Conservation Commission. Mr. Smith noted a stop sign could
75 be put in if there was any issue with trucks and vehicles turning left from 108 into GTE Road. Mr.
76 Sharples requested a traffic memo and noted he had not received that yet. Mr. Smith will doublecheck.

77 Ms. Martel asked about ADA compliance with the crosswalk and Mr. Smith noted there was no curbing
78 or tip down, it would just be painted. She asked about the area that appeared to have a fence and Mr.
79 Smith indicated it was erosion control, there was no fence. Ms. Martel asked about striping and Mr.

80 Smith explained why there was no intention to designate parking areas outside of two for people
81 accessing the building so there would be more flexibility in how vehicles were stored. Ms. Martel asked
82 about the overhead door and Mr. Smith noted there may be larger items delivered that would not fit
83 through the door. Ms. Martel asked if those larger items would be delivered by a truck and Mr. Smith
84 noted the main deliveries go to the dealership and so the largest truck would be a pick-up truck. Ms.
85 Martel asked about large trees being cut and noted she would rather see replacement trees with 3-3.5"
86 caliper go in. She noted gray birch may be hard to find in single stem but noted there are multi-stem
87 with 12-14' height. She noted it was a shame the willow tree that had been there so long was being
88 removed and while she would never recommend a willow tree otherwise, noted it would be a nice
89 replacement for the existing tree. She noted that any exposed areas in front could have shrubs planted.

90 Ms. Belanger asked if there would be employees stationed at the storage building and Mr. Smith
91 indicated no, that the building would be locked and unlocked when parts were loaded or retrieved.

92 Mr. Sharples noted that architectural plans would need to be reviewed but right off he noticed some
93 standards in the site plan regulations that had not been met such as the pitch of the roof.

94 Chair Plumer asked about lighting and hours after 10 PM that the lights may be on. Mr. Smith noted
95 there were two that would be on motion sensors. He noted the two on GTE road were existing.

96 Ms. Belanger asked if people would park on the side of the road and whether they would consider no
97 parking signs along the road for people coming to see cars and an after-hours gate. She noted she
98 noticed during a parade staging that the area was very dark.

99 Mr. Sharples recommended a site walk and stated he would notify the Conservation Commission. He
100 requested the area be staked out. The Board agreed to have a site walk on Thursday, June 6th at 8 AM.

101 Chair Plumer opened the hearing to comments and questions from the public at 7:56 PM.

102 Sally Oxnard noted she was on the Tree Committee and appreciated Ms. Martel's comments. She
103 indicated she was also a birder and recommended bird friendly glass which is commercially available and
104 would lessen bird strikes. Ms. Martel noted on another project this morning there were three dead
105 birds on the ground and it was possibly the reflection on the glass from the new LED lighting across the
106 street.

107 Chair Plumer closed the hearing to public comment at 8 PM.

108 ***Vice-Chair Brown motioned to continue Planning Board Case #24-1 to the Planning Board meeting on***
109 ***June 13, 2024 at 7 PM. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the***
110 ***motion passed 5-0-0.***

111 **V. OTHER BUSINESS**

112

- 113 • Election of Officers

114

115 ***Mr. Grueter motioned to nominate Langdon Plumer as Chair of the Planning Board and Aaron***
116 ***Brown as Vice-Chair. Ms. Belanger seconded the motion. A vote was taken, all were in favor,***
117 ***the motion passed 5-0-0.***

118 **Ms. Belanger motioned to nominate John Grueter as Clerk of the Planning Board. Vice-Chair**
119 **Brown seconded the motion. A vote was taken, Mr. Grueter abstained. The motion passed 4-**
120 **0-1.**

121
122 • Master Plan Discussion

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124 Mr. Sharples reported that the Committee met and Rockingham Planning Commission came to
125 discuss the bike and pedestrian plan and would like to meet with the Board and Select Board in
126 June.

127
128 Ms. Martel asked about the parking study and Mr. Sharples noted that the winter parking plan
129 was questioned, and the Select Board reached out to DPW and hasn't heard. Mr. Sharples will
130 follow up on that.

131
132 • Field Modifications

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134 Mr. Sharples provided a handout concerning the Watson Road approval for an open space
135 residential subdivision. He noted the marked 20' open space access easement and proposed
136 access to Map 40-15. He noted Kristen Murphy the Conservation and Sustainability Planner did
137 not know anything about that and Mr. Sharples did not believe it was a Board condition of
138 approval. He noted he found no reference to it in the minutes and Vice-Chair Brown reviewed
139 the recordings of the meeting and found no reference. He noted if no one on the Board had any
140 issues he would deal with it. He will email Ms. English and Mr. Cameron to see if they recall any
141 mention of it.

142
143 Ms. Martel indicated she did not believe the tree lines were adhered to. Mr. Sharples explained
144 that he will doublecheck but in theory Planning limits the developer's build to try to minimize it
145 up front, but there is nothing to keep future owners from cutting, although most will leave it as
146 is.

147
148 • Bond and/or Letter of Credit Reductions and Release

149 Mr. Sharples reported that Barbara has been busy releasing another batch of funds held from
150 site plan review and inspection funds and thanked her for her effort. Chair Plumer noted there
151 should be a system to trigger release. Mr. Sharples agreed that could become part of site plan
152 review or certificate of occupancy issuance.

153 • Ms. Martel noted that Ms. Oxnard shared that the Tree Committee has a list of
154 approved trees and a lot of applicants ask. She would encourage biodiversity and
155 recommended that applicants should be encouraged to view the list on the website and be
156 reminded that it exists.

157
158 • Ms. Belanger asked about getting the updated zoning ordinance and suggested the tree
159 list could be added to their books.

160

161 **VII. TOWN PLANNER’S ITEMS**

162 Mr. Sharples reviewed CIP projects. He noted the new police and fire substation was approved and the
163 contractor and designer are working together early on. Mr. Grueter asked about the potential for
164 expansion and Mr. Sharples noted the site was going to provide 20-40 years of normal growth. Mr.
165 Sharples reported the solar array construction at the Transfer Station is beginning. Ms. Belanger asked
166 about coverage with ExeterTV and Mr. Sharples noted they are interviewing him. He noted the solar
167 array will be the largest municipally owned and operated array. Mr. Grueter asked about buy in from
168 community electric. Mr. Sharples explained coverage of energy use for town facilities at about 92% and
169 creating renewable energy credits to sell. He used as an example the requirement in MA that 20% of
170 energy use be renewable energy and they can go on the market to buy credits to meet that requirement
171 by buying them somewhere else. He anticipated a revenue stream of \$85,000 in the current market.

172 **VIII. CHAIRPERSON’S ITEMS**

173 Chair Plumer noted the need for volunteers on the Planning Board and other Town Committees. He
174 noted if volunteers were interested, to come to a meeting and speak with the Planning office or Pam
175 McEvoy. He spoke to the importance of residents serving, as the Town could not run without those
176 volunteers.

177 **IX. PB REPRESENTATIVE’S REPORT ON “OTHER COMMITTEE ACTIVITY”**

178 **X. ADJOURN**

179 ***Ms. Belanger motioned to adjourn the meeting at 8:35 PM. Ms. Martel seconded the motion.***
180 ***A vote was taken, all were in favor, the motion passed unanimously.***

181 Respectfully submitted.

182 Daniel Hoijer,
183 Recording Secretary
184 Via Exeter TV

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **131 PORTSMOUTH AVE – FOSS MOTORS**
4 **SITE WALK**
5 **June 6, 2024**
6 **DRAFT MINUTES**
7 **8:00 AM**

8
9 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown, John
10 Grueter, Gwen English, and Nancy Belanger Select Board Representative

11
12 **STAFF PRESENT:** Town Planner Dave Sharples

13
14 **PUBLIC PRESENT:** John Lorden (Beals Associates), Doug Reymore (Jewett Construction) and Tim Foss
15 (Foss Motors)

16
17 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 8:00 AM and introduced the
18 members.

19
20 **III. FOSS MOTORS SITE WALK**

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22 The members walked the site and were shown the access, parking areas, buildings, and wetlands.

