



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, September 12, 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: August 22, 2024

NEW BUSINESS: PUBLIC HEARINGS

The application of 107 Ponemah Road LLC for a multi-family site plan review for the conversion of the existing single-family residence and attached barn located at 50 Linden Street into three (3) residential condominium units. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #82-11. PB Case #24-11.

The application of Biery Family Trust for a minor subdivision of an existing 4.37-acre parcel into two (2) single-family residential lots. The subject property is located at 165A Kingston Road, in the R-1, Low Density Residential zoning district. Tax Map Parcel #115-12. PB Case #24-9.

The application of Copley Properties LLC for design review of the proposed subdivision of an existing 169.80-acre parcel at 119 Piscassic Road in Newfields (and Exeter). The Exeter portion of the subject property is located in the R-1, Low Density Residential zoning district. Tax Map Parcels #10-1, 10-2, 10-3, 10-4, 10-5, 10-6, 10-7, 11-11 and 19-16. PB Case #24-10.

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 08/30/24: Exeter Town Office and Town of Exeter website

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **NOWAK MEETING ROOM**
4 **10 FRONT STREET**
5 **AUGUST 22, 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, Clerk,
11 John Grueter, Gwen English, Jennifer Martel, and Nancy Belanger Select Board Representative
12

13 **STAFF PRESENT:** Town Planner Dave Sharples
14

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**

21
22 July 11, 2024
23

24 Ms. English and Ms. Belanger recommended edits.
25

26 ***Mr. Grueter motioned to approve the July 11, 2024 minutes, as amended. Ms. Belanger seconded the***
27 ***motion. A vote was taken, all were in favor, the motion passed 5-0-0.***
28

29 August 8, 2024
30

31 Ms. English recommended edits.
32

33 ***Mr. Grueter motioned to approve the August 8, 2024 minutes, as amended. Ms. Belanger seconded***
34 ***the motion. A vote was taken, all were in favor, the motion passed 5-0-0.***
35

36 **IV. NEW BUSINESS:**

- 37 1. Second public hearing on the 2025 Capital Improvements Program (CIP) projects as presented by
38 the Town Departments. Copies of the proposed document(s) will be available at the Planning
39 Department Office prior to the meeting

40 Mr. Sharples noted that at the last meeting the Department Heads presented their projects for the
41 Capital Improvements Program (CIP) and this second hearing is to get public input and for the Board to

42 provide a letter with their recommendations. Mr. Sharples provided a draft letter and noted that the
43 last sentence would be replaced with the Board's recommendations. Chair Plumer noted the
44 replacement fuel island has gone for several years and needs to be done. Ms. English noted that water
45 and sewer were important projects especially the effluent flume on page 3. She noted she was excited
46 about the Styrofoam recycling project and would like to see other communities share in the cost. Mr.
47 Sharples indicated the groundwater source development project was important. Pump tests are being
48 done now and Phillips Exeter Academy is providing an easement.

49 Mr. Sharples indicated he would add replacement of the fuel island, the stormwater effluent, and
50 groundwater source development projects to the letter. Chair Plumer extended his thanks to the
51 department heads.

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

59 Chair Plumer read out loud the Public Hearing Notice.

60 Mr. Sharples indicated that the applicant appeared before the Planning Board at their July 11th meeting
61 and there were concerns with stormwater impact and water quality. There were comments from
62 Underwood Engineering (UEI) and the applicant appeared before the Conservation Commission on
63 August 13th and the Commission did not recommend the Conditional Use Permits. Mr. Sharples
64 provided a memo from Conservation & Sustainability Planner Kristen Murphy. The applicant provided
65 revised plans and supported documents on August 7th. UEI reviewed the documents and had no further
66 comment.

67 Ms. Martel arrived.

68 Christian Smith of Beals Associates explained that the design had pulled the building completely out of
69 the 150' shoreland setback. He noted at the July hearing the big issue was water quality and UEI
70 comments regarding the treatment system. Mr. Smith explained the collection of runoff from stone
71 trenches and overflow pipes. He noted the only area with the propensity to drain to Water Works Pond
72 is the area behind the retaining wall. He noted the Conservation Commission recommended removal of
73 the entire building and keeping away from the reservoir and Water Works Pond.

74 Mr. Smith indicated the shoreland impact was reduced, the building size was reduced to 20,000 SF from
75 22,500 SF, 2,500 SF smaller. There is an existing 19,000 SF within the 300' setback. Stormwater flows
76 off GTE Road untreated. He noted UEI agreed with their stormwater calculations.

77 Vice-Chair Brown asked how much of an improvement in runoff elimination. Mr. Smith estimated half.

78 Vice-Chair Brown noted that by the Conservation Commission approving the parking area without the
79 building they were calling the lot unbuildable, and no structure would be approved. Mr. Sharples noted

80 that when a lot is subdivided it can't be an unbuildable lot, so when it is created it must show that it can
81 be built without CUP.

82 Ms. English commented on the impacts due to the removal of vegetation.

83 Conor Madison, Vice-Chair of the Conservation Commission indicated the Commission has seen this
84 project the last few months and were asking for an alternative design. He noted that while the new
85 design slightly reduced impact there is still impact to drinking water. He explained the protection
86 afforded by the shoreland protection district. The footprint of the building was a big concern. While the
87 wetland CUP was not as concerning due to values, the shoreland protection area was. The Commission
88 did not recommend the wetland or shoreland CUP.

89 Mr. Smith explained the area of clearing that would be needed if the building were removed and they
90 just did the parking lot. He estimated an additional 15' without the building but the grading would be
91 the same.

92 Chair Plumer opened the hearing to the public for comments and questions at 7:29 PM and being none
93 closed the hearing to the public for deliberations.

94 Chair Plumer asked about landscaping and Mr. Smith indicated a robust planting plan.

95 Chair Plumer asked if there would be a silt fence and Mr. Smith indicated a mulch or compost berm.

96 Ms. Martel suggested the three trees to be planted on the north side be relocated along GTE Road. She
97 noted tall trees from the existing wood line would shade them out and they would provide more benefit
98 along GTE Road.

99 Mr. Sharples read out loud proposed conditions of approval for both CUPs:

100 The proposed building shall be completely removed from the plans and tree removal shall be limited to
101 only what is necessary to grade the easterly side of the parking area to the existing grade.

102 The Town Engineer and the Town Planner shall review the final plans and they can either approve the
103 final plans or require the applicant to return to the Planning Board for approval.

104 Ms. Martel asked if the 15' grading buffer could be reduced to decrease the need for tree removal as
105 there are significant trees identified. Mr. Smith indicated he would confirm with AoT that he could do
106 that.

107 Ms. Martel asked about the 6' concrete sidewalk and Mr. Smith indicated without the building there
108 would be no need for it.

109 Mr. Sharples recommended a condition that the extent of tree removal be shown on the plan.

110 ***Vice-Chair Brown motioned that the request of Meniscus Financial Holdings, LLC., Planning Board Case***
111 ***#24-4 for site plan approval be approved with the conditions read by the Town Planner Dave Sharples.***

112 ***Mr. Brown withdrew his motion.***

113 ***Vice-Chair Brown motioned that after reviewing the criteria for granting a CUP, the request of***
114 ***Meniscus Financial Holdings, LLC., Planning Board Case #24-4 for a Wetlands Conditional Use Permit***

115 **be approved with the conditions read by the Town Planner Dave Sharples. Mr. Grueter seconded the**
116 **motion. A vote was taken, all were in favor, the motion passed 6-0-0.**

117 Mr. Sharples recommended the same conditions of approval for the Shoreland Conditional Use Permit.

118 **Vice-Chair Brown motioned that after reviewing the criteria for granting a shoreland CUP, the request**
119 **of Meniscus Financial Holdings, LLC., Planning Board Case #24-4 for a shoreland Conditional Use**
120 **Permit be approved with the conditions read by the Town Planner, Dave Sharples. Ms. English**
121 **seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.**

122 Mr. Sharples read out loud the proposed conditions of approval:

- 123 1. An electronic as-built plan of the property with details acceptable to the Town shall be provided
124 prior to the use of the parking lot. This plan must be in a dwg or dxf file format and in NAD 1983
125 State Plane New Hampshire FIPS 2800 feet coordinates;
- 126 2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town
127 engineer prior to any site work commencing. The following must be submitted for review and
128 approval prior to the preconstruction meeting:
 - 129 i. The SWPPP (Stormwater pollution prevention plan), if applicable, be submitted
130 to and reviewed for approval by DPW prior to preconstruction meeting.
 - 131 ii. A project schedule and construction cost estimate.
- 132 3. Third party construction inspections fees shall be paid prior to scheduling the preconstruction
133 meeting;
- 134 4. The Stormwater System Operation and Maintenance Report shall be provided as part of the
135 Stormwater Management Inspection and Maintenance Manual. This report shall be completed
136 and submitted to the Town Engineer annually on or before January 31st. This requirement shall
137 be an ongoing condition of approval.
- 138 5. All applicable State permit approval numbers shall be noted on the final plans;
- 139 6. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact
140 fees and inspection fees (including third party inspections) prior to issuance of a building permit
141 or use of the parking lot, whichever is applicable as determined by the Town;
- 142 7. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be
143 replaced, no later than the following growing season, as long as the site plan remains valid.
- 144 8. The three deciduous trees along the southern edge of the parking area shall be relocated to the
145 north side of the parking area along GTE Road (so-called).
- 146 9. The applicant shall submit the land use and stormwater management information about the
147 project using the PTAPP Online Municipal Tracking Tool. The PTAPP submittal must be accepted
148 by the DPW prior to the pre-construction meeting.

149 **Vice-Chair Brown motioned that the request of Meniscus Financial Holdings, LLC, Planning Board Case**
150 **#24-4 for site plan approval be approved with the conditions read by the Town Planner Dave Sharples.**
151 **Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.**

- 152 3. The application of 107 Ponemah Road LLC for a multi-family site plan review for the conversion of
153 the existing single-family residence and attached barn located at 50 Linden Street into three (3)

154 residential condominium units. The subject property is located in the R-2, Single Family Residential
155 zoning district. Tax Map Parcel #82-11. PB Case #24-11.

156 Chair Plumer read out loud the Public Hearing Notice and indicated that the applicant has requested to
157 table the application to the September 12th meeting.

158 **Ms. Belanger motioned to table Planning Board Case #24-11 to the September 12, 2024 Planning**
159 **Board meeting at 7 PM. Ms. English seconded the motion. A vote was taken, all were in favor, the**
160 **motion passed 6-0-0.**

161 4. The application of Patrick Houghton for a multi-family site plan review for the proposed
162 construction of two residential duplex structures (total of 4 units) on the property located at 46
163 Main Street. The subject property is located in the R-2, Single Family Residential zoning district. Tax
164 Map Parcel # 63-1. PB Case #24-12.

165 Chair Plumer read out loud the Public Hearing Notice and asked if the case was ready to be heard.

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

167 **Ms. English motioned to open Planning Board Case #24-12. Ms. Belanger seconded the motion. A**
168 **vote was taken, all were in favor, the motion passed 6-0-0.**

169 Mr. Sharples indicated the application was for multi-family site plan approval. He noted the service
170 station would be demolished and there would be two new duplexes constructed with associated site
171 improvements. He noted the applicant obtained three variances from the Zoning Board of Adjustments
172 to permit the multi-family use, for minimum front setback and to exceed density.

173 Mr. Sharples noted that the application was reviewed by Technical Review Committee and UEI on
174 August 1st and UEI provided a letter on August 5th. Revised plans and supporting documents were
175 submitted on August 13th. Two waivers were applied for, for High Intensity Soil Survey and stormwater
176 management for redevelopment, section 9.3.2.7.

177 Erin Lambert presented the plan on behalf of the applicant. She noted there would be a multifamily
178 development at 46 Main Street on .6 acres currently an auto repair station. She reviewed the three
179 variances for the multi-family, front setback and density. She noted the duplexes would have garages
180 under, two for each unit. Ten spaces are required and they are providing 12. She noted the curb cut
181 would be reduced to pull the sidewalk in. The parcel would have municipal water, sewer, gas, electric
182 and telephone. TRC recommended underground utilities and they have initiated conversation. Runoff
183 volume will be decreased. She indicated there would be stone drip edges and collection of runoff to
184 catch basins to underground infiltration gallery.

185 Ms. Lambert explained that she would be requested a waiver from section 9.3.2 to connect to the
186 existing municipal storm drain system.

187 Ms. Lambert showed the landscaping plan and proposed 6' fence which would taper to 3' to provide a
188 site line at the driveway to Main Street. She noted there would only be residential lighting on the
189 building.

190 Ms. Martel asked how much wider she was making Main Street. Ms. Lambert indicated at least 5.'

191 Mr. Grueter asked about underground gas tanks. Ms. Lambert noted they had been removed and
192 Department of Environmental Services closed out the monitoring wells.

193 Chair Plumer asked about soil testing and access to the house behind.

194 Ms. Belanger asked the timeframe on whether there would be a telephone pole and Ms. Lambert did
195 not know.

196 Ms. English asked if she received positive feedback for the tie-in with the municipal system and Mr.
197 Sharples indicated that he brought it up with Paul Vlasich and asked what storm would go into it. Ms.
198 Lambert noted a small amount each storm until a 50-year storm event. She noted the gallery would cut
199 the infiltration rate in half.

200 Ms. Lambert noted the triangular area shown on the plan would be for snow storage.

201 Chair Plumer opened the hearing to the public for comments and questions at 8:15 PM.

202 Kevin Blair of 55 & 59 Main Street asked the curb cut size. Mr. Sharples indicated 24.’ Mr. Blair asked
203 why not 12,’ as he had, and Mr. Sharples indicated the regulations allow for 24.’

204 Mr. Blair commented that three-way intersections are antiquated and there should be three stop signs
205 on the road, one on each side to slow traffic and noise. Ms. Belanger recommended talking with Mr.
206 Vlasich. Mr. Sharples noted the Town has an intersection improvement plan.

207 Beth Griffin of 60 Main Street noted she rents a carriage house at 60A. She expressed concerns with
208 flooding, buffer and having dead trees removed.

209 Arden Griffin expressed concerns with grading as the proposed driveway is close to 60A. Ms. Lambert
210 noted there would be curbing and she would not store snow along the fence.

211 Dave of 44 Main Street expressed concerns with parking and taking out the retaining wall which would
212 cause him to lose three parking spaces and be out of compliance. Vice-Chair Brown indicated that if he
213 was parking off his property he may already be out of compliance and that encroachment is a separate
214 matter but this sounds like a grading issue. Ms. Martel noted the wall crosses the property line and may
215 be something to look into as grading within 5’ of a property line is prohibited without a waiver.

216 The abutter noted he had environmental concerns. There was a tank leak in 1988 and the rest of the
217 property had been a junkyard. Contamination was discovered during sidewalk construction. Ms.
218 Lambert noted there was no legal reason for more testing. Mr. Sharples noted the contractor would
219 have responsibility if anything were found during development. The abutter expressed concerns with
220 being closed in by the new fence.

221 Paul Markey expressed concerns with delivery vehicles turning around on the blind corner. He asked if
222 the lilac bushes could be repurposed.

223 Chair Plumer closed the hearing to the public at 8:56 PM.

224 Mr. Grueter asked where the Board was on the environmental issues. Chair Plumer noted there had
225 been monitoring wells and contractors will be responsible. Vice-Chari Brown asked the applicant if he
226 had plans to do environmental review before purchasing and if the duplexes would be rentals or

227 condominiums. He noted it would be in his best interest to resolve any issues before reselling and the
228 bank will also do their own research. Mr. Sharples indicated that condominium documents would be a
229 condition of approval.

230 Ms. English asked if the developer would be open to having a vegetated buffer instead of the fence.

231 Ms. Martel asked about lighting and Mr. Sharples indicated it was residential, just on buildings. He
232 noted there was nothing to stop new owners from putting lighting up after approval without needing
233 approval of the Board.

234 Ms. Martel recommended the asphalt walkway would look better as concrete. She asked about the
235 retaining wall shown in front of Unit 3 and 4 what it would look like. Ms. Lambert will show it on the
236 plan.

237 Mr. Sharples noted the HISS waiver was not required as the applicant is being connected to municipal
238 sewer.

239 ***Vice-Chair Brown motioned that despite the applicant requesting a waiver for High Intesity Soil***
240 ***Survey, the waiver was not required. Ms. Belanger seconded the motion. A vote was taken, all were***
241 ***in favor, the motion passed 6-0-0.***

242 Ms. Lambert read the criteria for her request for a waiver for stormwater for redevelopment 9.3.2.7.
243 She noted the volumes would not be greater, there would be less flow than what flows today. Mr.
244 Sharples indicated if the volume were less the waiver was not required. He explained that a waiver
245 request for grading within 5' of the property line would need to be submitted in writing.

246 ***Vice-Chair Brown motioned that despite the applicant requesting a waiver for section 9.3.2.7***
247 ***stormwater for redevelopment, the waiver was not required. Ms. Belanger seconded the motion. A***
248 ***vote was taken, Mr. Grueter abstained. The motion passed 5-0-1.***

249 Ms. Lambert read into the record her request for a waiver under section 9.3.6.4 for grading within 5' of
250 a property line. She noted the retaining wall was no longer needed and the grading will be behind the
251 wall.

252 ***Vice-Chair Brown motioned to approve the applicant's request for a waiver from section 9.3.6.4***
253 ***grading within 5' of a property line as the applicant presented a need for grading the property as part***
254 ***of the project. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion***
255 ***passed 6-0-0.***

256 Mr. Sharples read out loud the standard conditions of approval:

- 257 1. An electronic as-built plan of the property with details acceptable to the Town shall be provided
258 prior to the issuance of a certificate of occupancy for any units. This plan must be in a dwg or
259 dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 feet coordinates;
- 260 2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and
261 Subdivision Regulations prior to the signing of the final plans.
- 262 3. The Stormwater Management Operation and Maintenance Plan checklist for the stormwater
263 features on site shall be provided to the satisfaction of the Town Engineer and Town Planner
264 prior to signing the final plans. The checklosit shall be completed and submitted to the Town

- 265 Engineer annually on or before January 31st. This requirement shall be an ongoing condition of
266 approval.
- 267 4. All applicable State permit approval numbers shall be noted on the final plans;
 - 268 5. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact
269 fees and inspection fees (including third party inspections) prior to issuance of a building permit
270 or a certificate of occupancy whichever is applicable as determined by the Town;
 - 271 6. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be
272 replaced, no later than the following growing season, as long as the site plan remains valid.
 - 273 7. The applicant shall submit the land use and stormwater management information about the
274 project using the PTAPP Online Municipal Tracking Tool. The PTAPP submittal must be accepted
275 by the DPW prior to the prior to signing the final plans.

276 Mr. Sharples added the conditions requested by the Board

- 277 8. All condominium documents, including the declaration and by-laws shall be submitted to the
278 Town Planner for review and approval for consistency to the Planning Board's approval prior to
279 signing the final plans. In the event the Town Planner deems that review is needed by the Town
280 attorney then this review shall be at the applicant's expense.
- 281 9. Condominium documents shall include maintenance requirements for all the stormwater
282 features and the annual reporting requirements.
- 283 10. Final Plans shall show any significant trees that will be removed to accommodate the proposed
284 development. If any significant trees are identified to be removed they shall be replaced at a
285 1:1 ratio with native deciduous trees with minimum 3" caliper and shown on the final plans.
- 286 11. Final plans shall contain a detail of the proposed retaining wall
- 287 12. Vinyl fence may be replaced all or in part with a living fence.

288 Ms. Martel questioned if there would be enough space for a living fence.

289 Mr. Sharples indicated there was nothing to stop the new owners from putting up a fence as they did
290 not need to come to the Planning Board for approval.

291 Ms. Lambert noted the location of the infiltration gallery. Mr. Sharples recommended that if the lilacs
292 were on the abutters property to just leave them but noted the proposed condition would cover it.

293 ***Ms. English motioned that the request of Pat Hooten, Planning Board Case #24-12 for a multi-family***
294 ***site plan approval be approved with the conditions read by the Town Planner Dave Sharples. Ms.***
295 ***Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

296 V. OTHER BUSINESS

- 297
- 298 • Master Plan Discussion

299 Mr. Sharples noted that Mr. Cameron has not been able to make the last few meetings and
300 questioned whether an interim representative should be selected, or they could meet with just
301 two representatives. He noted the Housing Advisory Committee topics recommend zoning
302 amendments around short-term rentals and RSA 79A.

303 • Field Modifications

304 Mr. Sharples noted the cold storage facility at the old Glerups site has a smaller building and has
305 filed an intent to cut.

306
307 • Bond and/or Letter of Credit Reductions and Release

308

309 **VII. TOWN PLANNER’S ITEMS**

310 **VIII. CHAIRPERSON’S ITEMS**

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

312 **X. ADJOURN**

313 ***Mr. Grueter motioned to adjourn the meeting at 9:46 PM. Ms. Martel seconded the motion.***
314 ***A vote was taken, all were in favor, the motion passed unanimously.***

315 Respectfully submitted.

316 Daniel Hoijer,
317 Recording Secretary (Via Exeter TV)



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: September 4, 2024
To: Planning Board
From: Dave Sharples, Town Planner
Re: 107 Ponemah Road LLC - 50 Linden Street PB Case #24-11

The Applicant is seeking a multi-family site plan review for the conversion of the existing single-family residence and attached barn on the property located to 50 Linden Street. The Applicant is proposing to remove and replace the attached barn in conjunction with this project along with associated parking and site improvements. The subject property is located in the R-2, Single Family Residential zoning district and is identified as Tax Map Parcel #82-11.

The application, plans and supporting documents, dated 7/9/24, were previously mailed with the 8/22/24 meeting materials. There was no Technical Review Committee (TRC) meeting, however, the plans were reviewed by staff for compliance with zoning and the Board's Site Plan and Subdivision regulations.

The Applicant was scheduled to appear at the August 22nd, 2024 meeting, but after discussion with the Applicant's representative (Henry Boyd - Millennium Engineering) regarding the necessary waivers required, he opted to request a continuance to the September 12th, 2024 meeting to provide additional time to address this issue.

The Applicant is requesting several waivers from the Board's Site Plan Review & Subdivision Regulations. Please see the enclosed waiver request letters, dated July 2 and August 27, 2024.

I will provide Kristen with suggested conditions of approval in the event the application is approved.

Waiver Motions:

High Intensity Soils Survey (HISS) waiver motion: Not needed, municipal sewer provided.

Existing Site Conditions waiver motion: After reviewing the criteria for granting waivers, I move that the request of 107 Ponemah Road LLC (PB Case #24-11) for a waiver from Section 7.4.15 of the Site Plan Review and Subdivision Regulations to provide the shape, size, height, location and use of all existing structures within 200' of the site be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Grading within 5 feet of property line waiver motion: After reviewing the criteria for granting waivers, I move that the request of 107 Ponemah Road LLC (PB Case #24-11) for a waiver from Section 9.3.6.4. of the Site Plan Review and Subdivision Regulations regarding grading within 5 feet of the property line be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Parking space (layout) waiver motion: After reviewing the criteria for granting waivers, I move that the request of 107 Ponemah Road LLC (PB Case #24-11) for a waiver from Section 9.13.5. requiring parking spaces to be arranged so that cars will not back into a public street be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Other Plan Requirements waiver motion: After reviewing the criteria for granting waivers, I move that the request of 107 Ponemah Road LLC (PB Case #24-11) for a waiver from Sections 7.7, 7.8, 7.9, 7.10, 7.11, 7.12 and 7.13 be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED

Planning Board Motions:

Multi-Family Site Plan Motion: I move that the request of 107 Ponemah Road LLC (PB Case #24-11) for Multi-Family Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

Millennium Engineering, Inc.

P.O. Box 745
(603) 778-0528

Exeter, NH 03833
FAX (603) 772-0689

August 27, 2024

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

Re: Application for Site Plan Review Map 82 Lot 11, 50 Linden Street Exeter, NH.

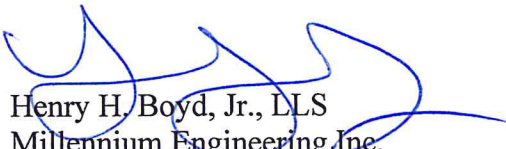
Dear Chair:

We graciously request waivers from the Site Plan Regulations.

Section 9.3.6.4 Minimum of 5' from property line. Whereas the new paver driveway(s) will be within 5' of the property line, with minimal to no new grading, we request relief.

Section 9.13.5 Cars will not back into public street. Whereas there is already an existing curb cut driveway and we are simply expanding it from 1 car to 2 to accommodate parking needs, we request this relief.

Respectfully,



Henry H. Boyd, Jr., DLS
Millennium Engineering Inc.



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
ERIC A. MAHER
CHRISTOPHER D. HAWKINS
ELAINA L. HOEPPNER
WILLIAM K. WARREN
BRIANA L. MATUSZKO

RETIRED

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

July 8, 2024

VIA HAND-DELIVERY

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

Re: 107 Ponemah Road LLC

Dear Chair Plumer and Members of the Planning Board:

On behalf of 107 Ponemah Road LLC, enclosed please find an application for site plan approval for Tax Map 82, Lot 11 situated at 50 Linden Street, Exeter, New Hampshire. Henry Boyd of Millenium Engineering has prepared the site plan and will present this application to the Planning Board. I represented the applicant at the ZBA where we secured the necessary special exception which allows the applicant to proceed before this Board. At the time when ZBA approval was granted, a condition was imposed which required the applicant to obtain a sewer easement from the abutting property owned by the Southern District YMCA in order to facilitate a connection for the subject property to the municipal sewer. As part of the application package, we submit a letter of intent secured by the applicant, and if the site plan is approved, then the applicant and the Southern District YMCA will take the next step which is to execute and record the sewer easement. The applicant understands that the Planning Board may wish to impose a condition of approval to ensure that the sewer easement does in fact come in to existence and gets recorded.

Should there be any additional questions, then Henry Boyd can address the same. Thank you for your assistance with this matter.

Sincerely,
DONAHUE, TUCKER & CIANDELLA, PLLC

Sharon Cuddy Somers
ssomers@dtclawyers.com

Enclosures

cc: 107 Ponemah Road LLC
Henry Boyd, Millenium Engineering
4892-3949-4095, 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



SITE PLAN REVIEW APPLICATION CHECKLIST

A COMPLETED APPLICATION FOR SITE PLAN REVIEW MUST CONTAIN THE FOLLOWING

1. Application for Hearing (X)
2. Abutter's List Keyed to Tax Map (X)
(including the name and business address of every engineer, architect, land surveyor, or soils scientist whose professional seal appears on any plan submitted to the Board)
3. Completed- " Checklist for Site Plan Review" (X)
4. Letter of Explanation (X)
5. Written Request for Waiver (s) from " Site Plan Review and Subdivision Regulations" (if applicable) (X)
6. Completed "Preliminary Application to Connect and /or Discharge to Town of Exeter- Sewer, Water or Storm Water Drainage System(s)"(if applicable) (X)
7. Planning Board Fees (X)
8. Seven (7) full-sized copies of Site Plan (X)
9. Fifteen (15) 11"x17" copies of the final plan to be submitted **TEN DAYS PRIOR** to the public hearing date. (X)
10. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and all consultants. (X)

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



TOWN OF EXETER, NH APPLICATION FOR SITE PLAN REVIEW

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

- COMMERCIAL SITE PLAN REVIEW
- INDUSTRIAL SITE PLAN REVIEW
- MULTI-FAMILY SITE PLAN REVIEW
- MINOR SITE PLAN REVIEW
- INSTITUTIONAL/NON-PROFIT SPR

_____	APPLICATION #
_____	DATE RECEIVED
_____	APPLICATION FEE
_____	PLAN REVIEW FEE
_____	ABUTTERS FEE
_____	LEGAL NOTICE FEE
_____	TOTAL FEES

_____	INSPECTION FEE
_____	INSPECTION COST
_____	REFUND (IF ANY)

1. NAME OF LEGAL OWNER OF RECORD: 107 Ponemah Road, LLC

TELEPHONE: (603) 501-9268

ADDRESS: 131 Daniel Webster Highway, #888, Nashua, NH 03060

2. NAME OF APPLICANT: same

ADDRESS: same

TELEPHONE: () _____

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

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

4. DESCRIPTION OF PROPERTY: Single family residence

ADDRESS: 50 Linden Street

TAX MAP: 82 PARCEL #: 11 ZONING DISTRICT: R2

AREA OF ENTIRE TRACT: 14,594 SF (.34 ac)

5. PORTION BEING DEVELOPED: 4,117 SF (.09 ac)



5. **ESTIMATED TOTAL SITE DEVELOPMENT COST \$** \$50,000 for site work/\$350,000 for building construction/renovation
6. **EXPLANATION OF PROPOSAL:** The conversion of an existing single family residence and attached barn (to be removed and replaced) into three (3) residential condominium units.
7. **ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO)** _____
Yes _____ If yes, Water and Sewer Superintendent must grant written approval for connection.
If no, septic system must comply with W.S.P.C.C. requirements.
8. **LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:**
- | <u>ITEM:</u> | <u>NUMBER OF COPIES</u> |
|-----------------------------|-------------------------------|
| A. Existing Conditions Plan | Fifteen 11 x 17 & 7 full size |
| B. Proposed Conditions Plan | Fifteen 11 x 17 & 7 full size |
| C. Tax Map | Fifteen 11 x 17 |
9. **ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO)** No _____ IF YES, ATTACH COPY.
10. **NAME AND PROFESSION OF PERSON DESIGNING PLAN:**
- NAME:** Henry Boyd, LLC, Millennium Engineering, Inc.
- ADDRESS:** 13 Hampton Road, Exeter, NH 03833
- PROFESSION:** Licensed Land Surveyor **TELEPHONE:** 603-772-0689
11. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:**
See Proposed Conditions Plan; includes two story building, pervious paver driveway and sewer line to connect to municipal sewer.



12. HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY? YES

IF YES, DESCRIBE BELOW. (Please check with the Planning Department Office to verify)

A Special Exception was granted by the Exeter Zoning Board of Adjustment on October 17, 2023 to permit the conversion of an existing single family residence and attached barn into three (3) residential condominium units.

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

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

Yes, the existing barn will be demolished pursuant to the Plan.

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

NOTICE: I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS; INCLUDING BUT NOT LIMITED TO THE “SITE PLAN REVIEW AND SUBDIVISION REGULATIONS” AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15.2 OF THE “SITE PLAN REVIEW AND SUBDIVISION REGULATIONS”, I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE _____ OWNER’S SIGNATURE _____

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

Millennium Engineering, Inc.

P.O. Box 745
(603) 778-0528

Exeter, NH 03833
FAX (603) 772-0689

July 02, 2023

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

Re: Application for Site Plan Map 82 Lot 11, 50 Linden Street Exeter, NH.

Dear Chair:

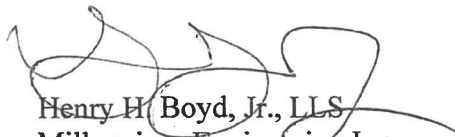
We graciously request waivers from the Site Plan Regulations for the following items:

Section 7.4.10 & 7.5.4 High Intensity Soils Survey. Whereas this site will be improved by the residential dwellings going onto the town sewer and removed from the existing septic system, we feel that this requirement is unnecessary.

Section 7.4.15 To locate and show all structures within 200' of the site. We have located and shown the closest portions of the structures on the abutting lots. We believe that anything beyond this is unnecessary.

We also ask that the requirement for Other Plan Requirement Section(s) 7.7, 7.8, 7.9, 7.10, 7.11, 7.12 & 7.13 be waived as they are either not pertinent or unnecessary.

Respectfully,



Henry H. Boyd, Jr., LLS
Millennium Engineering Inc.



SITE PLAN REQUIREMENTS

7.4 Existing Site Conditions Plan

Submission of this plan will not be applicable in all cases. The applicability of such a plan will be considered by the TRC during its review process as outlined in Section 6.5 Technical Review Committee (TRC) of these regulations. The purpose of this plan is to provide general information on the site, its existing conditions, and to provide the base data from which the site plan or subdivision will be designed. The plan shall show the following:

APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.1 Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.2 Location of the site under consideration, together with the current names and addresses of owners of record, of abutting properties and their existing land use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.3 Title, date, north arrow, scale, and Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.4 Tax map reference for the site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.5 Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.6 A vicinity sketch or aerial photo showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 2,000-feet, or larger area if deemed necessary by the Town Planner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.7 Natural features including watercourses and water bodies, tree lines, significant trees (20-inches or greater in diameter at breast height) and other significant vegetative cover, topographic features, and any other environmental features that are important to the site design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.8 Man-made features such as, but not limited to, existing roads, structures, and stonewalls. The plan shall also indicate which features are to be retained and which are to be removed or altered.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.9 Existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input type="checkbox"/>	<input type="checkbox"/>	7.4.10 A High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof. Such soil surveys shall be prepared by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.

WAIVER



<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.11 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.12 Surveyed property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.13 The lines of existing abutting streets and driveway locations within 200-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.14 The location, elevation, and layout of existing catch basins and other surface drainage features.
<input type="checkbox"/>	<input type="checkbox"/>	7.4.15 The shape, size, height, location, and use of all existing structures on the site and approximate location of structures within 200-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.16 The size and location of all existing public and private utilities, including off-site utilities to which connection is planned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.17 The location of all existing easements, rights-of-way, and other encumbrances.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.18 All floodplain information, including the contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982. <i>MAY 17, 2002</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.19 All other features which would fully explain the existing conditions of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.20 Name of the site plan or subdivision.

WAIVER



7.5 Proposed Site Conditions Plan (Pertains to Site Plans Only)

The purpose of this plan is to illustrate and fully explain the proposed changes taking place within the site. The proposed site conditions plan shall depict the following:

APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.1 Proposed grades and topographic contours at intervals not to exceed 2-feet with spot elevations where grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.2 The location and layout of proposed drainage systems and structures including elevations for catch basins.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.3 The shape, size, height, and location of all proposed structures, including expansion of existing structures on the site and first floor elevation(s). Building elevation(s) and a rendering of the proposed structure(s).
WAWER <input type="checkbox"/>	<input type="checkbox"/>	7.5.4 High Intensity Soil Survey (HISS) information for the site, including the total area of wetlands proposed to be filled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.5 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."
N/A <input type="checkbox"/>	<input type="checkbox"/>	7.5.6 Location and timing patterns of proposed traffic control devices.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.7 The location, width, curbing and paving of all existing and proposed streets, street rights-of-way, easements, alleys, driveways, sidewalks and other public ways. The plan shall indicate the direction of travel for one-way streets. See Section 9.14 – Roadways, Access Points, and Fire Lanes for further guidance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.8 The location, size and layout of off-street parking, including loading zones. The plan shall indicate the calculations used to determine the number of parking spaces required and provided. See Section 9.13 – Parking Areas for further guidance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.9 The size and location of all proposed public and private utilities, including but not limited to: water lines, sewage disposal facilities, gas lines, power lines, telephone lines, cable lines, fire alarm connection, and other utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.10 The location, type, and size of all proposed landscaping, screening, green space, and open space areas.
N/A <input type="checkbox"/>	<input type="checkbox"/>	7.5.11 The location and type of all site lighting, including the cone(s) of illumination to a measurement of 0.5-foot-candle.
N/A <input type="checkbox"/>	<input type="checkbox"/>	7.5.12 The location, size, and exterior design of all proposed signs to be located on the site.
N/A <input type="checkbox"/>	<input type="checkbox"/>	7.5.13 The type and location of all solid waste disposal facilities and accompanying screening.

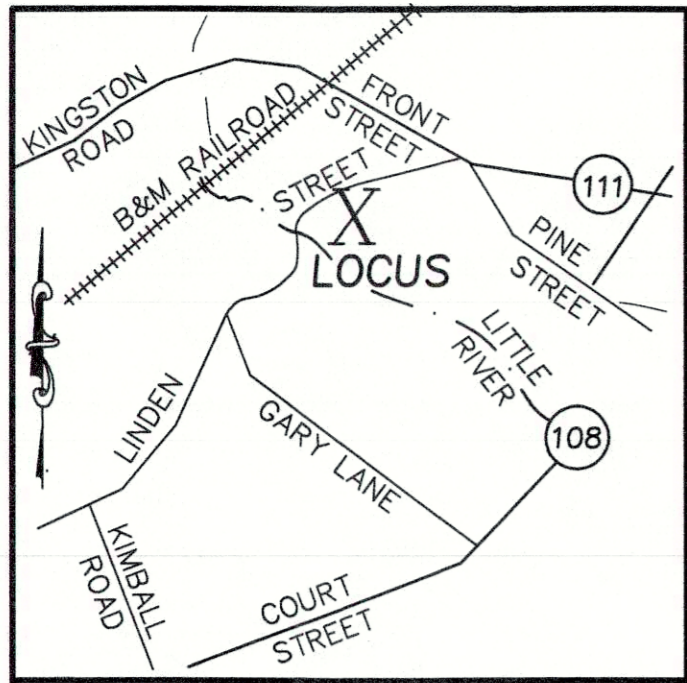


N/A

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.14 Location of proposed on-site snow storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.15 Location and description of all existing and proposed easement(s) and/or right-of-way.
<input type="checkbox"/>	<input type="checkbox"/>	7.5.16 A note indicating that: "All water, sewer, road (including parking lot), and drainage work shall be constructed in accordance with Section 9.5 Grading, Drainage, and Erosion & Sediment Control and the Standard Specifications for Construction of Public Utilities in Exeter, New Hampshire". See Section 9.14 Roadways, Access Points, and Fire Lanes and Section 9.13 Parking Areas for exceptions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.17 Signature block for Board approval

OTHER PLAN REQUIREMENTS (See Section indicated)

- 7.7 Construction plan
- 7.8 Utilities plan
- 7.9 Grading, drainage and erosion & sediment control plan
- 7.10 Landscape plan
- 7.11 Drainage Improvements and Storm Water Management Plan
- 7.12 Natural Resources Plan
- 7.13 Yield Plan



LOCUS MAP
NOT TO SCALE

NOTES:

- 1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE FIRM COMMUNITY PANEL 33015C 0402 E. EFFECTIVE DATE: MAY 17, 2005.
- 3) ELEVATIONS SHOWN ARE BASED ON NAVD 88'
- 4) THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

TOWN OF EXETER PLANNING BOARD

CHAIRMAN _____ DATE _____

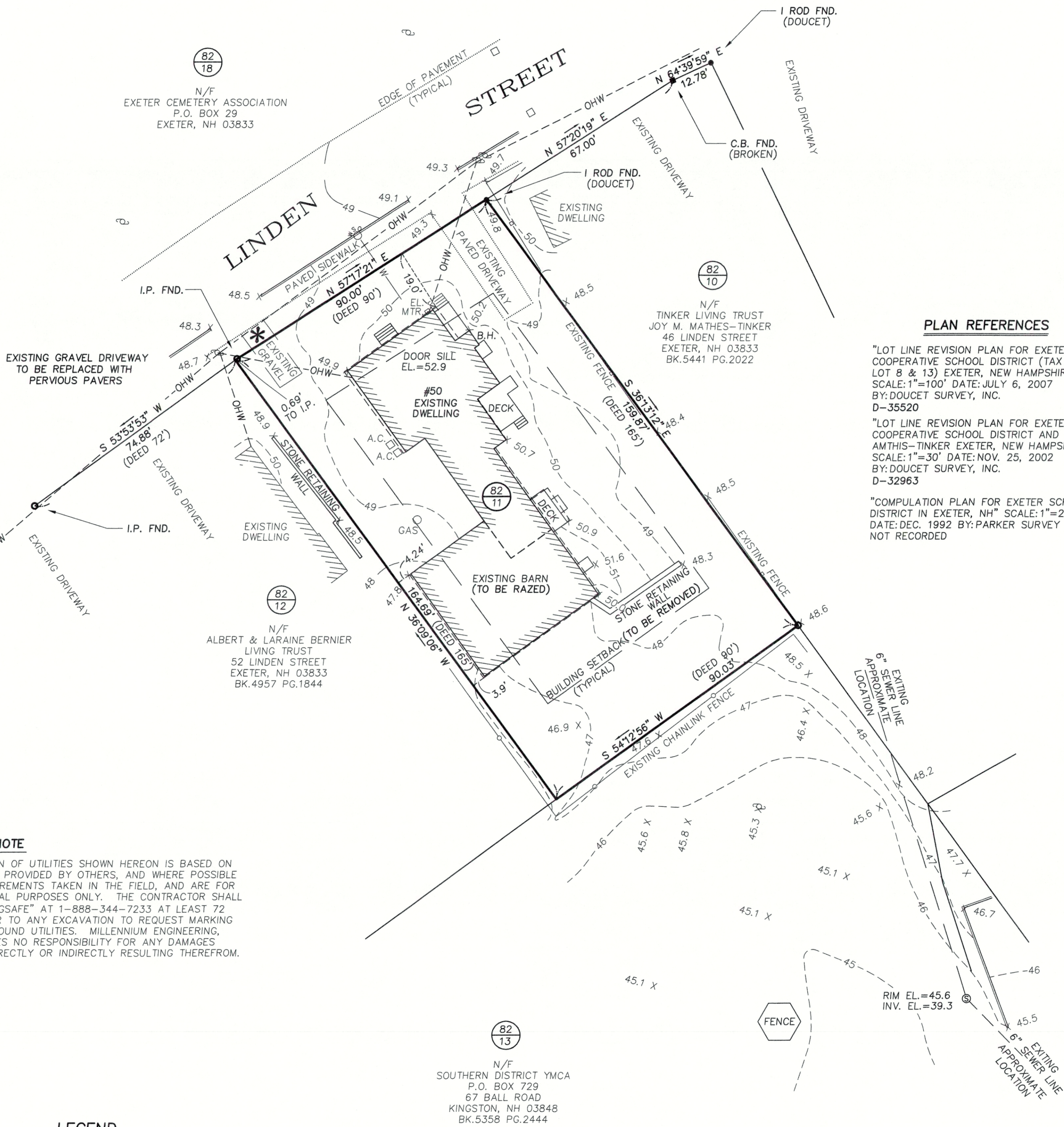
RECORD OWNERS

82/11
107 PONEMAH ROAD LLC
131 DANIEL WEBSTER HIGHWAY #888
NASHUA, NH 03060
BK.6398 PG.2561
14,594 S.F.
0.34 ACRES

EXISTING IMPERVIOUS SURFACE 4,139 S.F.
28.4% OF LOT AREA
EXISTING LOT COVERAGE AREA 4,139 S.F.
IS 28.4% OF LOT AREA
EXISTING BUILDING COVERAGE 3,188 S.F.
DOES NOT INCLUDE DECKS, STEPS OR ROOF
21.4% OF LOT AREA

ZONING DISTRICT

ZONE R2 SINGLE FAMILY
AREA 15,000 S.F.
LOT WIDTH 100'
LOT DEPTH 100'
BUILDING COVERAGE 25%
BUILDING SETBACKS
FRONT 25'
SIDE 15'
REAR 25'



PLAN REFERENCES

- "LOT LINE REVISION PLAN FOR EXETER REGION COOPERATIVE SCHOOL DISTRICT (TAX MAP 82, LOT 8 & 13) EXETER, NEW HAMPSHIRE" SCALE: 1"=100' DATE: JULY 6, 2007 BY: DOUCET SURVEY, INC. D-35520
- "LOT LINE REVISION PLAN FOR EXETER REGION COOPERATIVE SCHOOL DISTRICT AND JOY M. AMTHIS-TINKER EXETER, NEW HAMPSHIRE" SCALE: 1"=30' DATE: NOV. 25, 2002 BY: DOUCET SURVEY, INC. D-32963
- "COMPUTATION PLAN FOR EXETER SCHOOL DISTRICT IN EXETER, NH" SCALE: 1"=200' DATE: DEC. 1992 BY: PARKER SURVEY ASSOC., INC. NOT RECORDED

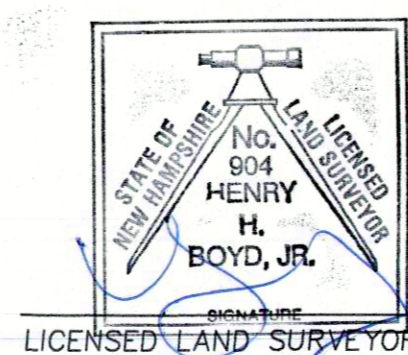
UTILITIES NOTE

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

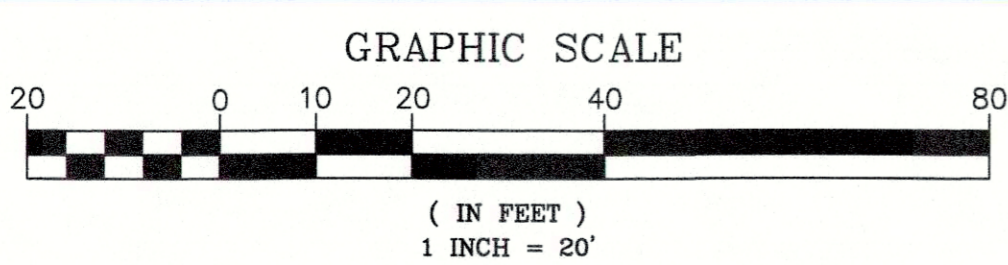
LEGEND

- C.B. CONCRETE BOUND
- I.P. IRON PIPE
- I ROD IRON ROD
- FND. FOUND
- /○ ASSESSORS MAP AND PARCEL
- OHW OVER HEAD WIRE
- UTILITY POLE
- ⊙ WATER SHUT OFF
- W — WATER SERVICE
- S — SEWER SERVICE
- LOCATION UNCERTAIN

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN JUNE OF 2022.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

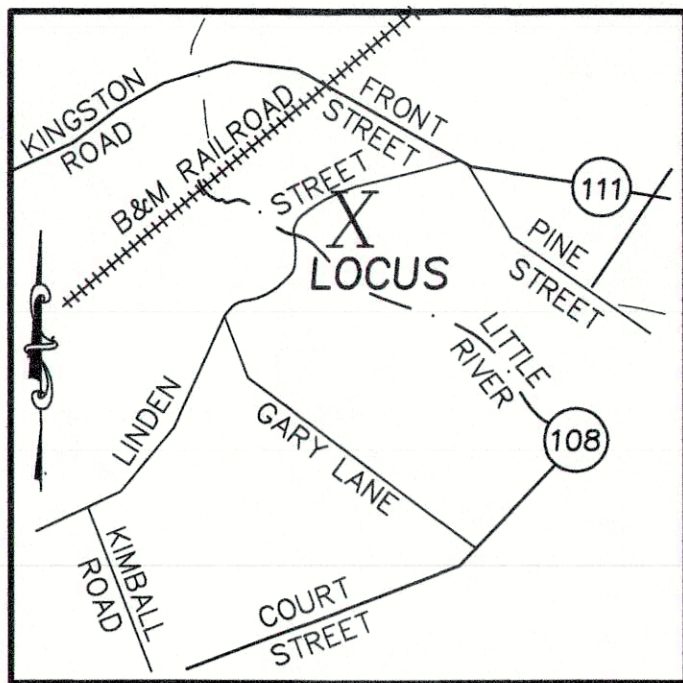


DATE: 07-22-2024



PLANNING BOARD CASE NUMBER 24-XX		
EXISTING CONDITIONS		
SITE PLAN		
IN EXETER, NH		
SHOWING PROPOSED SITE IMPROVEMENTS AT 50 LINDEN STREET (ASSESSORS MAP 82 LOT 11)		
RECORD OWNERS 107 PONEMAH ROAD LLC 131 DANIEL WEBSTER HIGHWAY #888 NASHUA, NH 03060		
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"=20'	DRWN. BY: H.H.B.	PROJECT: E222905
DATE: MAY 02, 2024	CHKD. BY: R.S.G.	SHEET 1 OF 2

NO.	DATE	DESCRIPTION	BY



LOCUS MAP
NOT TO SCALE

NOTES:

- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE FIRM COMMUNITY PANEL 33015C 0402 E. EFFECTIVE DATE: MAY 17, 2005.
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- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

TOWN OF EXETER PLANNING BOARD

CHAIRMAN _____ DATE _____

RECORD OWNERS

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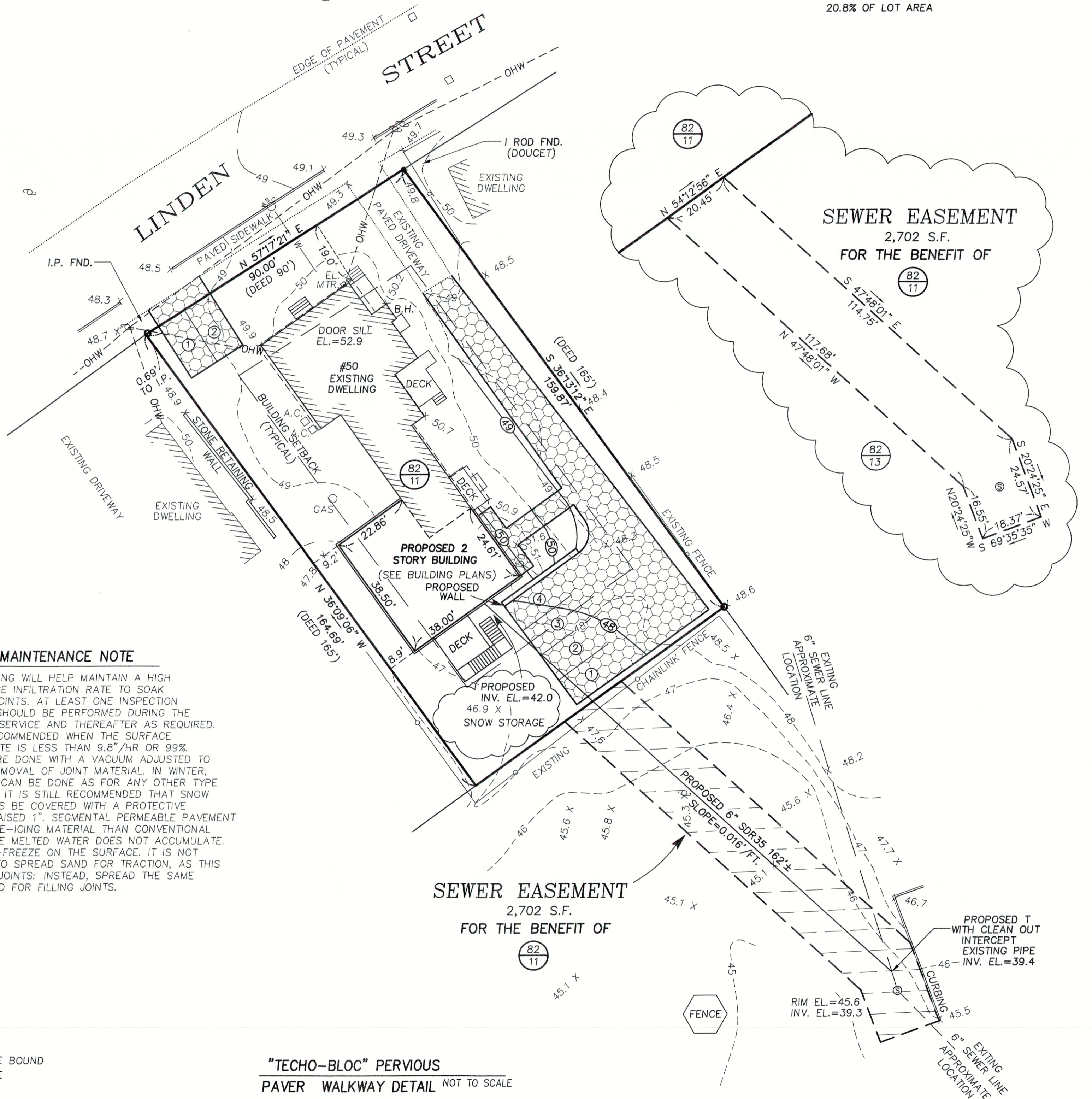
ZONING DISTRICT

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EXISTING IMPERVIOUS SURFACE 4,139 S.F.
28.4% OF LOT AREA
EXISTING LOT COVERAGE AREA 4,139 S.F.
IS 28.4% OF LOT AREA
PROPOSED IMPERVIOUS SURFACE 4,117 S.F.
28.2% OF LOT AREA
PROPOSED LOT COVERAGE AREA 7,400 S.F.
IS 50.7% OF LOT AREA
PROPOSED BUILDING COVERAGE 3,030 S.F.
DOES NOT INCLUDE DECKS, STEPS OR ROOF
20.8% OF LOT AREA



PAVER MAINTENANCE NOTE

REGULAR CLEANING WILL HELP MAINTAIN A HIGH ENOUGH SURFACE INFILTRATION RATE TO SOAK THROUGH THE JOINTS. AT LEAST ONE INSPECTION AND CLEANING SHOULD BE PERFORMED DURING THE FIRST YEAR OF SERVICE AND THEREAFTER AS REQUIRED. CLEANING IS RECOMMENDED WHEN THE SURFACE INFILTRATION RATE IS LESS THAN 9.8"/HR OR 99% CLEANING CAN BE DONE WITH A VACUUM ADJUSTED TO MINIMIZE THE REMOVAL OF JOINT MATERIAL. IN WINTER, SNOW REMOVAL CAN BE DONE AS FOR ANY OTHER TYPE OF PAVING, BUT IT IS STILL RECOMMENDED THAT SNOW REMOVAL BLADES BE COVERED WITH A PROTECTIVE COATING AND RAISED 1". SEGMENTAL PERMEABLE PAVEMENT REQUIRE LESS DE-ICING MATERIAL THAN CONVENTIONAL PAVEMENT. SINCE MELTED WATER DOES NOT ACCUMULATE, IT WILL NOT RE-FREEZE ON THE SURFACE. IT IS NOT RECOMMENDED TO SPREAD SAND FOR TRACTION, AS THIS MAY CLOG THE JOINTS; INSTEAD, SPREAD THE SAME AGGREGATE USED FOR FILLING JOINTS.

SEWER EASEMENT
2,702 S.F.
FOR THE BENEFIT OF
82
11

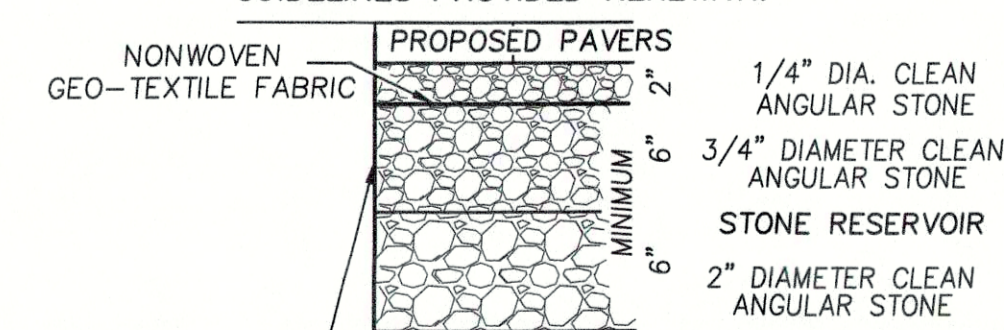
LEGEND

- C.B. CONCRETE BOUND
- I.P. IRON PIPE
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- OHV OVER HEAD WIRE UTILITY POLE
- ⊕ WATER SHUT OFF
- W — WATER SERVICE
- S — SEWER SERVICE
- LOCATION UNCERTAIN
- PROPOSED PERVIOUS PAVER
- ③ PROPOSED PARKING SPACE
- 49 — PROPOSED CONTOUR

"TECHO-BLOC" PERVIOUS

PAVER WALKWAY DETAIL NOT TO SCALE

"TECHO-BLOC" PERVIOUS PAVERS.
REFER TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION GUIDELINES PROVIDED HEREWITH.



REMOVE UNSUITABLE FILL MATERIAL DOWN TO NATURAL SAND LAYER AND REPLACE WITH CLEAN SAND*

* SAND SHALL BE GRADED SAND, FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100% PASSES A 0.5" SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE.

PLANNING BOARD CASE NUMBER 24-XX
PROPOSED CONDITIONS

SITE PLAN
IN
EXETER, NH

SHOWING
PROPOSED SITE IMPROVEMENTS
AT 50 LINDEN STREET
(ASSESSORS MAP 82 LOT 11)

RECORD OWNERS

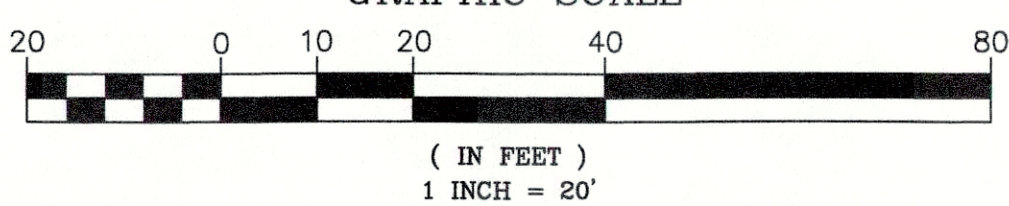
107 PONEMAH ROAD LLC
131 DANIEL WEBSTER HIGHWAY #888 NASHUA, NH 03060

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS

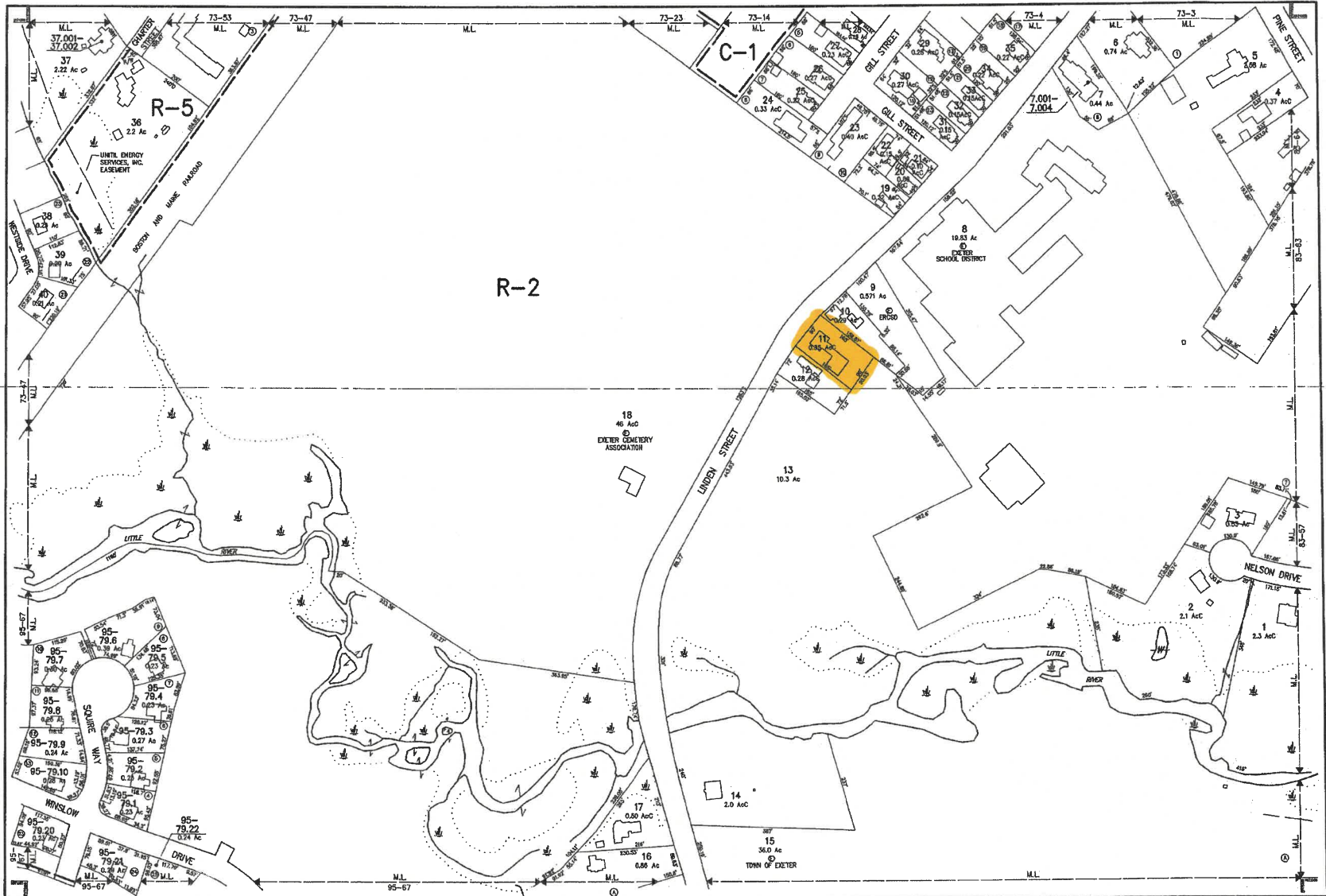
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

SCALE: 1"=20' DRWN. BY: H.H.B. PROJECT: E222905
DATE: MAY 02, 2024 CHKD. BY: R.S.G. SHEET 2 OF 2

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY



<p>THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.</p> <p>THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.</p> <p>PHOTOGRAPHY DATE: APRIL 25, 1995</p> <p>COMPLETION DATE: MARCH 28, 1998</p>	<p>PRODUCED IN 1998 BY</p> <p>City Technologies</p> <p>11 PLEASANT SPRING LITTLETON, CO 80120-1840 • WWW.CITYTECH.COM</p>	<p>LEGEND</p> <p>AREA SURVEYED Ac</p> <p>AREA CALCULATED Ac</p> <p>RECORD DIMENSIONS 100'</p> <p>SCALED DIMENSIONS 1000'</p> <p>SEARCH LINE ← →</p> <p>WATER ← →</p>	<p>LEGEND</p> <p>DESCRIPT PROPERTY (C)</p> <p>BARRENDEN LOT NO.</p> <p>ZONE MAP (R-5)</p> <p>RIGHT OF WAY (R)</p> <p>COMMON DIMENSION (D)</p> <p>WETLANDS (W)</p>	<p>SCALE 1" = 100'</p> <p>FEET 0 50 100 200 300</p> <p>METERS 0 25 50 75</p> <p>REVISED TO: APRIL 1, 2021</p>	<p>PROPERTY MAPS</p> <p>EXETER</p> <p>NEW HAMPSHIRE</p>	<p>INDEX DIAGRAM</p> <table border="1"> <tr> <td>74</td> <td>75</td> <td>76</td> </tr> <tr> <td>81</td> <td>82</td> <td>83</td> </tr> <tr> <td>88</td> <td>89</td> <td>94</td> </tr> </table> <p>MAP NO. 82</p>	74	75	76	81	82	83	88	89	94
74	75	76													
81	82	83													
88	89	94													



Stephen Yevich
Finance Director
Southern District YMCA-Camp Lincoln, Inc.
56 Linden Street
Exeter, NH 03833
December 11, 2023

Via email
Ravi Kichannagari & Gal Peretz
107 Ponemah Road LLC

Re: 50 Linden St., Exeter, NH 03833

Dear Ravi & Gal,

Please accept this letter in response to your request to locate a portion of the sewer drainpipe under land located at 56 Linden Street in Exeter, New Hampshire that is owned by the Southern District YMCA-Camp Lincoln Inc. ("SDYMCA"). Conceptually SDYMCA is in favor of granting you an easement, but our agreement would be subject to our review and acceptance of recordable plans depicting the easement area along with a draft of the recordable easement document. Due to the fact that an easement is a legal document, we would involve our legal counsel to ensure appropriate provisions are included in the easement, such as a requirement to maintain the easement, reimburse SDYMCA for any expenses associated with the easement, etc... One foreseeable expense is related to review by legal counsel of the documents to be prepared. Accordingly, we would request that 107 Ponemah Road LLC would reimburse us for the review, as well as any other expense that SDYMCA may incur in connection with granting the easement.

If you have any questions, please let me know. If you are in agreement with the above, please countersign a copy of this letter and return it to my attention.

Thank you,

A handwritten signature in black ink, appearing to read "Stephen C. Yevich".

Stephen C. Yevich, Finance Director - SDYMCA

Agreed to:

Ravi Kichannagari

Ravi Kichannagari

Gal Peretz

Gal Peretz

Southern District YMCA
56 Linden Street
Exeter, NH 03833

Camp Lincoln
67 Ball Road
Kingston, NH 03848

School Age Child Care
56 Linden Street
Exeter, NH 03833

BERNIER ALBERT & LARAINÉ
52 Linden St
Exeter, NH 03833

To Whom It may concern

We are the owners of 52 Linden St, Exeter, NH. This is in reference to the property at **50 Linden St, Exeter, NH** belonging to **107 Ponemah RD LLC** and represented by Gal Peretz and Ravi Kichannagari. I have been communicating with Gal Peretz over the past one year regarding their plan to add additional units at the back of the property. We have agreed to the following as the screening needed in between the properties.

- Thuja Green Giant - Arbor Vitea

The Arbor Vitea should be planted 5 to 6 ft apart to allow for proper growth of the plant. The plant should initially be a minimum of 3 to 4 Ft Tall to start with.

We acknowledge that this will help for Privacy and in insulating any noise from the adjacent properties.

Thanks

Laraine Bernier

Laraine Bernier

Dated Nov 1, 2023

LETTER OF AUTHORIZATION

I, Gal Peretz, duly authorized representative of 107 Ponemah Road, LLC, owner of property depicted on Tax Map 82, Lot 11, do hereby authorize Donahue, Tucker and Ciandella, PLLC, 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 said property.

Dated: 09-30-2022

107 PONEMAH ROAD, LLC

Gal Peretz
Gal Peretz, duly authorized

107 Ponemah Road, LLC
131 Daniel Webster Highway #888
Nashua, NH 03060

107 Ponemah Road, LLC
131 Daniel Webster Highway #888
Nashua, NH 03060

107 Ponemah Road, LLC
131 Daniel Webster Highway #888
Nashua, NH 03060

Exeter Cemetery Association
PO Box 29
Exeter, NH 03833

Exeter Cemetery Association
PO Box 29
Exeter, NH 03833

Exeter Cemetery Association
PO Box 29
Exeter, NH 03833

Albert & Laraine Bernier Living
Trust
52 Linden Street
Exeter, NH 03833

Albert & Laraine Bernier Living
Trust
52 Linden Street
Exeter, NH 03833

Albert & Laraine Bernier Living
Trust
52 Linden Street
Exeter, NH 03833

Southern District YMCA
56 Linden Street
Exeter, NH 03833

Southern District YMCA
56 Linden Street
Exeter, NH 03833

Southern District YMCA
56 Linden Street
Exeter, NH 03833

Theresa Page
Lucas Elsasser
46 Linden Street
Exeter, NH 03833

Theresa Page
Lucas Elsasser
46 Linden Street
Exeter, NH 03833

Theresa Page
Lucas Elsasser
46 Linden Street
Exeter, NH 03833

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

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Exeter, NH 03833

Henry Boyd
Millennium Engineering
13 Hampton Road
Exeter, NH 03833

Henry Boyd
Millennium Engineering
13 Hampton Road
Exeter, NH 03833

Henry Boyd
Millennium Engineering
13 Hampton Road
Exeter, NH 03833



TOWN OF EXETER, NEW HAMPSHIRE

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

October 18, 2023

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

Re: Zoning Board of Adjustment Case #23-15 – Special Exception Request
107 Ponemah Road LLC
50 Linden Street, Exeter, N. H.
Tax Map Parcel #82-11

Dear Attorney Somers:

This letter will serve as official confirmation that the Zoning Board of Adjustment, at its October 17th, 2023 meeting, voted to grant the above-captioned application for a special exception per Article 4, Section 4.2, Schedule I: Permitted Uses and Article 5, Section 5.2 to permit the conversion of an existing single-family residence and attached barn located at 50 Linden Street, into three (3) residential condominium units, as presented, subject to the following condition(s):

- the residential units shall be connected to the municipal water and sewer services;
- adequate landscaping is mutually agreed upon by the Applicant and the abutter at 52 Linden Street (Tax Map Parcel #82-12);
- the Applicant shall provide a total of seven (7) on-site parking spaces; and
- the approval of this application is contingent upon the Applicant obtaining site plan approval from the Planning Board.

Please be advised that in accordance with Article 12, Section 12.4 of the Town of Exeter Zoning Ordinance entitled “Limits of Approval” that all approvals granted by the Board of Adjustment shall only be valid for a period of three (3) years from the date such approval was granted; therefore, should substantial completion of the improvements, modifications, alterations or changes in the property not occur in this period of time, this approval will expire.

If you should have any questions, please do not hesitate to contact the Building Department office at (603) 773-6112.

Sincerely,

Robert V. Prior
Chairman
Exeter Zoning Board of Adjustment

cc: 107 Ponemah Road, LLC, property owner
Henry H. Boyd, Jr., LLS, Millennium Engineering, Inc.
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Whitten, Town Assessor

RVP: bsm

Town of Exeter
Zoning Board of Adjustment
October 17, 2023, 7 PM
Town Offices Nowak Room
Final Minutes

I. **Preliminaries**

Members Present: Chair Robert Prior, Vice-Chair Esther Olson-Murphy, Joanne Petito - Alternate, Martha Pennell - Alternate, and Laura Montagno - Alternate.
Town Code Enforcement Officer Doug Eastman was also present.

Members Absent: Clerk Theresa Page, Laura Davies

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

I. **New Business**

- A. The application of 81 Front Street, LLC for a variance from Article 4, Section 4.2 Schedule I and Section 4.3, Schedule II to permit multi-family use in the R-2 zoning district where only single family and duplex structure are permitted; and a lot area per dwelling unit of 9,801 square feet where 12,000 square feet is required. The subject property is located at 81 Front Street, in the R2, Single Family Residential zoning district. Tax Map Parcel #72-195. ZBA Case #23-14.

Mr. Prior said the Board received a letter from Attorney Sharon Somers requesting a continuance of this case until the Board's November meeting, in order to allow the Board time to have a site walk

Ms. Petito made a motion to continue the hearing of 81 Front Street based on the letter from the applicant received in the office today. Ms. Olson-Murphy seconded. The motion passed 5-0.

Mr. Prior asked the Board to schedule a walkthrough of the property. If more than three members of the Board are together, that constitutes a legal meeting, so none of us can talk amongst ourselves during the walkthrough. If any members of the public attempt to engage us in conversation, we must say "I'm sorry, the law prohibits us from talking to you."

Attorney Somers, who was present, suggested having the sitewalk on the night of the scheduled hearing [November 21]. Mr. Prior suggested meeting at 5 PM. Ms. Montagno said she would prefer to see the property in the daylight. Mr. Prior suggested November 21 at 3 PM. He said abutters and members of the public are welcome to attend as well.

44 B. The application of Douglas W. Johnson and Linda R. Comerci for a special
45 exception per Article 4, Section 4.2, Schedule I: Permitted Uses and Article 5,
46 Section 5.2 to permit the conversion of an existing detached garage into a
47 residential unit. The subject property is located at 10 Highland Street, in the R-2,
48 Single Family Residential zoning district. Tax Map Parcel #65-142. ZBA Case
49 #23-13.

50
51 Mr. Johnson, the owner of 10 Highland Street, was present to discuss the
52 application. The property dates back to 1899 and the barn structure likely dates
53 from the 1940s. The overall plan is to renovate and convert the barn with a living
54 unit so that he and his wife can move back to Exeter from Alaska. The barn
55 structure is in poor condition. It would have a 1,100-1,200 square foot living area
56 loft over a vehicle garage. They will stay within the footprint of the existing
57 foundation.

58 Mr. Prior said the residential use was granted to the previous owners, but
59 they allowed it to expire. Mr. Johnson said the owner was granted a permit to put
60 four units in. They were talking about demolishing the barn and structure. What
61 they did was convert the farmhouse structure into a two-unit duplex. Two houses
62 in the back were subdivided off, so we have roughly ½ acre left in the front. We
63 haven't decided whether to keep the house as a two-family or make it back into a
64 single family.

65 Mr. Prior said four units were approved in March 2017, with two in the
66 back and two in the front. Mr. Johnson said no, the two in the back were
67 subdivided off. Mr. Eastman said the two subdivided homes are not relevant to
68 this case and are separate from the four units that were approved.

69 Mr. Johnson said there will be two units in the house and one in the barn.
70 Ms. Petito said they are requesting relief here just for the barn, to create one unit.

71 Mr. Prior asked if he's not planning on changing the footprint of the
72 structure. Mr. Johnson said that's correct, the barn is 40' x 26' and we are staying
73 in that foundation. The roof will be higher, likely around 28 feet. We don't want
74 the barn structure to overwhelm what's already there. We would go with a
75 minimal roof, probably queen post construction, to keep the existing pitch. There
76 will be a vaulted living area on the first floor in the west end, which would connect
77 up to a loft above the east side. The east side of the first floor would be the
78 garage.

79 Mr. Prior said there is no change in lot coverage, this is just the
80 conversion of the existing structure into a residential unit.

81 Mr. Prior asked for public comment, but there was none. Mr. Prior brought
82 the discussion to the Board.

83 Mr. Prior said the case seems straightforward, especially given the
84 approval granted in 2017.

85
86 Ms. Montagno made a motion to approve the application submitted by the applicants
87 Douglas Johnson and Linda Comerci for a special exception per Article 4, Section 4.2,

88 Schedule I: Permitted Uses and Article 5, Section 5.2 to permit the conversion of an
89 existing detached garage into a residential unit. Ms. Olson-Murphy seconded. Ms. Petito,
90 Mr. Prior, Ms. Olson-Murphy, Ms. Pennell, and Ms. Montagno voted aye. The motion
91 passed 5-0.

- 92
93 C. The application of 107 Ponemah Road, LLC for a special exception per Article 4,
94 Section 4.2, Schedule I: Permitted Uses and Article 5, Section 5.2 to permit the
95 conversion of an existing single family residence and attached barn into three (3)
96 residential condominium units. The subject property is located at 50 Linden
97 Street, in the R-2, Single Family Residential zoning district. Tax Map Parcel # 82-
98 11. ZBA Case #23-15.

99
100 Attorney Sharon Somers of Donohue Tucker and Ciandella, Henry Boyd
101 of Millennium Engineering, and applicant Gal Peretz were present to discuss the
102 application.

103 Attorney Somers said they are looking to convert the existing single-
104 family and barn into a three-family unit. The structure will be in the same footprint
105 as it is currently located.

106 Mr. Boyd discussed the site plans. The existing structure is less than four
107 feet from the westerly property line, so we are looking to make that more
108 conforming by shortening the building. There are two existing curb cuts, which
109 will both be maintained. There are some topography challenges on the site, with
110 a stone retaining wall and a walkout in the back. The driveway will be paved with
111 pervious pavers. We recut the existing paved driveway to provide parking, with
112 two spaces in the front and four spaces in the back. This will be two stories; we
113 designed a deck so that it would comply with the building setback. We will leave
114 the natural grade in the back and have pervious pavers, so there will be a slight
115 reduction in impervious surface: we will go from an open space of 71.6% to
116 71.8%. The building will be made smaller by taking the 38.5' depth and cutting
117 five feet off of it.

118 Mr. Prior asked if the entrance for one of the units will be off of the right-
119 hand side and the other two from the left-hand side on Linden Street. Mr. Boyd
120 said for the house building, with one unit, there are multiple access points. The
121 other two units will be housed within the new barn structure. Mr. Prior asked if the
122 house would only have one unit, and Mr. Boyd said that's correct.

123 Ms. Pennell asked if this property is on town sewer. Mr. Boyd said no, but
124 there is an existing sewer manhole nearby and the abutter to the east is already
125 tied in. There are discussions about an easement where there would be a new
126 sewer pipe for all three units tied into that manhole. Mr. Prior asked about town
127 water. Mr. Boyd said yes, they're on town water. Ms. Montagno asked if tying into
128 the town sewer is a given or still in discussion. Attorney Somers said because
129 this will have three units, we will need to go to the Planning Board for site review.
130 It's premature to talk about this. If the Board wishes to make a condition of

131 approval that we have town sewer, that's fine. Ms. Montagno asked if the existing
132 house is on a septic, and Attorney Somers said yes.

133 Ms. Montagno asked how many bedrooms would be in each unit in the
134 new building. Attorney Somers said two bedrooms in each unit. Mr. Prior said
135 that's a hard upper bound, because that affects parking.

136 Ms. Olson-Murphy said there are three units and six parking spaces.
137 Where's the guest parking? Mr. Boyd said he didn't think guest parking was
138 required. Ms. Montagno said that multifamily requires guest parking based on the
139 total number of units, with one additional space for guest parking for each four
140 units; that includes one space for up to four. Mr. Boyd said we don't show one in
141 the plan, but we could accommodate it. Mr. Prior asked if the house unit would
142 only have two bedrooms. Ms. Olson-Murphy said the plan shows 3-4. Mr. Boyd
143 said he doesn't know much about the inside of that building. Ms. Montagno said
144 it's two spaces required for each unit with 2+ bedrooms, regardless of whether
145 it's three or four. Mr. Prior said 7 spaces are required. Mr. Boyd said they can do
146 that.

147 Attorney Somers said the property is located on 3.5 acres. The single
148 family contains 2,430 square feet with four bedrooms. It was built in 1840 and
149 has been used as a residence since that time.

150 Attorney Somers went through the special exception criteria. A) The use
151 is a permitted special exception as set forth in Article 4.2, Schedule I; yes, it is
152 permitted. B) That the use is so designed, located and proposed to be operated
153 that the public health, safety, welfare, and convenience would be protected; yes,
154 we intend to demolish the attached barn and construct within essentially the
155 same footprint. We're going to increase the conformity of the property by pulling
156 the side of the barn back to follow the setback. There is adequate space to
157 accommodate the two dwelling units that will be in the new barn. The property is
158 on municipal water and we plan to extend municipal sewer to the property, as
159 well as enable the property to the west of ours to tie into the municipal sewers,
160 which will have public health benefits. There is adequate space on-site for the
161 vehicles for the units and for one guest parking space. C) That the proposed use
162 will be compatible with the zone district and adjoining post-1972 development
163 where it is to be located; yes, the property is zoned for residential use. It has
164 single-family use by right and this use by special exception. The proposed use of
165 this property is going to remain residential in character and therefore is
166 compatible. D) That adequate landscaping and screening are provided; this
167 would go to site review, but we've had discussions with the property owner of the
168 property on the westerly side as to the kind of screening or landscaping that they
169 might like to see. That will be ultimately worked out by mutual agreement. On the
170 easterly side, there's a fence acting as a screen between properties. Mr. Prior
171 asked if that fence is owned by the applicant's property, and Attorney Somers
172 said no, it's owned by the abutter. E) That adequate off-street parking and
173 loading is provided and ingress and egress is so designed as to cause minimum
174 interference with traffic; yes, we've addressed that. F) The use conforms with all

175 applicable regulations covering the district; yes, and we're also taking the non-
176 conformity of the setback and making it a little more conforming. G) The applicant
177 may be required to obtain Planning Board or Town Planning approval; yes, this
178 will go to site review. H) That the use shall not adversely affect abutting or nearby
179 property values; yes, it is not going to adversely affect the nearby or abutting
180 properties. I) and J) do not apply.