23 No motions made or action taken.

24 Chair Plumer opened the hearing to comments and questions from the public at 7:56 PM.

25 ***The Chair adjourned the meeting at 8:39 AM.***

26 Respectfully submitted,

27 Dave Sharples

28 Town Planner

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**TOWN OF EXETER
PLANNING BOARD
NOWAK MEETING ROOM
10 FRONT STREET
JUNE 13, 2024
DRAFT MINUTES
7:00 PM**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Clerk, John Grueter, Gwen English and Nancy Belanger Select Board Representative

STAFF PRESENT:

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7:00 PM and introduced the members.

III. OLD BUSINESS

APPROVAL OF MINUTES

May 23, 2024 - *Tabled*

Ms. Belanger motioned to table approval of the May 23, 2024 meeting minutes until the next meeting. Vice-Chair Brown seconded the motion. A vote was taken, all were in favor, the motion passed 5-0-0.

IV. NEW BUSINESS: PUBLIC HEARINGS

1. The continued public hearing on the application of Meniscus Financial Holdings, LLC for site plan review and Wetlands and Shoreland Conditional Use Permits for the proposed construction of a commercial vehicle storage area, a 22,500 S.F. accessory storage building and associated site improvements on the property located at 127 Portsmouth Avenue.
C-2, Highway Commercial zoning district
Tax Map Parcel #52-112-2
PB Case #24-4.

Chair Plumer indicated that the applicant has asked for a continuance.

Ms. Belanger motioned to continue the hearing on the application to the Planning Board's July 11, 2024 meeting at 7:00 PM. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed 5-0-0.

V. OTHER BUSINESS

- 41 • Master Plan Discussion

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43 Mr. Grueter indicated that the Rockingham Planning Commission will be going to the Select
44 Board to discuss the bike and pedestrian plan.

45

- 46 • Field Modifications

47

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

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50 **VII. TOWN PLANNER'S ITEMS**

51 **VIII. CHAIRPERSON'S ITEMS**

52 Chair Plumer noted that the amended books have been provided with changes resulting from March's
53 voting.

54 Chair Plumer indicated that the Rockingham Planning Commission had two speakers concerning rail trail
55 growth. Mr. Grueter discussed the future plans for the rail trail on the seacoast to go from Hampton to
56 Rye to Portsmouth, once the connection through Seabrook is figured out, possibly going to Miami some
57 day.

58 Mr. Grueter noted that he wrote to two senators concerning the old Sullivan Bridge which is no longer
59 viable and recommended the funds be used instead toward connecting rail trails. He noted how they
60 connect to local restaurants in Florida and are good for the economy. The Board discussed the greater
61 safety for riders on rail trails especially due to small bike lanes and drivers who text when driving.

62 **IX. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

63 Ms. English reported that Kristen Murphy, Exeter's Conservation & Sustainability Planner received the
64 Hayden Award at the Rockingham Planning Commission's annual dinner and award's night. The award
65 recognizes those who have made a significant contribution to the community or to conservation and
66 planning.

67 Vice-Chair Brown noted that now that Mr. Grueter is serving as clerk, he is eligible to be a member on
68 the Rockingham Planning Commission.

69 Ms. Belanger announced that there will be an All Board's Meeting on Tuesday, June 25, 2024 at 6:30
70 PM.

71 Vice-Chair Brown expressed concerns about having conversations about zoning variances that are
72 consistently granted.

73

74 **X. ADJOURN**

75 ***Ms. Belanger motioned to adjourn the meeting at 7:30 PM. Mr. Grueter seconded the***
76 ***motion. A vote was taken, all were in favor, the motion passed unanimously.***

77 Respectfully submitted.

78 Daniel Hoijer,
79 Recording Secretary
80 Via Exeter TV



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: June 17, 2024
To: Planning Board
From: Dave Sharples, Town Planner
Re: The RiverWoods Group PB Case #24-6

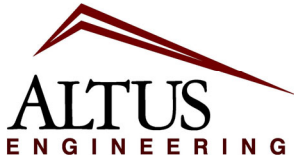
The Applicant is requesting a Preliminary Conceptual Consultation with the Planning Board to discuss the proposed construction of a new healthcare center intended to consolidate the existing healthcare components of the three RiverWoods campuses into a centralized facility to be located on the property at the intersection White Oak Drive and NH Route 111 (Kingston Road). The subject property is located in the R-1, Low Density Residential zoning district and is identified as Tax Map Parcel #97-23.

Attached please find a letter of explanation and conceptual site plan provided by Altus Engineering, Inc. dated June 6th, 2024 for your review.

Please note that the applicant is requesting a Preliminary Conceptual Consultation and not a formal application. As such, abutters have not been notified and the discussion of the Planning Board and applicant can be “in conception form only and in general terms such as the desirability of types of development and proposals under the Master Plan.” I have enclosed the relevant section of our regulations pertaining to this type of review.

Thank You.

Enclosures - 3



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

June 6, 2024

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

**Re: Preliminary Consultation
RiverWoods at Exeter
Assessor's Map 97, Lot 23
7 Riverwoods Drive
Exeter, New Hampshire
Altus Project No. 5015**

Dear Mr. Sharples,

On behalf of the Applicant, RiverWoods Group, Altus Engineering respectfully submits a request for a preliminary site plan consultation with the Planning Board on the above referenced project. Located at the intersection of White Oak Drive and NH 111, the site currently hosts the RiverWoods administration building known as Campus Crossing, a park, and a vacant single-family home together with some sections of wetland, woodland and a natural gas transmission line. The plan contemplates a new state of the art healthcare center intended to relocate the existing healthcare components of the three RiverWoods campuses into a single centralized facility.

We hope to entertain the Board's input on the project at the next available hearing. Please call me if you have any questions or need any additional information.

Sincerely,

ALTUS ENGINEERING

A handwritten signature in red ink, appearing to read "EBS: [Signature]", is written over a faint, light-colored rectangular stamp.