181 Attorney Somers went through the additional criteria for conversions. The
182 minimum lot size for each unit is going to have to be 4,500 square feet; yes, the
183 lot size is 15,246 square feet, so we meet this standard. The structure has been
184 a residence for 10 years. Relative to open space, because this is contemplated
185 to have municipal sewer, we've calculated the open space at 40% or 6,099
186 square feet of open space, and we have 11,621 square feet of open space, so
187 we exceed the minimum. We intend to have this conversion form a condominium,
188 so these will not be rental units, they will be for sale. We are not seeking an
189 expansion of the existing structure. This is going to be on municipal sewer, so
190 there's no need to get into septic facilities.

191 Mr. Prior said the application says six parking spaces. Is it acceptable that
192 the approval states there must be seven? Attorney Somers said yes.

193 Ms. Olson-Murphy asked if the new footprint is smaller than the current
194 one, and Attorney Somers said that's correct.

195 Mr. Prior asked for public comment.

196 Theresa Page of 46 Linden Street, an abutter and a member of the ZBA
197 who had recused herself from voting and discussion, gave public comment. She
198 and her husband purchased the property next to the applicant's home in 2022.
199 We expected the applicant's property to be a residential use. It's a larger home
200 that lends itself to being a multi-unit, so we're not opposed to the general idea. At
201 first it was vacant, then it had an Air BnB/short term rental for up to 12 people,
202 which was challenging. This is a small, three-house neighborhood. After that it
203 was a boarding house for a dozen workers, which had an increased number of
204 cars and traffic. The spillage over was difficult to manage. When we initially
205 moved in, we had no plans to add fencing, but it became a situation where we
206 did it at our own expense. We're located next to the Y, the Seacoast Schools,
207 and the parking lot, so it's busier than we expected. Kids walk across our
208 neighborhood, and buses come from the other side. With the increased use next
209 door, the traffic has been comical at times. Having a turnaround on the
210 applicant's property will help with some of that, but if we're adding more cars and
211 people, it's challenging. Sound and traffic are a concern. It's important that it
212 goes to Planning Board approval. This Board has the option of deferring approval
213 until the Planning Board approves it. Traffic around the entire area should be
214 considered. If it's going to be condos sold separately, she'd like it to be a
215 condition that it doesn't change what the permissible use is. She would also like
216 to see the sewer being made a requirement.

217 Mr. Prior asked if her home is currently on sewer. Ms. Page said yes. Mr.
218 Prior asked about the current use of the property. Ms. Page said it's rented to a
219 couple with a handful of dogs and it's lovely. It's single-family use now.

220 Lucas Elsasser of 46 Linden Street, Ms. Page's husband, said in the
221 application described moving from one to three units as a "slight intensification,"
222 and that's a mischaracterization. It sounds like it will be two bedrooms per
223 additional unit rather than four, which is comforting, but it's still 8-10 people on
224 the property and going from two cars to eight. The square footage in the
225 application said the lot size is 15,246 square feet but the site plan says 14,594
226 square feet, a discrepancy of 652. The impervious surface is 3,625 square feet,
227 but in the site plan is 4,139 square feet, a difference of 500+ square feet. Is there
228 a setback requirement for new construction, specifically between 50 and 52
229 Linden Street? Does the square footage include the decks or the new driveways?
230 Would it exceed that 60/40 ratio between open and impervious surface? Would
231 the pervious pavers be considered open space? There are two mature trees in
232 the area they'll have to take down. It may not affect our property values, but
233 adding decks on the back side dramatically changes the character of the property
234 and means less privacy for us. The new structure will be taller than the existing
235 barn and there will be much less green space.

236 Ms. Page said the pavers cover more area than is needed to turn around
237 and come right up to the fence on our side. We've had issues with headlights.
238 She's worried that it will encourage parking along the fence. If that could remain
239 green space, that would prevent the problem.

240 Mr. Prior asked Mr. Eastman if the previous uses of the property which
241 the abutters described were legal uses. Mr. Eastman said no, and he took action.
242 The owner acquiesced and moved the boarders out around July. He gave them a
243 deadline and they moved. Now the house is being rented as a single family
244 home, so there are no violations at this point.

245 Mr. Boyd said regarding the parking, these pervious pavers are
246 expensive, and they do work to help with groundwater recharge. The paved area
247 is large to accommodate the parking the town requires as well as prevent
248 residents from having to back all the way out into the street. He doesn't think
249 there's enough room between the edge of the paver and the abutter's fence for
250 people to park. We could eliminate some of the pavers with a product called
251 "GrassPave" to get back some green space. We can work out screening with the
252 abutter. He added that he doesn't know why the numbers in the application vary
253 from the survey.

254 Mr. Prior said the Board didn't get a site plan tax map. It's hard to see the
255 location of the abutting homes. Mr. Boyd said we show the abutters' homes on
256 the map, but it wasn't in the packet. It's not detailed but it shows the locations.
257 Attorney Somers presented the Board with the original application from 2022 that
258 includes the tax map. Mr. Prior reviewed it and said it looks like all of the houses
259 sit towards the front of their lots.

260 Attorney Somers said we did run into some zoning violations, but that is
261 now history. The property is being properly used. The Board can move forward
262 and decide if we meet the criteria. Traffic is not the purview of this Board, and it
263 will be studied extensively in the site review. We explained the amount of open
264 space and the presence of the pavers. Those kinds of things will be taken care of
265 with the Planning Board. Regarding the presence of the deck and removal of
266 trees, if this property were to remain as a single-family home and the owner
267 decided to renovate the barn into more bedrooms with a deck, they could do that
268 by right. That's not a basis for this Board to find that the criteria are not met. The
269 setback being improved upon is a plus. The exterior of the main building is not
270 being changed and will help to maintain the essential character of the building
271 and neighborhood. Ms. Petito asked about the discrepancies in the numbers
272 between the application and site plan. Attorney Somers said even with the
273 discrepancies, we exceed the minimums for open space etc.

274 Ms. Petito went through the special exception criteria. A) The use is a
275 permitted special exception as set forth in Article 4.2, Schedule I; yes. B) That
276 the use is so designed, located and proposed to be operated that the public
277 health, safety, welfare, and convenience would be protected; yes, it appears to
278 be. Ms. Montagno said there's a concern with traffic. Ms. Pennell said there's no
279 space for saving snow if they have to plow. Several parking spaces could be
280 consumed by snow piles. Mr. Prior said that's something for technical review, it's
281 not a stated concern in the ordinance. Ms. Montagno said regarding the footprint,
282 even though they're making one side less of an incursion, there's a deck that's
283 added on to the back. Does that not get counted as the footprint from a setback
284 perspective? Mr. Eastman said the deck would have to meet the setback. Ms.
285 Olson-Murphy said it does on the plan. Ms. Olson-Murphy asked if them
286 completely tearing down the building and rebuilding makes it a new structure that
287 has to conform to the setback. Mr. Prior said they are allowed to build a new
288 structure on the existing footprint, and they're using less than the footprint. C)
289 That the proposed use will be compatible with the zone district and adjoining
290 post-1972 development where it is to be located; Mr. Prior said yes, it is
291 residential. Ms. Petito said it seems to be compatible with the zoned district. D)
292 That adequate landscaping and screening are provided; we haven't heard about
293 screening or landscaping. Ms. Olson-Murphy said they've come up with some
294 ideas. Mr. Prior said the application states that it intends to provide screening on
295 the westerly side of the property as mutually agreed by the applicant and the
296 owner of 52 Linden Street. One can infer that if there is no mutual agreement,
297 this application would be invalid. We could make that a condition of approval. Ms.
298 Montagno asked why the property on the other side isn't addressed. Mr. Prior
299 said the property owner on the other side at 46 Linden already paid for a fence
300 which they are responsible for. Ms. Montagno said they expressed a concern
301 even with that fence about lights. Mr. Prior said the owner of the property has the
302 right to put lights on the property. Where we have some leverage is to make a
303 requirement that there be adequate landscaping between 50 and 52, where it's

304 closer to that structure. Ms. Petito continued with the criteria. E) That adequate
305 off-street parking and loading is provided and ingress and egress is so designed
306 as to cause minimum interference with traffic on abutting streets; yes, we heard
307 about the parking, there are four spots in the back, two in the front, and they're
308 adding one on the side. Mr. Prior said the application states six, so the approval
309 will have to state that there will be seven. We also heard from an abutter that
310 ingress, egress, and parking has been an issue in the past, but that's for
311 technical review. F) That the use conforms with all applicable regulations
312 governing the district where located; it's already non-conforming in the setbacks.
313 Mr. Prior said he thinks we're fine with that. G) The applicant may be required to
314 obtain Planning Board or Town Planning approval; yes, we did have an abutter
315 who requested that. Mr. Prior said yes, we will make any approval dependent on
316 site plan approval from the Planning Board. H) That the use shall not adversely
317 affect abutting or nearby property values; we haven't heard that it does. I) and J)
318 do not apply.

319 Ms. Petito went through the additional criteria for conversions: A) The
320 number of spaces for off-street parking shall comply with Article 5.6, offstreet
321 parking; yes, we went through that. B) The minimum lot size required for each
322 unit requires 30% of the minimum lot size per unit; yes, we went through that.
323 There was some discrepancy with the square footage but it appears it would still
324 meet that. Mr. Prior said 4,500 is required. Even at the lower numbers presented
325 it's still ok. C) The structure has been a residence for 10 years; yes, it has. D)
326 The lot must meet a minimum of 20% open space; she believes it does. E) Does
327 not apply as these will not be rental units. Each unit will be sold. F) May require
328 the site plan to have Planning Board approval; yes, all conversions of three or
329 more units must be reviewed. G) The Board may allow expansion to an existing
330 structure for the purpose of providing additional area for the units, providing all
331 other requirements are met; there is no expansion. H) Prior to any renovations or
332 building, the applicant shall provide evidence to the Building Inspector that septic
333 system is adequate for the units; this does not apply, as it will be on town sewer.
334 That can be a condition of approval.

335 Mr. Prior asked if there was any further discussion from the Board. Ms.
336 Montagno asked what the options are: either approve with conditions or defer
337 until after Planning? Mr. Prior said we can say an approval is dependent on not
338 just site plan review but on site plan approval. Ms. Olson-Murphy said we can
339 make it a condition of approval but we can't wait for them to approve it.

340
341 Ms. Petito made a motion to approve the application of 107 Ponemah Road for a
342 special exception per Article 4, Section 4.2, Schedule I: Permitted Uses and
343 Article 5, Section 5.2 to permit the conversion of an existing single family
344 residence and attached barn into three (3) residential condominium units, subject
345 to the following conditions: 1) the units must be connected to existing municipal
346 water and sewer supply systems; 2) adequate landscaping as mutually agreed
347 upon by the applicant and the residents at 52 Linden Street be put in place; 3)

348 the applicant will add one parking space in addition to what is stated in the
349 application, for a total of 7 parking spaces; and 4) that the approval of this
350 application is dependent on site plan approval by the Planning Board. Ms.
351 Pennell seconded. Ms. Petito, Mr. Prior, Ms. Olson-Murphy, and Ms. Pennell
352 voted aye. Ms. Montagno voted nay. The motion passed 4-1.

- 353
354
355
356 D. The application of Mario A. Ponte for a variance from Article 5, Section 5.6.6. to
357 permit less parking spaces than required for the residential and retail uses
358 proposed for within the existing building at 85-87 Water Street. The subject
359 property is located in the WC-Waterfront Commercial zoning district. Tax Map
360 Parcel #72-29. ZBA Case #23-16.

361
362 Applicant Mario Ponte and builder John DeStefano were present to
363 discuss the application. Mr. Ponte said this is the building that Trends is currently
364 in.

365 Ms. Petito said she wanted to disclose that she rents office space from
366 the applicant, but she doesn't think she needs to recuse herself. She is not in the
367 building under discussion

368 Mr. Ponte said we'd like to renovate the apartments on the second floor.
369 There are three apartments on the second floor, but there will be four. There is
370 one existing retail space, but we will convert it to two. There will be two more
371 apartments below the retail. We need parking relief like most of the buildings
372 downtown. He was told by the Engineer that his building owns most of the
373 alleyway, but we need additional parking spaces.

374 Mr. Prior asked Mr. Ponte to describe the existing layout. Mr. Ponte said
375 upstairs there are three apartments. There have been apartments there for 60
376 years. They're occupied, but we're not renewing their leases because we're
377 renovating. One floor below the street level, we use the space as storage for
378 Trends and the bookstore. It was apartments maybe 10 years ago.

379 Mr. Prior said there will be a net gain in the number of apartments, so a
380 net gain in the requirement for parking. The applicant said he was told 20 years
381 ago that the building was already allocated 20 parking spaces out front. Mr. Prior
382 said they're fictitious. Ms. Petito said without considering these spaces as
383 parking there would be no new development downtown. Mr. Ponte said both the
384 church converted to apartments and the loka got parking relief.

385 Mr. Prior asked if any changes to the exterior of the building are being
386 made. Mr. Ponte said yes, we're bringing it back to its original historical
387 significance, with dormered windows. It's already been approved by the HDC
388 twice.

389 Ms. Petito said she thinks the relief being sought would be for seven
390 additional spaces. Mr. Prior said they don't exist, we get that. Downtown is a mix
391 of residential and retail, and nobody has enough parking. Ms. Montagno asked if

392 the supposed spaces take into account overnight winter parking. The municipal
393 lot only has 18 dedicated spaces for overnight parking. Ms. Petito said this is
394 similar to the renovation of the Ioka building, which was recently approved. Mr.
395 Prior said solving parking is not within the ZBA's purview. Ms. Montagno said it is
396 within our purview to approve or deny a variance from the parking regulations in
397 our zoning.

398 Mr. Prior asked for public comment, but there was none.

399 Barry Pastor of Front Street said parking downtown is a problem for
400 everybody. The parking ban in place during the winter may not make a difference
401 to the businesses, but people living there need a place to park overnight. Mr.
402 Prior said he shares his skepticism that anyone would want to buy a
403 condominium unit that doesn't come with parking, but it's not the business of this
404 Board to question the business plan of anyone who comes before us.

405 Mr. Prior closed the public session and went into Board deliberations. He
406 said these parking spaces are fictitious to some extent, but where can we draw
407 the line to say this building can have them and this one can't? He doesn't believe
408 that this Board can draw such a line. It's up to the town to address the shortage
409 of parking that exists.

410 Ms. Olson-Murphy made a motion to approve the application of Mario A. Ponte for a
411 variance from Article 5, Section 5.6.6. to permit less parking spaces than required for the
412 residential and retail uses proposed for within the existing building at 85-87 Water Street.
413 Ms. Pennell seconded. Ms. Petito, Mr. Prior, Ms. Olson-Murphy, and Ms. Pennell voted
414 aye. Ms. Montagno voted nay. The motion passed 4-1.

415
416
417 **II. Other Business**

418 A. Request for Rehearing: Aaron Jefferson – 165 A Kingston Road, Tax Map Parcel
419 #115-12, ZBA Case #23-12

420 Mr. Prior said this is strictly a discussion within the Board, and doesn't get
421 public input. The criteria for rehearing is that A) there is new evidence that was
422 not available at the time of the application, which is not the case; or B) The Board
423 determines that an error has been made in its decision, which the applicant
424 believes. Our decision was unanimously to deny the application, and there were
425 four separate criteria that we determined that the application did not meet, criteria
426 1, 2, 3, and 5.

427 Ms. Petito said she wasn't present at the previous meeting, but she read
428 the minutes and didn't see any error. The concerns raised by abutters were very
429 carefully considered by the Board. The Board came to a reasoned decision. She
430 went out to look at the site, and it's right in the middle of residences, so she
431 understands the concerns.

432 Mr. Prior said given that their denial was unanimous, he doubts the
433 applicant would have much of a chance in Superior Court.

434 Mr. Prior said that Ms. Montagno, Ms. Pennell, and Mr. Prior were the
435 members present at the prior meeting who are here tonight. It was a long

436 discussion with a lot of public testimony and back-and-forth, but we did a good
437 job of rendering a decision taking into account the applicant, the abutters, and
438 the interests of the town.

439 Ms. Montagno made a motion to deny the request to rehear the variance application for
440 the property at 165-A Kingston Road. Ms. Petito seconded. Ms. Petito, Mr. Prior, Ms.
441 Olson-Murphy, Ms. Pennell, and Ms. Montagno voted aye. The motion passed 5-0.

442
443 B. Approval of Minutes: August 15, 2023
444

445 Ms. Montagno made a motion to approve the minutes of August 15, 2023 as submitted.
446 Ms. Pennell seconded. Ms. Montagno, Ms. Pennell, and Mr. Prior voted aye and the
447 motion passed 3-0.

448
449 **III. Adjournment**
450

451 Mr. Prior made a motion to adjourn. Ms. Olson-Murphy seconded. Ms. Petito, Mr. Prior,
452 Ms. Olson-Murphy, and Ms. Pennell, and Ms. Montagno voted aye. The motion passed
453 5-0. The meeting was adjourned at 9 PM.

454
455 Respectfully Submitted,
456 Joanna Bartell
457 Recording Secretary
458
459



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: September 4, 2024
To: Planning Board
From: Dave Sharples, Town Planner
Re: Biery Family Trust PB Case #24-9

The Applicant is seeking a minor subdivision of an existing 4.37-acre parcel located at 165 A Kingston Road into two (2) single-family residential lots. The Applicant is proposing to create a 2.11-acre lot on which the existing garage will remain; and the second lot will measure 2.26 acres in area. The proposed lots will have separate driveways and be served by private wells and individual septic systems. The subject property is located in the R-1, Low Density Residential zoning district and is identified as Tax Map Parcel #115-12.

The Applicant submitted a minor subdivision application, plans and supporting documents, dated June 25th, 2024, which are enclosed for your review.

The Applicant appeared before the Zoning Board of Adjustment at their June 18th, 2024 meeting seeking relief from the minimum lot frontage requirement for both of the proposed lots; the requested variance was granted. A copy of the notice of decision letter and the ZBA meeting minutes are enclosed for your review.

There was no Technical Review Committee meeting, however, the plans were reviewed by staff for compliance with zoning and subdivision regulations.

There are no waivers being requested in conjunction with this application.

Kristen Murphy will attend the meeting on my behalf. In light of this, I provide the following conditions of approval should the Board approve the request:

1. A dwg file of the plan shall be provided to the Town Planner showing all property lines and monumentation prior to signing the final plans. This plan must be in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates; and,
2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and Subdivision Regulations prior to signing the final plans.

Planning Board Motions:

Minor Subdivision Motion: I move that the request of Biery Family Trust (PB Case #24-9) for Minor Subdivision approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



June 25, 2024

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

RE: Letter of Explanation - "Biery Family Trust"
165A Kingston Road (Site)
Exeter, NH 03833
Tax Map 115, Lot 12

Dear Members of the Exeter Planning Board,

On behalf of the Biery Family Trust located at 165A Kingston Road, Exeter, NH, Tax Map 115, Lot 12, we offer the following narrative overview to help the board familiarize themselves with the project.

The subject parcel is located on a 4.474-acre site, which is within the Single Family (R-1) Zone, currently whose building's use is commercial wholesale. There is an existing 2,050 square-foot garage, 820 square-foot shed, several stockpile/material areas, and a gravel driveway servicing the existing garage. The property has access to a 50-foot-wide right-of-way that gives vehicle and pedestrian access to Kingston Road (Route 111). Wetlands on site were delineated by Joseph W. Noel CWS #086 on April 24, 2024. Soils were delineated by Emanuel Engineering, Inc. online via the USDA-NRCA Web Soil Survey on April 25, 24. Approximately 70% of the property is woodlands. There are no other known significant environmental features.

It is proposed that the existing lot is to be subdivided into two individual single-family residential lots (one 2.260 acre lot and one 2.113 acre lot). Two separate 12 foot-wide driveways are proposed on both sides of the property line delineating the two proposed lots, giving access to each of the two proposed 35'x70' 5-bedroom houses. Separate wells, and separate septic systems are to service each of the lots individually. Associated utilities are also proposed. The existing garage is to remain on site, but the existing chicken coop and material stockpiles are to be removed. After building the proposed driveways and structures, and associated grading, the approximate estimated site disturbance is +/-65,000 square feet. A variance was granted by the Exeter Zoning Board of Adjustment on June 18, 2024, allowing both proposed lots having less than the required minimum lot frontage (Article 4, Section 4.3 Schedule II: Density Dimensional Regulations-Residential).

If you have any other questions concerning this project, please reach out to us.

Sincerely,

JJ MacBride, PE
Civil Engineer

A handwritten signature in blue ink, appearing to read 'JJ MacBride', is written over a light blue horizontal line.

civil & structural consultants, land planners

Town of Exeter



Planning Board Application for

- **Minor Site Plan Review**
 - **Minor Subdivision**
 - **Lot Line Adjustment**

January 2019



TOWN OF EXETER, NH APPLICATION FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISION and/or LOT LINE ADJUSTMENT

A completed application shall contain the following items, although please note that some items may not apply such as waivers or conditional use permit:

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Application for Hearing | (✓) |
| 2. Abutter's List Keyed to the Tax Map (including name and business address of all professionals responsible for the submission (engineer, landscape architect, wetland scientist, etc.) | (✓) |
| 3. Checklist for plan requirements | (✓) |
| 4. Letter of Explanation | (✓) |
| 5. Written request and justification for waiver(s) from Site-Plan/Sub Regulations | |
| 6. Application to Connect and/or Discharge to Town of Exeter Sewer, Water, or Storm Water Drainage System(s) - if applicable | (NA) |
| 7. Application Fees | (✓) |
| 8. Seven (7) copies of 24'x36' plan set | (✓) |
| 9. Fifteen (15) 11"x 17" copies of the plan set | () Prior to meeting |
| 10. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and all consultants. | (✓) |

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



TOWN OF EXETER
MINOR SUBDIVISION, MINOR
SITE PLAN, AND/OR LOT LINE
ADJUSTMENT APPLICATION

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

() MINOR SITE PLAN
 MINOR (3lots or less)
SUBDIVISION (2) LOTS

() LOT LINE ADJUSTMENT

_____	APPLICATION
_____	DATE RECEIVED
_____	APPLICATION FEE
_____	PLAN REVIEW FEE
_____	ABUTTER FEE
_____	LEGAL NOTICE FEE
_____	INSPECTION FEE
_____	TOTAL FEES
_____	AMOUNT REFUNDED

1. **NAME OF LEGAL OWNER OF RECORD:** Biery Family Trust (Trustees - Margaret Ann & Dennis William Biery)

ADDRESS: 133 North Shore Road, Derry, NH 03038

_____ **TELEPHONE:** (603) 235-7069

2. **NAME OF APPLICANT:** See owner.

ADDRESS: _____

_____ **TELEPHONE:** ()

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

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

4. **DESCRIPTION OF PROPERTY:**

ADDRESS: 165A Kingston Road, Exeter, NH 03833

TAX MAP: 115 **PARCEL #:** 12 **ZONING DISTRICT:** R-1

AREA OF ENTIRE TRACT: 4.373 acres **PORION BEING DEVELOPED:** Subdivision



5. **EXPLANATION OF PROPOSAL:** Subdivide existing 4.373 acre lot into two (2) separate, single-family 5-bedroom lots (2.260 acres and 2.113 acres). The two proposed lots are to have separate driveways.
Each lot will have its own well and septic system.

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

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

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. Letter of Explanation	<u>7</u>
B. Abutter List keyed to Tax Maps	<u>7</u>
C. Abutter Labels	<u>3 each</u>
D. Subject Parcel Deed (RCRD 6504-206)	<u>7</u>
E. USDA-NRCS Web Soil Survey	<u>7</u>
F. Reference Plans (RCRD C-5855 & RCRD D-22649)	<u>7</u>
G. Biery Family Trust Subdivision Plan Set	<u>7</u>

8. **ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO)** Yes, access to 50' private R.O.W. IF YES, ATTACH COPY. See Deed (RCRD Book 6504 Page 2063)

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

NAME: JJ MacBride, PE (Emanuel Engineering, Inc.)

ADDRESS: 118 Portsmouth Avenue, Stratham NH 03885

PROFESSION: Civil Engineer

TELEPHONE: (603) 772-4400

10. **LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:** _____
Two (2) single-family homes, two (2) separate septic systems, two (2) proposed wells, two (2) separate driveways, and associated utilities.



11. HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?

(Please check with the Planning Department Office to verify) (YES/NO) NO ~~yes~~ IF YES, LIST BELOW AND NOTE ON PLAN.

Frontage
Article 4, Section 4.3, Schedule II
*JSM 6/25/24

NOTICE:

I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATION" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 4/30/24 APPLICANT'S SIGNATURE [Signature]

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



ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP 100-2-1
NAME Thomas Owen Conklin Jr.
ADDRESS 1 Farmington Road
Exeter, NH 03833

TAX MAP 115-10
NAME Daniel W. Jones Revocable Trust
ADDRESS P.O. Box 526
Exeter, NH 03833

TAX MAP 115-11
NAME Suzanne Speciale Family Trust
ADDRESS 165 Kingston Road
Exeter, NH 03833

TAX MAP 115-13
NAME Caren D. Vencis
ADDRESS 163 Kingston Road
Exeter, NH 03833

TAX MAP 115-14
NAME Katie Fierman
ADDRESS 161 Kingston Road
Exeter, NH 03833

TAX MAP Attorney
NAME Marshall Law Office PLLC
ADDRESS 47 Depot Road
East Kingston, NH 03827

TAX MAP Surveyor
NAME James Verra & Associates, Inc.
ADDRESS 101 Shattuck Way, Suite 8
Newington, NH 03801

TAX MAP Owner
NAME Biery Family Trust (Trustees - Margaret Ann & Dennis William Biery)
ADDRESS 133 North Shore Road
Derry, NH 03038

TAX MAP Civil Engineer
NAME Emanuel Engineering, Inc.
ADDRESS 118 Portsmouth Avenue
Stratham NH 03885

TAX MAP Wetland Scientist
NAME Joseph W. Noel
ADDRESS P.O. Box 174
South Berwick, ME 03908

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

TAX MAP _____
NAME _____
ADDRESS _____

Please attach additional sheets if needed

ABUTTER'S LIST KEYED TO TAX MAP
PREPARED BY: EMANUEL ENGINEERING, INC.
EEI JOB #: 23-1138
DATE: APRIL 25, 2024

OWNER:
TAX MAP 115 LOT 12
BIERY FAMILY TRUST
133 NORTH SHORE ROAD
DERRY, NH 03038

ABUTTERS:
TAX MAP 110 LOT 2-1
THOMAS OWEN CONKLIN JR.
1 FARMINGTON ROAD
EXETER, NH 03833

TAX MAP 115 LOT 10
DANIEL W. JONES REVOCABLE TRUST
P.O. BOX 526
EXETER, NH 03833

TAX MAP 115 LOT 11
SUZANNE SPECIALE FAMILY TRUST
165 KINGSTON ROAD
EXETER, NH 03833

TAX MAP 115 LOT 13
CAREN D. VENCIS
163 KINGSTON ROAD
EXETER, NH 03833

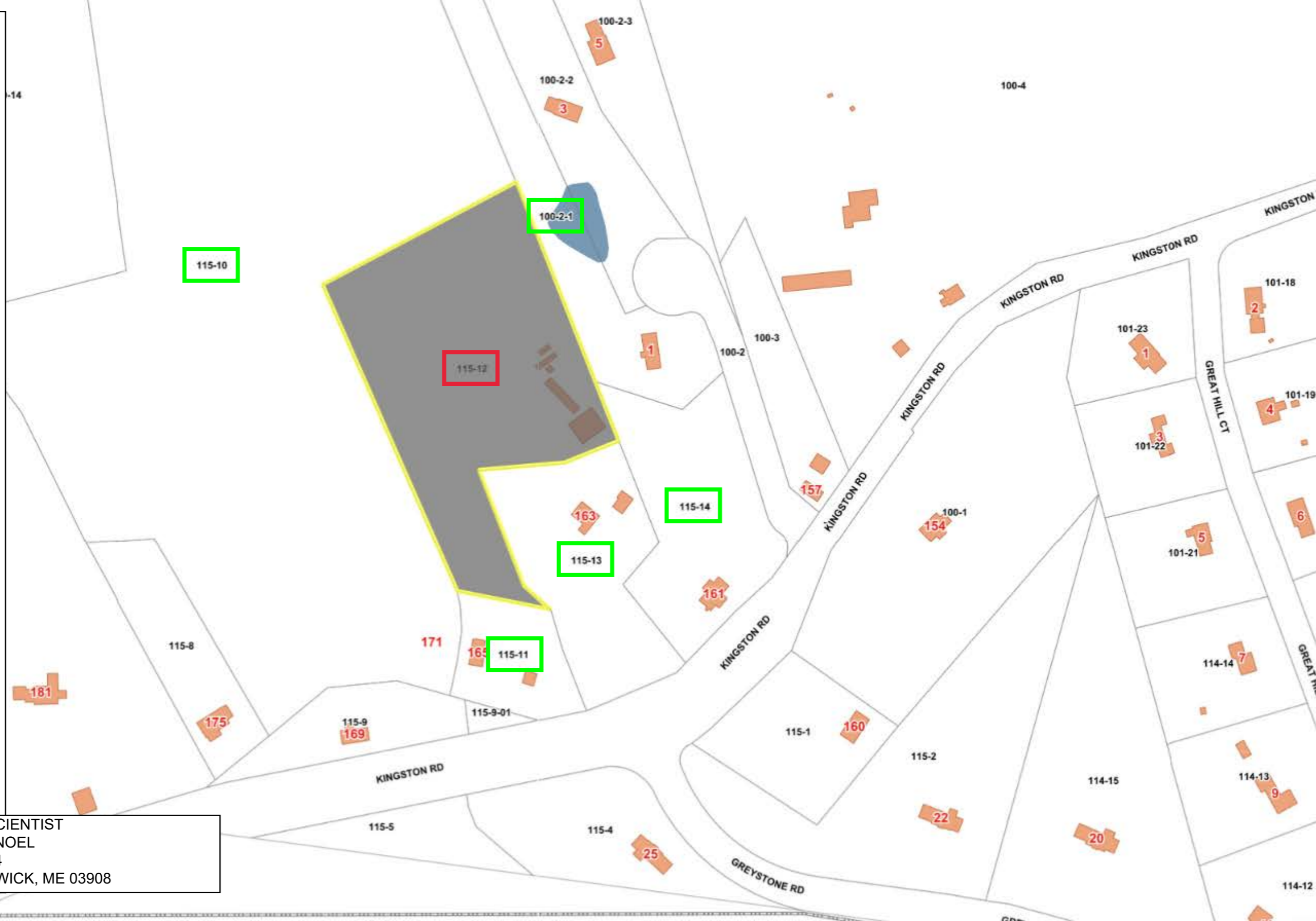
TAX MAP 115 LOT 14
KATIE FIERMAN
161 KINGSTON ROAD
EXETER, NH 03833

PROFESSIONALS:
CIVIL ENGINEER
EMANUEL ENGINEERING, INC.
118 PORTSMOUTH AVENUE
STRATHAM, NH 03885

SURVEYOR
JAMES VERRA &
ASSOCIATES, INC.
101 SHATTUCK WAY, SUITE 8
NEWINGTON, NH 03801

ATTORNEY
MARSHALL LAW OFFICE PLLC
47 DEPOT ROAD
EAST KINGSTON, NH 03827

WETLAND SCIENTIST
JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, ME 03908





CHECK LIST FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISION AND LOT LINE ADJUSTMENT

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Scale, north arrow, and date prepared.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	j) If deemed necessary by the Town Planner, existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/> USDA-NRCS Web Soil Survey	<input type="checkbox"/>	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	l) State and federal jurisdictional wetlands, including delineation of required setbacks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	m) A note as follows: "The landowner is responsible for complying with all applicable local, State, and Federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	n) Surveyed exterior property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.

OWNER/APPLICANT
 BIERY FAMILY TRUST
 MARGARET ANN BIERY & DENNIS WILLIAM BIERY, TRUSTEES
 133 NORTH SHORE ROAD
 DERRY, NH 03038

CIVIL ENGINEER
 EMANUEL ENGINEERING, INC.
 118 PORTSMOUTH AVENUE, SUITE A202
 STRATHAM, NH 03885

LAND SURVEYOR
 JAMES VERRA & ASSOCIATES, INC.
 101 SHATTUCK WAY, SUITE 8
 NEWINGTON, NH 03801

SOIL & WETLAND CONSULTANT
 JOSEPH W. NOEL
 P.O. BOX 174
 SOUTH BERWICK, ME 03908

ATTORNEY
 MARSHALL LAW OFFICE PLLC
 47 DEPOT ROAD
 EAST KINGSTON, NH 03827

SUBDIVISION PLAN FOR THE BIERY FAMILY TRUST

EXETER TAX MAP 115 LOT 12
 165A KINGSTON ROAD (SITE)
 EXETER, NH 03833

APPROVED BY THE TOWN OF EXETER PLANNING BOARD	
CHAIRPERSON	DATE

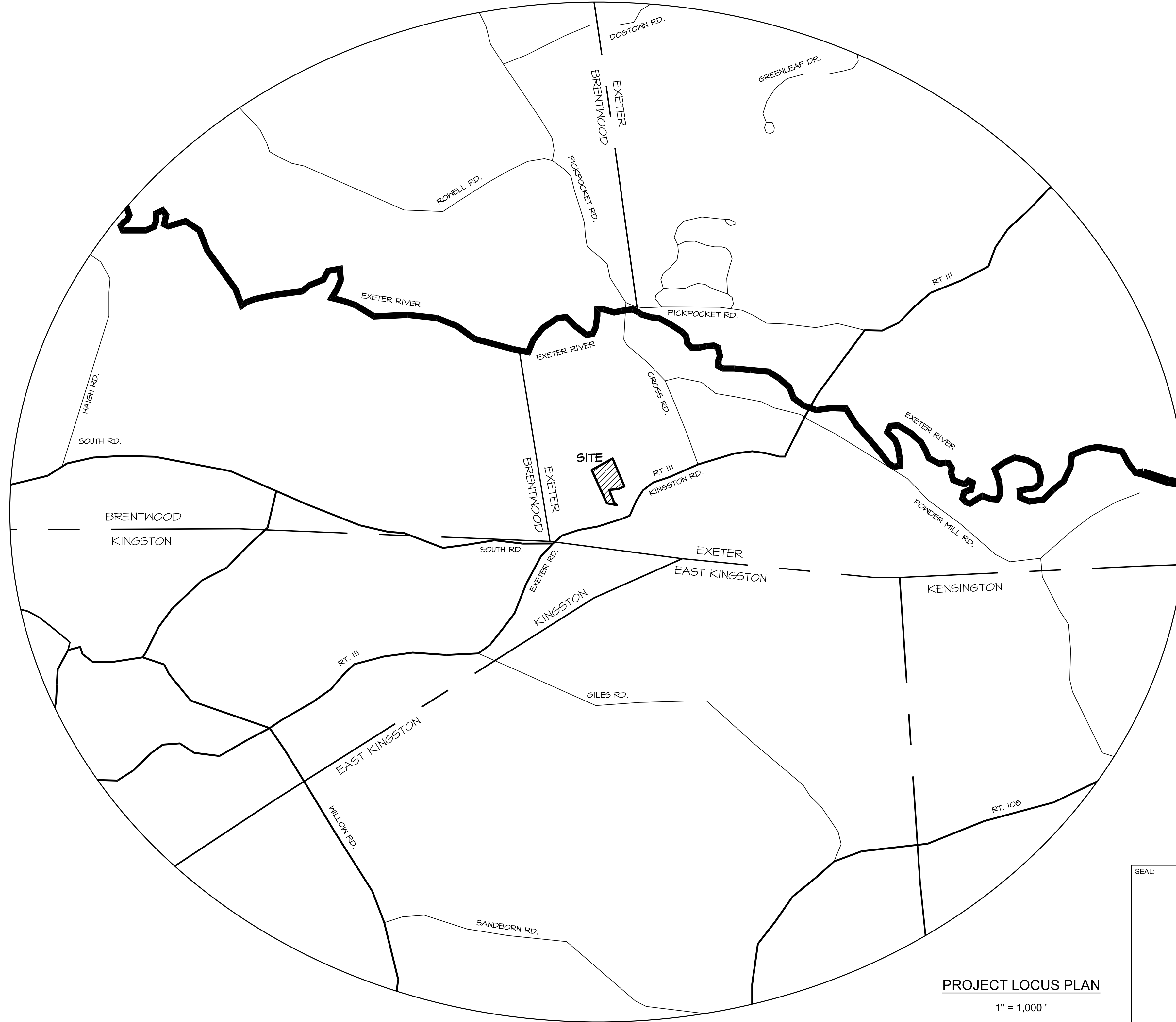
PERMITS/APPROVALS:

- NHDES APPROVAL FOR SUBDIVISION OF LAND (TO BE OBTAINED)

VARIANCES:

THE FOLLOWING VARIANCE WAS GRANTED BY THE TOWN OF EXETER ZONING BOARD OF ADJUSTMENT ON JUNE 18, 2024 FROM THE TOWN OF EXETER, NH ZONING ORDINANCE AS AMENDED THROUGH MARCH 2024:

- ARTICLE 4, SECTION 4.3, SCHEDULE II: DENSITY AND DIMENSIONAL REGULATIONS-RESIDENTIAL (FRONTAGE)



PROJECT DRAWING SET:

- C1 COVER SHEET
- C2 EXISTING CONDITIONS
- C3 SUBDIVISION PLAN
- NHDES SUBDIVISION PLAN

2	JUN 25, 2024	FOR APPROVAL	
1	APR 30, 2024	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK.
DRAWN: JJM	DESIGN: JJM		
CHECKED: BDS	CHECKED: BDS		



CLIENT:
DENNIS BIERY
 133 NORTH SHORE ROAD
 DERRY, NH 03038

TITLE:
COVER SHEET
 FOR
 BIERY FAMILY TRUST
 165A KINGSTON ROAD (SITE)
 EXETER, NH 03833

PROJECT:	SCALE:	SHEET:
23-1138	AS SHOWN	COVER

SEAL:

SOILS LEGEND	
SYMBOL	DESCRIPTION
33A	SCITIGO SILT LOAM, 0 TO 5 PERCENT SLOPES
6TD	PAXTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY
313A	DEERFIELD LOAMY FINE SAND, 0 TO 3 PERCENT SLOPES

SOILS DELINEATED BY EMANUEL ENGINEERING, INC. ONLINE VIA THE USDA-NRCS WEB SOIL SURVEY ON APRIL 25, 2024.

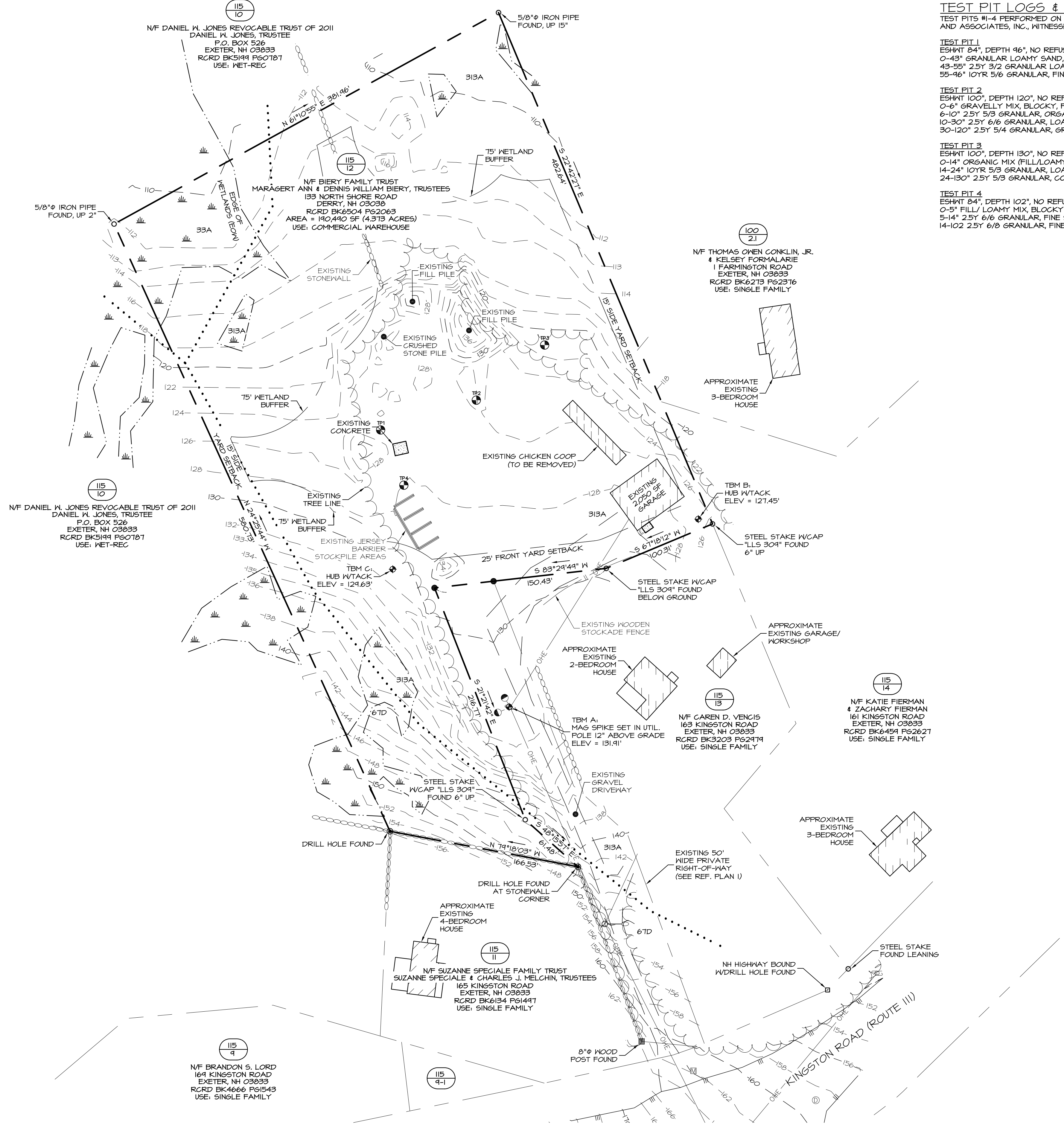
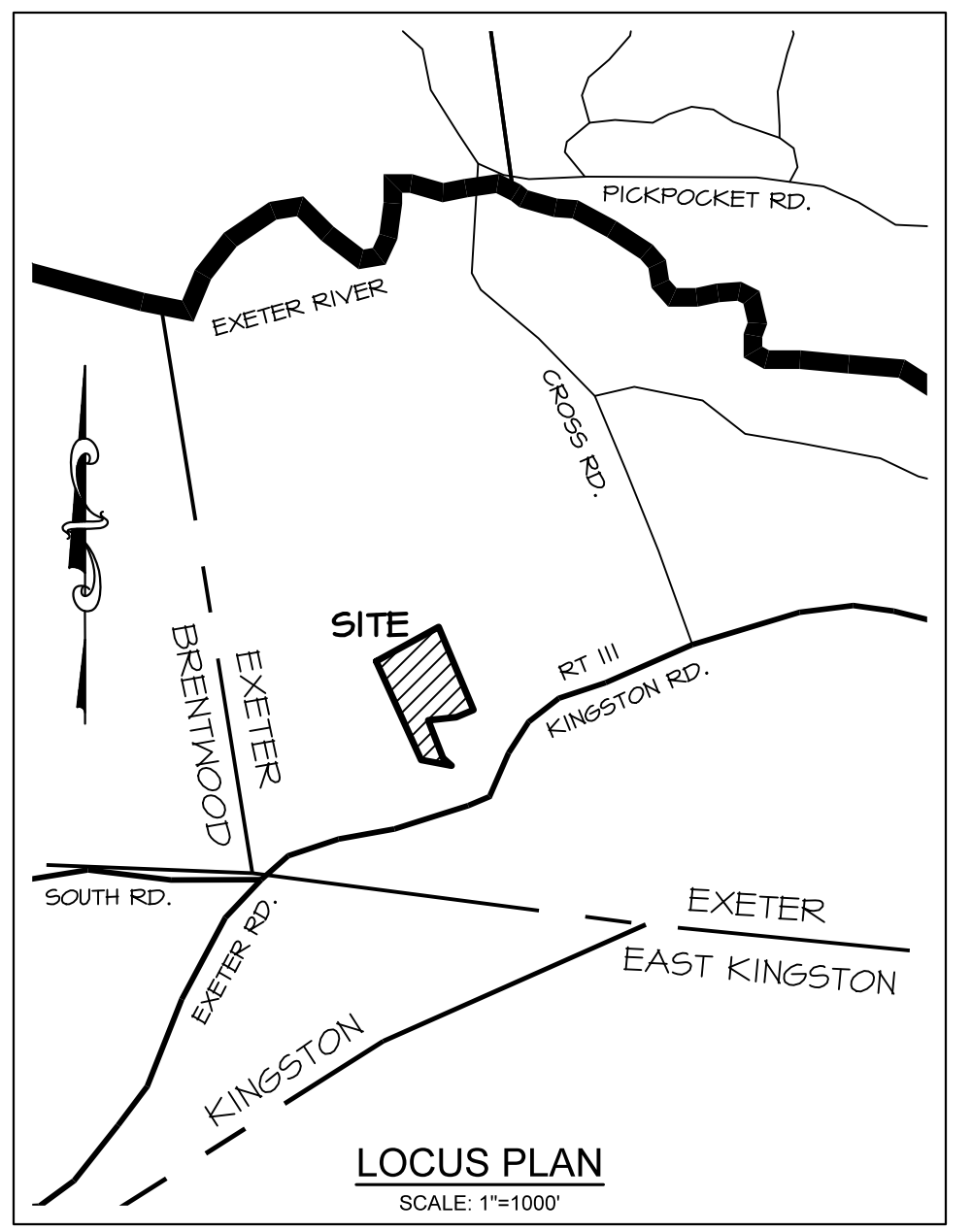
ADDITIONAL ABUTTERS:

115 4-1
 N/F TOWN OF EXETER
 10 FRONT STREET
 EXETER, NH 03833
 RCRD BK5460 PG1190
 USE: MUNICIPAL

LEGEND

- REBAR
- IRON PIPE
- DRILL HOLE
- TYPICAL (TYP)
- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- SOIL DELINEATION
- OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- WELL
- STONE WALL
- WETLANDS
- TREE LINE

GRAPHIC SCALE
 0 25 50 100 200
 (IN FEET)
 1 inch = 50 ft.



- NOTES:**
- OWNER OF RECORD:
 TAX MAP 115, LOT 12
 BIERY FAMILY TRUST
 MARGARET ANN BIERY & DENNIS WILLIAM BIERY, TRUSTEES
 133 NORTH SHORE ROAD
 DERRY, NH 03038
 RCRD BK6504 PG2063
 - THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AND TOPOGRAPHY OF EXETER, NH TAX MAP 115 LOT 12.
 - PARCEL IS ZONED SINGLE FAMILY (R-1) PER THE ZONING MAP OF EXETER, NEW HAMPSHIRE 2019. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE AQUIFER PROTECTION OVERLAY.
 - PARCEL IS NOT IN A FLOOD HAZARD ZONE, REFERENCE FLOOD INSURANCE RATE MAP 33015C0384E, DATED MAY 17, 2005.
 - FIELDWORK CONDUCTED BY JAMES VERRA AND ASSOCIATES, INC. IN JANUARY 2024. HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD83. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
 - APPROXIMATE LOCATIONS OF BUILDINGS ON ABUTTING LOTS WITHIN 100 FEET OF SUBJECT PARCEL WERE DELINEATED VIA GOOGLE AERIAL PHOTOGRAPHY ON APRIL 25, 2024.
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 - BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.
 - ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.

- REFERENCE PLANS:**
- "SUBDIVISION OF LAND FOR WALTER BIERY" BY EMANUEL COMPANIES, INC.; DATED NOVEMBER 11, 1993; SCALE: 1"=50'; RCRD D-22644.
 - "LIMITED SUBDIVISION - DAVID CARBONNEAU LAND" BY DAVID R. NOYES; DATED JANUARY 9, 1976; SCALE: 1"=50'; RCRD C-5055.

1	APR 30, 2024	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK.
DRAWN: JJM	DESIGN: -		
CHECKED: BDS	CHECKED: -		
 118 PORTSMOUTH AVENUE, A202 STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM			
CLIENT:			
DENNIS BIERY 133 NORTH SHORE ROAD DERRY, NH 03038			
TITLE:			
EXISTING CONDITIONS FOR BIERY FAMILY TRUST 165A KINGSTON ROAD (SITE) EXETER, NH 03833			
PROJECT:	SCALE:	SHEET:	
23-1138	1"=50'	C1	

ADDITIONAL ABUTTERS:

115
9-1
NF TOWN OF EXETER
10 FRONT STREET
EXETER, NH 03833
RCRD BK5460 PG1190
USE: MUNICIPAL

APPROVED BY THE TOWN OF EXETER PLANNING BOARD

CHAIRPERSON _____ DATE _____

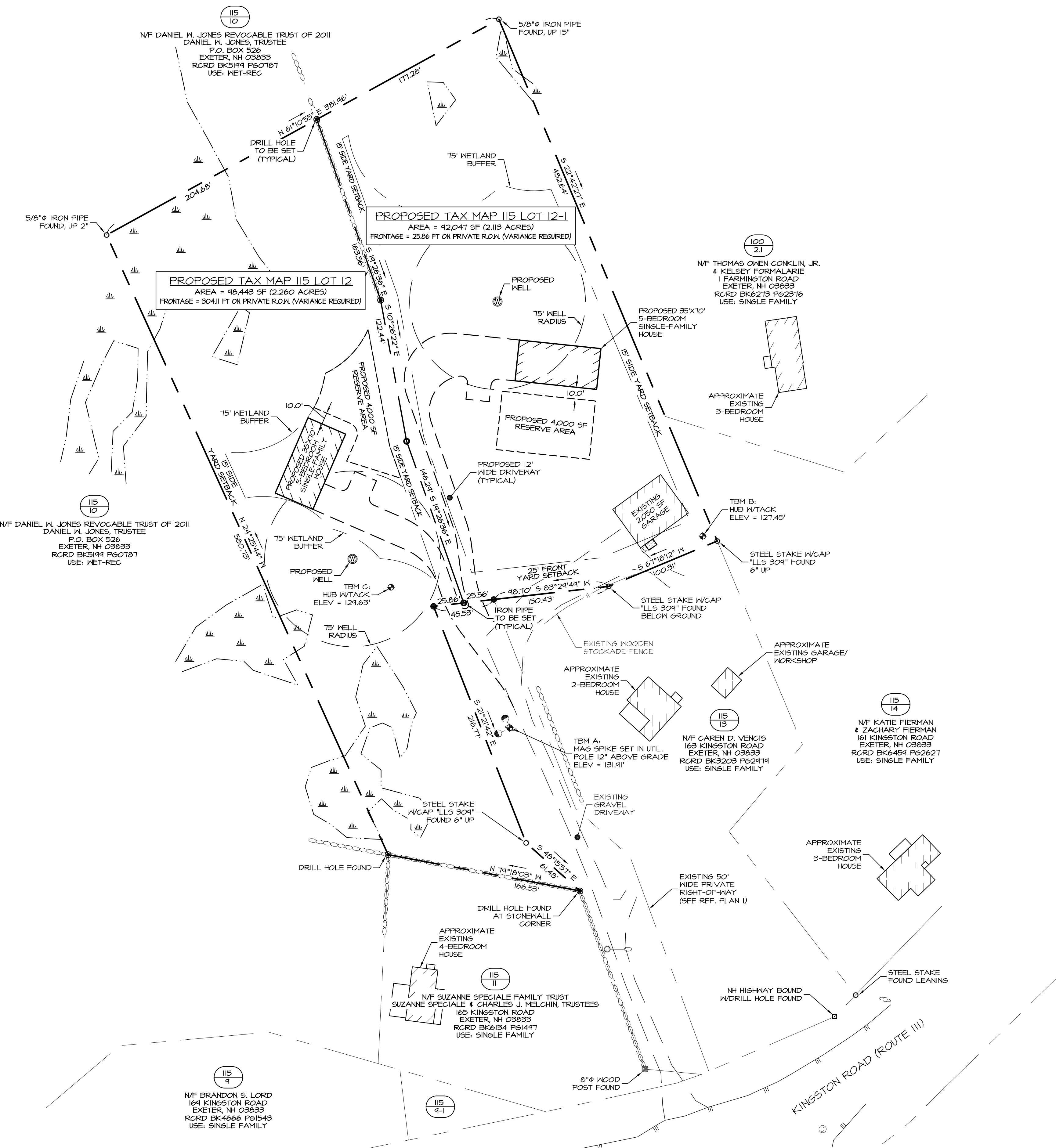
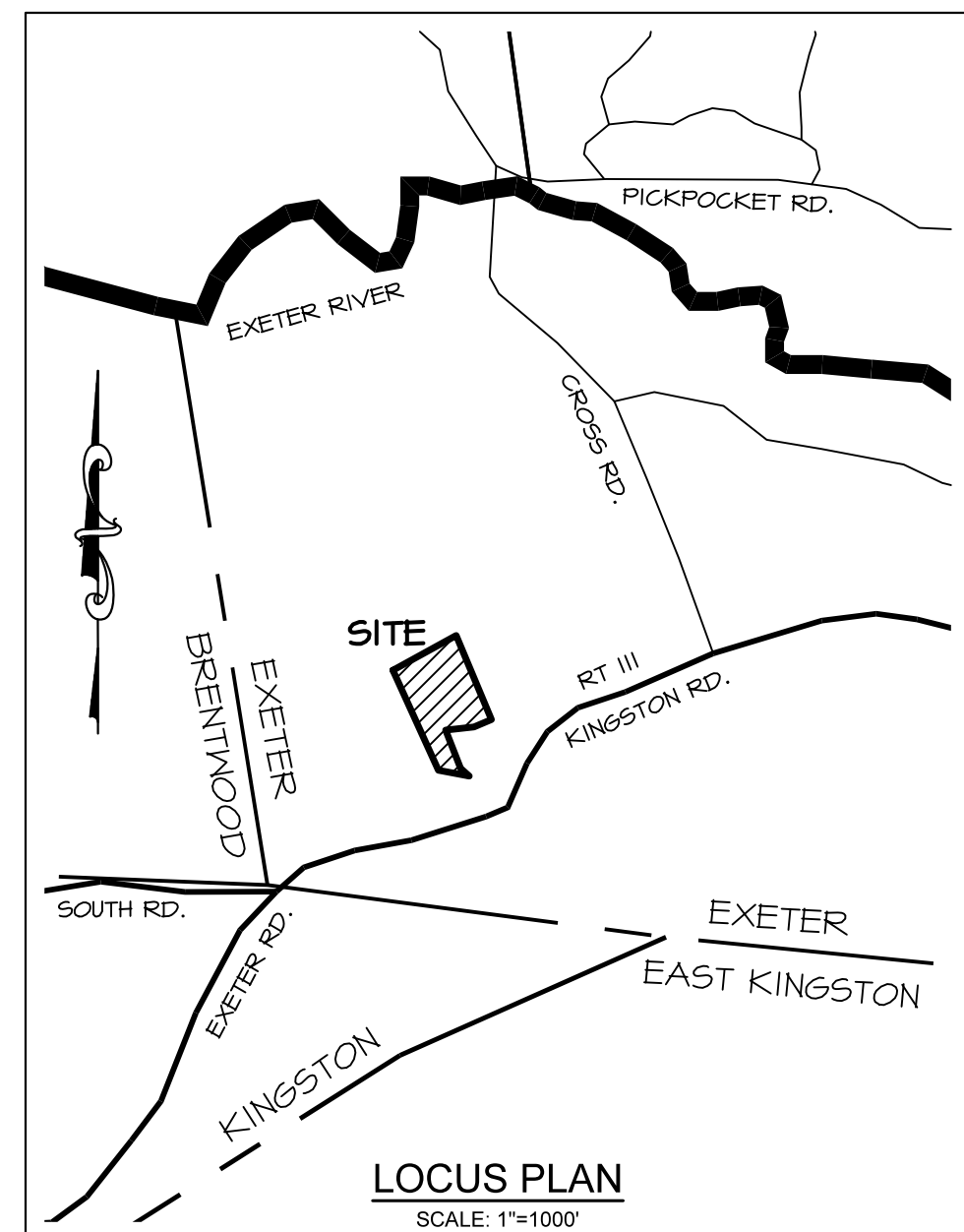
LEGEND

- REBAR
- IRON PIPE
- DRILL HOLE
- TYPICAL
- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- SOIL DELINEATION
- OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- WELL
- STONE WALL
- WETLANDS
- TREE LINE

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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APPROVALS:

- NHDES APPROVAL FOR SUBDIVISION OF LAND (TO BE OBTAINED)

VARIANCES:

THE FOLLOWING VARIANCE WAS GRANTED BY THE TOWN OF EXETER ZONING BOARD OF ADJUSTMENT ON JUNE 18, 2024 FROM THE TOWN OF EXETER, NH ZONING ORDINANCE AS AMENDED THROUGH MARCH 2024.

- ARTICLE 4, SECTION 4.3, SCHEDULE II: DENSITY AND DIMENSIONAL REGULATIONS-RESIDENTIAL (FRONTAGE)

NOTES:

- OWNER OF RECORD: TAX MAP 115, LOT 12 BIERY FAMILY TRUST MARGARET ANN BIERY & DENNIS WILLIAM BIERY, TRUSTEES DERRY, NH 03833 RCRD BK6524 PG2063
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE EXETER, NH TAX MAP 115 LOT 12 INTO TWO SINGLE-FAMILY RESIDENTIAL LOTS, CREATING ONE ADDITIONAL LOT.
- PARCEL IS ZONED SINGLE FAMILY (R-1) PER THE ZONING MAP OF EXETER, NEW HAMPSHIRE 2014. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE AQUIFER PROTECTION OVERLAY.
- PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33015G0384E, DATED MAY 17, 2005.
- FIELDWORK CONDUCTED BY JAMES VERRA AND ASSOCIATES, INC. IN JANUARY 2024. HORIZONTAL DATUM: NAD83; VERTICAL DATUM: NAVD83. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
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- WETLANDS WERE DELINEATED BY JOSEPH M. NOEL CWS #086 ON APRIL 24, 2024.
- SOILS WERE DELINEATED BY EMANUEL ENGINEERING, INC. ONLINE VIA THE USDA-NRCS WEB SOIL SURVEY ON APRIL 25, 2024.
- PROPERTY TO BE SERVICED BY ON-SITE WELL AND SEPTIC.
- ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
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- BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- DENSITY AND DIMENSIONAL REGULATIONS FOR THE SINGLE FAMILY (R-1) ZONE WITH NO MUNICIPAL WATER & SEWER PER THE TOWN OF EXETER, NH ZONING ORDINANCE AS AMENDED THROUGH MARCH 2024:
 - MINIMUM LOT AREA = 2 ACRES
 - MINIMUM LOT WIDTH = 200 FEET
 - MINIMUM LOT DEPTH = 150 FEET
 - MINIMUM FRONTAGE = 200 FEET
 - VARIANCE REQUIRED
 - MINIMUM FRONT SETBACK = 25 FEET
 - MINIMUM SIDE SETBACK (ONE) = 15 FEET
 - MINIMUM SIDE SETBACK (BOTH) = 30 FEET
 - MINIMUM REAR SETBACK = 25 FEET
 - MAXIMUM BUILDING COVERAGE = 15%
 - PROPOSED LOT 12 BUILDING COVERAGE = 2,450 SF / 48,443 SF = 2.49%
 - PROPOSED LOT 12-1 BUILDING COVERAGE = 2,450 SF / 42,041 SF = 2.66%
 - MINIMUM OPEN SPACE = 80%
 - PROPOSED LOT 12 OPEN SPACE = 100% - (6,570.9 SF / 48,443 SF) = 93.3%
 - PROPOSED LOT 12-1 BUILDING = 100% - (8,808.1 SF / 42,041 SF) = 90.4%

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CLIENT:
DENNIS BIERY
133 NORTH SHORE ROAD
DERRY, NH 03038

TITLE:
SUBDIVISION PLAN
FOR
BIERY FAMILY TRUST
165A KINGSTON ROAD (SITE)
EXETER, NH 03833

PROJECT:	SCALE:	SHEET:
23-1138	1"=50'	C2

SEAL:

SOILS LEGEND	
SYMBOL	DESCRIPTION
33A	SCITICO SILT LOAM, 0 TO 5 PERCENT SLOPES
6TD	PAXTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY
313A	DEERFIELD LOAMY FINE SAND, 0 TO 3 PERCENT SLOPES

SOILS DELINEATED BY EMANUEL ENGINEERING, INC. ONLINE VIA THE USDA-NRCS WEB SOIL SURVEY ON APRIL 25, 2024.

ADDITIONAL ABUTTERS:

115
4-1

N/F TOWN OF EXETER
10 FRONT STREET
EXETER, NH 03833
RCRD BK5460 PG1190
USE: MUNICIPAL

VARIANCES:

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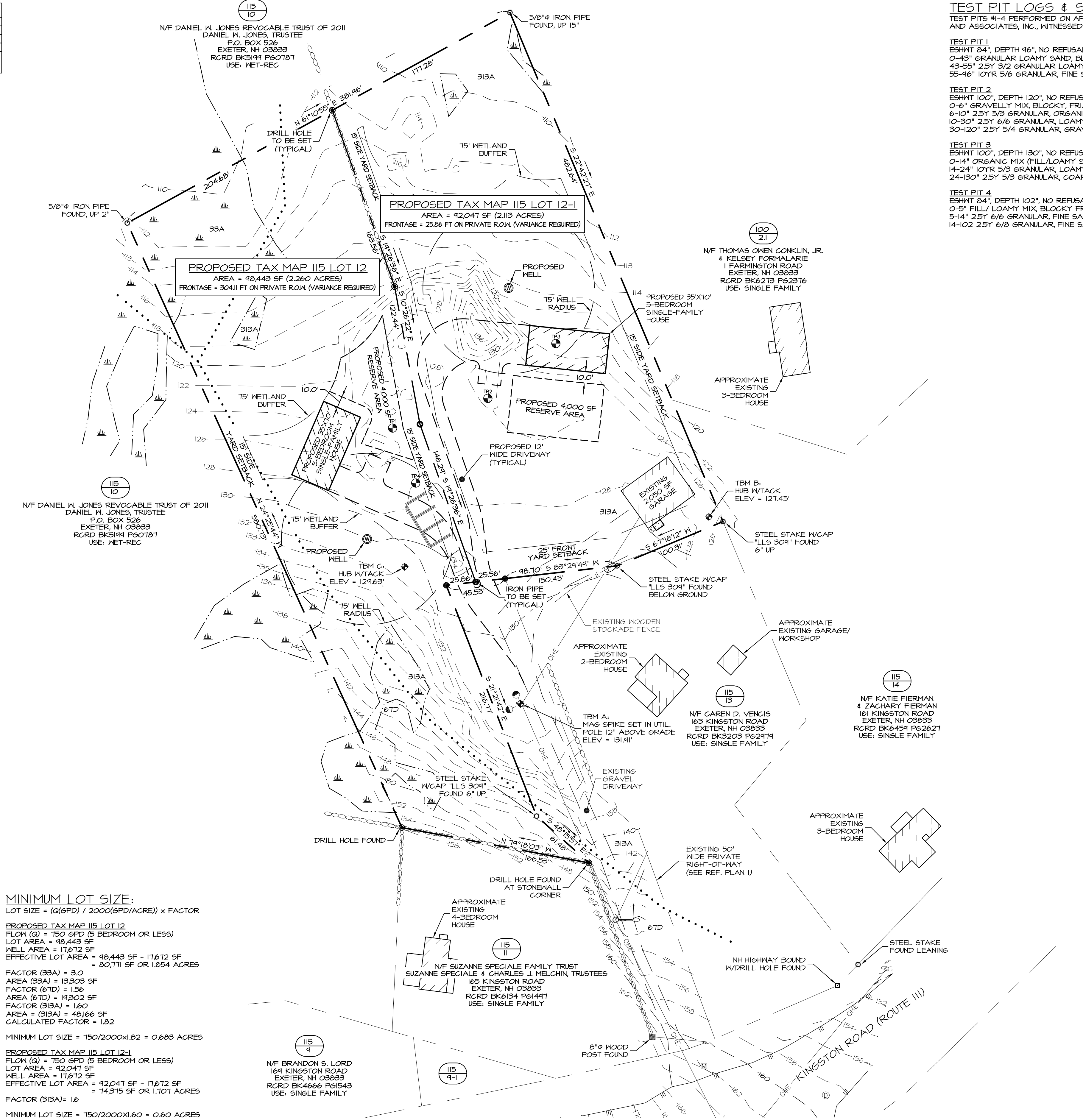
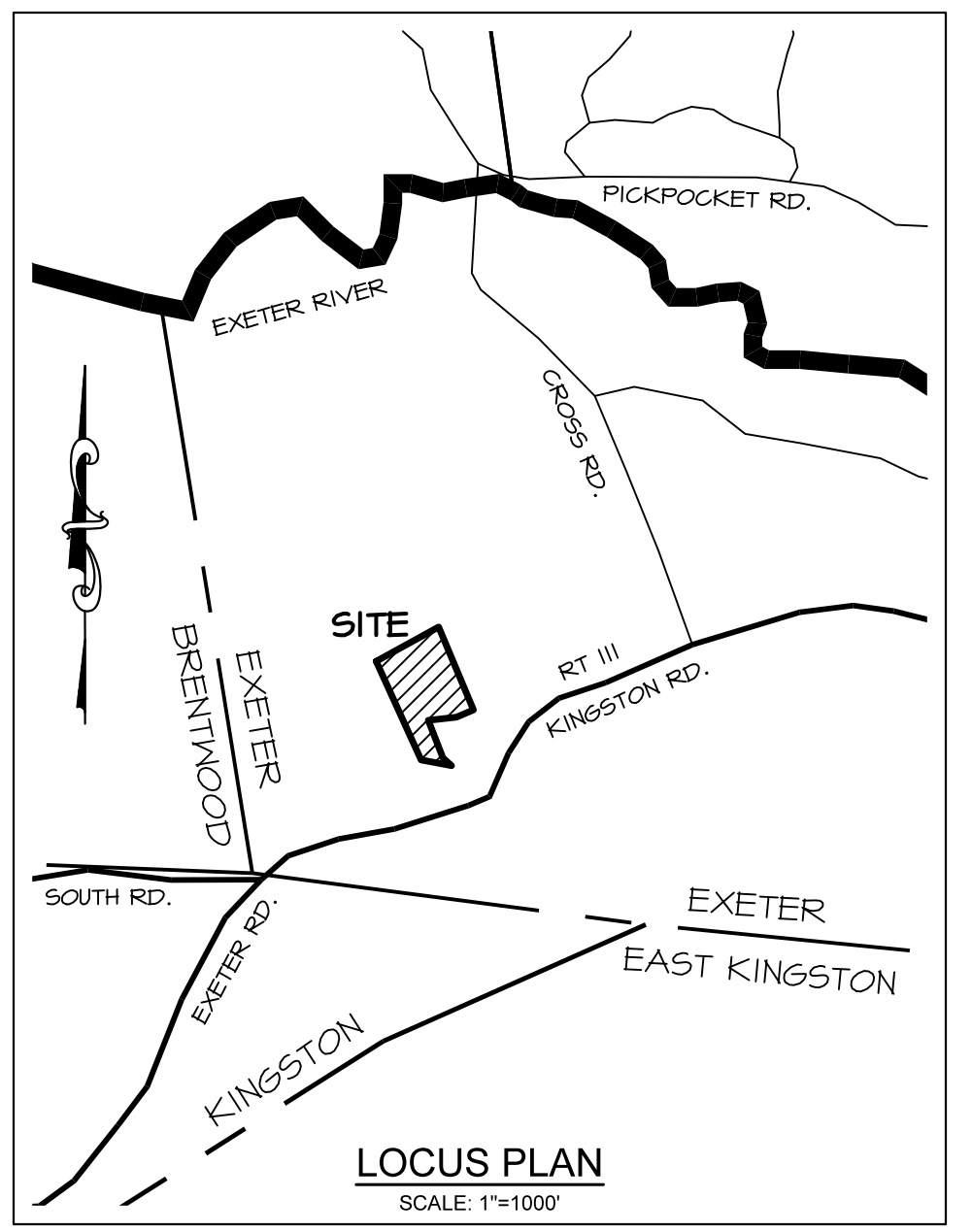
LEGEND

- REBAR
- IRON PIPE
- DRILL HOLE
- TYPICAL
- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- SOIL DELINEATION
- OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- WELL
- STONE WALL
- WETLANDS
- TREE LINE

GRAPHIC SCALE

0 25 50 100 150 200

(IN FEET)
1 inch = 50 ft.



MINIMUM LOT SIZE:
LOT SIZE = (G/GPD) / 2000(GPD/ACRE)) x FACTOR

PROPOSED TAX MAP 115 LOT 12
FLOW (Q) = 750 GPD (5 BEDROOM OR LESS)
LOT AREA = 48,443 SF
WELL AREA = 17,612 SF
EFFECTIVE LOT AREA = 48,443 SF - 17,612 SF
= 80,771 SF OR 1.854 ACRES

FACTOR (33A) = 3.0
AREA (33A) = 13,303 SF
FACTOR (6TD) = 1.56
AREA (6TD) = 14,302 SF
FACTOR (313A) = 1.60
AREA (313A) = 48,166 SF
CALCULATED FACTOR = 1.82

MINIMUM LOT SIZE = 750/2000x1.82 = 0.683 ACRES

PROPOSED TAX MAP 115 LOT 12-1
FLOW (Q) = 750 GPD (5 BEDROOM OR LESS)
LOT AREA = 42,041 SF
WELL AREA = 17,612 SF
EFFECTIVE LOT AREA = 42,041 SF - 17,612 SF
= 74,375 SF OR 1.707 ACRES

FACTOR (313A) = 1.6

MINIMUM LOT SIZE = 750/2000x1.60 = 0.60 ACRES

TEST PIT LOGS & SOIL DATA:
TEST PITS #1-4 PERFORMED ON APRIL 10, 2024 BY RYAN FOWLER OF JAMES VERRA AND ASSOCIATES, INC., WITNESSED BY MIKE CUOMO OF RCGD.

TEST PIT 1
ESHNT 04', DEPTH 96", NO REFUSAL, OBSERVED WATER 90", ROOTS NOT OBSERVED, 0-43" GRANULAR LOAMY SAND, BLOCKY, FRIABLE, FILL (TREES/STUMPS, BRICKS)
43-55" 2.5Y 3/2 GRANULAR LOAMY SAND, LOOSE
55-96" 10YR 5/6 GRANULAR, FINE SANDY LOAM, LOOSE

TEST PIT 2
ESHNT 100", DEPTH 120", NO REFUSAL, NO OBSERVED WATER, ROOTS NOT OBSERVED
0-6" GRAVELLY MIX, BLOCKY, FRIABLE, FILL
6-10" 2.5Y 5/3 GRANULAR, ORGANIC LOAMY SAND, LOOSE
10-30" 2.5Y 6/6 GRANULAR, LOAMY SAND, LOOSE
30-120" 2.5Y 5/4 GRANULAR, GRAVELLY COARSE SAND, LOOSE

TEST PIT 3
ESHNT 100", DEPTH 130", NO REFUSAL, OBSERVED WATER 41", ROOTS 33"
0-14" ORGANIC MIX (FILL, LOAMY SAND), BLOCKY, FRIABLE, FILL
14-24" 10YR 5/3 GRANULAR, LOAMY SAND, LOOSE
24-130" 2.5Y 5/3 GRANULAR, COARSE GRAVELLY SAND, FRIABLE

TEST PIT 4
ESHNT 04', DEPTH 102", NO REFUSAL, NO OBSERVED WATER, ROOTS NOT OBSERVED
0-5" FILL/ LOAMY MIX, BLOCKY FRIABLE, FILL
5-14" 2.5Y 6/6 GRANULAR, FINE SAND WITH STONES, LOOSE
14-102 2.5Y 6/8 GRANULAR, FINE SAND, LOOSE

- NOTES:**
- OWNER OF RECORD:
TAX MAP 115, LOT 12
BIERY FAMILY TRUST
MARGARET ANN BIERY & DENNIS WILLIAM BIERY, TRUSTEES
133 NORTH SHORE ROAD
DERRY, NH 03038
RCRD BK6504 PG2063
 - THE INTENT OF THIS PLAN IS TO SHOW ALL INFORMATION REQUIRED BY NHDES FOR A STATE SUBDIVISION APPROVAL FOR EXETER TAX MAP 15 LOT 12.
 - PARCEL IS ZONED SINGLE FAMILY (R-1) PER THE ZONING MAP OF EXETER, NEW HAMPSHIRE 2014. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE AQUIFER PROTECTION OVERLAY.
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EMANUEL ENGINEERING
118 PORTSMOUTH AVENUE, A202
STRATHAM, NH 03885
P: 603-772-4400 F: 603-772-4487
WWW.EMANUELENGINEERING.COM

CLIENT:
DENNIS BIERY
133 NORTH SHORE ROAD
DERRY, NH 03038

TITLE:
NHDES SUBDIVISION PLAN
FOR
BIERY FAMILY TRUST
165A KINGSTON ROAD (SITE)
EXETER, NH 03833

PROJECT:	SCALE:	SHEET:
23-1138	1"=50'	C3

SEAL:



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

June 20, 2024

Bruce Scamman, P. E.
Emanuel Engineering, Inc.
118 Portsmouth Avenue, A202
Stratham, New Hampshire 03885

Re: Zoning Board of Adjustment Case #24-6 – Variance Request
165 A Kingston Road, Exeter, N. H.
Tax Map Parcel #115-12

Dear Mr. Scamman:

This letter will serve as official confirmation that the Zoning Board of Adjustment, at its June 18th, 2024 meeting, voted to approve your client's application for a variance from Article 4, Section 4.3 Schedule II: Density and Dimensional Regulations-Residential to permit the subdivision of a 4.47-acre parcel into two (2) single-family residential lots with both lots having less than the required minimum lot frontage, as presented, subject to receiving subdivision approval from the Planning Board.

Please be advised that in accordance with Article 12, Section 12.4 of the Town of Exeter Zoning Ordinance entitled "Limits of Approval" that all approvals granted by the Board of Adjustment shall only be valid for a period of three (3) years from the date such approval was granted; therefore, should substantial completion of the improvements, modifications, alterations or changes in the property not occur in this period of time, this approval will expire.

If you should have any questions, please do not hesitate to contact the Building Department office at (603) 773-6112.

Sincerely,

Robert V. Prior
Chairman
Exeter Zoning Board of Adjustment

cc: Dennis W. Biery, Biery Family Trust, property owner
✓ JJ McBride, P.E., Emanuel Engineering, Inc.
Keri Marshall, Esquire, Marshall Law Office PLLC
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Whitten, Town Assessor
Dave Sharples, Town Planner

RVP: bsm

Town of Exeter
Zoning Board of Adjustment
June 18, 2024, 7 PM
Town Offices Nowak Room
Draft Minutes

1
2
3
4
5
6
7 **I. Preliminaries**

8 **Members Present:** Chair Robert Prior, Vice-Chair Esther Olson-Murphy, Clerk Theresa
9 Page, Laura Davies, Laura Montagno - Alternate and Mark Lemos - Alternate
10 Town Code Enforcement Officer Doug Eastman was also present.

11
12 **Members Absent:** Kevin Baum, Martha Pennell - Alternate

13
14 **Call to Order:** Chair Robert Prior called the meeting to order at 7 PM.

15
16 **I. New Business**

- 17 A. The application of I.S. Realty Trust for a variance from Article 4, Section 4.3
18 Schedule II: Density and Dimensional Regulations - Residential to permit the
19 subdivision of a 5.58-acre parcel into three (3) residential lots with two of the lots
20 having less than the required minimum lot frontage. The subject property is
21 located at 100 Linden Street (and Patricia Avenue) in the R-2, Single Family
22 Residential zoning district. Tax Map Parcel #104-71. ZBA Case #24-5.

23 Henry Boyd of Millennium Engineering spoke on behalf of the applicant.
24 He said years ago we went before the Planning Board to subdivide this parcel,
25 and it was conditionally approved. That proposal would have subdivided out lot 3,
26 which was called lot 5 at that time. In this plan, Patricia Ave was extended by 400
27 feet to produce 3 additional lots. The applicant decided not to proceed, partly
28 because of the cost of the construction of the road and also because the
29 applicant's father died of cancer. Their desire now is just to divide the parcel into
30 2 additional lots. There is an existing dwelling which is accessed from Linden
31 Street. Currently, this property has a well and septic system, which would go
32 away. Water and sewer have been run out here, which is nice because there are
33 adjacent wetlands. The remainder of the parcel would be divided into 2 lots, lots
34 1 and 2, each of which would have houses built on them. These lots don't have
35 adequate frontage without us producing a very expensive roadway. We only
36 have 50 feet of frontage at the end of Patricia Ave. We're hoping the ZBA will
37 grant a variance and the lots can share a driveway. Under this proposal, there's
38 no need to fill any wetlands. We would be working within the buffer so we'd have
39 to go to the Planning Board and the Conservation Commission. We think the
40 Conservation Commission would be thrilled with this proposal as opposed to the
41 impact of the previous proposal.

42 Ms. Davies asked if all three parcels would be hooked up to the sewer.
43 Mr. Boyd said yes. When the condo was put into the next lot, they ran the sewer

44 through this parcel out to it. We would be placing a new sewer line to tie into that
45 existing line.

46 Mr. Prior asked if this proposal also went to the ZBA when it went to the
47 Planning Board several years ago. Mr. Boyd said he doesn't think that plan
48 needed relief. Mr. Eastman said all the lots had the minimum frontage under that
49 plan. Mr. Boyd showed Mr. Prior the previous plan, and Mr. Prior observed that
50 they were going to put in a cul-de-sac from Patricia Ave.

51 Ms. Davies asked if the existing dwelling would remain in the family and if
52 the two additional homes will also stay in the family. Mr. Boyd said they would
53 probably sell the existing home, as they have no need for it.

54 Ms. Page asked what the frontage will be. Mr. Boyd said it's 25 feet for
55 each lot. Mr. Prior said the only frontage is where Patricia Avenue abuts the lot.

56 Mr. Prior asked if the lot line between lot 3 and lots 1 and 2 is already
57 recorded in the deeds. Mr. Boyd said no, we never finalized that so that would be
58 a new lot line as well. That subdivision needs no relief as it has adequate
59 frontage.

60 Mr. Prior opened for public comment.

61 Alan Mayo of 1 Patricia Avenue, which is next to the property in question,
62 said when this came up a couple years ago, there was a question of whether this
63 portion of Patricia Ave was going to be renamed as a circle or if there would be a
64 renumbering of all the homes along Patricia Ave. Mr. Prior said Patricia Avenue
65 won't be extended; there will be a driveway at the end of Patricia. It was intended
66 to be a cul-de-sac but that's no longer the case. Mr. Eastman said when the 5-lot
67 subdivision was going to go in at the end of Patricia, that road would have had a
68 different name. The E911 Committee is responsible for the addressing. We know
69 Patricia Ave is not numbered correctly. We will have to work with the applicant on
70 how to address that to make sure it complies with E911. The numbering should
71 start at Court Street when you turn in, but it starts at the end of the road.