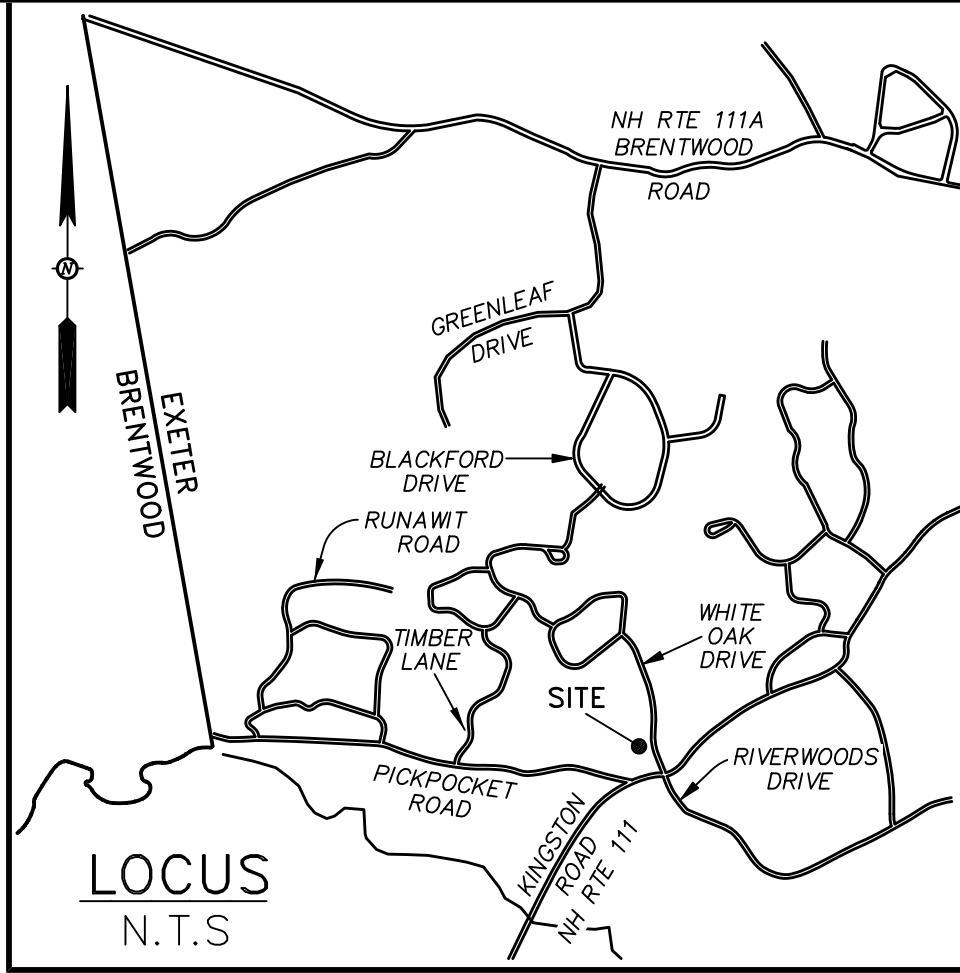
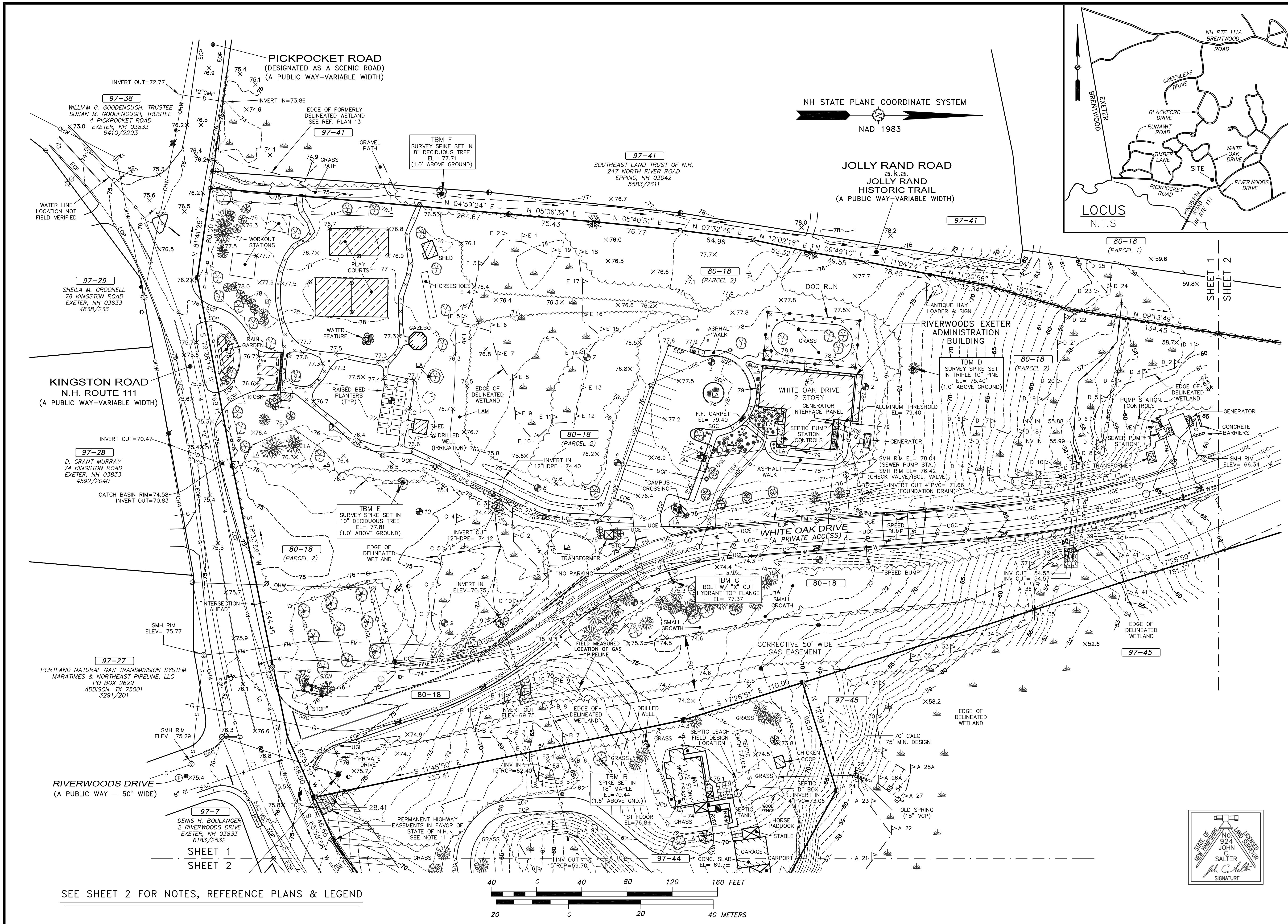
Erik B. Saari
Vice President

ebs/5015.01-APP-Sketch-CovLtr-060624

Enclosures



RiverWoods Exeter - Consolidated Properties



SURVEYOR:
JVA
 JAMES VERRA & ASSOCIATES, INC.
 101 SHATTUCK WAY, SUITE 8,
 NEWINGTON, N.H., 03801-7876
 603-436-3557
 JOB NO: 23-2014
 PLAN NO: 23-2014

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

ISSUED FOR:
ENGINEERING DESIGN
ISSUE DATE:
SEPTEMBER 11, 2023

REVISIONS
 NO. DESCRIPTION BY DATE
 1 ENGINEERING DESIGN JCS 9/11/23

DRAWN BY: JCS
APPROVED BY: JCS
DRAWING FILE: 23-2014.DWG

SCALE:
 22" x 34" - 1" = 40'
 11" x 17" - 1" = 80'

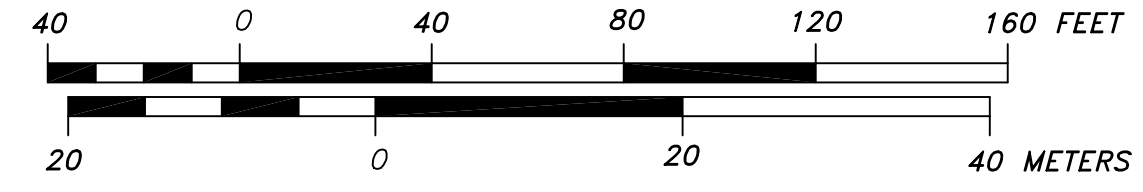
OWNER/APPLICANT:
THE RIVERWOODS COMPANY
AT EXETER, NEW HAMPSHIRE
5 WHITE OAK DRIVE
EXETER, N.H. 03833
ASSESSOR'S PARCELS
80-18 & 97-44

PROJECT:
PROPOSED SITE
REDEVELOPMENT
PLANS
5 WHITE OAK DRIVE
EXETER, NH 03833
ASSESSOR'S PARCEL
80-18
67 KINGSTON ROAD
EXETER, NH 03833
ASSESSOR'S PARCEL
97-44

TITLE:
LIMITED
EXISTING
CONDITIONS
PLAN

SHEET NUMBER:
1 OF 2

SEE SHEET 2 FOR NOTES, REFERENCE PLANS & LEGEND



STATE OF NEW HAMPSHIRE
 924
 JOHN C. SALTER
 REGISTERED PROFESSIONAL SURVEYOR
 SIGNATURE

NOTES:

- OWNER OF RECORD..... **THE RIVERWOODS COMPANY AT EXETER, NEW HAMPSHIRE**
 ADDRESS..... **5 WHITE OAK DRIVE, EXETER, NH 03833**
 DEED REFERENCE..... **3856/1913 & 3851/1293 & 4867/2913**
 TAX SHEET / LOT..... **80-18**
 PARCEL 2 AREA..... **8.658 ACRES**
 SEE VOLUNTARY LOT MERGER DATED 11/30/2009 MERGING TAX PARCELS 97-42 & 97-43 INTO PARCEL 97-43. SEE RCRD BOOK 5084, PAGE 723.
 SEE VOLUNTARY LOT MERGER DATED 9/9/2010 MERGING TAX PARCELS 80-18 & 97-43 INTO PARCEL 80-18. SEE RCRD BOOK 5206, PAGE 2825.

OWNER OF RECORD..... **THE RIVERWOODS COMPANY AT EXETER, NEW HAMPSHIRE**
 ADDRESS..... **5 WHITE OAK DRIVE, EXETER, NH 03833**
 DEED REFERENCE..... **5909/2862**
 TAX SHEET / LOT..... **97-44**
 PARCEL AREA..... **2.256 ACRES**

- ZONED..... R-1 FRONT YARD SETBACK.....25'
 MINIMUM LOT AREA 2 ACRES SIDE YARD SETBACK.....15'
 FRONTAGE..... 150' REAR YARD SETBACK.....25'
- ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.
 HORIZONTAL DATUM: RIVERWOODS "SITE"
 VERTICAL DATUM: RIVERWOODS "SITE"
 UNITS: U.S. SURVEY FOOT

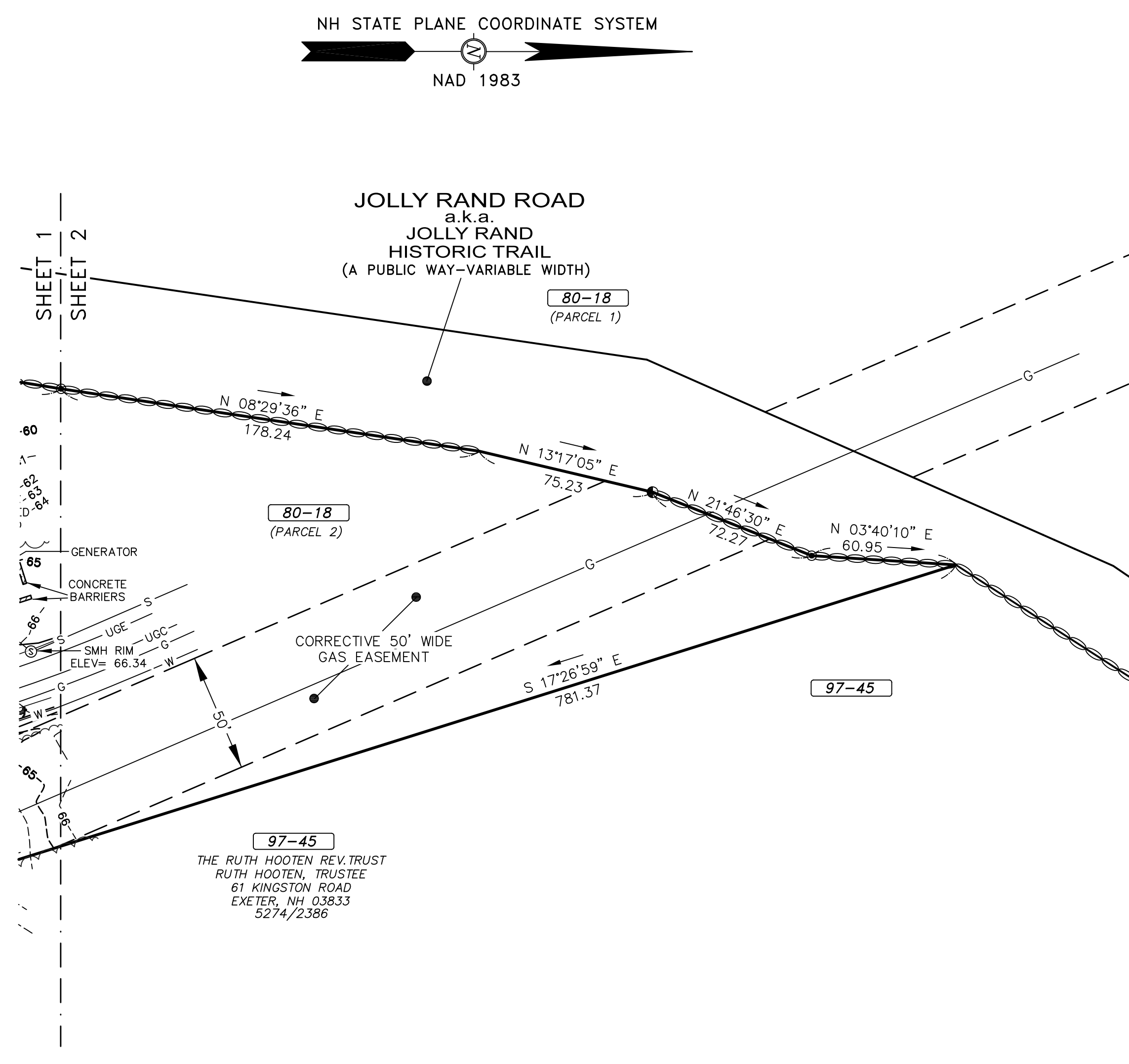
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- MONUMENTS SHOWN HEREON WERE FOUND UNLESS NOTED OTHERWISE.
- THIS PLAN IS BASED UPON SURVEY WORK CONDUCTED BY THIS OFFICE 9/2006 TO 8/2023.
- WETLANDS DELINEATION PERFORMED 1/2023 BY BRENDAN J. QUIGLEY, NHGWS# 249, OF GOVE ENVIRONMENTAL SERVICES, INC., 8 CONTINENTAL DR, BLDG 2, UNIT H, EXETER, NH 03833-7507. WETLANDS FLAGS WERE SURVEY LOCATED BY JAMES VERRA AND ASSOCIATES, INC.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
- PARCELS 80-18 (PARCEL 2) & 97-44 LIE IN FLOOD HAZARD AREA ZONE X (UNSHADED), AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0401E, EFFECTIVE DATE 5/17/2005 AND AS SHOWN ON LOMR 18-01-0144P, EFFECTIVE DATE 11/5/2018.
- PARCEL 97-44 IS SUBJECT TO A HIGHWAY EASEMENT IN FAVOR OF THE STATE OF N.H., SEE RCRD BOOK 6449, PAGE 1193 & RCRD PLAN D-43603 (REF. PLAN 14).

REFERENCE PLANS:

- LOT LINE ADJUSTMENT PLAN OF LAND AND EASEMENT PLAN, PICKPOCKET, KINGSTON AND JOLLY RAND ROADS, EXETER, N.H., REVISED TO 8-1-03, RCRD PLAN D-30933, SHEETS 1 & 2.
- BLACKFORD PLACE SUBDIVISION FOR TUCK REALTY CORP., GREENLEAF DRIVE, EXETER, NH, SHEETS 1-6, RCRD PLAN D-29099.
- SUBDIVISION OF LAND, PAUL HOLLOWAY, JR., PICKPOCKET ROAD, EXETER, N.H., DATED 10-1978, RCRD PLAN D-8534.
- PLAT OF LAND FOR MARTHA M. PENNELL, EXETER, N.H., DATED 5-1980, RCRD PLAN D-9607.
- PROPERTY OF NORMAN HOLDER, SUBDIVISION OF 2-LOTS, EXETER, ROCKINGHAM COUNTY, NEW HAMPSHIRE, DATED 6-6-1972, RCRD PLAN C-3008.
- SUBDIVISION OF LAND FOR DOROTHY G. HAM IN EXETER, N.H. REVISED TO 9-1979, RCRD PLAN D-9033.
- LIMITED SUBDIVISION FOR GARY RAYMOND & LUARIE TOBIN-RAYMOND IN EXETER, N.H., REVISED TO 3-1986, RCRD PLAN D-14911.
- CONSERVATION EASEMENT PLAN, THE BOULDERS AT RIVERWOODS & THE RIDGE AT RIVERWOODS, JOLLY RAND ROAD, PICKPOCKET ROAD & WHITE OAK DRIVE, EXETER, N.H., FOR THE RIVERWOODS COMPANY AT EXETER, NEW HAMPSHIRE, REVISED TO 8/6/2021, RCRD PLAN D-42956.
- SITE PLAN, THE RIDGE AT RIVERWOODS, KINGSTON, NH, FOR RIVERWOODS AT EXETER, REVISED TO 8-1-03, RCRD PLAN D-30932.
- PLAT OF LAND, 77 KINGSTON ROAD, EXETER, N.H., FOR THE RIVERWOODS COMPANY AT EXETER, N.H., DATED 11/18/2008, RCRD PLAN D-35705.
- EXISTING CONDITIONS PLAN, 67 KINGSTON ROAD, EXETER, N.H., FOR THE RIVERWOODS GROUP, PLAN NO. 23006-11, DATED 7/16/2018, NOT RECORDED.
- CORRECTIVE GAS PIPELINE EASEMENT PLAN, THE RIDGE AT RIVERWOODS, KINGSTON ROAD & WHITE OAK DRIVE, EXETER, N.H., FOR THE RIVERWOODS COMPANY AT EXETER, N.H., DATED 3/22/2022, RCRD PLAN D-43254.
- EXISTING CONDITIONS PLAN, 77 KINGSTON ROAD, EXETER, N.H., FOR THE RIVERWOODS COMPANY AT EXETER, N.H., PLAN NO. 23006-9, DATED 6/30/2010, NOT RECORDED.
- EASEMENT PLAN, TAX MAP 97 - LOT 44, THE RIVERWOODS COMPANY AT EXETER, N.H., TO THE N.H. DEPARTMENT OF TRANSPORTATION, 67 KINGSTON ROAD, EXETER, N.H., REVISED TO 12/10/2020, RCRD PLAN D-43603.