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

73 Mr. Prior said this is straightforward. We have no objections from
74 abutters. He doesn't see the need to go through each of the variance criteria. Ms.
75 Davies said this is a low-impact solution. Given that none of the abutters object,
76 she has no objection.

77 Ms. Page asked if being on municipal water and sewer should be a
78 condition of the approval. Mr. Eastman said they legally would have to because
79 of the size of the lots. They would not be able to do a septic field on the small
80 lots. Mr. Prior said hooking up on lot 3 is an option, should that be a condition?
81 Will the existing leach field end up as part of the lot line adjustment? Mr.
82 Eastman said no, it can't.

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84 Ms. Davies made a motion to approve the application as presented for the 100 Linden
85 Street and Patricia Avenue subdivision. Ms. Olson-Murphy seconded. Ms. Davies, Ms.
86 Olson-Murphy, Ms. Montagno, Ms. Page, and Mr. Prior voted aye. Mr. Lemos did not
87 vote. The motion passed 5-0.

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B. The application of Dennis Biery for a variance from Article 4, Section 4.3 Schedule II: Density and Dimensional Regulations - Residential to permit the subdivision of a 4.47-acre parcel into two (2) single-family residential lots with both lots having less than the required minimum lot frontage. The subject property is located at 165A Kingston Road, in the R-1, Low Density Residential zoning district. Tax Map Parcel #115-12. ZBA Case #24-6.

Bruce Scammon of Emmanuel Engineering and James Barrett & Associates spoke representing the applicant Dennis Biery. He said he has a letter from the applicant stating that he can speak for him. Mr. Prior said the letter said "Planning Board" and this is the Zoning Board, but we'll be ok.

Mr. Prior said this parcel had an application we saw several months ago, but he believes it was a different application. Mr. Scammon said he was not involved in that.

Mr. Scammon said currently the applicant runs his excavating business from here. It has a long right of way that comes in. It's a rear lot and is over 4 acres. It's non-conforming in the residential zone. It will be an upgrade to put in homes with similar uses as the properties around them. The existing driveways and right-of-ways will be accessed to get the frontage. The private right of way creates 2 lots. The lot to the left of the plan could have adequate frontage, but we're trying to avoid putting the driveway near wetlands and to use the existing driveway instead. The lot to the right only has 25 feet of frontage. Mr. Prior said the tax map shows that the parcel does not have any road frontage. Mr. Scammon said it does not have public right-of-way frontage, it has a private right-of-way frontage. Mr. Prior asked Mr. Eastman how that impacts the case. Mr. Eastman said the frontage for the existing lot is 50 feet, the width of the easement. Mr. Prior said they're proposing splitting that between the 2 lots. Mr. Eastman said this is like what we just did [Case #24-5] and we've also done it on Highland Street, where they had 30 feet of frontage and it was the same situation. Mr. Prior asked if there would be a private road from Kingston Road all the way in. Mr. Scammon said it's more of a private driveway than a private road.

Ms. Davies asked if there's easement access to Route 111 rather than fee ownership. Mr. Scammon said that's correct. Ms. Davies said the easement has been for the benefit of these parcels, but now they would like to add another lot to that. Mr. Scammon said yes, and we would change the use. We did this 2 decades ago on 111A for Mr. Atwood; we used a private right-of-way for the frontage.

Mr. Prior asked if in the deed, there would be a shared right-of-way that would be maintained jointly by the two owners. Mr. Scammon said there's already an existing right-of-way for commercial use by Mr. Biery, and instead of that there would be residential use for two owners. Putting a full town road on that 50-foot right-of-way doesn't make sense environmentally or economically. That would be the hardship that we would encounter if we had to put a road out there. Mr. Prior said it could also remain a single-family parcel.

132 Ms. Davies asked if Mr. Eastman had reviewed the language of the
133 existing access easement to make sure it's legal, and Mr. Eastman said yes. It's
134 not fee ownership, so someone owns the property underneath. Mr. Scammon
135 said our abutter comes down the same driveway. It's her property.

136 Ms. Page asked if this is going to be on municipal water and sewer. Mr.
137 Scammon said no. We have done test pits to identify possible well areas. We
138 would have to get Planning Board approval.

139 Mr. Prior said there was a question about a wetland in the top right corner
140 of the map. Mr. Scammon said yes, there's a pond offsite also. The setbacks are
141 not near them. Gove Environmental did a wetlands delineation.

142 Mr. Prior said we're happy to have the residential use. It's better than
143 what was proposed several months ago and what's there now. Is there mitigation
144 coming from the previous industrial use? Ms. Montagno said she doesn't
145 remember mitigation from the previous application. Mr. Scammon said there are
146 some existing stockpiles of soils and crushed stone that would be leveled out
147 during the construction process.

148 Mr. Prior asked Mr. Eastman if Planning Board review needs to be a
149 condition of approval. Mr. Eastman said no, it will go automatically.

150 Mr. Scammon asked if the Board wanted him to read the reasons for the
151 variance from the application. Mr. Prior said no, the Board has already read
152 them.

153 Mr. Prior opened for public comment.

154 Caren Vencis of 163 Kingston Road said you have to go off 111 on her
155 driveway to get to this property. She asked the Board to explain the 50 feet of
156 frontage. Mr. Prior said that is an easement, so you could not build on that 50-
157 foot strip because that would isolate the parcel behind you. Ms. Davies said an
158 easement is a property right to travel over a property. You can't do anything to
159 block them from traveling over your property. Ms. Vencis asked if her address
160 number will change. Mr. Eastman said we would probably do a 165 A and B.
161 [The owner of 165 spoke up at this time.] Mr. Prior said the only number missing
162 is 167, but that would put it out of order and would require 165 to be renumbered.
163 He thinks it was reserved because there is a little triangular parcel on the road.
164 Mr. Eastman said it will be worked out if there must be any changes.

165 Mr. Prior closed the public session and entered Board deliberations.

166 Mr. Prior said this is a vastly improved application to the last use, which
167 we were not able to approve a few months ago.

168 Ms. Page said the application says 150 feet would be required by the
169 zoning, but under footnote 1 in schedule 2, because this is not on municipal
170 water and sewer, the minimum lot frontage is 200 feet, so the relief sought is 150
171 feet, not 100.

172 Ms. Davies said this application should make the abutters happier. Mr.
173 Prior said they were out last time but not this time, so that's a good sign. Ms.
174 Page said this use is more consistent with zoning and with the Master Plan's
175 description of that area.

176 Ms. Page made a motion to approve the application of Dennis Biery for a variance from
177 Article 4, Section 4.3 Schedule II: Density and Dimensional Regulations - Residential to
178 permit the subdivision of a 4.47-acre parcel into two single-family residential lots with
179 both having less than the required minimum lot frontage, which would be 200 feet in this
180 instance. The subject property is located at 165A Kingston Road, in the R-1, Low
181 Density Residential zoning district. Tax Map Parcel #115-12. ZBA Case #24-6. Ms.
182 Davies seconded. Ms. Davies, Ms. Olson-Murphy, Mr. Lemos, Ms. Page, and Mr. Prior
183 voted aye. Ms. Montagno did not vote. The motion passed 5-0.

184
185 **II. Other Business**

- 186 A. RiverWoods Company of Exeter – ZBA Case #24-4 7 RiverWoods Drive, Tax
187 Map Parcel #97-23 Request for rehearing – Variance from Article 6, Section
188 6.1.2.D to permit parking within the required 100-foot landscape buffer, in the R-
189 1, Low Density Residential zoning district.

190 Mr. Prior and Ms. Montagno recused themselves from this case. Ms.
191 Olson-Murphy assumed the Chairship at this time.

192 Ms. Olson-Murphy said we have all received their explanation of why they
193 feel they should have a rehearing. Ms. Davies asked if there's a representative of
194 the applicant here. Mr. Eastman said no, and there's no testimony in this process
195 anyway. Ms. Olson-Murphy said we need to decide that there has been new
196 evidence provided or the decision was made in error. She said she didn't see any
197 new evidence, and the other Board members agreed. She asked if anyone feels
198 that an error was made. Ms. Davies said no. The second item in the request for
199 rehearing, under D, hardship, says the ZBA committed an error in determining
200 that there was no fair and substantial relationship between the purpose of the
201 ordinance and its application to the facts at hand; the Board failed to
202 acknowledge that failure to allow 11 spaces in the area would require a redesign
203 and would likely lead to putting parking spaces in the wetlands. Ms. Davies said
204 the Board was clear that RiverWoods has alternatives. They could build a smaller
205 building or locate their health facilities elsewhere on their very large site. They
206 just don't want those alternatives. In item 3, they say we made an error in
207 concluding that the proposed limited encroachment was unreasonable, and that
208 we conflated it with their question about the size of the proposed health center,
209 no portion of which encroaches into the buffer and which use and location is a
210 matter of right. Ms. Davies said that's incorrect, it's allowed by special exception.
211 They say we failed to take into account the "modest" amount of buffer they were
212 requesting, and they've parsed out the request for the 11 parking spaces from
213 their total request in this rehearing, but it wasn't parsed out in their request from
214 variance from the buffer, which was quite ambitious. The premise of the buffer is
215 to protect a low-density single-family neighborhood from large scale
216 development. This portion of the parcel is the most active of the site, and it was
217 provided with the least amount of buffer. She feels that the buffer should be
218 respected. She also disagrees that we committed an error in failing to understand
219 that the request was driven by the lack of alternatives on the site. Ms. Davies

220 said they don't need to build a health center, and were denied a variance for it in
221 the first place, but now have the merged lots. We've identified alternatives
222 including a smaller building or renovating and utilizing existing spaces. We insist
223 that alternative locations exist and they insist that they don't, so we just disagree.

224 Ms. Page said in reviewing the minutes, it's clear that the effect of
225 encroaching on the buffer was the primary consideration; not just the visuals of
226 the building, but also sound and light. The decision rested on the effect of having
227 those parking spaces inside of the buffer. That aside, the ordinance references
228 sufficient buffer and vegetation to shield the development. It's appropriate to
229 consider that. The Board did a healthy job of going through the criteria as to the
230 buffer itself.

231 Mr. Lemos said during the initial presentation, the Board was told that the
232 abutter, Ms. Hooten, was alright with the encroachment, but we then found out
233 that that was not the case. There was some hardship created on the surrounding
234 properties.

235 Ms. Davies said the whole thing is to determine whether the entire
236 proposal alters the essential character of the neighborhood. The reason that they
237 need relief is because they want to build something that is too big to fit into the
238 area they want to build it in. You can't separate those issues, they are tied
239 together.

240 Mr. Lemos said there are requirements on parking because of the size
241 and the number of residents in a building. If you can't fit the parking, then you
242 need to limit the size of the building.

243 Ms. Page said the size of the building was the driver into the buffer, but
244 the buffer was the focus of the conversation, in her review. There was a lot of
245 time given in the presentation to the amenities of the building and the size of the
246 rooms as the reason they need this space. There was a lot of size in the
247 discussion, but she thinks the decision was appropriate.

248 Mr. Lemos said they had a variance for 11 additional feet up, so talking
249 about size was going to happen.

250 Ms. Page moved to deny the request for rehearing by RiverWoods, ZBA Case #24-4 at 7
251 RiverWoods Drive, Tax Map Parcel #97-23 with the original case being a variance from
252 Article 6, Section 6.1.2.D to permit parking within the required 100-foot landscape buffer,
253 in the R-1, Low Density Residential zoning district. Mr. Lemos seconded. Ms. Davies
254 seconded. Ms. Davies, Ms. Olson-Murphy, Mr. Lemos, and Ms. Page voted aye. Mr.
255 Prior and Ms. Montagno were recused and did not vote. The motion passed 4-0.

256
257 B. Election of Officers

258 Mr. Prior resumed the Chairship at this time and introduced the election of
259 officers. He said anyone can vote but only full members can hold office.

260 Mr. Prior nominated Esther Olson-Murphy as the Chair of the ZBA; Theresa Page as the
261 Vice-Chair; and Laura Davies as the Clerk, for the following year. Ms. Davies, Ms. Page,

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Mr. Prior, Ms. Montagno, Ms. Olson-Murphy, and Mr. Lemos voted aye. The nominations were approved 6-0.

Ms. Olson-Murphy assumed the Chairship at this time.

C. Approval of Minutes: April 16, 2024

Ms. Davies moved to approve the minutes of the April 16, 2024 ZBA meeting as presented. Ms. Page seconded. Ms. Davies, Ms. Page, Ms. Olson-Murphy, and Mr. Lemos voted aye. Mr. Prior and Ms. Montagno did not vote. The minutes were approved 4-0.

III. **Adjournment**

Ms. Davies moved to adjourn. Mr. Prior seconded. All were in favor and the meeting was adjourned at 8 PM.

Respectfully Submitted,
Joanna Bartell
Recording Secretary

Cathy Ann Biery

LCHIP ROA658538 25.00
RECORDING 14.00
SURCHARGE 2.00



DocID: 20165564
TX: 40812804

(M)

Keri J Marshall

DEED

THIS INDENTURE, made as of this 13th day of July, 2023, between Margaret Ann Biery, and her husband Dennis William Biery, having an address at 133 North Shore Road, Derry, NH 03038, as the grantors hereunder (collectively hereinafter referred to as the "Grantor"), and Margaret Ann Biery and Dennis William Biery, having an address at 133 North Shore Road, Derry, NH 03038, as Trustee under the Declaration of Trust of even date herewith, known as the Biery Family Trust, made by Margaret Ann Biery and Dennis William Biery and said Trustee, as the grantee hereunder (hereinafter referred to as the "Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and release unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee forever,

ALL those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being on 165 A Kingston Road, Exeter, NH, being more particularly described in Exhibit A attached hereto and made a part hereof,

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee forever.

IN WITNESS WHEREOF, Grantor has duly executed this Deed on the date first above written.

Margaret Biery

Margaret Ann Biery
Grantor

D. W. Biery

Dennis William Biery
Grantor

STATE OF NEW HAMPSHIRE, COUNTY OF ROCKINGHAM, ss.

The foregoing instrument was acknowledged before me on the *13* day of July, 2023, by Margaret Ann Biery and by Dennis William Biery.



Keri J. Marshall

Notary Public
My commission expires on

Justice of the Peace - New Hampshire
My Commission Expires July 14, 2026

KERI J. MARSHALL
Justice of the Peace - New Hampshire
My Commission Expires July 14, 2026

Exhibit A

A certain parcel of land with the buildings, if any thereon, situated off of New Hampshire Route 111, located in the Town of Exeter, County of Rockingham and State of New Hampshire and shown as Lot 2 on a Plan of Land entitled, "Subdivision of Land for Walter Biery off Route 111 Exeter, NH", dated September 13, 1993, recorded in the Rockingham County Registry of Deeds as Plan D-22649, bounded and described as follows:

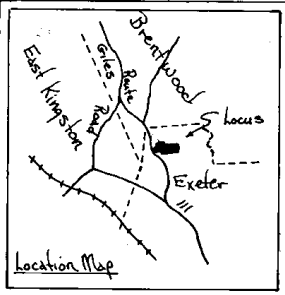
Beginning at a drill hole found at the intersection of two stone walls at a southerly point of the herein described premises and at land now or formerly of Will H. Weete and Cammille Weete and at Lot 1 as shown on said Plan; thence turning and running by Lot 1 in the following courses and distances: North $32^{\circ} 08' 25''$ West, 61.51 feet to a T-bar; thence North $05^{\circ} 13' 28''$ West, 216.91 feet to a T-bar; thence turning and running still by Lot 1 South $80^{\circ} 22' 12''$ East, 150.15 feet to a T-bar; thence North $83^{\circ} 21' 57''$ East, 100.00 feet to a T-bar; thence turning at land now or formerly of Guy William Woollard and Dorothy M. Connors North $06^{\circ} 38' 03''$ West, 482.74 feet to an iron rod; thence turning and running South $77^{\circ} 12' 46''$ West, 382.00 feet to an iron rod at land now or formerly of Daniel W. Jones; thence turning and running by land of said Jones, South $08^{\circ} 23' 42''$ East, 580.82 feet to a drill hole in the intersection of two stone walls; thence turning and running at land now or formerly of the aforesaid Weete along a stone wall South $63^{\circ} 15' 12''$ East, 166.41 feet to a drill hole at the point of beginning.

Together with a right of way over Lot 1, which right of way includes a twelve-foot wide driveway constructed within the area shown on said Plan as "Proposed 50' R.O.W." and which right of way may be improved, maintained and used for vehicular and pedestrian travel to and from Route 111 to said Lot 2. This right of way shall be perpetual and shall run with the land. This right of way extends from Route 111 to Lot 2.

Meaning and intending to convey to the Biery Family Trust, Margaret Ann Biery and Dennis William Biery, Trustees, the same premises conveyed to Dennis W. Biery, by deed of Walter L. Biery and Eleanor K. Biery, dated September 6, 1996 and recorded in the Rockingham County Registry of Deeds at Book 3176, Page 1917.

This is a noncontractual transfer and exempt from transfer tax pursuant to RSA 78-B:2 IX.

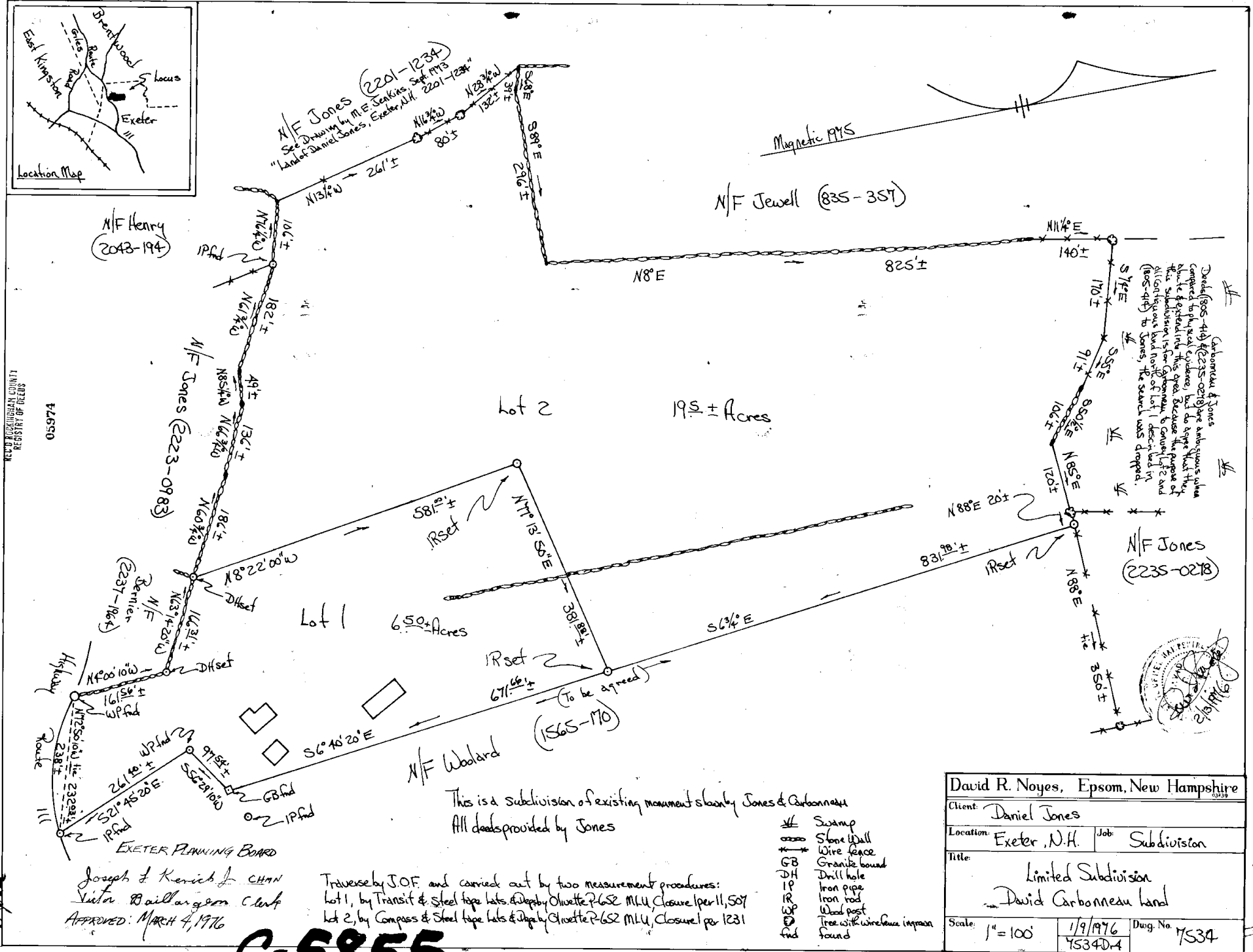
No title search was requested or performed.



'76 MAR 31 P. 1: 05

NEW HAMPSHIRE COUNTY
REGISTRY OF DEEDS

05974



Carboneau & Jones
David (805-414) & (2235-0218) are ambiguous when compared to physical evidence, but do hope that they have provided this area because the purpose of this subdivision is for Carboneau to convey Lot 2 and (805-414) to Jones, the search was dropped.



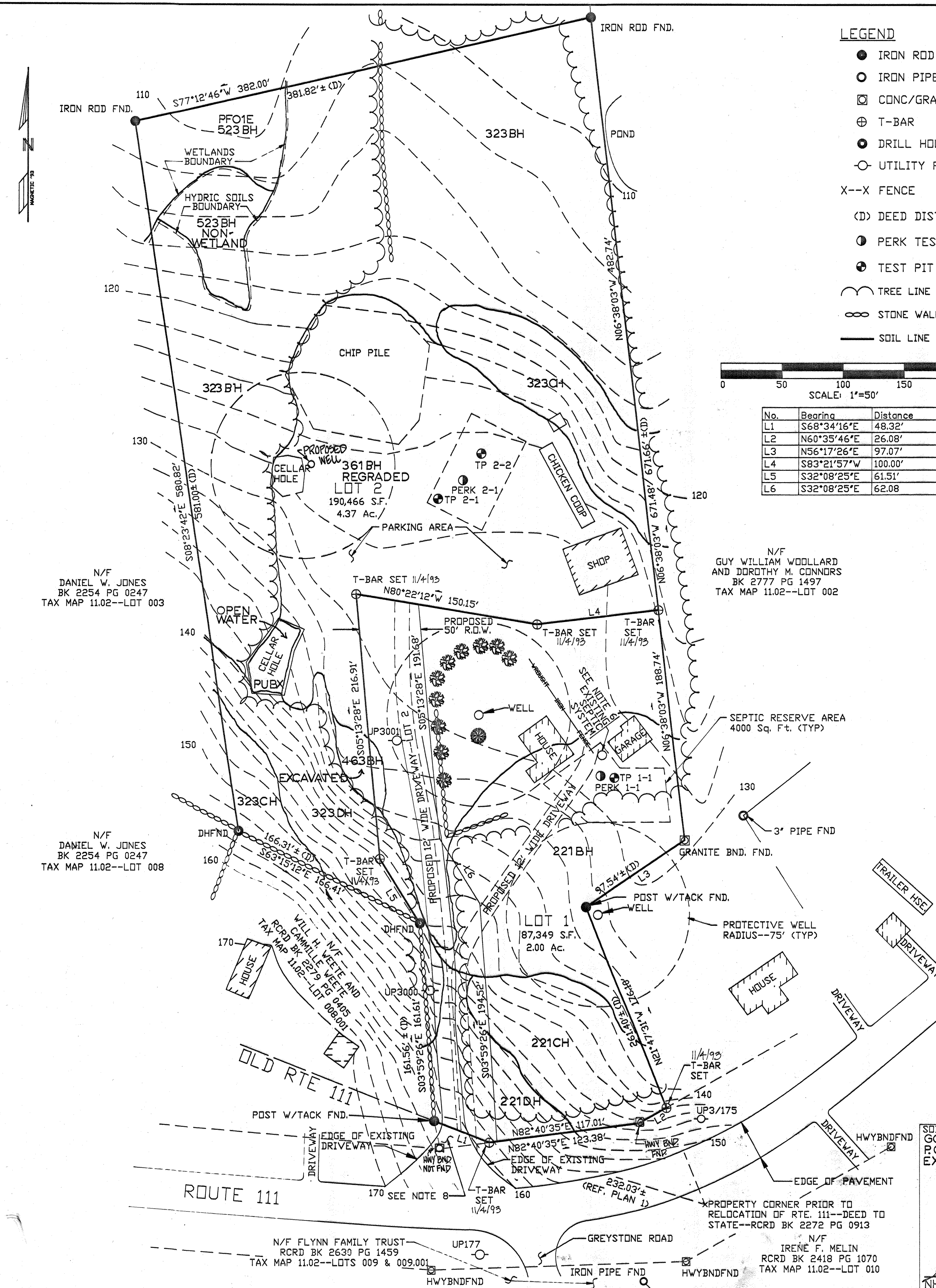
EXETER PLANNING BOARD
Joseph & Kenneth J. CHAN
Justin Baillargeon Clerk
APPROVED: MARCH 4, 1976

Traverse by J.O.F. and carried out by two measurement procedures:
Lot 1, by Transit & steel tape lots & Depty. Olyette P-652 M.L.U. Closure per 11,507
Lot 2, by Compass & steel tape lots & Depty. Olyette P-652 M.L.U. Closure per 1231

- Swamp
- Stone Wall
- Wire fence
- Granite bound
- Drill hole
- Iron pipe
- Iron rod
- Wood post
- Tree with wirehouse impression found

David R. Noyes, Epsom, New Hampshire	
Client: Daniel Jones	
Location: Exeter, N.H.	Job: Subdivision
Title: Limited Subdivision David Carboneau land	
Scale: 1" = 100'	1/9/1976 75340.4
Dwg. No. 7534	

C-5855



N/F DANIEL W. JONES
BK 2254 PG 0247
TAX MAP 11.02--LOT 003

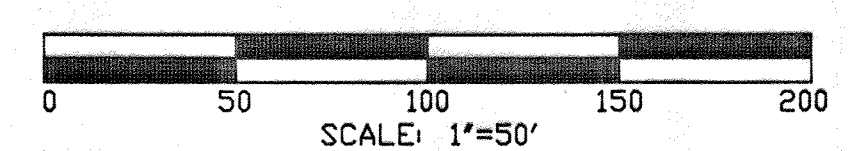
N/F DANIEL W. JONES
BK 2254 PG 0247
TAX MAP 11.02--LOT 008

N/F GUY WILLIAM WOOLLARD AND DOROTHY M. CONNORS
BK 2777 PG 1497
TAX MAP 11.02--LOT 002

N/F FLYNN FAMILY TRUST
RCRD BK 2639 PG 1459
TAX MAP 11.02--LOTS 009 & 009.001

N/F IRENE F. MELIN
RCRD BK 2418 PG 1070
TAX MAP 11.02--LOT 010

- LEGEND**
- IRON ROD
 - IRON PIPE
 - ◻ CONC/GRAN BND
 - ⊕ T-BAR
 - DRILL HOLE
 - UTILITY POLE
 - X-X FENCE
 - (D) DEED DISTANCE
 - PERK TEST
 - TEST PIT
 - TREE LINE
 - STONE WALL
 - SOIL LINE



No.	Bearing	Distance
L1	S68°34'16"E	48.32'
L2	N60°35'46"E	26.08'
L3	N56°17'26"E	97.07'
L4	S83°21'57"W	100.00'
L5	S32°08'25"E	61.51'
L6	S32°08'25"E	62.08'

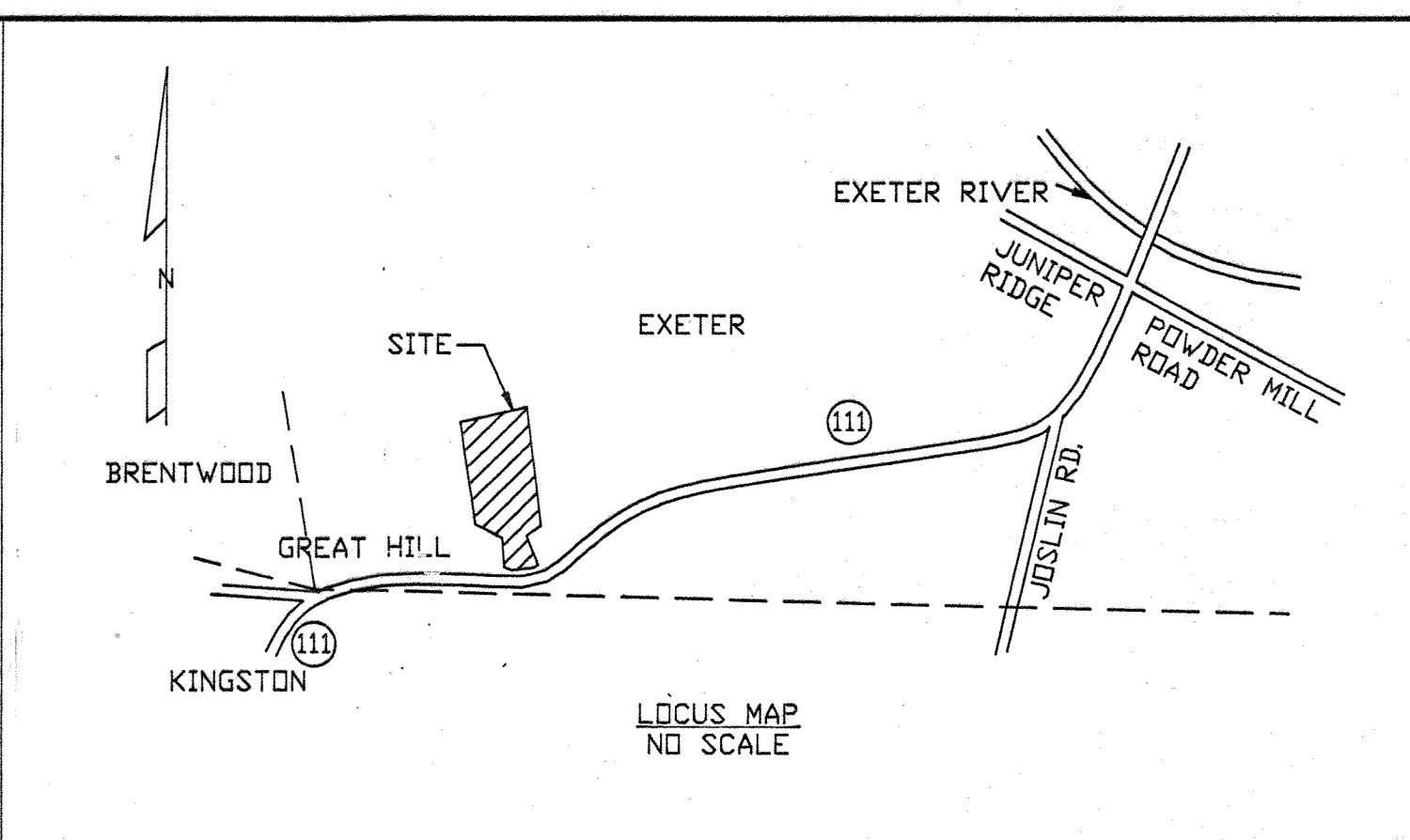
- TEST PIT DATA**
- WITNESSED BY JIM HAYDEN 8/25/93
EVALUATED BY FRED EMANUEL 8/25/93
- TEST PIT #1-1
0'-2"---2.5Y 4/3---FINE SAND, GRANULAR, LOOSE
2'-24"---10YR 6/6---FINE SAND, GRANULAR, LOOSE
24'-108"---5Y 6/4---FINE SAND, GRANULAR, LOOSE
ESHWT---NONE
NO OBSERVED WATER---NO REFUSAL
ROOTS TO 54'
- TEST PIT #2-1
0'-32"---2.5Y 6/4---FINE TO COARSE SAND, GRANULAR, LOOSE
32'-96"---2.5Y 6/4---FINE SAND, GRANULAR, FRIABLE
ESHWT---@ 32'
NO OBSERVED WATER---NO REFUSAL
ROOTS TO 0'
- TEST PIT #2-2
0'-3"---2.5Y 4/3---LOAMY SAND, GRANULAR, LOOSE
3'-53"---2.5Y 5/4---GRAVEL, GRANULAR, LOOSE
54'-96"---2.5Y 5/6---VERY FINE SAND, GRANULAR MASSIVE, FIRM
ESHWT---@ 53'
NO OBSERVED WATER---NO REFUSAL
ROOTS TO 0'

PERCOLATION TEST DATA

TEST No.	RATE	DEPTH	DATE
1-1	< 2 MIN/INCH	28'	9/3/93
2-1	< 2 MIN/INCH	24'	9/3/93

NOTES CONTINUED:

9. THE PROPOSED 50 FOOT PRIVATE RIGHT OF WAY THROUGH LOT 1 IS INTENDED TO PROVIDE THE REQUIRED FRONTAGE FOR LOT 2 TO MEET THE TOWN'S 200 FT. FRONTAGE REQUIREMENT FOR THE R-1 ZONING DISTRICT.
10. REFER TO EASEMENT AGREEMENT GRANTING LOT 2 ACCESS ACROSS LOT 1. EASEMENT TO BE RECORDED AT SAME TIME THIS PLAN IS RECORDED.
11. NH WATER SUPPLY & POLLUTION CONTROL DIVISION SUBDIVISION APPROVAL # 41733 DATED 9/30/93.



NOTES

1. OWNER OF RECORD: WALTER L. BIERY AND ELEANOR K. BIERY OF 146 LITTLE MILL ROAD, SANDOWN, NH, RECORDED AT R.C.R.D. BK. 2973 PG. 2595. EXETER TAX MAP 11 LOT 003.001.
2. TOTAL AREA OF PROPERTY IS 277,815 SQ. FT. OR 6.37 ACRES.
3. THIS SUBDIVISION IS IN THE R1 ZONED DISTRICT--SINGLE FAMILY, MINIMUM 2 ACRES, 200 FT. FRONTAGE AND 150 FT. DEPTH.
4. ELEVATION FOR A BENCHMARK WAS INTERPOLATED FROM THE USGS KINGSTON QUADRANGLE (7.5' SERIES).
5. PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD BOUNDARY AND FLOODWAY MAP PANEL NO. 330130 0005.
6. LOT 1--SIZE AND CONDITION OF EXISTING SEPTIC SYSTEM IS UNKNOWN. A REPLACEMENT SYSTEM MEETING CURRENT DESIGN STANDARDS IS PROPOSED.
7. EASEMENT FOR POLES, WIRES AND OTHER APPURTENANCES NECESSARY FOR TRANSMISSION OF ELECTRIC ENERGY AND INTELLIGENCE RECORDED AT RCRD BK. 2211 PG. 131.
8. THIS PARCEL IS PART OF THE DISCONTINUED PORTION OF KINGSTON ROAD (A.K.A. RTE 111). PER ARTICLE 58 OF TOWN OF EXETER WARRANT 1978, WHICH WAS PASSED, IT HAS NOT YET BEEN TRANSFERRED BY TOWN OF EXETER TO THE OWNER OF THE PROPERTY LISTED AS TAX MAP 11 LOT 003.001. SEE NOTED AREA ON PLAN AND PLAN REFERENCE #2.

REFERENCE PLANS

1. RCRD C-5855--LIMITED SUBDIVISION, DAVID R. CARBONNEAU LAND--DATED 1/9/1976, FOR DANIEL JONES BY DAVID R. NOYES (RLS No. 84). (TAX MAP 11 LOTS 003 AND 003.001)
2. NHDDT HIGHWAY PLAN ROUTE 111 PROJECT S-2377, HHS-28(16) SHEET 6 OF 51 DATED AND VERIFIED 3/31/1977.

3	11/1/93	ADD NOTES & DATES	ASE
2	09/27/93	ADD NOTE 9 & LOT #2 WELL LOCATIONS	ASE
1	09/10/93	FOR APPROVAL	ASE
SCALE 1"=50'		CERTIFIED FOR FABRICATION BY:	
DESIGN		DATE	
CHECKED		CERTIFIED FOR CONSTRUCTION BY:	
DRAWN GEK APRIL '93		DATE	
CHECKED		DATE	

I CERTIFY THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

Robert M. Moynihan 9/13/93

THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY A.R., G.K. AND F.E. DURING THE MONTH OF APRIL 1993. THE ERROR OF CLOSURE IS BETTER THAN 1/10000. SURVEY PER NHLSA STANDARDS: CATEGORY 1, CONDITION 1.

AREA CALCULATIONS ARE PER BENCHMARK SOFTWARE.

TOWN OF EXETER PLANNING BOARD

CHAIRMAN _____ DATE _____

SOILS GOVE ENVIRONMENTAL SERVICES, INC.
P.O. BOX 118
EXETER, NH 03833-118

James P. Gove 9-10-93
NH CERTIFIED SOIL SCIENTIST DATE

SEAL

STATE OF NEW HAMPSHIRE
JAMES P. GOVE
No. 004
9-10-93
REGISTERED PROFESSIONAL ENGINEER

Fred Emanuel 9/10/93
DATE

SEAL

R.G. Moynihan
CIVIL ENGINEER AND SURVEYOR
75 Mast Road
Lee, N.H. 03824
603-659-2596

R.G. Moynihan 9/13/93
DATE

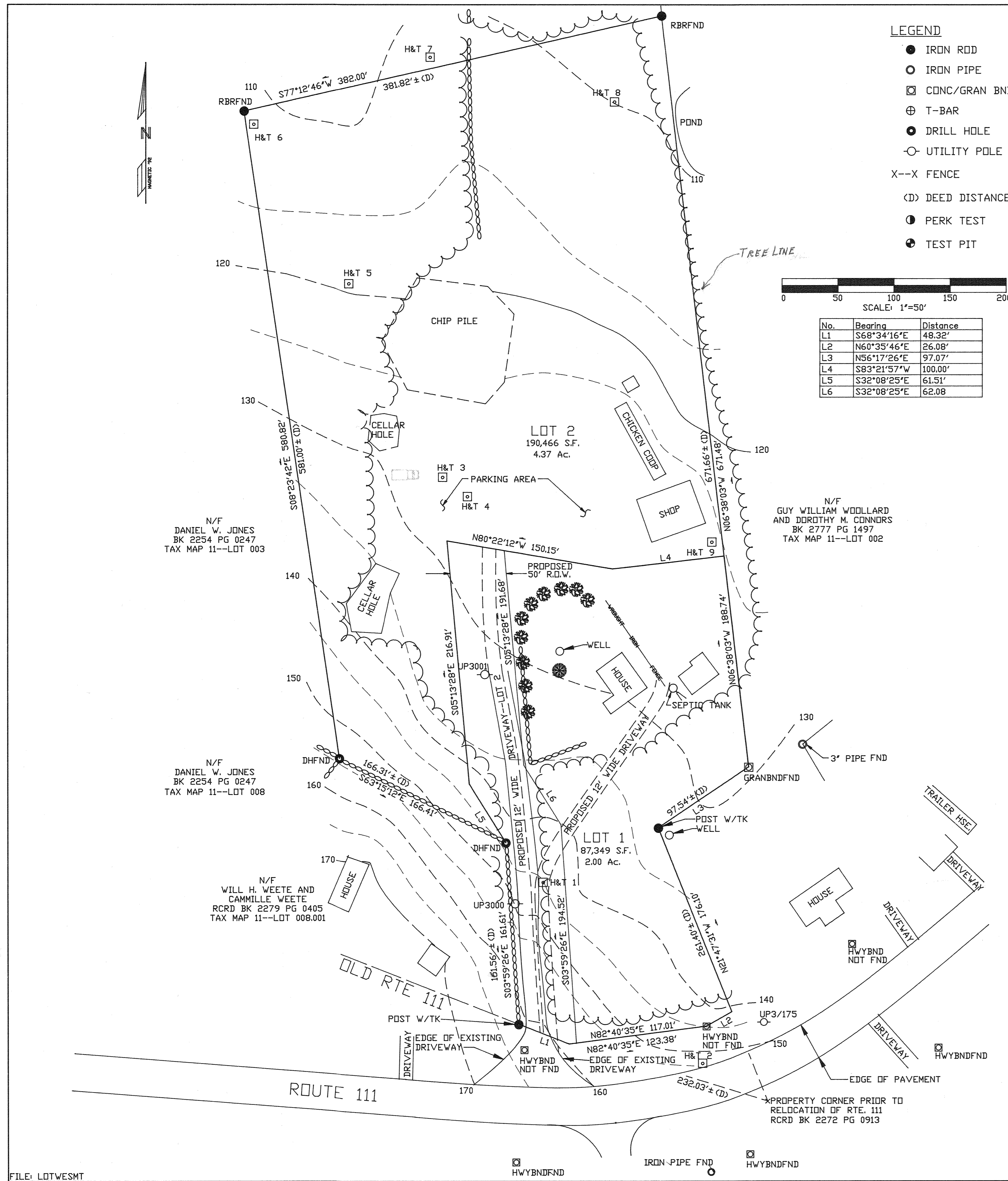
EMANUEL COMPANIES, INC.
ENGINEERS - CONSTRUCTORS - DEVELOPERS

62 PORTSMOUTH AVE.
STRATHAM, NH 03885
603-772-4400

CLIENT
WALTER L. BIERY
146 LITTLE MILL ROAD
SANDOWN, NH 03873
603-772-6690

TITLE
SUBDIVISION OF LAND
FOR
WALTER BIERY
OFF
ROUTE 111
EXETER, NH
PLAN OF LOTS

J.O. NUMBER	DWG. NO.	ISSUE
93-8	1	3



SCALE 1"=50'		CERTIFIED FOR FABRICATION
DESIGN	DATE	BY
CHECKED	DATE	BY
DRAWN GEK APRIL '93		CERTIFIED FOR CONSTRUCTION
CHECKED	DATE	BY
EMANUEL COMPANIES, INC. ENGINEERS - CONSTRUCTORS - DEVELOPERS		
62 PORTSMOUTH AVE. STRATHAM, NH 03885 603-772-4400		
CLIENT WALTER BIERY P.O. BOX 552 STRATHAM, NH 03885		
TITLE SUBDIVISION OF LAND FOR WALTER BIERY OFF ROUTE 111 EXETER, NH PLAN OF LOTS		
J.D. NUMBER	DWG. NO.	ISSUE
93-8		

Copies sent to Biery & Exeter Planning Board 23 June 93



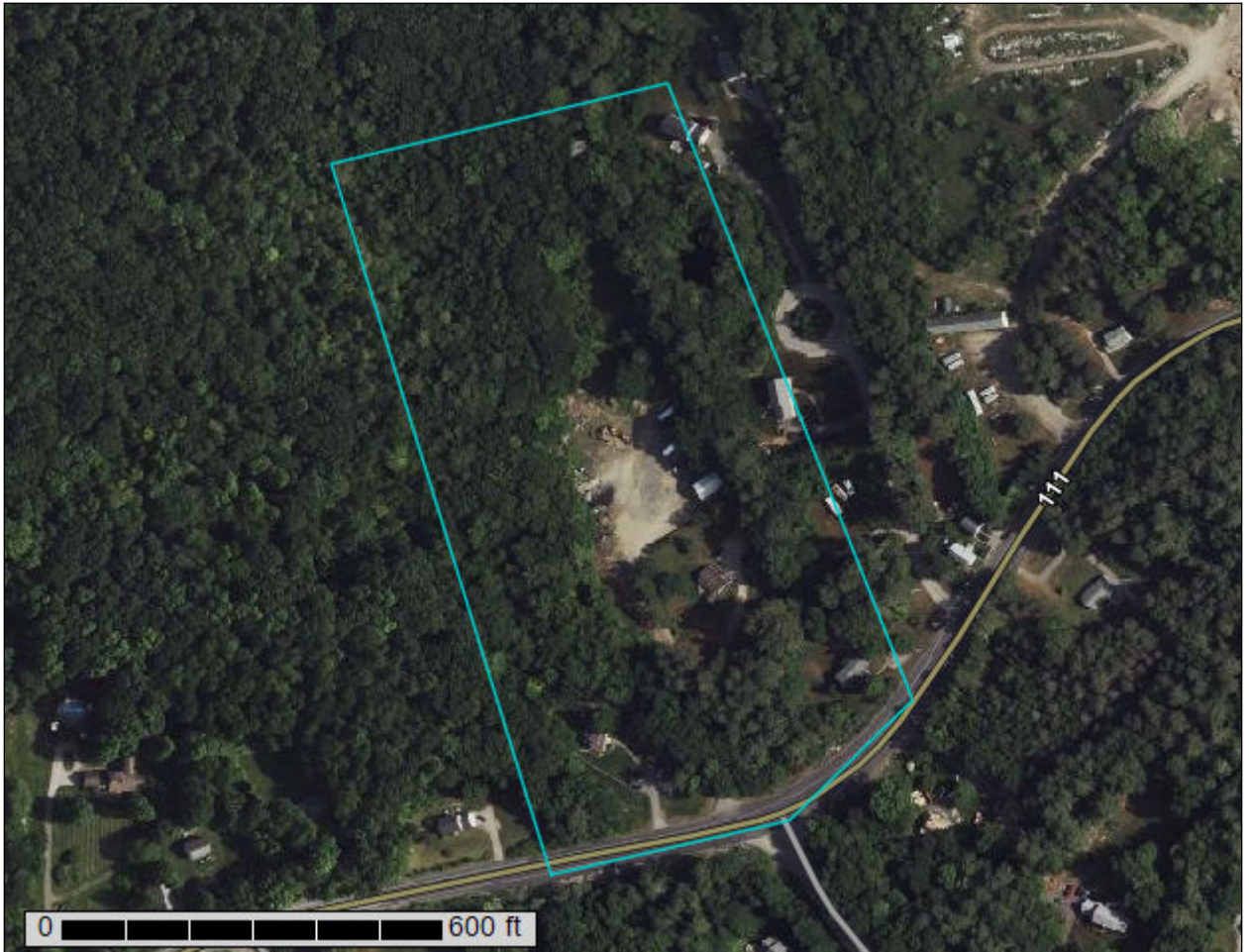
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Rockingham County, New Hampshire



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

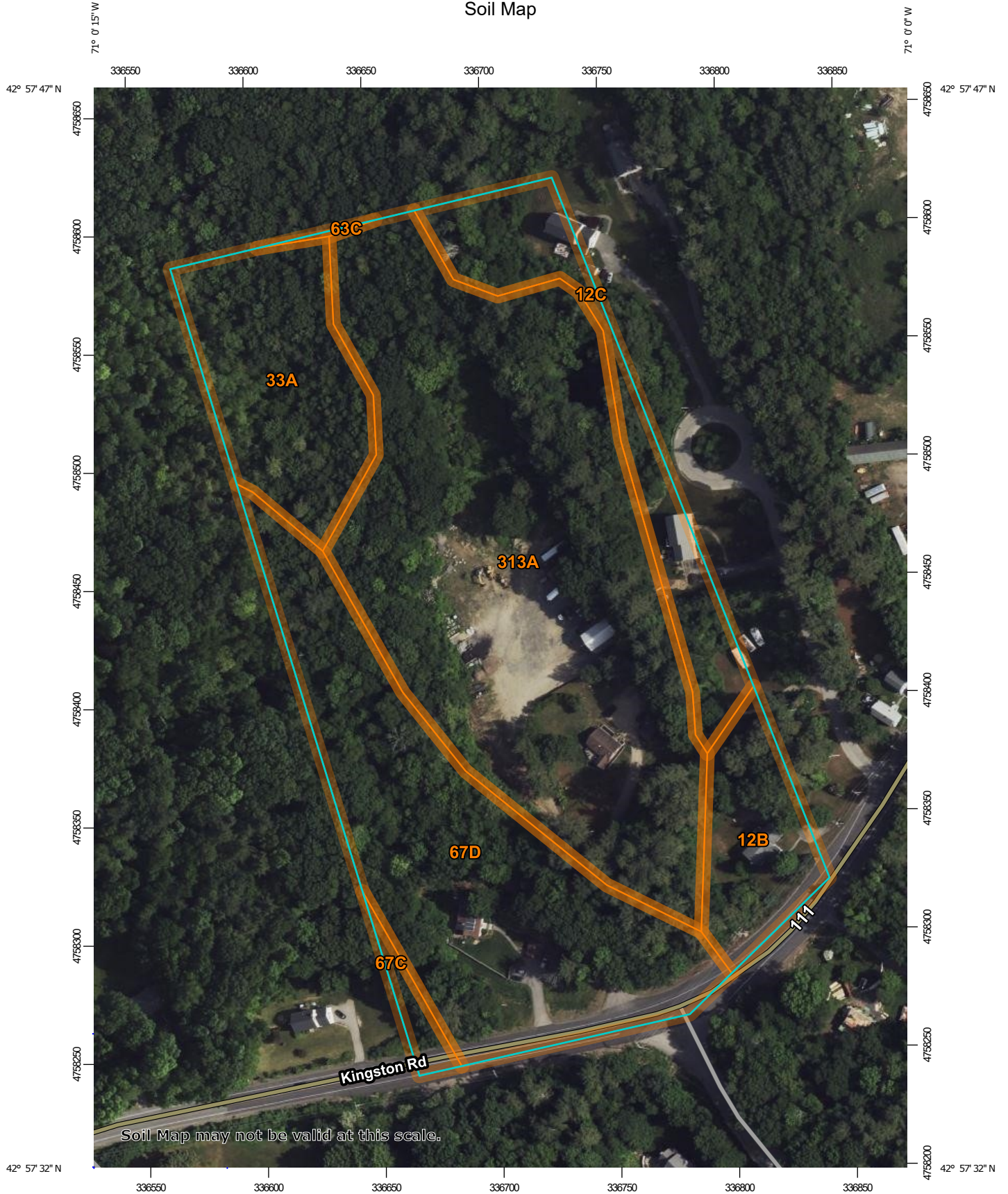
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

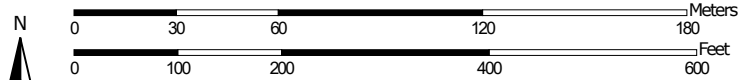
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:2,220 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole

 Slide or Slip


 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
 Survey Area Data: Version 26, Aug 22, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12B	Hinckley loamy sand, 3 to 8 percent slopes	1.0	6.2%
12C	Hinckley loamy sand, 8 to 15 percent slopes	1.4	8.8%
33A	Scitico silt loam, 0 to 5 percent slopes	1.8	11.3%
63C	Charlton fine sandy loam, 8 to 15 percent slopes, very stony	0.0	0.1%
67C	Paxton fine sandy loam, 8 to 15 percent slopes, very stony	0.2	1.2%
67D	Paxton fine sandy loam, 15 to 25 percent slopes, very stony	4.0	25.9%
313A	Deerfield loamy fine sand, 0 to 3 percent slopes	7.3	46.5%
Totals for Area of Interest		15.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit

Custom Soil Resource Report

descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Rockingham County, New Hampshire

12B—Hinckley loamy sand, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2svm8

Elevation: 0 to 1,430 feet

Mean annual precipitation: 36 to 53 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 250 days

Farmland classification: Not prime farmland

Map Unit Composition

Hinckley and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Outwash plains, eskers, moraines, kame terraces, kames, outwash terraces, outwash deltas

Landform position (two-dimensional): Summit, shoulder, backslope, footslope

Landform position (three-dimensional): Side slope, base slope, crest, nose slope, riser, tread

Down-slope shape: Concave, convex, linear

Across-slope shape: Convex, linear, concave

Parent material: Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 8 inches: loamy sand

Bw1 - 8 to 11 inches: gravelly loamy sand

Bw2 - 11 to 16 inches: gravelly loamy sand

BC - 16 to 19 inches: very gravelly loamy sand

C - 19 to 65 inches: very gravelly sand

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Custom Soil Resource Report

Ecological site: F144AY022MA - Dry Outwash
Hydric soil rating: No

Minor Components

Windsor

Percent of map unit: 8 percent
Landform: Kame terraces, outwash plains, kames, eskers, moraines, outwash terraces, outwash deltas
Landform position (two-dimensional): Summit, shoulder, backslope, footslope
Landform position (three-dimensional): Side slope, base slope, crest, nose slope, riser, tread
Down-slope shape: Concave, convex, linear
Across-slope shape: Convex, linear, concave
Hydric soil rating: No

Sudbury

Percent of map unit: 5 percent
Landform: Kame terraces, outwash plains, moraines, outwash terraces, outwash deltas
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Side slope, base slope, head slope, tread
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: No

Agawam

Percent of map unit: 2 percent
Landform: Kame terraces, outwash plains, kames, eskers, moraines, outwash terraces, outwash deltas
Landform position (two-dimensional): Summit, shoulder, backslope, footslope
Landform position (three-dimensional): Side slope, base slope, crest, nose slope, riser, tread
Down-slope shape: Concave, convex, linear
Across-slope shape: Convex, linear, concave
Hydric soil rating: No

12C—Hinckley loamy sand, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2svm9
Elevation: 0 to 1,480 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Hinckley and similar soils: 85 percent
Minor components: 15 percent

Custom Soil Resource Report

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Kame terraces, outwash plains, kames, eskers, moraines, outwash terraces, outwash deltas

Landform position (two-dimensional): Shoulder, backslope, footslope, toeslope

Landform position (three-dimensional): Side slope, crest, head slope, nose slope, riser

Down-slope shape: Concave, convex, linear

Across-slope shape: Convex, linear, concave

Parent material: Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 8 inches: loamy sand

Bw1 - 8 to 11 inches: gravelly loamy sand

Bw2 - 11 to 16 inches: gravelly loamy sand

BC - 16 to 19 inches: very gravelly loamy sand

C - 19 to 65 inches: very gravelly sand

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: A

Ecological site: F144AY022MA - Dry Outwash

Hydric soil rating: No

Minor Components

Merrimac

Percent of map unit: 5 percent

Landform: Eskers, moraines, outwash terraces, outwash plains, kames

Landform position (two-dimensional): Shoulder, backslope, footslope, toeslope

Landform position (three-dimensional): Side slope, head slope, nose slope, crest, riser

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Sudbury

Percent of map unit: 5 percent

Custom Soil Resource Report

Landform: Outwash terraces, kame terraces, outwash plains, moraines, outwash deltas

Landform position (two-dimensional): Backslope, footslope

Landform position (three-dimensional): Base slope, tread

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Hydric soil rating: No

Windsor

Percent of map unit: 5 percent

Landform: Kame terraces, outwash plains, outwash terraces, outwash deltas, kames, eskers, moraines

Landform position (two-dimensional): Shoulder, backslope, footslope, toeslope

Landform position (three-dimensional): Side slope, crest, head slope, nose slope, riser

Down-slope shape: Concave, convex, linear

Across-slope shape: Convex, linear, concave

Hydric soil rating: No

33A—Scitico silt loam, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 9cn6

Elevation: 0 to 180 feet

Mean annual precipitation: 47 to 49 inches

Mean annual air temperature: 48 degrees F

Frost-free period: 155 to 165 days

Farmland classification: Farmland of local importance

Map Unit Composition

Scitico and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Scitico

Setting

Landform: Marine terraces

Typical profile

H1 - 0 to 6 inches: silt loam

H2 - 6 to 12 inches: silty clay loam

H3 - 12 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)

Custom Soil Resource Report

Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F144AY019NH - Wet Lake Plain
Hydric soil rating: Yes

Minor Components

Maybid

Percent of map unit: 5 percent
Landform: Marine terraces
Hydric soil rating: Yes

Squamscott

Percent of map unit: 5 percent
Landform: Marine terraces
Hydric soil rating: Yes

Boxford

Percent of map unit: 5 percent
Hydric soil rating: No

63C—Charlton fine sandy loam, 8 to 15 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2wh0p
Elevation: 0 to 1,570 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Charlton, very stony, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Charlton, Very Stony

Setting

Landform: Hills, ground moraines, ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex

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Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
A - 2 to 4 inches: fine sandy loam
Bw - 4 to 27 inches: gravelly fine sandy loam
C - 27 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 8 to 15 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Sutton, very stony

Percent of map unit: 5 percent
Landform: Hills, ground moraines
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Paxton, very stony

Percent of map unit: 5 percent
Landform: Drumlins, hills, ground moraines
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex
Hydric soil rating: No

Chatfield, very stony

Percent of map unit: 3 percent
Landform: Hills, ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, crest, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex

Custom Soil Resource Report

Hydric soil rating: No

Leicester, very stony

Percent of map unit: 2 percent

Landform: Drainageways, ground moraines, hills, depressions

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear, concave

Across-slope shape: Concave

Hydric soil rating: Yes

67C—Paxton fine sandy loam, 8 to 15 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2w677

Elevation: 0 to 1,330 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Paxton, very stony, and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paxton, Very Stony

Setting

Landform: Drumlins, hills, ground moraines

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex, linear

Across-slope shape: Linear, convex

Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material

A - 2 to 10 inches: fine sandy loam

Bw1 - 10 to 17 inches: fine sandy loam

Bw2 - 17 to 28 inches: fine sandy loam

Cd - 28 to 67 inches: gravelly fine sandy loam

Properties and qualities

Slope: 8 to 15 percent

Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: 20 to 43 inches to densic material

Drainage class: Well drained

Runoff class: Medium

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)

Depth to water table: About 18 to 37 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: C

Ecological site: F144AY007CT - Well Drained Dense Till Uplands

Hydric soil rating: No

Minor Components

Woodbridge, very stony

Percent of map unit: 8 percent

Landform: Ground moraines, drumlins, hills

Landform position (two-dimensional): Backslope, footslope

Landform position (three-dimensional): Side slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Charlton, very stony

Percent of map unit: 5 percent

Landform: Hills

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Ridgebury, very stony

Percent of map unit: 2 percent

Landform: Drainageways, hills, ground moraines, depressions, drumlins

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Base slope, head slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

67D—Paxton fine sandy loam, 15 to 25 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2w67h

Elevation: 0 to 1,400 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Custom Soil Resource Report

Frost-free period: 140 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Paxton, very stony, and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paxton, Very Stony

Setting

Landform: Drumlins, hills, ground moraines

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex, linear

Across-slope shape: Linear, convex

Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material

A - 2 to 10 inches: fine sandy loam

Bw1 - 10 to 17 inches: fine sandy loam

Bw2 - 17 to 28 inches: fine sandy loam

Cd - 28 to 67 inches: gravelly fine sandy loam

Properties and qualities

Slope: 15 to 25 percent

Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: 20 to 43 inches to densic material

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)

Depth to water table: About 18 to 37 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: C

Ecological site: F144AY007CT - Well Drained Dense Till Uplands

Hydric soil rating: No

Minor Components

Woodbridge, very stony

Percent of map unit: 5 percent

Landform: Ground moraines, drumlins, hills

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Charlton, very stony

Percent of map unit: 4 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Ridgebury, very stony

Percent of map unit: 1 percent
Landform: Drainageways, hills, ground moraines, depressions, drumlins
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope, head slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

313A—Deerfield loamy fine sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2xfg8
Elevation: 0 to 1,100 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Farmland of local importance

Map Unit Composition

Deerfield and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Deerfield

Setting

Landform: Kame terraces, outwash plains, outwash deltas, outwash terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave, convex, linear
Across-slope shape: Convex, linear, concave
Parent material: Sandy outwash derived from granite, gneiss, and/or quartzite

Typical profile

Ap - 0 to 9 inches: loamy fine sand
Bw - 9 to 25 inches: loamy fine sand
BC - 25 to 33 inches: fine sand
Cg - 33 to 60 inches: sand

Properties and qualities

Slope: 0 to 3 percent

Custom Soil Resource Report

Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: About 15 to 37 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Sodium adsorption ratio, maximum: 11.0
Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: A
Ecological site: F144AY027MA - Moist Sandy Outwash
Hydric soil rating: No

Minor Components

Windsor

Percent of map unit: 7 percent
Landform: Outwash plains, outwash deltas, kame terraces, outwash terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave, convex, linear
Across-slope shape: Convex, linear, concave
Hydric soil rating: No

Wareham

Percent of map unit: 5 percent
Landform: Depressions, drainageways
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Sudbury

Percent of map unit: 2 percent
Landform: Outwash terraces, outwash deltas, kame terraces, outwash plains
Landform position (three-dimensional): Tread
Down-slope shape: Concave, convex, linear
Across-slope shape: Convex, linear, concave
Hydric soil rating: No

Ninigret

Percent of map unit: 1 percent
Landform: Outwash terraces, outwash plains, kame terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear, convex
Across-slope shape: Concave, convex
Hydric soil rating: No

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: September 4, 2024
To: Planning Board
From: Dave Sharples, Town Planner
Re: PB Case #24-10 Copley Properties, LLC
(Rugg property, 119 Piscassic Road, Newfields, NH)

The Applicant has applied for design review of a proposal for the development of a 77-lot cluster subdivision on the property located at 119 Piscassic Road in Newfields. The property includes a large parcel in Newfields and nine (9) smaller parcels in Exeter, with a combined area of approximately 168.80 acres. The proposed development will include a new road network (approx. 9,530 feet), two (2) on-site private wells and three (3) community enviro-septic leach fields, along with associated site improvements. The subject property in Newfields is located in the R/A-Residential/Agricultural zoning district in Newfields and is identified as Tax Map Parcel #205-2. The subject properties in Exeter are located in the R-1, Low Density Residential zoning district and are identified as Tax Map Parcels #10-1, 10-2, 10-3, 10-4, 10-5, 10-6, 10-7, 11-11 and 19-16.

Please note that this is only a design review application and not a formal application to the board. Design review is covered under NHRSA 676:4 that allows the Planning Board and the applicant to engage in a *non-binding* discussion of the proposal. As this is design review and abutters have been notified, the Board can discuss matters beyond general and conceptual discussions which can involve specific engineering details and design. At the same time, this is not a formal submission so staff will not provide a complete review through the Technical Review Committee process unless a formal application is submitted. That said, the application doesn't involve any development in Exeter so I do not believe there is anything for you to review. I am unclear on what the applicant is seeking as part of this review. The applicant did submit a yield plan as part of the submission but they utilized NWI wetlands data which is not what the town requires. If the applicant wishes to hear comments on the yield plan, they should show the field delineated wetlands and/or vernal pools and return to the board for comment. I did watch the Newfield's Planning Board and the applicant's representative did say that the wetlands have been delineated so I am not sure why they are not on the plans. Regardless, I would advise the Board that there is nothing to review at this point.

In the event the Board determines that the Design Review process has ended, I would suggest the Board make that determination with a vote. If the Board determines that additional review is needed, I would ask that the Board table the item until a date certain. I have provided motions below for your convenience.

There is an issue of which the Board should be aware, but which is not within the purview of the Planning Board. Specifically, Town's assessing database shows that Tax Maps 11-11, 19-16, 10-1, 10-2, 10-3, 10-4, and 10-5 are owned by the Town; however, the Ruggs also claim ownership

of these properties and the plan they have submitted indicates that they own them. This matter is a title issue that will have to be resolved outside of the Planning Board process. That said, our application requires the signature of all property owners to be on the application. As this is only design review and there isn't anything to review as stated earlier, I would suggest that the board inform the applicant that any formal application has to have all property owner signatures.

Design Review has ended Motion: I move that the Design Review process for Copley Properties LLC (PB Case #24-10) has concluded and instruct the Town Planner to notify the applicant in writing in accordance with NHRSA 676:4.

Design Review Table Motion: I move that the Design Review application for Copley Properties LLC (PB Case #24-10) is **Tabled** until the (date) Planning Board meeting at 7pm.

Thank you.



July 1, 2024

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

Glenn Greenwood
Town Planner
Town of Newfields
65 Main Street
Newfields, NH 03856

RE: Proposed Subdivision Plan 119 Piscassic Road (NH Route 87), Newfields NH
Tax Maps'; Newfields lot 205-2 and Exeter lots 10-1, 10-2, 10-3, 10-4, 10-5, 10-6, and 10-7 also
parts of Exeter lots 11-11 and 19-16.

Mr. Sharples & Mr. Greenwood,

We are writing to provide a preliminary explanation of a proposed subdivision project located at 119 Piscassic Road in Newfields, NH. The property includes a large parcel in Newfields and nine smaller parcels in Exeter, with a combined size of approximately 169.80 acres (surveyed by James Verra and Associates, Inc., and research by Don Wilson, LLS).

Existing Site:

Currently, the site features a house, a barn, a landscaping business, and two supplementary buildings/barns used by the business. Most of the land is undeveloped woodland with established recreational trails running through it, and there is also a large grass field used by the landscaping business. Additionally, preliminary wetland delineations based on the National Wetlands Inventory (NWI) have identified wetland areas within the wooded section.

civil & structural consultants, land planners

118 PORTSMOUTH AVE. A202, STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM

Proposed Subdivision:

This preliminary application seeks feedback from both towns regarding the proposed development of a 77-lot cluster subdivision. The yield plan indicates a potential for 70 lots. However, utilizing the public access bonus and viewshed protection bonus outlined in the Newfields zoning ordinance, we anticipate an additional 10% density allowance, resulting in a total of 77 lots.

To accommodate this plan, a new road network totaling approximately 9,530 feet will be constructed to connect with Piscassic Road. The proposed design prioritizes minimizing impacts on identified wetlands. Wastewater management will be facilitated by three separate environmental septic leach fields. Two of these fields will be designed to handle 19,500 gallons per day (GPD) each, while the third will accommodate 18,750 GPD.

Next Steps:

We will be presenting this project in more detail to the Planning Boards of both Exeter and Newfields in the near future. In the meantime, we welcome any questions or comments you may have regarding the proposed development.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Scamman", with a long horizontal flourish extending to the right.

Bruce Scamman, PE

Town of Exeter



Planning Board Application for Subdivision

October 2019



SUBDIVISION APPLICATION
CHECKLIST

A COMPLETED APPLICATION FOR SUBDIVISION MUST CONTAIN THE FOLLOWING:

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

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



TOWN OF EXETER, NH APPLICATION FOR SUBDIVISION

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:
 Design Review with abutter notification
 OPEN SPACE DEVELOPMENT

 STANDARD SUBDIVISION

 NUMBER OF LOTS 77

 APPLICATION

 DATE RECEIVED

 APPLICATION FEE

 PLAN REVIEW FEE

 ABUTTER FEE

 LEGAL NOTICE FEE

 INSPECTION FEE

 TOTAL FEES

 AMOUNT REFUNDED

1. **NAME OF LEGAL OWNER OF RECORD:** Olive Rugg Trust
ADDRESS: 119 Piscassic Road, Newfields, NH
 _____ **TELEPHONE:** (603) 777-7245 (Derek Rugg, Trustee)

2. **NAME OF APPLICANT:** Copley Properties, LLC - Andrew Goddard (Member)
ADDRESS: 94 Portsmouth Ave, Stratham, NH 03885
 _____ **TELEPHONE:** (781) 706-1531

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

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

4. **DESCRIPTION OF PROPERTY:**
ADDRESS: 119 Piscassic Road, Newfields, NH
TAX MAP: Exeter Map: 10 Exeter Map: 11 Exeter Map: 19 **PARCEL #:** _____ Exeter Lots: 1,2,3,4,5,6,7 Exeter Lot: 11 Exeter Lot: 16 **ZONING DISTRICT:** Exeter: R-1
Newfields Map: 205 Newfields Lot: 2 Newfields: R/A
AREA OF ENTIRE TRACT: 169.8 acres **PORTION BEING DEVELOPED:** +/- 66 acres



5. **EXPLANATION OF PROPOSAL:** It is the intent to create a conservation subdivision with the majority of the subdivision being in Newfields, NH. The proposed subdivision would yield 77 lots.
To accomodate the lots, +/-9,530 feet of roadway, two wells, two 19,500 GPD leach fields, one 18,750 GPD leach field, and associated utilities are proposed.

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

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

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. Subdivision Plan Set for Olive Rugg Trust	(7) 22"x34"
B. Abutter List keyed to Tax Maps	(7) 11"x17"
C. Abutter Labels	3 labels each
D. Letter of Explanation	(7) 8.5"x11"
E. Fees	One Check
F. Agent Letter	(7) 8.5"x11"
G. Boundary Plan Set (by James Verra and Associates, Inc.)	(7) 22"x34"

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

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

NAME: Bruce Scamman, PE
ADDRESS: 118 Portsmouth Avenue, Stratham NH 03885
PROFESSION: Civil Engineer **TELEPHONE** (603) 772-4400

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

- Utilities - Electrical, Cable, Telephone etc.

- Two onsite Wells

- Enviro-Septic Leach Fields (two 19,500 GPD & one 18,750 GPD) with associated septic tanks per proposed lot

- +/- 9,530 feet of Roadway

- Single Family Homes on each lot

- Associated Drainage



11. HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?

(Please check with the Planning Department Office to verify) (YES/NO) _____
IF YES, LIST BELOW AND NOTE ON PLAN.

No

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

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

No

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

Not at this time

NOTICE: I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATION" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15 OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 7/3/24 APPLICANT'S SIGNATURE _____

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

Derek Rugg

Trustee of Olive Rugg Trust
123 Piscassic Road
Newfields, NH 03856

July 1, 2024

Exeter Planning Department
Town of Exeter
10 Front Street
Exeter, NH 03833

Newfields Planning Department
65 Main Street,
Newfields, NH 03856

RE: Proposed Subdivision Plan 119 Piscassic Road (NH Route 87), Newfields NH
Tax Maps'; Newfields lot 205-2 and Exeter lots 10-1, 10-2, 10-3, 10-4, 10-5, 10-6, and 10-
7 also parts of Exeter lots 11-11 and 19-16.

To Exeter & Newfields Planning Boards,

Please be advised that Andrew Goddard of Copley Properties, LLC and Bruce Scamman of Emanuel Engineering, Incorporated and James Verra and Associates, Incorporated are authorized to be MY agent(s) at the Exeter and Newfields Planning Boards for an application for a Subdivision. This will authorize Andrew Goddard and Bruce Scamman to apply for local and state development approvals on my behalf. I also authorize Andrew Goddard and Bruce Scamman to speak on my behalf at Town of Exeter and Newfields meetings and hearings. Should you have any questions, please advise.

Very truly yours,



Derek Rugg
Trustee of Olive Rugg Trust

ABUTTERS LIST

119 Piscassic Road, Newfields, NH 03856

Tax Map/Lot No.

Name & Mailing Address

Applicant:

Copley Properties LLC
Andrew Goddard (Member)
94 Portsmouth Avenue
Stratham, NH 03885

Owner:

Newfields 205/2
Exeter 10/1, 2, 3, 4, 5, & 7
Exeter 11/11
Exeter 19/16

Olive Rugg Trust
Derek W. Rugg, Trustee
P.O. Box 1023
Newfields, NH 03856

Exeter 10/6

Derek & Nadine Rugg
Keith & Cheri Ludwig
123 Piscassic Road
Newfields, NH 03856

Engineer:

Bruce Scamman, PE
Emanuel Engineering, Inc.
118 Portsmouth Avenue
Stratham, NH 03885

Surveyor:

James Verra & Associates, Inc.
101 Shattuck Way, Suite 8
Newington, NH 03801

Don Wilson, LLS
PO Box 322
Newfields, NH 03856

Attorney:

Kalil & Lacount
681 Wallis Road
Rye, NH 03870

Wetland Scientist:

Hurley Environmental and Land Planning, LLC
PO Box 356
Epsom, NH 03234

Newfields Abutters:

205/1
JOEL & LAURA HAMPE
103 PISCASSIC ROAD
NEWFIELDS, NH 03856

205/2.1
DEREK & NADINE RUGG
123 PISCASSIC ROAD
NEWFIELDS, NH 03856

205/3
TOWN OF NEWFIELDS
65 MAIN STREET
NEWFIELDS, NH 03856

205/17
SHAUN & JENNIFER G. WILSON
64 BASSETT LANE
NEWFIELDS, NH 03856

205/19
DANIEL S. & GAIL M. FREUND
56 BASSETT LANE
NEWFIELDS, NH 03856

205/21
GABRIELLE SHILLEN
& WARREN BIGGINS
50 BASSETT LANE
NEWFIELDS, NH 03856

209/6.1
KEITH D. & CHERI R. LUDWIG
112 PISCASSIC ROAD
NEWFIELDS, NH 03856

209/7
DOUGLAS W. RUGG TRUST
DOUGLAS W. RUGG, TRUSTEE
130 PISCASSIC ROAD
NEWFIELDS, NH 03856

210/4

205/1.1
OLMSTEAD FAMILY REV TRUST
DANIEL L. & JANET A. OLMSTEAD
101 PISCASSIC ROAD
NEWFIELDS, NH 03856

205/2.2
KEVIN W. WIGGIN
107 PISCASSIC ROAD
NEWFIELDS, NH 03856

205/16
MARSHALL FAMILY REV. TRUST
JOSHUA E. & JENNIFER C. MARSHALL,
TRUSTEES
68 BASSETT LANE
NEWFIELDS, NH 03856

205/18
MARY E. BOYD
60 BASSETT LANE
NEWFIELDS, NH 03856

205/20
JAMES & SUSAN RICHMOND
52 BASSETT LANE
NEWFIELDS, NH 03856

205/15
MICHAEL REDMOND
72 BASSETT LANE
NEWFIELDS, NH 03856

209/6.2
DOUGLAS W RUGG TRUST
DOUGLAS W RUGG, TRUSTEE
PO BOX 261
NEWFIELDS, NH 03856

210/1
MICHAEL L. & PATRICIA A. WEBB
PO BOX 211
NEWFIELDS, NH 03856 0211

210/7

STEPHANIE SEACORD
PO BOX 960
NEWFIELDS, NH 03856 0960

ALYSSA D. &
ROBERT B. HOPKINSON
17 OAKLANDS ROAD
NEWFIELDS, NH 03856

210/9
KEVIN P. WENTWORTH
PO BOX 272
NEWFIELDS, NH 03856 0272

210/10
STEVEN TAETZSCH
& NANCY GITSCHIER
29 OAKLANDS ROAD
NEWFIELDS, NH 03856

210/11
THOMAS BASSETT JR.
& MOLLY MCINTOSH
33 OAKLANDS ROAD
NEWFIELDS, NH 03856

210/12
LINDSAY A. CARROLL JR.
& VIRGINIA C. CARROLL
PO BOX 337
NEWFIELDS, NH 03856 0337

210/13.1
THOMAS K. BASSETT, TRUSTEE
41 OAKLANDS ROAD
NEWFIELDS, NH 03856

Exeter Abutters:

10/9, 10 and 11/11
TOWN OF EXETER
10 FRONT STREET
EXETER, NH 03833

19/16
OAKLANDS FOREST RIDGE
HOMEOWNER'S ASSOCIATION
8 NEWMARKET ROAD, SUITE 2
DURHAM, NH 03824

ABUTTER'S LIST KEYED TO TAX MAP

PREPARED BY: EMANUEL ENGINEERING, INC.
 EEI JOB #: 24-1086
 DATE: JULY 1, 2024

APPLICANT:
 COPLEY PROPERTIES, LLC
 ANDREW GODDARD (MEMBER)
 94 PORTSMOUTH AVENUE
 STRATHAM, NH 03885

OWNER:
 NEWFIELDS 205/2,
 EXETER 10/1, 2, 3, 4, 5, & 7,
 EXETER 11/11,
 EXETER 19/16
 OLIVE RUGG TRUST
 119 PISCASSIC ROAD
 NEWFIELDS, NH 03856
 EXETER 10/6
 DEREK & NADINE RUGG
 KEITH & CHERI LUDWIG
 123 PISCASSIC ROAD
 NEWFIELDS, NH 03856

PROFESSIONALS:
 CIVIL ENGINEER
 EMANUEL ENGINEERING, INC.
 118 PORTSMOUTH AVENUE
 STRATHAM, NH 03885

SURVEYOR:
 JAMES VERRA & ASSOCIATES, INC.
 101 SHATTUCK WAY, SUITE 8
 NEWINGTON, NH 03801

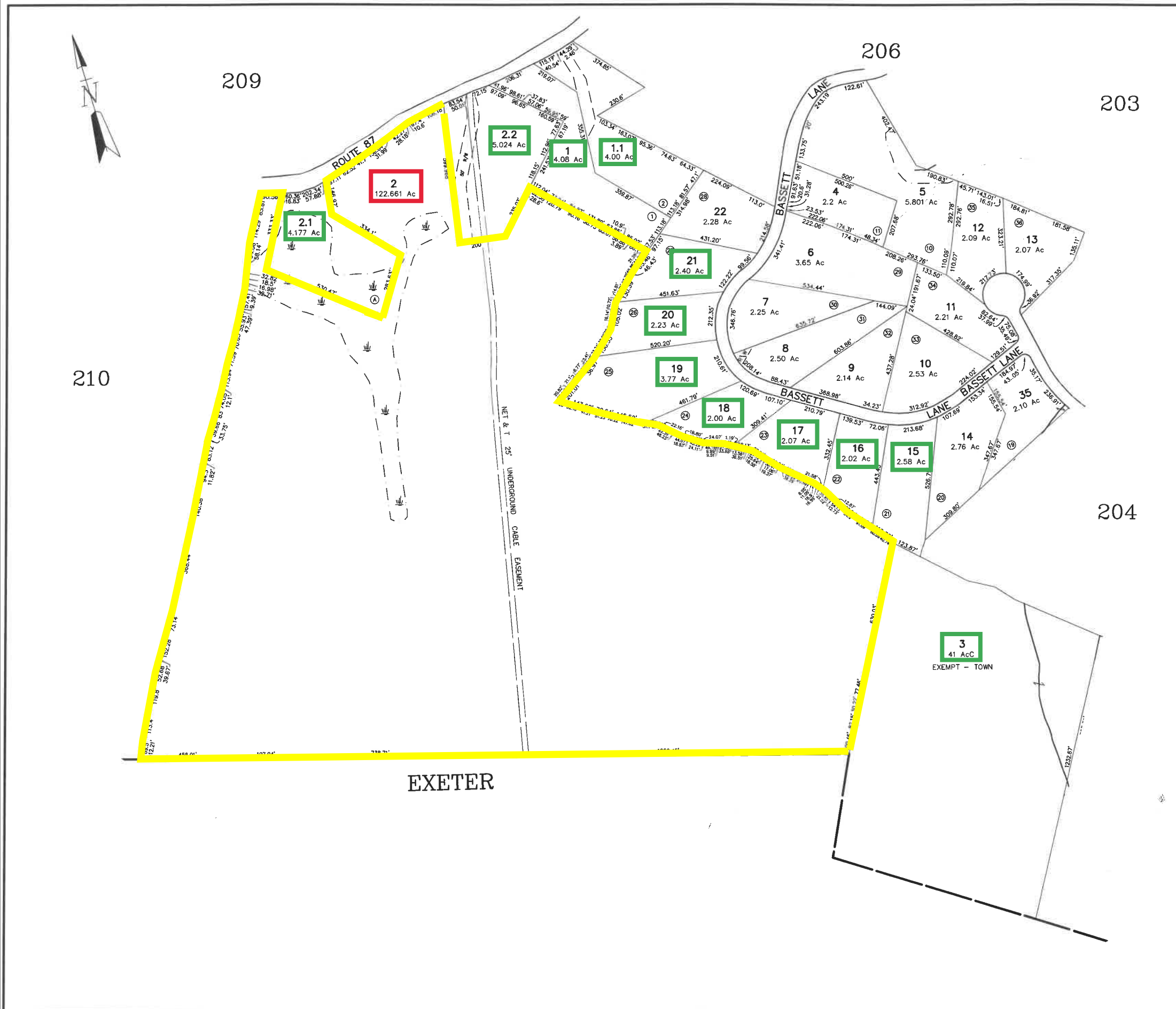
DON WILSON, LLS
 PO BOX 322
 NEWFIELDS, NH 03856