LEGEND:

-----	STONE WALL
○	IRON ROD
○	IRON PIPE
○	DRILL HOLE
-----	CHAIN LINK FENCE
-----	PRIVACY FENCE
110-5	TAX SHEET - LOT NUMBER
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
EOP	EDGE OF PAVEMENT
SGC	SLOPED FACED GRANITE CURB
○	BOLLARD LIGHT
□	ELECTRIC METER
□	HVAC UNIT
○	WELL
○	WATER GATE VALVE
○	HYDRANT
—	SIGN
—	ELECTRICAL PANEL
—	ELECTRICAL BOX
—	TREE LINE
—	BRUSH LINE
○	CONIFEROUS TREE
○	DECIDUOUS TREE
○	CONIFEROUS SHRUB
○	DECIDUOUS SHRUB
— W	WATER LINE
— S	SEWER LINE
— FM	FORCE MAIN
— D	DRAIN LINE
— G	GAS LINE
— UGE	UNDERGROUND ELECTRIC
— UGC	UNDERGROUND COMMUNICATIONS
— UGL	UNDERGROUND LIGHTING CIRCUIT
LA	LANDSCAPED AREA
LAM	MULCH LANDSCAPED AREA
x12.5	SPOT GRADE
○	WETLANDS AREA
○	RIP RAP
○	CRUSHED STONE
○	CEMENT CONCRETE
○	HANDICAP SPACE
○	PROPOSED BORING



SURVEYOR:

JVA
JAMES VERRA & ASSOCIATES, INC.
 101 SHATTUCK WAY, SUITE 8,
 NEWINGTON, N.H., 03801-7876
 603-436-3557
 JOB NO: 23-2014
 PLAN NO: 23-2014

ENGINEER:

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

ISSUED FOR:
ENGINEERING DESIGN

ISSUE DATE:
SEPTEMBER 11, 2023

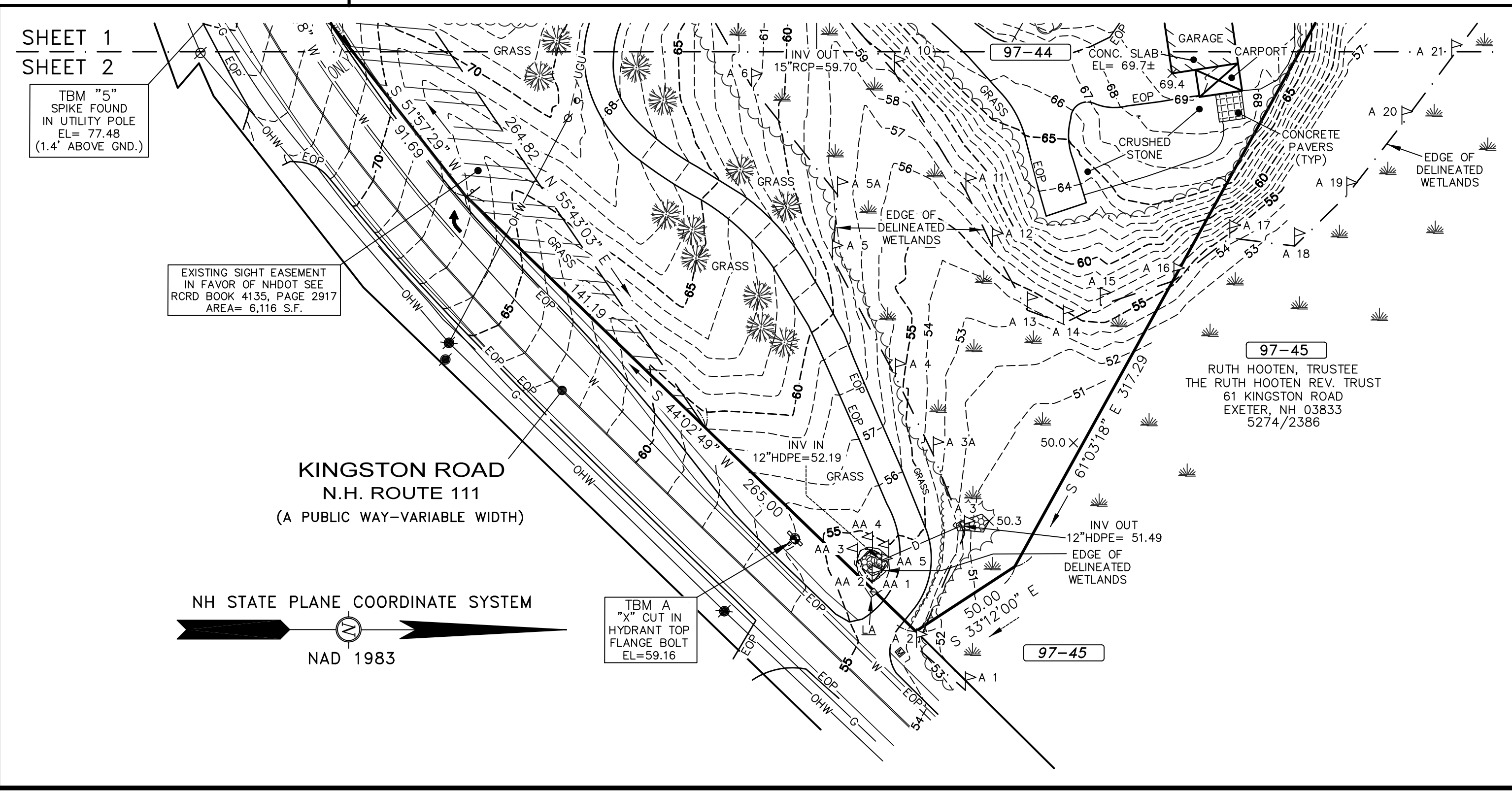
REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ENGINEERING DESIGN	JCS	9/11/23

DRAWN BY: JCS
APPROVED BY: JCS
DRAWING FILE: 23-2014.DWG

SCALE:
 22" x 34" - 1" = 40'
 11" x 17" - 1" = 80'

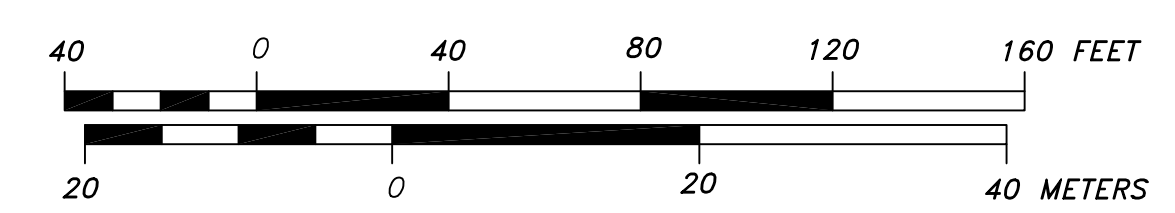
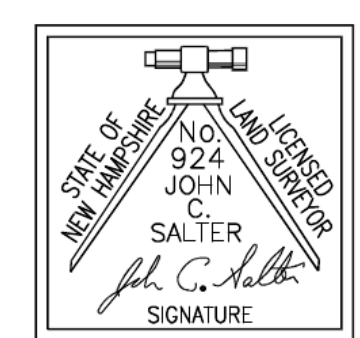
OWNER/APPLICANT:
THE RIVERWOODS COMPANY AT EXETER, NEW HAMPSHIRE
 5 WHITE OAK DRIVE
 EXETER, N.H. 03833
 ASSESSOR'S PARCELS
 80-18 & 97-44