ATTORNEY:
 KALIL & LACOUNT
 681 WALLIS ROAD
 RYE, NH 03870

WETLAND SCIENTIST
 HURLEY ENVIRONMENTAL AND
 LAND PLANNING, LLC
 PO BOX 356
 EPSOM, NH 03856

ABUTTERS:
 TAX MAP 205 LOT 1
 JOEL & LAURA HAMPE
 103 PISCASSIC ROAD
 NEWFIELDS, NH 03856

TAX MAP 205 LOT 1.1
 OLMSTEAD FAMILY REV TRUST
 DANIEL L. & JANET A. OLMSTEAD
 101 PISCASSIC ROAD
 NEWFIELDS, NH 03856



TAX MAP 205 LOT 2.1
 DEREK & NADINE RUGG
 123 PISCASSIC ROAD
 NEWFIELDS, NH 03856

TAX MAP 205 LOT 2.2
 KEVIN W. WIGGIN 1
 07 PISCASSIC ROAD
 NEWFIELDS, NH 03856

TAX MAP 205 LOT 3
 TOWN OF NEWFIELDS
 65 MAIN ST
 NEWFIELDS, NH 03856

TAX MAP 205 LOT 15
 MICAH EL REDMOND
 72 BASSETT LANE
 NEWFIELDS, NH 03856

TAX MAP 205 LOT 16
 MARSHALL FAMILY REV. TRUST
 JOSHUA E. & JENNIFER C.
 MARSHALL, TRUSTEES
 68 BASSETT LANE
 NEWFIELDS, NH 03856

TAX MAP 205 LOT 17
 SHAUN & JENNIFER G. WILSON
 64 BASSETT LANE
 NEWFIELDS, NH 03856

TAX MAP 205 LOT 18
 MARY E. BOYD
 60 BASSETT LANE
 NEWFIELDS, NH 03856

TAX MAP 205 LOT 19
 DANIEL S. & GAIL M. FREUND
 56 BASSETT LANE
 NEWFIELDS, NH 03856

TAX MAP 205 LOT 20
 JAMES & SUSAN RICHMOND
 52 BASSETT LANE
 NEWFIELDS, NH 03856

TAX MAP 205 LOT 21
 GABRIELLE SHILLEN & WARREN
 BIGGINS
 50 BASSETT LANE
 NEWFIELDS, NH 03856

DATE FLIGHT
 N.A.
 DATE DELIVERY
 DEC. 31, 1986

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 Precision Mapping, Geospatial Solutions
 11 PLEASANT STREET, LITTLETON, NH 03061
 603.322.4540 - WWW.CAI-TECH.COM

ADJACENT SHEET No. **203**
 AREA CALCULATED 8 AcC
 AREA SURVEYED 8.3 Ac
 SCALED DIMENSION 100'S

LEGEND
 PRIME WETLANDS
 COMMON OWNERSHIP
 DEVELOPMENT LOT No.
 MATCH LINE
 RIGHT OF WAY

SCALE
 1 INCH = 200 FEET
 200 0 200 400
 60.96 0 60.96 121.92
 FEET
 METERS

TOWN OF
NEWFIELDS
 NEW HAMPSHIRE

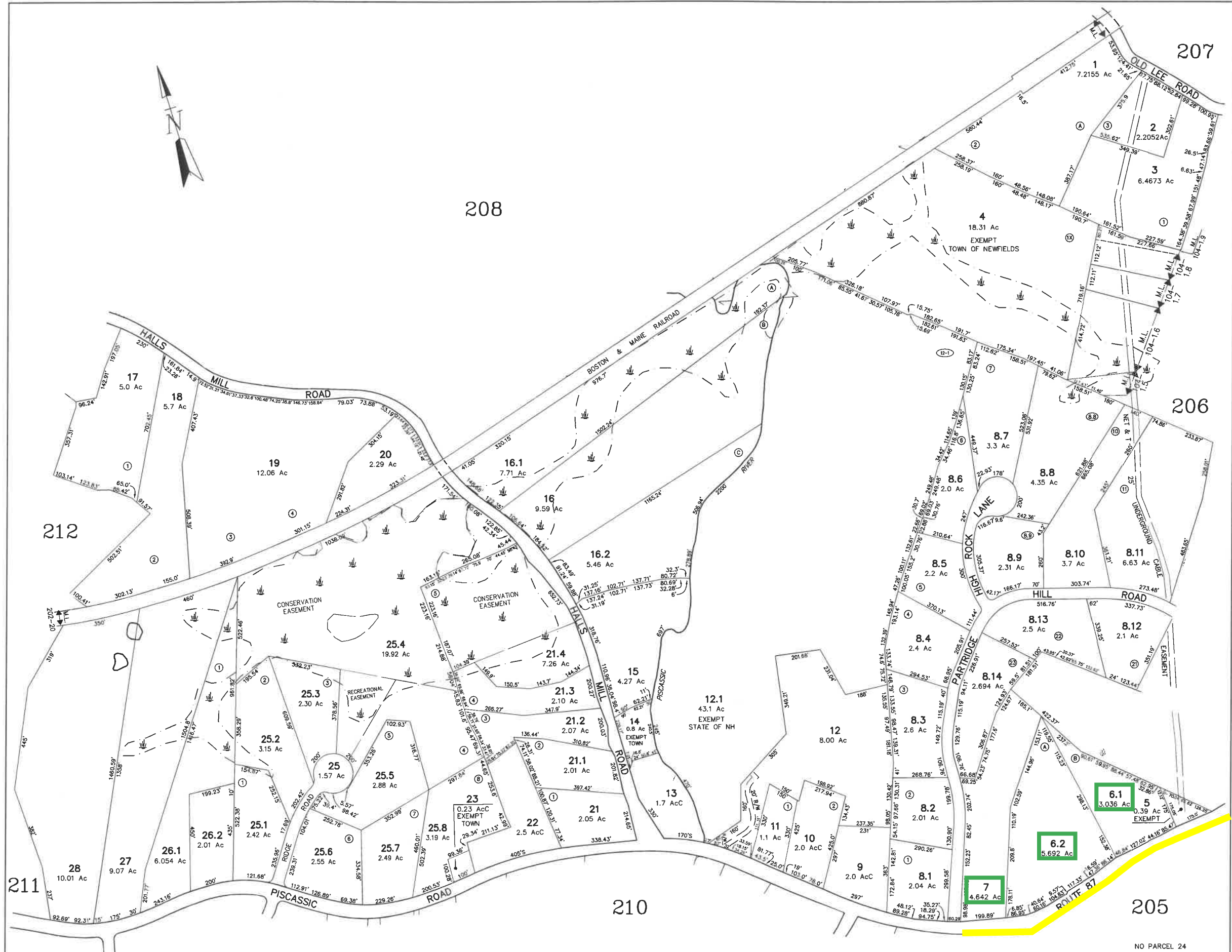
MAP NO.
205
 REVISED THROUGH

ABUTTER'S LIST KEYED TO TAX MAP
 PREPARED BY: EMANUEL ENGINEERING, INC.
 EEI JOB #: 24-1086
 DATE: JULY 1, 2024

ABUTTERS:
 TAX MAP 209 LOT 6.1
 KEITH D. & CHERI R. LUDWIG
 112 PISCASSIC ROAD
 NEWFIELDS, NH 03856

TAX MAP 209 LOT 6.2
 DOUGLASS W. RUGG TRUST
 DOUGLAS W. RUGG, TRUSTEE
 PO BOX 261
 NEWFIELDS, NH 03856

TAX MAP 209 LOT 7
 DOUGLASS W. RUGG TRUST
 DOUGLAS W. RUGG, TRUSTEE
 130 PISCASSIC ROAD
 NEWFIELDS, NH 03856



DATE FLIGHT N.A.	THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT VALID FOR LEGAL DESCRIPTION NOR CONVEYANCE.	 REVISÉ & REPRINTED BY CAI Technologies <small>Precision Mapping, Geospatial Solutions.</small> 11 PLEASANT STREET, LITTLETON, NH 03561 603.322.4540 - WWW.CAI-TECH.COM	ADJACENT SHEET No. 203 AREA CALCULATED 8 Ac AREA SURVEYED 8.3 Ac SCALED DIMENSION 100'S	LEGEND PRIME WETLANDS COMMON OWNERSHIP DEVELOPMENT LOT No. MATCH LINE RIGHT OF WAY	SCALE 1 INCH = 200 FEET 	TOWN OF NEWFIELDS NEW HAMPSHIRE REVISED THROUGH	MAP NO. 209
DATE DELIVERY DEC. 31, 1986			NO PARCEL 24				

ABUTTER'S LIST KEYED TO TAX MAP
 PREPARED BY: EMANUEL ENGINEERING, INC.
 EEI JOB #: 24-1086
 DATE: JULY 1, 2024

ABUTTERS:
 TAX MAP 210 LOT 1
 MICHAEL L. & PATRICIA A. WEBB
 PO BOX 211
 NEWFIELDS, NH 03856 0211

TAX MAP 210 LOT 4
 STEPHANIE SEACORD
 PO BOX 960
 NEWFIELDS, NH 03856 0960

TAX MAP 210 LOT 7
 ALYSSA D. & ROBERT B. HOPKINSON
 17 OAKLANDS ROAD
 NEWFIELDS, NH 03856

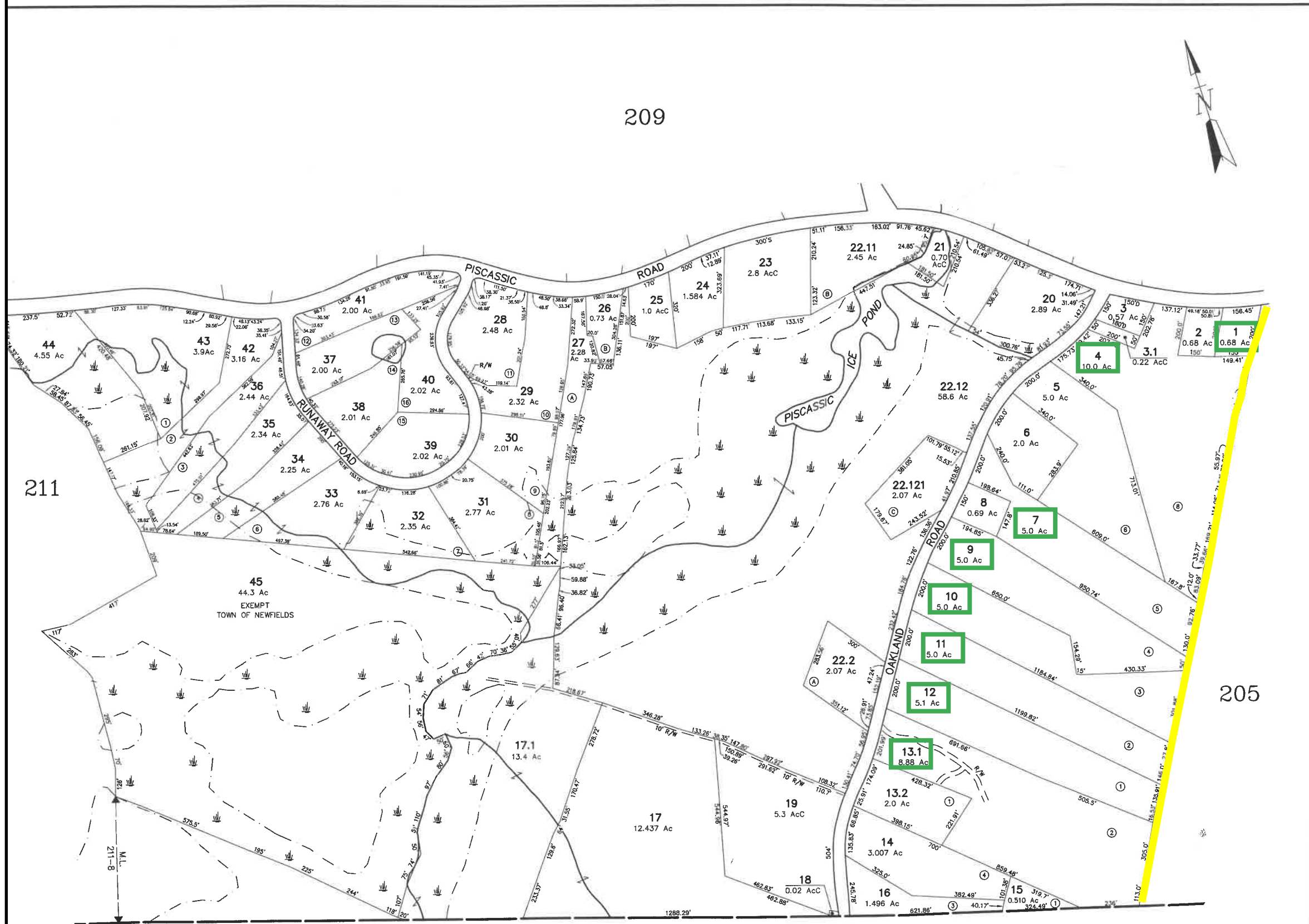
TAX MAP 210 LOT 9
 KEVIN P. WENTOWRTH
 PO BOX 272
 NEWFIELDS, NH 03856 0272

TAX MAP 210 LOT 10
 STEVEN TAETZSCH & NANCY GITSCHIER
 29 OAKLANDS ROAD
 NEWFIELDS, NH 03856

TAX MAP 210 LOT 11
 THOMAS BASSETT JR & MOLLY MCINTOSH
 33 OAKLANDS ROAD
 NEWFIELDS, NH 03856

TAX MAP 210 LOT 12
 LINDSAY A. CARROLL JR & VIRGINIA C. CARROLL
 PO BOX 337
 NEWFIELDS, NH 03856 0337

TAX MAP 210 LOT 13.1
 THOMAS K. BASSETT, TRUSTEE
 41 OAKLANDS ROAD
 NEWFIELDS, NH 03856

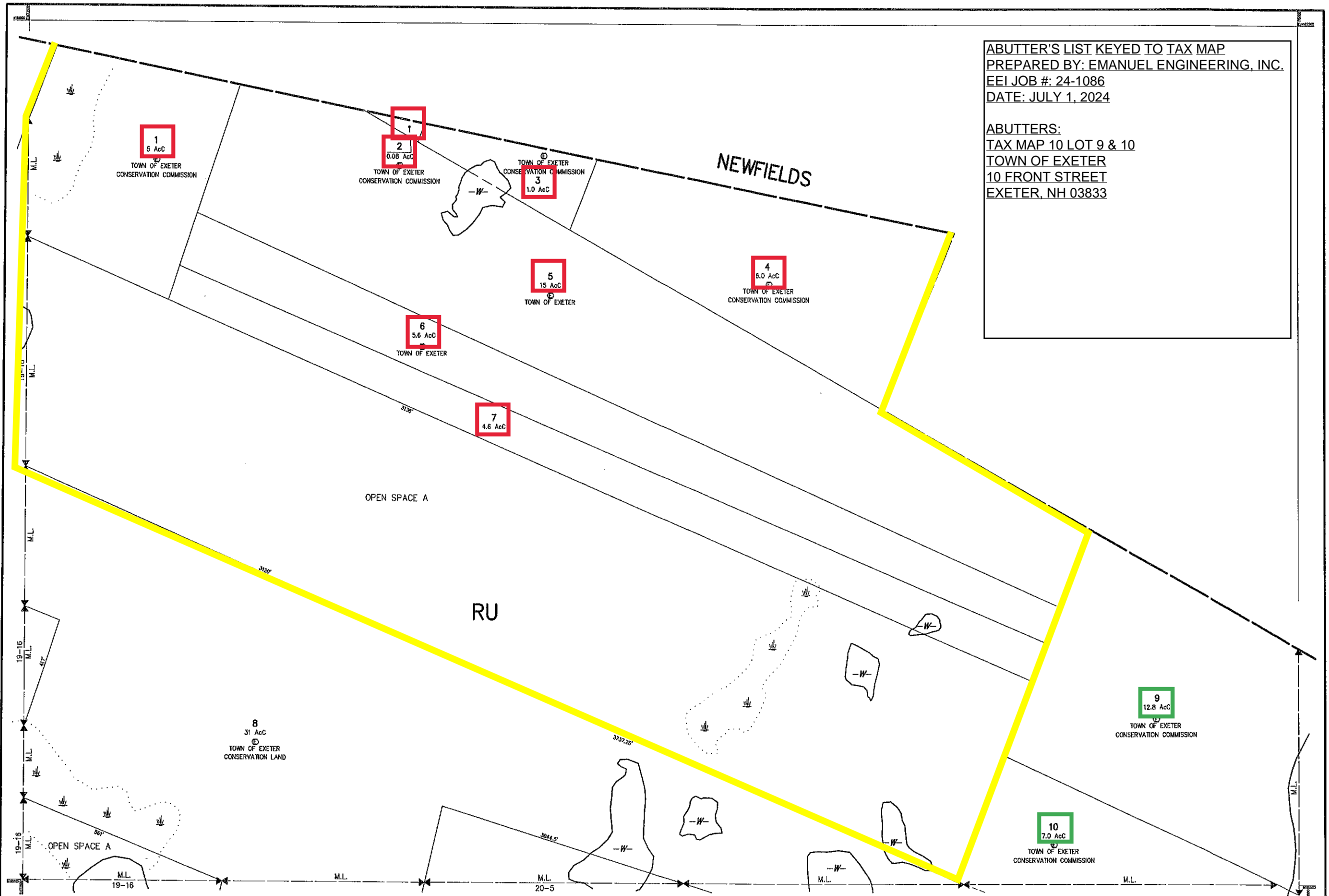


EXETER

DATE FLIGHT N.A.	THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT VALID FOR LEGAL DESCRIPTION NOR CONVEYANCE.	 REVISÉ & REPRINTED BY CAI Technologies Precision Mapping Geospatial Solutions 11 PLEASANT STREET, LITTLETON, NH 03561 800.322.4540 - WWW.CAI-TECH.COM	ADJACENT SHEET No. 203 AREA CALCULATED 8 Ac AREA SURVEYED 8.3 Ac SCALED DIMENSION 100'S	LEGEND PRIME WETLANDS COMMON OWNERSHIP DEVELOPMENT LOT No. MATCH LINE RIGHT OF WAY	SCALE 1 INCH = 200 FEET 	TOWN OF NEWFIELDS NEW HAMPSHIRE	MAP NO. 210
DATE DELIVERY DEC. 31, 1986			REVISED THROUGH				

ABUTTER'S LIST KEYED TO TAX MAP
 PREPARED BY: EMANUEL ENGINEERING, INC.
 EEI JOB #: 24-1086
 DATE: JULY 1, 2024

ABUTTERS:
 TAX MAP 10 LOT 9 & 10
 TOWN OF EXETER
 10 FRONT STREET
 EXETER, NH 03833



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: APRIL 25, 1995
 COMPLETION DATE: MARCH 28, 1996

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

LEGEND
 EXEMPT PROPERTY
 SUBDIVISION LOT NO.
 ZONE LIMIT
 RIGHT OF WAY
 COMMON OWNERSHIP
 BUILDING
 WETLANDS

SCALE 1" = 100'
 FEET 0 50 100 200 300
 METERS 0 25 50 75
 REVISED TO: APRIL 1, 2021

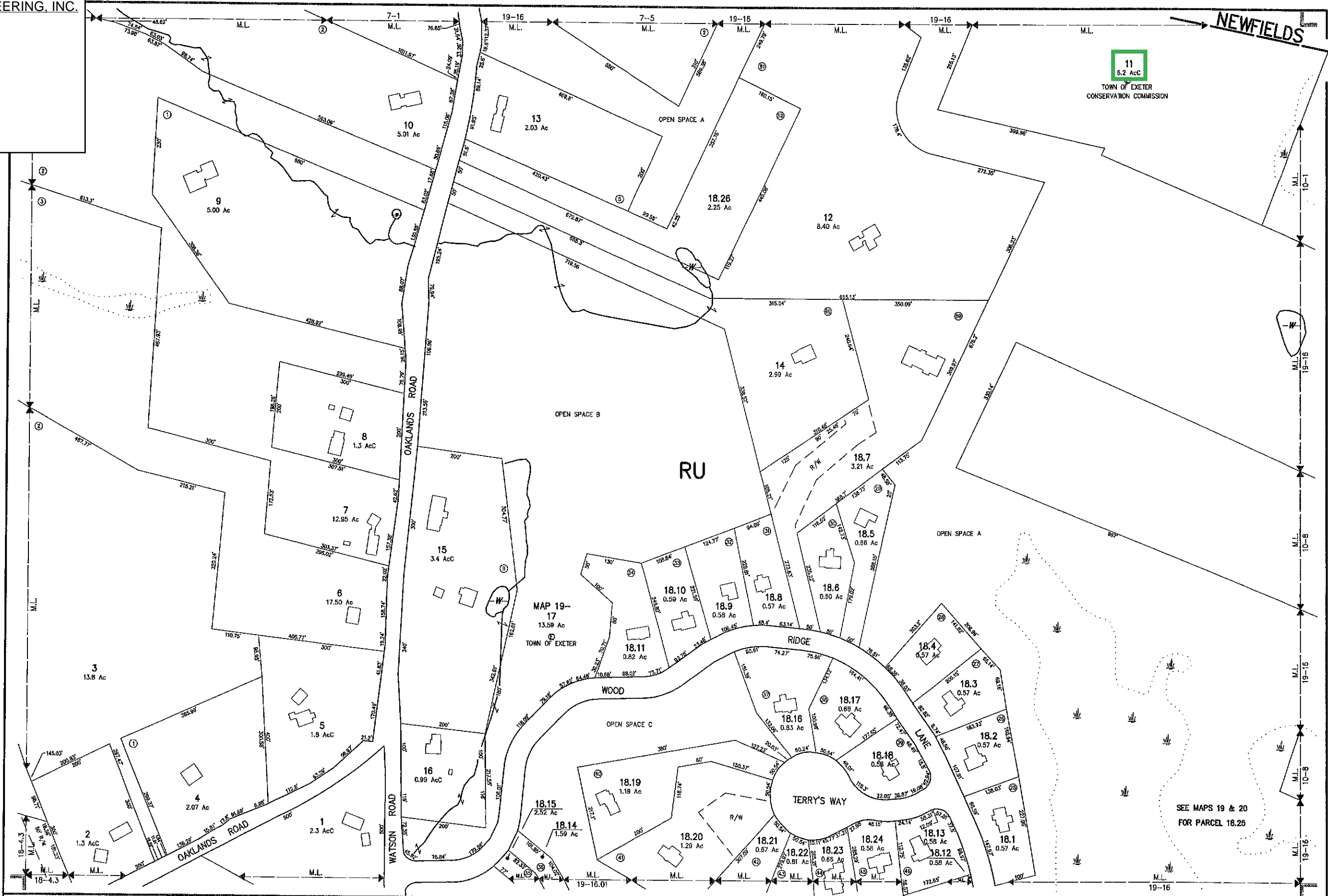
PROPERTY MAPS
EXETER
 NEW HAMPSHIRE

INDEX DIAGRAM
 7
 11 9
 19 20 21

MAP NO.
10

ABUTTER'S LIST KEYED TO TAX MAP
 PREPARED BY: EMANUEL ENGINEERING, INC.
 EEI JOB #: 24-1086
 DATE: JULY 1, 2024

ABUTTERS:
 TAX MAP 11 LOT 11
 TOWN OF EXETER
 10 FRONT STREET
 EXETER, NH 03833



11
 6.2 Ac
 TOWN OF EXETER
 CONSERVATION COMMISSION

SEE MAPS 19 & 20
 FOR PARCEL 18.25

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 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: APRIL 25, 1995
 COMPLETION DATE: MARCH 29, 1996

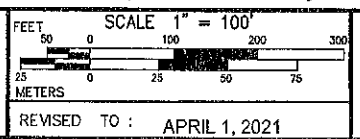
PRODUCED IN 1996 BY

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 603-324-4419 - WWW.7VTECH.COM

LEGEND

AREA SURVEYED	Ac
AREA CALCULATED	Ac
RECORD DIMENSION	100'
SCALED DIMENSION	100'
MATCH LINE	M.L.
WATER	(Symbol)

EXEMPT PROPERTY	(Symbol)
SUBDIVISION LOT NO.	(Symbol)
ZONE LIMIT	(Symbol)
RIGHT OF WAY	(Symbol)
COMMON OWNERSHIP	(Symbol)
BUILDING	(Symbol)
WETLANDS	(Symbol)



PROPERTY MAPS
EXETER
 NEW HAMPSHIRE

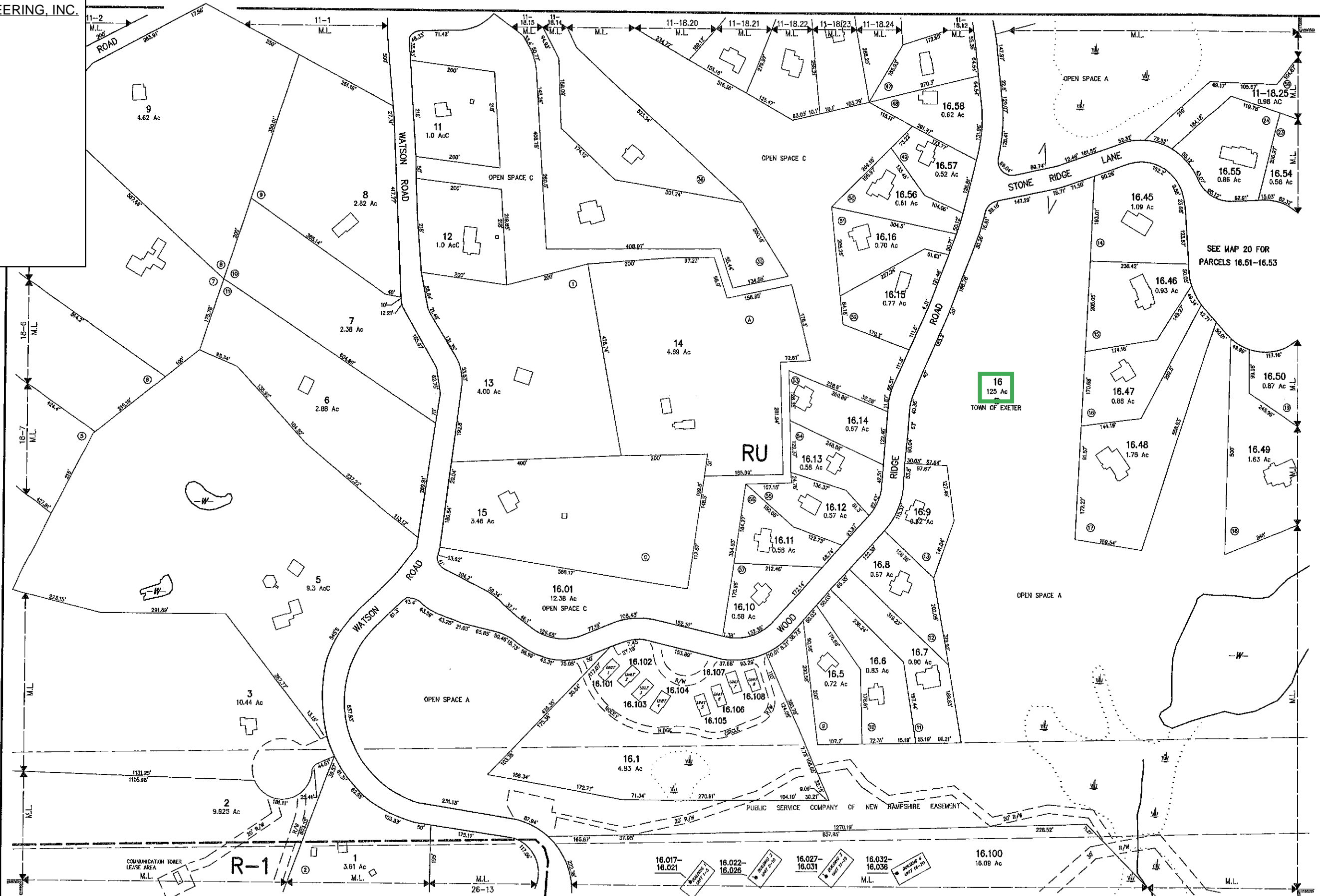
INDEX DIAGRAM

6	7
12	10
18	20

MAP NO.
11

ABUTTER'S LIST KEYED TO TAX MAP
 PREPARED BY: EMANUEL ENGINEERING, INC.
 EEI JOB #: 24-1086
 DATE: JULY 1, 2024

ABUTTERS:
 TAX MAP 19 LOT 16
 OAKLANDS FOREST RIDGE
 HOMEOWNER'S ASSOCIATION
 8 NEWMARKET ROAD, SUITE 2
 DURHAM, NH 03824



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: APRIL 25, 1995
 COMPLETION DATE: MARCH 29, 1996

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AREA SURVEYED	Ac
AREA CALCULATED	Ac
RECORD DIMENSION	100'
SCALAR DIMENSION	100%
MATCH LINE	M.L.
WATER	W

LEGEND

EXEMPT PROPERTY	(Symbol)
SUBDIVISION LOT NO.	(Symbol)
ZONE LIMIT	(Symbol)
RIGHT OF WAY	(Symbol)
COMMON OWNERSHIP	(Symbol)
BUILDING	(Symbol)
WETLANDS	(Symbol)

SCALE 1" = 100'

FEET 0 100 200 300
 METERS 0 25 50 75

REVISED TO: APRIL 1, 2021

PROPERTY MAPS
EXETER
 NEW HAMPSHIRE

INDEX DIAGRAM	MAP NO.
12 11 10 18 20 27 26 25	19



SUBDIVISION PLAN REQUIREMENTS

7.4. Existing Site Conditions Plan

Submission of this plan will not be applicable in all cases. The applicability of such a plan will be considered by the TRC during its review process as outlined in Section 6.5 Technical Review Committee (TRC) of these regulations. The purpose of this plan is to provide general information on the site, its existing conditions, and to provide the base data from which the site plan or subdivision will be designed. The plan shall show the following:

<u>APPLICANT</u>	<u>TRC</u>	<u>REQUIRED EXHIBITS</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.1. Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.2. Location of the site under consideration, together with the current names and addresses of owners of record, of abutting properties and their existing land use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.3. Title, date, north arrow, scale, and Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.4. Tax map reference for the site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.5. Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.6. A vicinity sketch or aerial photo showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 2,000-feet, or larger area if deemed necessary by the Town Planner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.7. Natural features including watercourses and water bodies, tree lines, significant trees (20-inches in diameter at breast height) and other significant vegetative cover, topographic features, and any other environmental features that are important to the site design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.8. Man-made features such as, but not limited to, existing roads, structures, and stonewalls. The plan shall also indicate which features are to be retained and which are to be removed or altered.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.9. Existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.10. A High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof. Such soil surveys shall be prepared by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.</p>
<p>Preliminary</p> <input type="checkbox"/>	<input type="checkbox"/>	<p>7.4.11. State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.12. Surveyed property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.13. The lines of existing abutting streets and driveway locations within 200-feet of the site.</p>
<input type="checkbox"/> <p>N/A</p>	<input type="checkbox"/>	<p>7.4.14. The location, elevation, and layout of existing catch basins and other surface drainage features.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.15. The shape, size, height, location, and use of all existing structures on the site and approximate location of structures within 200-feet of the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.16. The size and location of all existing public and private utilities, including off-site utilities to which connection is planned.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.17. The location of all existing easements, rights-of-way, and other encumbrances.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.18. All floodplain information, including the contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.19. All other features which would fully explain the existing conditions of the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7.4.20. Name of the site plan or subdivision.</p>



7.6. Subdivision Layout Plan (Pertains to Subdivisions Only)

The purpose of this plan is to illustrate the layout of the subdivision lots, rights-of-way, easements, and other uses of land within the subdivision. It shall be prepared on reproducible mylar and be suitable for filing with the Rockingham County Registry of Deeds. The plan shall depict the following:

<u>APPLICANT</u>	<u>TRC</u>	<u>REQUIRED EXHIBITS</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.1 Names, addresses, and telephone numbers of: the owner, applicant, and person(s) or firm(s) preparing the plan (including engineer, architect, or land surveyor).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.2 Name of the subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.3 Location of the land/site together with the names and address of all owners of record of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.4 Title, date, north arrow, scale, and Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.5 Tax map reference for land/site under consideration with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.6 Zoning (including overlay) district references.
Preliminary	<input type="checkbox"/>	7.6.7 The location and dimensions of all boundary lines of the property to be expressed in feet and decimals of a foot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.8 The location and width of all existing and proposed streets, street rights-of-way, sidewalks, easements, alleys, and other public ways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.9 The locations, dimensions, and areas of all proposed lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.10 The location of all test pits and the 4,000-square-foot septic reserve areas for each newly created lot, if applicable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.11 High Intensity Soil Survey (HISS) information for the site, including the total area of wetlands proposed to be filled.
Preliminary	<input type="checkbox"/>	7.6.12 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.13 All floodplain information, including contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.
Preliminary	<input type="checkbox"/>	7.6.14 Sufficient data acceptable to the Board to determine the location, bearing, and length of all lines; sufficient data to be



		able to reproduce such lines upon the ground; and the location of all proposed monuments.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.15 The location and dimensions of all property proposed to be set aside for green space, parks, playgrounds, or other public or private reservations. The plan shall describe the purpose of the dedications or reservations, and the accompanying conditions thereof (if any).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.16 A notation shall be included which explains the intended purpose of the subdivision. Indication and location of all parcels of land proposed to be dedicated to public use and the conditions of such dedications, and a copy of such private deed restriction as are intended to cover part or all of the tract.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.6.17 Newly created lots shall be consecutively numbered or lettered in alphabetical order. Street address numbers shall be assigned in accordance with Section 9.17 Streets of these regulations.
<input type="checkbox"/> Preliminary	<input type="checkbox"/>	7.6.18 The following notations shall also be shown: <ul style="list-style-type: none"> • Explanation of proposed drainage easements, • Explanation of proposed utility easement, • Explanation of proposed site easement, • Explanation of proposed reservations • Signature block for Board approval ^{603-777-7245 (Derek Rugg)}
<input type="checkbox"/> Preliminary	<input type="checkbox"/>	7.6.19 A note indicating that: "All water, sewer, road (including parking lot), and drainage work shall be constructed in accordance with Section 9.5 Grading, Drainage, and Erosion & Sediment Control and the Standard Specifications for Construction of Public Utilities in Exeter, New Hampshire". See Section 9.14 Roadways, Access Points and Fire Lanes and Section 9.13 Parking Areas for exceptions.

OTHER REQUIRED PLANS (See Section indicated)

- 7.7 Construction plan
- 7.8 Utilities plan
- 7.9 Grading, drainage and erosion & sediment control plan
- 7.10 Landscape plan
- 7.11 Drainage Improvements and Storm Water Management Plan
- 7.12 Natural Resources Plan
- 7.13 Yield Plan

NOTES:

- OWNERS OF RECORD:
 NEWFIELDS TAX PARCEL 205-2
 THE OLIVE RUGG TRUST - 9/9/2002
 C/O DEREK W. RUGG & CHERI R. LUDWIG
 PO BOX 1023, NEWFIELDS, NH 03856
 RCRD 4035/2846

 NEWFIELDS TAX PARCEL 205-2.1
 DEREK W. RUGG & NADINE J.C. RUGG
 123 PISCASSIC RD, NEWFIELDS, NH 03856
 RCRD 4412/2615

 NEWFIELDS TAX PARCEL 205-2.2
 KEVIN W. WIGGIN
 107 PISCASSIC RD, NEWFIELDS, NH 03856
 RCRD 4735/975

 NEWFIELDS TAX PARCEL 209-6.1
 KEITH D. LUDWIG & CHERI R. LUDWIG
 112 PISCASSIC RD, NEWFIELDS, NH 03856
 RCRD 4035/2846

 NEWFIELDS TAX PARCEL 209-6.2
 DOUGLAS W. RUGG TRUST - 1/15/2004
 DOUGLAS W. RUGG, TRUSTEE
 PO BOX 261, NEWFIELD, NH 03856
 RCRD 6488/1528

 NEWFIELDS TAX PARCEL 209-7
 DOUGLAS W. RUGG TRUST - 1/15/2004
 DOUGLAS W. RUGG, TRUSTEE
 PO BOX 261, NEWFIELD, NH 03856
 RCRD 5637/790

 RUGG EXETER PARCEL 1
 THE OLIVE RUGG TRUST - 9/9/2002
 C/O DEREK W. RUGG & CHERI R. LUDWIG
 PO BOX 1023, NEWFIELDS, NH 03856
 RCRD 1084/219 & 4035/2846

 RUGG EXETER PARCEL 2
 DEREK W. RUGG & NADINE J.C. RUGG (50% INTEREST)
 123 PISCASSIC RD, NEWFIELDS, NH 03856
 KEITH D. LUDWIG & CHERI R. LUDWIG (50% INTEREST)
 112 PISCASSIC RD, NEWFIELDS, NH 03856
 RCRD 6462/901

 RUGG EXETER PARCEL 3
 THE ESTATE OF OLIVE L. RUGG
 RCRP CASE: 318-2022-ET-02269
 C/O DEREK W. RUGG & CHERI R. LUDWIG
 PO BOX 1023, NEWFIELDS, NH 03856
 ALSO SEE RCRD 1717/130

 THIS PLAT IS BASED UPON A FIELD SURVEY BY JAMES VERRA AND ASSOCIATES, INC., PERFORMED 2/2018 TO 6/2023. HISTORICAL BOUNDARY RESEARCH RELATING TO THE SUBJECT TRACTS, ADJOINING TRACTS IN EXETER AND THE EXETER/NEWFIELDS TOWN LINE PROVIDED BY DONALD A. WILSON, LLS, PLS, RPF, OF DONALD WILSON CONSULTING, LLC, PO BOX 179, NEWFIELDS, NH 03856. ADDITIONALLY, SAID DONALD A. WILSON AND BRUCE D. SCAMMAN, SIT, PE, OF JAMES VERRA AND ASSOCIATES, INC. CONTRIBUTED EXTENSIVE EFFORTS IN RECOVERING LONG LOST BOUNDARY AND TOWN LINE MONUMENTS. SURVEY COMPUTATIONS AND ADDITIONAL BOUNDARY RESEARCH PERFORMED BY JOHN C. SALTER, LLS, OF JAMES VERRA AND ASSOCIATES, INC.

 HORIZONTAL DATUM: NAD 1983(2011)(EPOCH2010.0000)
 UNITS: U.S. SURVEY FOOT
 ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS AND POST-PROCESSED GPS COMPUTATIONS TIED TO NGS "CORS" STATIONS: NHUN, P776 & ZBW1.

 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.

 IN 1853 AN ACT WAS PASSED WHICH CHANGED THE TOWN LINE FROM BEING ESSENTIALLY STRAIGHT TO HAVING A JOG OF ABOUT 440'. THE 1857 TOWN LINE PERAMBULATION REPORTS THE JOG AS: S 33-1/2' W, 26 RODS AND 16 LINKS (439.6') TO A STONE MARKED B. THIS B STONE WAS FOUND LYING AT THE SOUTHEASTERLY SIDE OF THE BASE OF THE NEWER TOWN LINE MONUMENT. IT IS THE CONSENSUS OF THE AFOREMENTIONED WILSON, SCAMMAN & SALTER THAT THE NEWER TOWN LINE MONUMENT WAS MOST LIKELY SET IN THE ORIGINAL LOCATION OF THE B STONE AND THAT IT WAS THEN PLACED AT THE BASE OF THE NEWER MONUMENT. FOR THIS REASON THE NEWER MONUMENT WAS HELD FOR THE ESTABLISHMENT OF THE TOWN LINE UPON THE GROUND.