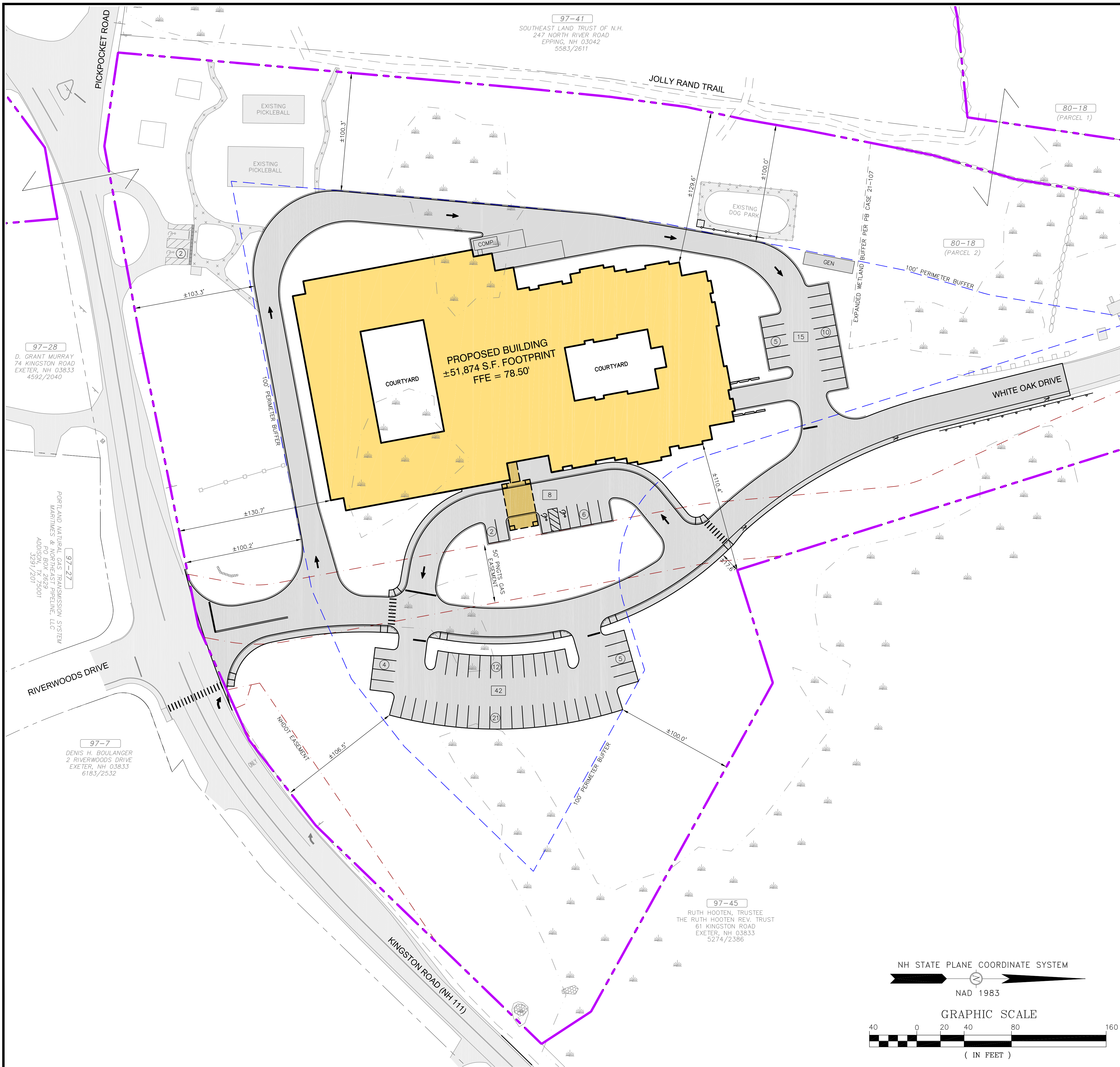


PROJECT:
PROPOSED SITE REDEVELOPMENT PLANS
 5 WHITE OAK DRIVE
 EXETER, NH 03833
 ASSESSOR'S PARCEL
 80-18
 67 KINGSTON ROAD
 EXETER, NH 03833
 ASSESSOR'S PARCEL
 97-44

TITLE:
LIMITED EXISTING CONDITIONS PLAN

SHEET NUMBER:
2 OF 2





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 5.6.3.5.1 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: 85
 RESIDENT VISITORS: 25
 OTHER VISITORS: 15
 GOOCH PARK: 2
 TOTAL PARKING REQUIRED = 126 SPACES
 TOTAL PARKING PROVIDED = 141 SPACES (74 GARAGE, 67 SURFACE)
 SURPLUS/DEFICIT = +15 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.
- 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 #33015C0401E PANEL 401 OF 681 AS REVISED PER LOMR DATED NOV. 5, 2018.
- BUILDING AREA AND DIMENSIONS SHOWN ARE BASED ON MEASUREMENTS TO THE EXTERIOR FACE. ACTUAL DIMENSIONS TO FOUNDATION AND INTERIOR SPACE WILL DIFFER.

ALTUS
ENGINEERING

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

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ISSUED FOR:	DISCUSSION
ISSUE DATE:	JUNE 6, 2024

REVISIONS	
NO. DESCRIPTION	BY DATE
0 DISCUSSION	EBS 06/06/24

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

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

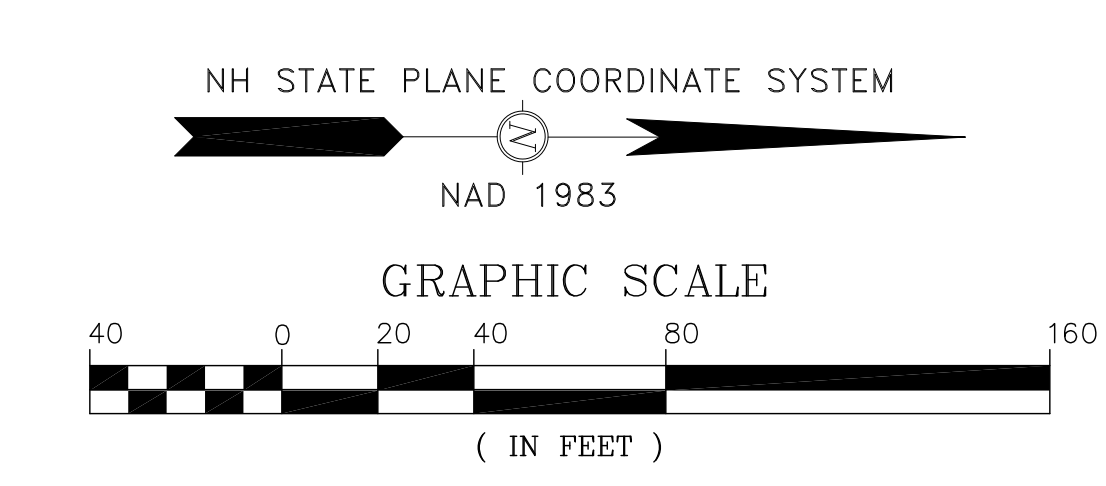
OWNER:
 RIVERWOODS GROUP
 5 WHITE OAK DRIVE
 EXETER, NH 03833

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
558.3/2611

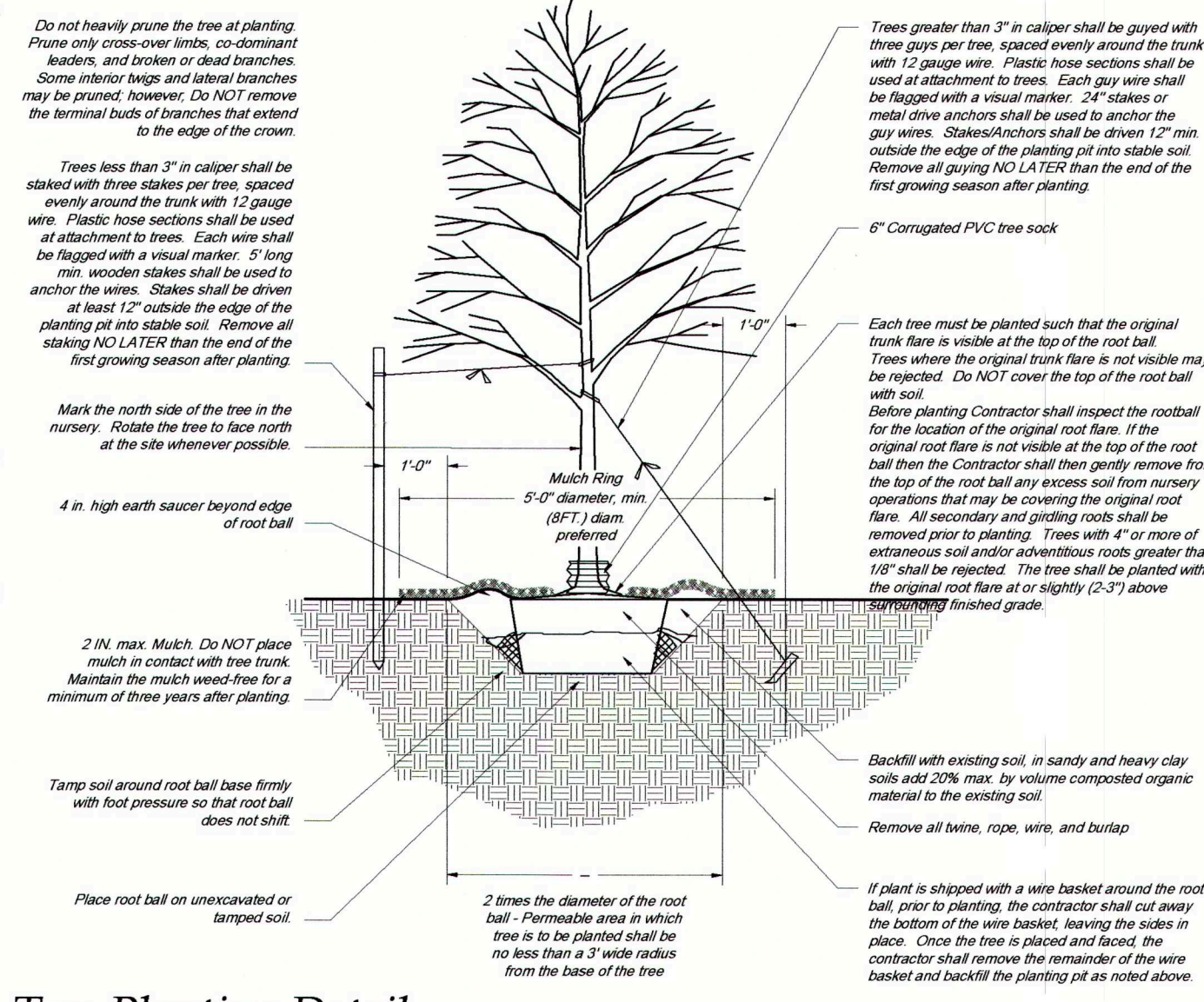
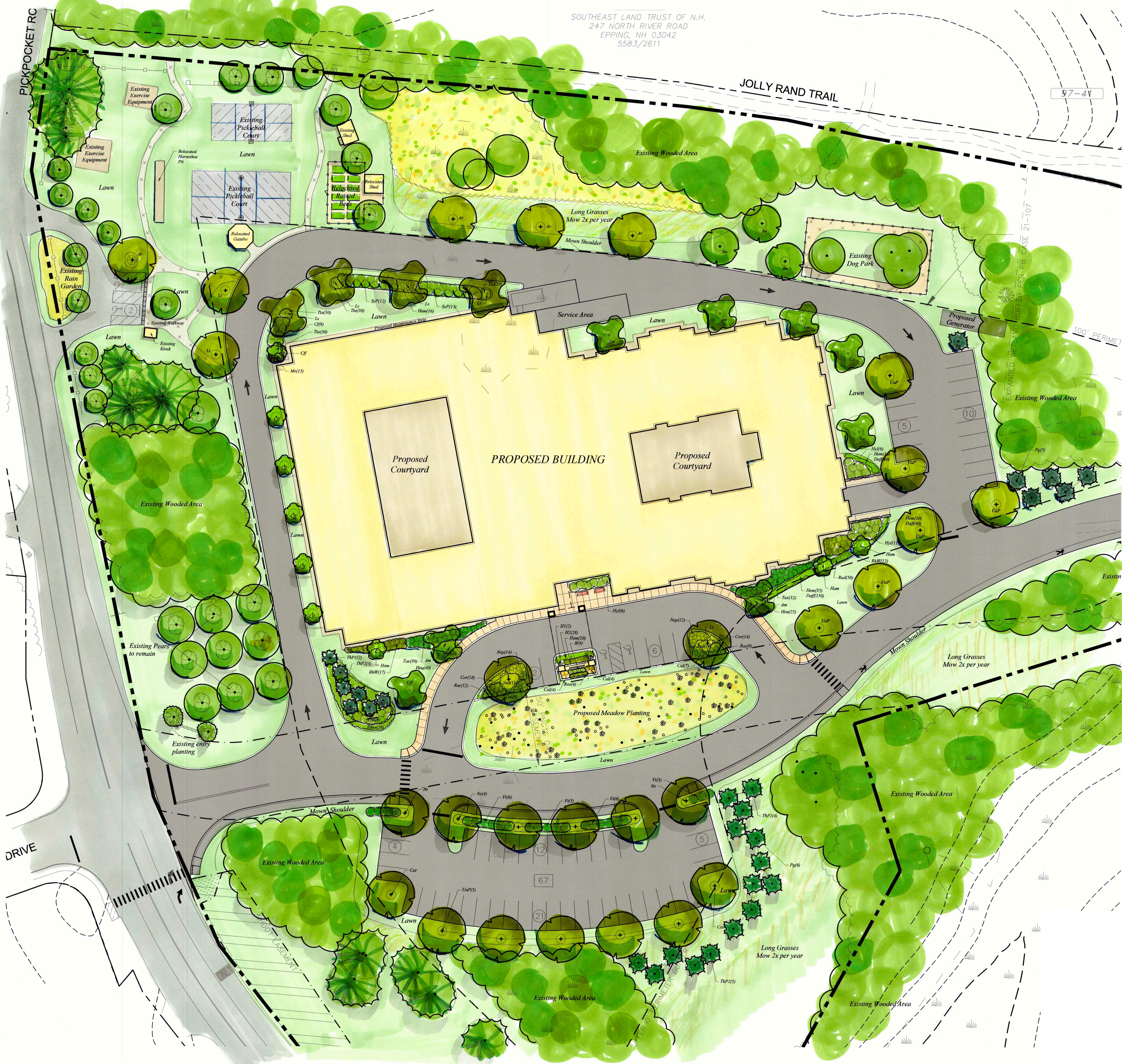
JOLLY RAND TRAIL

97-4V

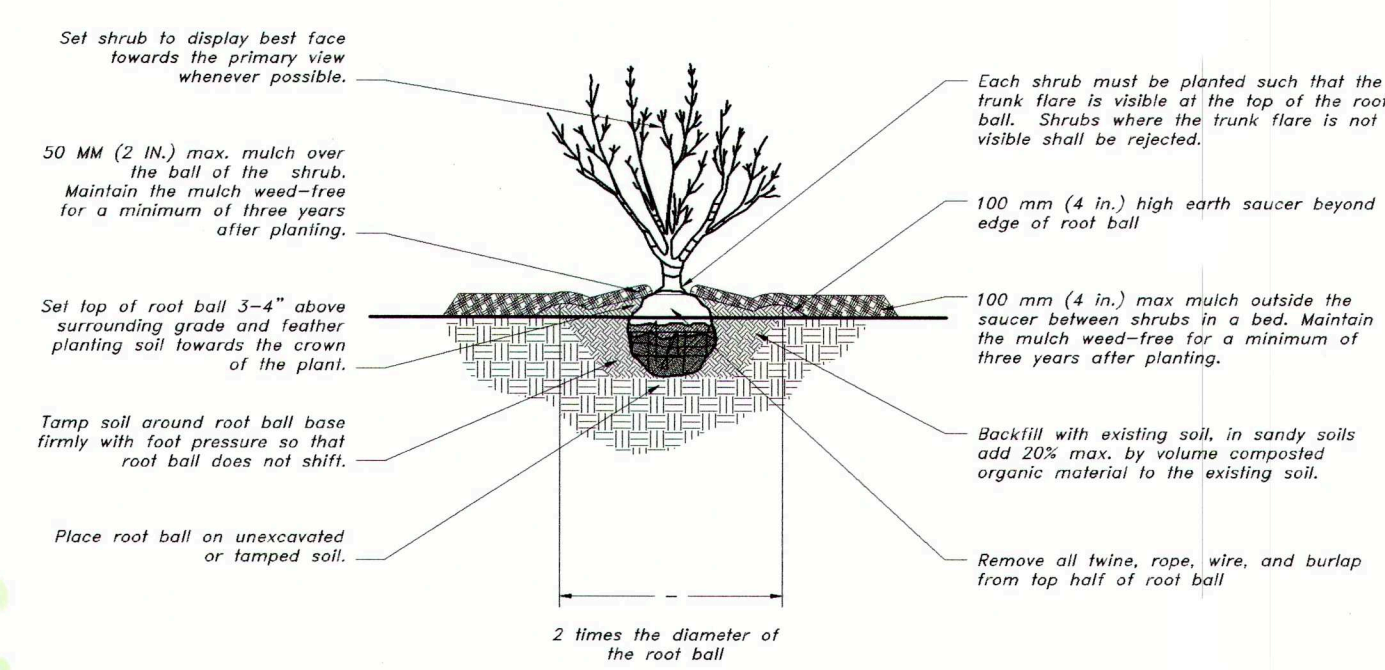
21-107

100' PERIMET

67



Tree Planting Detail



Shrub Planting Detail

Plant List

Symbol	Botanical Name	Common Name	Native	Quantity	Size	Comments
Am	<i>Amanchier grandiflora</i> Autumn Brilliance	Autumn Brilliance Serviceberry	Y	6	8-10' ht	BB
Ar	<i>Acer rubrum</i> Red Sunset	Red Sunset Red Maple	Y	4	3-3.5' cal	BB
Bn	<i>Betula nigra</i> Dura Heat	Dura-Heat River Birch	Y	3	12-14' ht	multi-stemmed BB
Car	<i>Carpinus caroliniana</i>	American Hornbeam	Y	2	3-3.5' cal	BB
Cc	<i>Cercis canadensis</i>	Eastern Redbud	Y	2	10-12' ht	BB
Cff	<i>Carpinus betulus</i> Frans Fontaine	Frans Fontaine European Hornbeam	Y	6	3-3.5' cal	BB
Ham	<i>Hamelis intermedia</i> Arnold Promise	Arnold Promise Witch Hazel	Y	3	7-8' ht	multi-stemmed BB
Ls	<i>Liquidambar styraciflua</i>	American Sweet Gum	Y	4	3-3.5' cal	BB
Lt	<i>Lonicera tulipifera</i>	Tulip Tree	Y	4	3-3.5' cal	BB
Ns	<i>Nyssa sylvatica</i>	Tupelo	Y	6	3-3.5' cal	BB
Pg	<i>Picea glauca</i>	White Spruce	Y	11	10-12' ht	BB
POC	<i>Picea orientalis</i> Gowdy	Gowdy Oriental Spruce	Y	0	0	
Th1	<i>Thuja plicata</i> Green Giant	Green Giant Western Red Cedar	to US	4	10' ht	BB
Th2	<i>Thuja plicata</i> Green Giant	Green Giant Western Red Cedar	to US	12	12-14' ht	BB
Uia	<i>Ulmus americana</i> Princeton	Princeton American Elm	Y	11	3-3.5' cal	BB

Symbol	Botanical Name	Common Name	Native	Quantity	Size	Comments
Cf	<i>Calycanthus floridus</i> Agrotis	Aphrodite Sweetshrub	Y	5	7 GAL	
Hyl	<i>Hydrangea arborescens</i> Indredball	Incrediball Hydrangea	Y	31	5 gal	
Rhus	<i>Rhus aromatica</i> Grow Low	Grow Low Sumac	Y	28	3 gal	
RHW	<i>Rhododendron</i> Wilcox	Wilson Rhododendron	Y	29	2-2.5' ht	BB
Ros	<i>Rosa</i> Knockout - Blush Pink	Blush Pink Knockout Rose	Y	21	3 gal	
SyP	<i>Syringa meyeri</i> Palatin	Drawf Korean Lilac	Y	25	3-4ht.	BB
Tax	<i>Taxus media</i> Everlow	Everlow Yew	Y	62	18-24"	BB
Vt	<i>Viburnum plicatum</i> tomentosum 'Mariesii'	Marie's Doublefile Viburnum	Y	24	3-4ht.	BB

Symbol	Botanical Name	Common Name	Native	Quantity	Size	Comments
B	<i>Baptisia</i>	False Indigo	Y	1	1gal	
Cal	<i>Calamagrostis</i> Karl Foerster	Karl Foerster Feather Reed Grass	Y	23	2 gal	
Cor	<i>Coreopsis</i> Moonbeam	Moonbeam Coreopsis	Y	32	1 gal	
Daff	<i>Narcissus</i> King Alfred	King Alfred Daffodil	Y	83	topsize	
	<i>Narcissus</i> Johann Strauss	Johann Strauss Daffodil	Y	83	topsize	
	<i>Narcissus</i> Ice Follies	Ice Follies Daffodil	Y	84	topsize	
H1	<i>Hosta</i> Frances Williams	Frances Williams Hosta	Y	2	1 gal	
H2	<i>Hosta</i> Curly Fries	Curly Fries Hosta	Y	28	1 gal	
Hem	<i>Hemerocallis</i> Big Time Happy	Big Time Happy Daylily	Y	27	1 gal	
	<i>Hemerocallis</i> Sileam Double Classic	Sileam Double Classic Daylily	Y	27	1 gal	
	<i>Hemerocallis</i> Joan Senior	Joan Senior Daylily	Y	27	1 gal	
Heu	<i>Heuchera americana</i> Green Spice	Green Spice Coral Belles	Y	65	2 qts	
Hep	<i>Nepeta</i> Walker's Low	Walker's Low Catmint	Y	26	1 gal	
Rud	<i>Rudbeckia</i> American Gold Rush	Susan	Y	56	1 gal	
Sed	<i>Sedum</i> Autumn Joy	Autumn Joy Sedum	Y	25	1 gal	
Tia	<i>Tiarra</i> Running Tapestry	Running Tapestry Foamflower	Y	110	1 gal	

SEEDING

Meadow Seeding: 50% AMERICAN MEADOWS - NATIVE NORTHEAST WILDFLOWER MIX 1LB PER 2000SF
50% NEW ENGLAND WETLAND PLANTS SHOWY WILDFLOWER MIX 1LB PER 2000SF

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

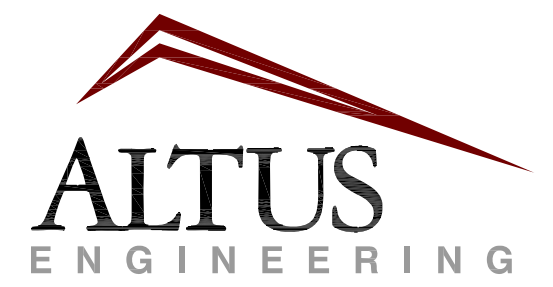
RiverWoods Supportive Living Center
LANDSCAPE PLAN
White Oak Drive Exeter, New Hampshire

Drawn By: RW
Checked By: RW
Scale: scale
Date: June 6, 2024
Revisions:

L-1
Sheet x of X



NH STATE PLANE COORDINATE SYSTEM
NAD 1983



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

NOT FOR CONSTRUCTION

ISSUED FOR: CONCEPTUAL

ISSUE DATE: JUNE 6, 2024

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	CONCEPTUAL		EBS	06/06/24

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

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

OWNER:
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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 CONCEPTUAL SITE PLAN

SHEET NUMBER:
CO