 THE PATHS AND TRAILS SHOWN HEREON ARE ONLY A PORTION OF THOSE THAT EXISTED AT THE TIME THE FIELD SURVEY WAS PERFORMED. ADDITIONALLY, OTHER TRAILS HAVE BEEN ESTABLISHED AFTER THE FIELD SURVEY AND ARE NOT DEPICTED HEREON.

 PARCEL 205-2.2 IS SUBJECT TO A UTILITY EASEMENT IN FAVOR OF VERIZON NEW ENGLAND INC. & PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE - SEE RCRD 4747/2363.

 PARCELS 205-2.2 & A PORTION OF PARCEL 205-2 ARE BURDENED BY A UTILITY EASEMENT IN FAVOR OF NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY - SEE RCRD 719/175. NO RELEASE WAS FOUND ON RECORD FOR THIS EASEMENT. THIS EASEMENT INCLUDES RIGHTS TO CUT DOWN AND KEEP TRIMMED ALL TREES AND BUSHES WITHIN A STRIP THE SOUTHWESTERLY LIMITS OF THE LAST REFERENCED EASEMENT IS UNKNOWN.

 PARCEL 205-2 AND THE RUGG EXETER LANDS WERE SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:
 EASEMENT IN FAVOR OF NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY. SEE RCRD 714/198. SEE RELEASE - RCRD 754/274.
 EASEMENT IN FAVOR OF NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY. SEE RCRD 714/200. SEE RELEASE - RCRD 754/274.
 EASEMENT IN FAVOR OF SOCONY-VACCUUM OIL COMPANY. SEE RCRD 1019/417 & 1058/306. SEE RELEASE - RCRD 1577/283 & 1577/288.

LAND IN NEWFIELDS

LAND IN EXETER

REFERENCE PLANS:

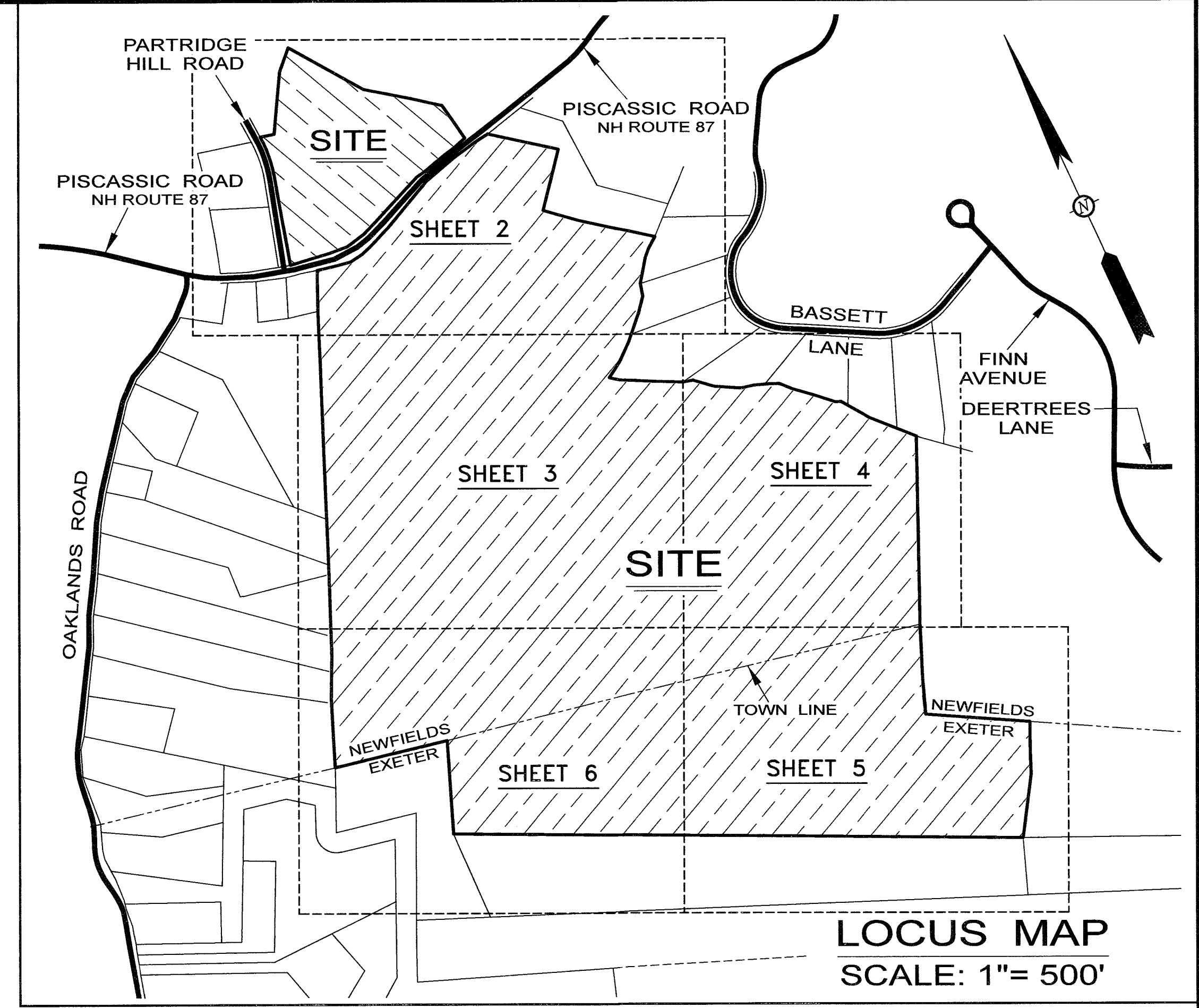
- SKETCH MAP OF PART OF THE NEWFIELDS-EXETER TOWN LINE, FILE NO. 1714N, PLAN NO. 4401, DATED 12/1975, BY JOHN W. DURGIN CEPA, NOT RECORDED.
- SUBDIVISION OF LAND FOR DIG CORP. IN NEWFIELDS, N.H., DATED 1/1987, RCRD PLAN D-7705.
- AMENDED PLAN OF LOT, DONALD & OLIVE RUGG TO DOUGLAS & SHELLY RUGG, NEWFIELDS, N.H., REVISED TO 9/1978, RCRD PLAN D-8532.
- A SURVEY AND PLAT OF A SUBDIVISION TO BE KNOWN AS HILLSIDE ESTATES, OWNED BY JAY P. & MARY LYNN JENKINS, SITUATED IN EXETER & NEWFIELDS, N.H., DATED 5/26/1978, RCRD PLAN D-8616.
- SUBDIVISION OF LAND OF B & B LEASING CO., INC. FOR JAY P. & MARY LYNN JENKINS, OAKLANDS ROAD, EXETER, N.H., DATED 11/20/1979, RCRD PLAN D-9165.
- A SURVEY AND PLAT OF PROPERTY CLAIMED BY BRUCE A. WILLIAMS AND SITUATED IN THE TOWN OF EXETER, N.H., REVISED TO 6/21/1985, RCRD PLAN D-13925.
- SUBDIVISION PLAN FOR JOHN W. & NANCY D. ROHRER, PARTRIDGE HILL IN NEWFIELDS, N.H., REVISED TO 6/7/1988, RCRD PLAN D-18156.
- PLAT OF TOWN LAND OF NEWFIELDS ON FINN AVE., NEWFIELDS, N.H., REVISED TO 8/31/1995, RCRD PLAN D-24511.
- SUBDIVISION PLAN FOR OLIVE RUGG, PISCASSIC ROAD, NEWFIELDS, N.H., DATED 10/1999, RCRD PLAN D-27860.
- BOUNDARY PLAN PREPARED FOR: CHINBURG BUILDERS, INC., LAND OF EXETER LAND TRUST, WATSON ROAD, EXETER, N.H., REVISED TO 6/27/2002, RCRD PLAN D-29927.
- BOUNDARY LINE AGREEMENT PLAN, EXETER LAND TRUST, OAKLANDS ROAD, EXETER, N.H., REVISED TO 6/27/2002, RCRD PLAN D-29929.
- FOREST RIDGE, WATSON ROAD, EXETER, N.H., REVISED TO 9/8/2004, RCRD PLAN D-32025.
- SUBDIVISION PLAN, TAX MAP 205 LOT 2, AS DRAWN FOR DEREK RUGG, PISCASSIC ROAD, NEWFIELDS, N.H., DATED 7/2004, RCRD PLAN D-32215.
- SUBDIVISION PLAN FOR KEVIN WIGGIN, 119 PISCASSIC ROAD, NEWFIELDS, N.H., REVISED TO 10/23/2006, RCRD PLAN D-34273.
- PROPOSED SUBDIVISION PLAN, PISCASSIC ROAD, NEWFIELDS, N.H., DATED 10/2014, RCRD PLAN D-38769.

NEWFIELDS ABUTTERS:

- 205-1
JOEL & LAURA HAMPE
103 PISCASSIC ROAD
NEWFIELDS, NH 03856
6029/1660
- 205-1.1
OLMSTEAD FAMILY REV. TRUST OF 2011
DANIEL L. & JANET A. OLNSTEAD, TRUSTEES
101 PISCASSIC ROAD
NEWFIELDS, NH 03856
5750/1926
- 205-3
TOWN OF NEWFIELDS
65 MAIN STREET
NEWFIELDS, NH 03856
1694/491
- 205-15
MICHAEL REDMOND
72 BASSETT LANE
NEWFIELDS, NH 03856
6278/1037
- 205-16
MARSHALL FAMILY REV. TRUST
JOSHUA E. & JENNIFER C. MARSHALL, TRUSTEES
68 BASSETT LANE
NEWFIELDS, NH 03856
5782/2062
- 205-17
SHAUN & JENNIFER G. WILSON
64 BASSETT LANE
NEWFIELDS, NH 03856
4989/2666
- 205-18
MARY E. BOYD
60 BASSETT LANE
NEWFIELDS, NH 03856
5349/2929
- 205-19
DANIEL S. & GAIL M. FREUND
56 BASSETT LANE
NEWFIELDS, NH 03856
3152/2687
- 205-20
JAMES & SUSAN RICHMOND
52 BASSETT LANE
NEWFIELDS, NH 03856
3235/1625
- 205/21
GABRIELLE SHILLEN
WARREN BIGGINS
50 BASSETT LANE
NEWFIELDS, NH 03856
6021/542
- 206-9
BARBARA A. HALLINAN REV. TRUST OF 2010
BARBARA A. HALLINAN, TRUSTEE
PO BOX 2
NEWFIELDS, NH 03856
5835/363
- 209-5
TOWN OF NEWFIELDS
65 MAIN STREET
NEWFIELDS, NH 03856
5721/2798
- 209-8.14
NEWMAN FAMILY 2018 REV. TRUST
WILLIAM L. & DONNA C. NEWMAN, TRUSTEES
41 PARTRIDGE HILL ROAD
NEWFIELDS, NH 03856
5957/1267
- 210-1
MICHAEL L. & PATRICIA A. WEBB
129 PISCASSIC ROAD
NEWFIELDS, NH 03856
2734/2394
- 210-4
STEPHANIE SEACORD
135 PISCASSIC ROAD
NEWFIELDS, NH 03856
3342/2608
- 210-7
ALYSSA D. & ROBERT B. HOPKINSON
17 OAKLANDS ROAD
NEWFIELDS, NH 03856
5785/2091
- 210-10
STEVEN TAETZSCH
NANCY GITSCHIER
29 OAKLANDS ROAD
NEWFIELDS, NH 03856
2579/2273
- 210-11
THOMAS BASSETT, JR
MOLLY MCINTOSH
33 OAKLANDS ROAD
NEWFIELDS, NH 03856
6178/1649

NEWFIELDS LANDS	
PARCEL ID:	AREA (ACRES)
205-2	122.661
205-2.1	4.177
205-2.2	5.024
209-6.1	3.036
209-6.2	5.692
209-7	4.642
TOTAL	145.232

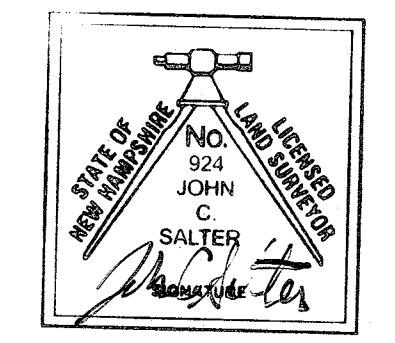
EXETER LANDS	
PARCEL ID:	AREA (ACRES)
PARCEL 1	25.503
PARCEL 2	5.191
PARCEL 3	16.409
TOTAL	47.103



PURSUANT TO RSA 676:18,III AND RSA 672:14

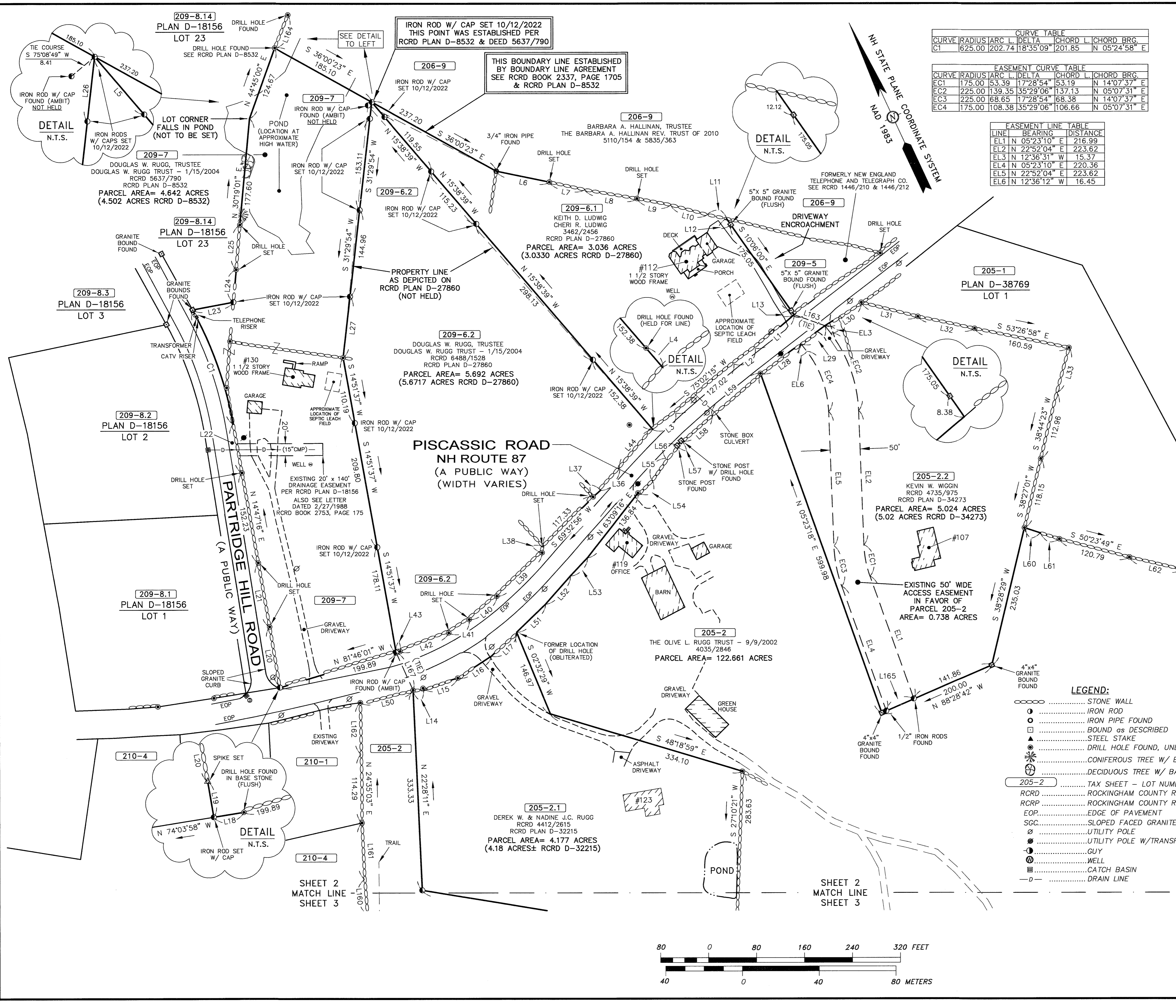
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

John C. Salter 7/24/2023
 JOHN C. SALTER DATE



DONALD A. WILSON STAMP FOR RESEARCH & FIELD INVESTIGATION FOR PARCELS LOCATED IN EXETER & NEWFIELDS LYING SOUTH OF PISCASSIC ROAD (NH ROUTE 87) (SEE NOTE 2)

REV. NO.	DATE	DESCRIPTION	APPR'D
PLAT OF LAND			
PISCASSIC ROAD (NH ROUTE 87)			
NEWFIELDS, NEW HAMPSHIRE			
ASSESSOR'S PARCELS: 205-2, 205-2.1, 205-2.2, 209-6.1, 209-6.2 & 209-7			
AND LANDS IN EXETER, NEW HAMPSHIRE for			
THE OLIVE L. RUGG TRUST - 10/9/2002,			
THE ESTATE OF OLIVE L. RUGG, THE DOUGLAS			
W. RUGG TRUST - 1/15/2004, KEITH D. LUDWIG			
& CHERI R. LUDWIG, KEVIN W. WIGGIN,			
DEREK W. RUGG & NADINE J.C. RUGG			
JAMES VERRA and ASSOCIATES, INC.			DATE: 7/24/2023
101 SHATTUCK WAY SUITE 8 NEWINGTON, N.H. 03801-7876 603-436-3557			JOB NO: 23746
JCS PROJECT MGR JCS DRAWN BY			SCALE: 1" = N/A
COPYRIGHT © 2023 by JAMES VERRA and ASSOCIATES, INC.			DWG NAME: 23746-1
			PLAN NO: 23746-1
			SHEET: 1 OF 6



CURVE TABLE					
CURVE	RADIUS	ARC L	DELTA	CHORD L	CHORD BRG.
C1	625.00	202.74	18°35'09"	201.85	N 05°24'58" E

EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC L	DELTA	CHORD L	CHORD BRG.
EC1	175.00	53.39	17°28'54"	53.19	N 14°07'37" E
EC2	225.00	139.35	35°29'06"	137.13	N 05°07'31" E
EC3	225.00	68.65	17°28'54"	68.38	N 14°07'37" E
EC4	175.00	108.38	35°29'06"	106.66	N 05°07'31" E

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N 05°23'10" E	216.99
EL2	N 22°52'04" E	223.62
EL3	N 12°36'31" W	15.37
EL4	N 05°23'10" E	220.36
EL5	N 22°52'04" E	223.62
EL6	N 12°36'12" W	16.45

PLAT OF LAND
PISCASSIC ROAD (NH ROUTE 87)
NEWFIELDS, NEW HAMPSHIRE
ASSESSOR'S PARCELS: 205-2, 205-2.1, 205-2.2,
209-6.1, 209-6.2 & 209-7
AND LANDS IN EXETER, NEW HAMPSHIRE for
THE OLIVE L. RUGG TRUST - 10/9/2002,
THE ESTATE OF OLIVE L. RUGG, THE DOUGLAS
W. RUGG TRUST - 1/15/2004, KEITH D. LUDWIG
& CHERI R. LUDWIG, KEVIN W. WIGGIN,
DEREK W. RUGG & NADINE J.C. RUGG

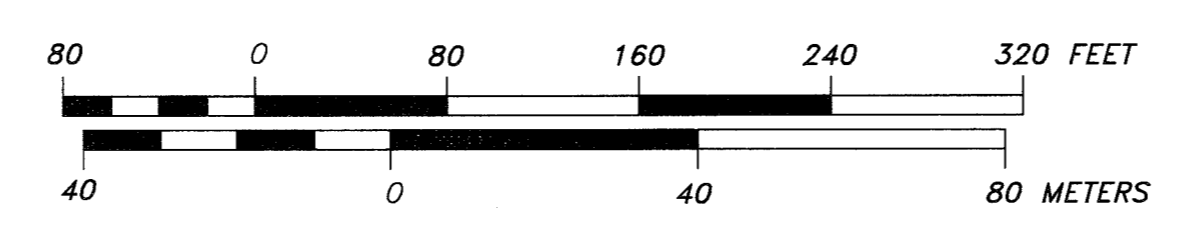
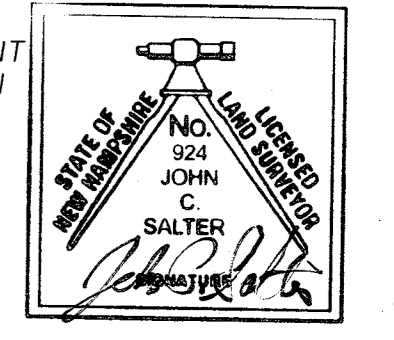
JAMES VERRA and ASSOCIATES, INC.
 101 SHATTUCK WAY
 SUITE 8
 NEWINGTON, N.H. 03801-7876
 603-436-3557

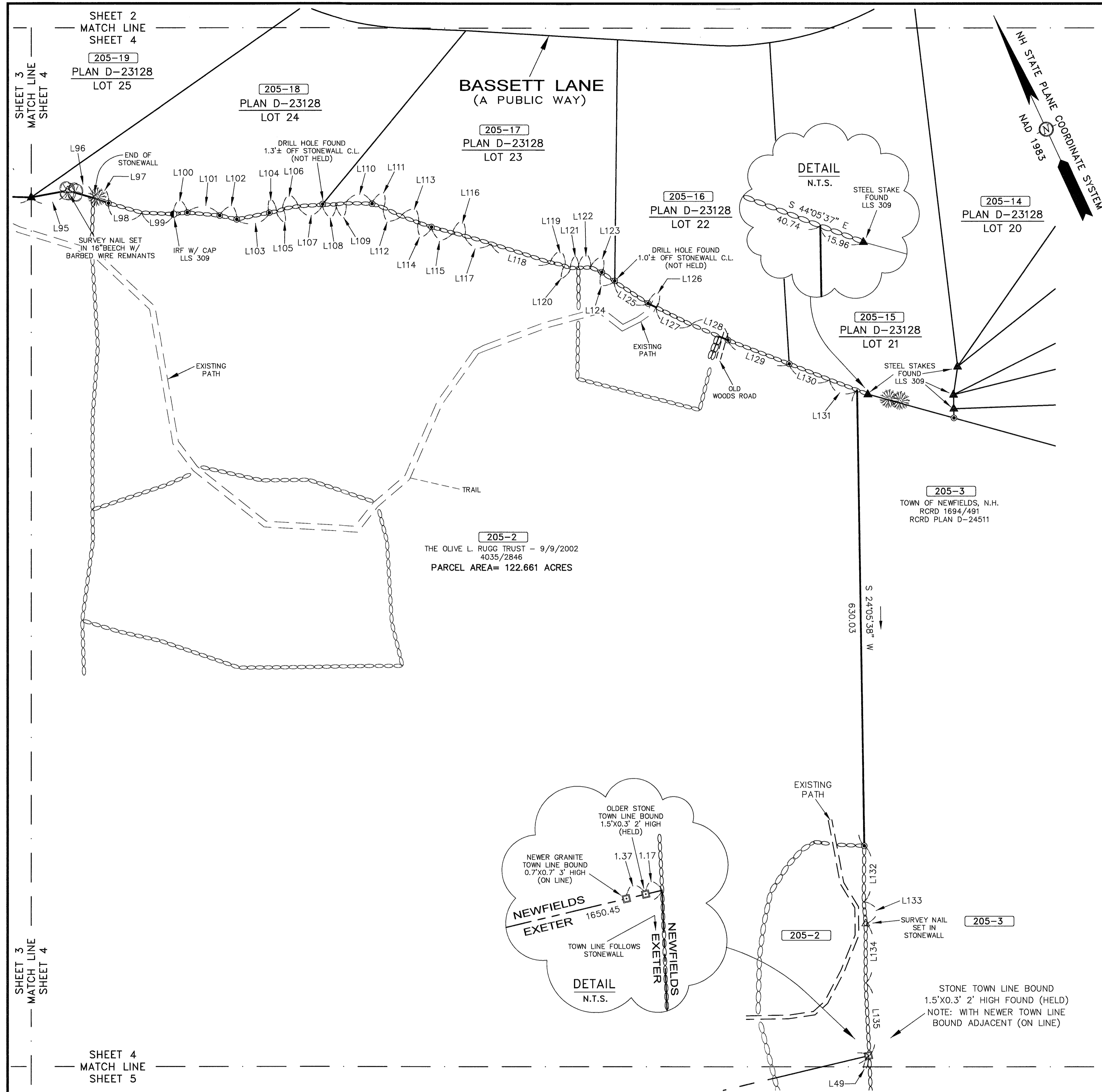
DATE: 7/24/2023
 JOB NO: 23746
 SCALE: 1" = 80'
 DWG NAME: 23746-1
 PLAN NO: 23746-1
 SHEET: 2 OF 6

PURSUANT TO RSA 676:18,III AND RSA 672:14

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

John C. Salter 7/24/2023
 JOHN C. SALTER DATE





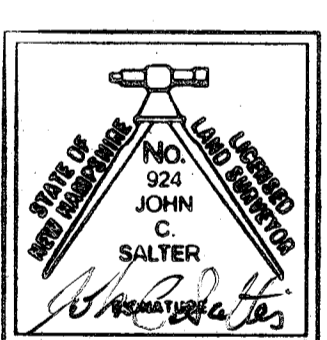
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 74°31'13" W	85.47	L85	S 46°22'30" W	8.77
L2	S 78°46'47" W	44.16	L86	S 47°26'11" W	21.10
L3	S 78°36'56" W	46.84	L87	S 37°24'33" W	21.15
L4	N 15°38'39" W	1.05	L88	S 52°44'48" W	20.82
L5	N 15°38'39" W	32.44	L89	S 59°30'55" W	69.64
L6	S 53°24'37" E	90.61	L90	S 44°49'15" E	20.00
L7	S 52°46'00" E	59.95	L91	S 57°24'53" E	32.16
L8	S 55°16'21" E	88.44	L92	S 63°24'19" E	41.21
L9	S 54°26'51" E	57.48	L93	S 59°58'04" E	51.23
L10	S 49°51'28" E	62.95	L94	S 63°05'30" E	70.22
L11	S 53°19'05" E	32.86	L95	S 75°29'32" E	51.10
L12	S 10°06'00" E	12.12	L96	S 49°23'12" E	37.00
L13	S 10°06'00" E	8.38	L97	S 45°36'10" E	22.39
L14	S 76°12'33" E	16.83	L98	S 49°17'10" E	48.23
L15	S 81°20'25" E	60.36	L99	S 62°16'50" E	44.07
L16	N 81°58'27" E	67.03	L100	S 71°35'27" E	18.83
L17	N 71°44'42" E	57.88	L101	S 59°44'36" E	45.29
L18	N 74°03'58" W	2.71	L102	S 52°19'06" E	24.11
L19	N 15°24'51" E	3.22	L103	S 76°29'36" E	46.16
L20	N 15°24'51" E	98.96	L104	S 73°19'13" E	9.99
L21	N 15°03'20" E	107.98	L105	S 86°13'35" E	9.51
L22	N 14°58'18" E	82.45	L106	S 74°48'43" E	21.53
L23	S 75°35'24" E	69.25	L107	S 68°14'01" E	33.88
L24	S 30°06'03" E	54.23	L108	S 66°42'41" E	18.93
L25	S 29°42'48" E	74.75	L109	S 73°05'59" E	13.56
L26	S 31°29'54" W	27.69	L110	S 63°40'45" E	36.51
L27	S 31°29'54" W	102.59	L111	S 47°35'00" E	16.58
L28	S 78°36'35" E	83.54	L112	S 38°24'22" E	27.12
L29	N 78°37'14" E	50.01	L113	S 45°01'59" E	25.64
L30	S 82°26'21" E	72.15	L114	S 46°24'10" E	19.37
L31	S 50°57'40" E	97.09	L115	S 50°04'34" E	30.41
L32	S 53°11'36" E	96.65	L116	S 50°29'30" E	17.06
L33	S 40°20'52" W	77.63	L117	S 49°02'37" E	38.29
L34	S 22°39'35" W	98.08	L118	S 47°14'12" E	86.29
L35	N 44°19'44" E	103.42	L119	S 53°58'58" E	20.59
L36	S 67°18'42" W	47.36	L120	S 32°49'53" E	8.95
L37	S 73°45'21" W	16.59	L121	S 71°53'18" E	11.09
L38	S 42°06'44" W	9.57	L122	S 67°07'27" E	16.90
L39	S 71°15'13" W	104.83	L123	S 41°31'51" E	16.99
L40	S 75°02'23" W	60.16	L124	S 29°01'02" E	21.52
L41	S 82°10'32" W	40.64	L125	S 31°51'13" E	55.85
L42	N 85°51'57" W	86.95	L126	S 39°42'20" E	12.73
L43	N 81°32'07" W	6.85	L127	S 38°48'21" E	54.13
L44	S 65°15'38" W	86.15	L128	S 42°18'42" E	54.90
L45	S 22°44'33" W	96.68	L129	S 43°46'35" E	91.09
L46	S 21°59'48" W	79.11	L130	S 43°47'16" E	60.09
L47	S 19°28'21" W	104.82	L131	S 44°05'37" E	40.74
L48	S 24°21'49" W	28.40	L132	S 25°29'13" W	77.46
L49	S 78°22'39" E	1.17	L133	S 19°50'26" W	30.22
L50	S 78°09'32" E	90.56	L134	S 25°01'57" W	82.15
L51	N 71°00'00" E	67.11	L135	S 22°06'54" W	100.46
L52	N 66°19'23" E	62.52	L136	N 79°09'10" W	107.04
L53	N 68°32'16" E	41.70	L137	N 23°06'38" E	12.21
L54	N 69°52'39" E	31.99	L138	N 21°24'59" E	89.50
L55	N 60°32'22" E	42.27	L139	N 34°20'06" E	52.68
L56	N 65°15'03" E	28.18	L140	N 27°35'49" E	39.67
L57	N 65°14'45" E	10.60	L141	N 22°59'04" E	73.14
L58	N 73°53'57" E	67.40	L142	N 22°45'45" E	94.30
L59	N 75°18'44" E	106.18	L143	N 22°22'09" E	11.82
L60	S 46°40'41" E	28.60	L144	N 25°56'39" E	83.12
L61	S 47°34'18" E	32.58	L145	N 13°13'16" E	33.75
L62	S 51°43'19" E	90.16	L146	N 28°11'04" E	39.66
L63	S 54°06'25" E	58.73	L147	N 23°06'43" E	83.00
L64	S 52°08'35" E	85.07	L148	N 24°32'44" E	74.05
L65	S 52°57'11" E	56.86	L149	N 22°29'56" E	12.10
L66	S 82°01'57" E	3.89	L150	N 24°43'51" E	71.59
L67	S 51°57'36" E	86.10	L151	N 20°33'08" E	70.63
L68	S 48°49'28" W	21.28	L152	N 25°22'35" E	55.93
L69	S 55°12'58" W	44.37	L153	N 22°04'48" E	47.39
L70	S 45°18'16" W	45.86	L154	N 10°29'23" E	9.39
L71	S 36°13'20" W	87.79	L155	N 24°17'32" E	57.41
L72	S 35°11'54" W	42.71	L156	N 24°56'54" E	32.71
L73	S 19°38'21" W	14.81	L157	N 18°43'50" E	16.98
L74	S 03°22'15" W	10.72	L158	N 29°42'44" E	18.50
L75	S 13°01'41" W	18.90	L159	N 23°01'27" E	32.82
L76	S 18°54'35" W	18.90	L160	N 20°35'06" E	58.14
L77	S 35°16'34" W	16.14	L161	N 22°12'13" E	94.08
L78	S 39°29'42" W	27.84	L162	N 23°57'18" E	85.81
L79	S 39°54'13" W	38.65	L163	S 45°18'46" E	54.56
L80	S 45°40'01" W	38.01	L164	N 46°33'22" E	59.42
L81	S 42°42'03" W	73.74	L165	N 88°28'42" W	50.11
L82	S 44°47'57" W	38.18	L166	S 53°09'09" W	71.89
L83	S 55°13'26" W	23.41	L167	S 00°46'19" W	68.80
L84	S 55°51'00" W	36.57	L168	S 23°06'38" W	99.76

- LEGEND:**
- STONE WALL
 - IRON ROD
 - IRON PIPE FOUND
 - BOUND as DESCRIBED
 - STEEL STAKE
 - DRILL HOLE FOUND, UNLESS OTHERWISE NOTED
 - CONIFEROUS TREE W/ BARBED WIRE REMNANTS
 - DECIDUOUS TREE W/ BARBED WIRE REMNANTS
 - 205-2 TAX SHEET - LOT NUMBER
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - RCRP ROCKINGHAM COUNTY REGISTRY OF PROBATE
 - EOP EDGE OF PAVEMENT
 - SCC SLOPED FACED GRANITE CURB
 - UTILITY POLE
 - UTILITY POLE W/ TRANSFORMER
 - GUY
 - WELL
 - CATCH BASIN
 - D- DRAIN LINE

PURSUANT TO RSA 676:18,III AND RSA 672:14

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

John C. Salter 7/24/2023
 JOHN C. SALTER DATE

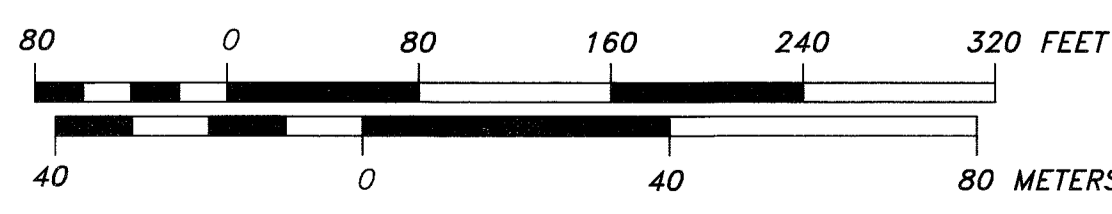


REV. NO.	DATE	DESCRIPTION	APPR'D
PLAT OF LAND PISCASSIC ROAD (NH ROUTE 87) NEWFIELDS, NEW HAMPSHIRE ASSESSOR'S PARCELS: 205-2, 205-2.1, 205-2.2, 209-6.1, 209-6.2 & 209-7 AND LANDS IN EXETER, NEW HAMPSHIRE for THE OLIVE L. RUGG TRUST - 10/9/2002, THE ESTATE OF OLIVE L. RUGG, THE DOUGLAS W. RUGG TRUST - 1/15/2004, KEITH D. LUDWIG & CHERI R. LUDWIG, KEVIN W. WIGGIN, DEREK W. RUGG & NADINE J.C. RUGG			

JAMES VERRA and ASSOCIATES, INC.
 101 SHATTUCK WAY
 SUITE 8
 NEWINGTON, N.H. 03801-7876
 603-436-3557

DATE: 7/24/2023
 JOB NO: 23746
 SCALE: 1" = 80'
 DWG NAME: 23746-1
 PLAN NO: 23746-1
 SHEET: 4 OF 6

JCS PROJECT MGR DRAWN BY
 COPYRIGHT ©2023 by JAMES VERRA and ASSOCIATES, INC.



SHEET 3 MATCH LINE SHEET 4

MATCH LINE SHEET 4 SHEET 5

205-2
THE OLIVE L. RUGG TRUST - 9/9/2002
4035/2846
PARCEL AREA= 122.661 ACRES

1650.45 TO STONEWALL
1649.27 S 78°22'39" E

TAKE NOTE:
THE RUGG FAMILY LANDS IN EXETER ARE NOT REPRESENTED ON THE EXETER TAX MAPS IN CONFORMITY TO THE RECORD CONVEYANCING AND THE MONUMENTS FOUND IN THE FIELD
HENCE NO TAX MAP--LOT NUMBERS ARE SHOWN HEREON FOR THE RUGG LANDS IN EXETER

RUGG EXETER PARCEL 1
THE OLIVE L. RUGG TRUST DATED 10-9-2002
SEE DEEDS RCRD 4035/2846 & 1084/219
PARCEL AREA: 25.503 ACRES

PROPERTY LINE
AS DEPICTED ON
RCRD PLAN D-13925

29.0± ACRE OVERLAP OF
PROPERTY LINE AS DEPICTED
ON RCRD PLAN D-13925

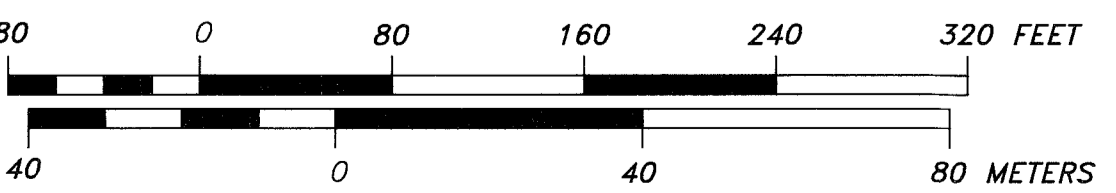
RUGG EXETER PARCEL 2
50% INTEREST: DEREK RUGG & NADINE RUGG
50% INTEREST: KEITH LUDWIG & CHERI LUDWIG
SEE DEED RCRD 6462/901
PARCEL AREA: 5.191 ACRES

RUGG EXETER PARCEL 3
SEE ESTATE OF OLIVE L. RUGG
RCRP CASE NUMBER: 318-2022-ET-02269
SEE DEED RCRD 1717/130
PARCEL AREA: 16.409 ACRES

LIMITS OF OPEN SPACE A
AS DEPICTED ON RCRD
PLAN D-32025 (SHEET 2)
(HATCHED)

6.8± ACRE OVERLAP OF
OPEN SPACE A AS DEPICTED ON
RCRD PLAN D-32025 (SHEET 2)
(DOUBLE-HATCHED)

OLD TELEPHONE
CABLE ROUTE±

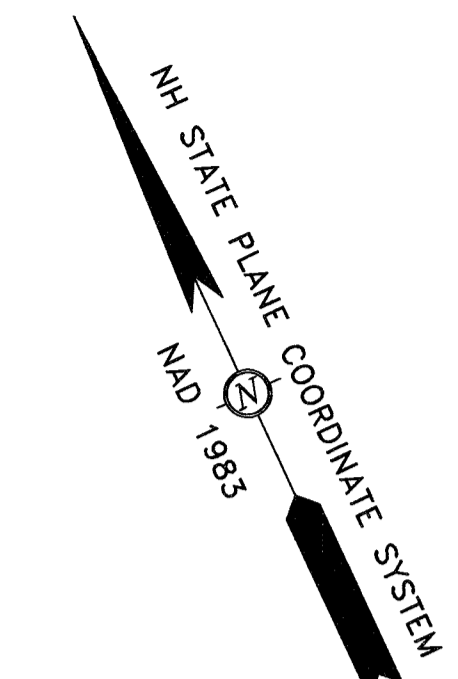


NEWFIELDS
EXETER

NEWFIELDS
EXETER

TOWN LINE FOLLOWS
PROPERTY LINE

205-3
TOWN OF NEWFIELDS, N.H.
RCRD 1894/491
RCRD PLAN D-24511



- LEGEND:**
- STONE WALL
 - IRON ROD
 - IRON PIPE FOUND
 - BOUND as DESCRIBED
 - ▲----- STEEL STAKE
 - DRILL HOLE FOUND, UNLESS OTHERWISE NOTED
 - CONIFEROUS TREE W/ BARBED WIRE REMNANTS
 - DECIDUOUS TREE W/ BARBED WIRE REMNANTS
 - 205-2----- TAX SHEET - LOT NUMBER
 - RCRD----- ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - RCRP----- ROCKINGHAM COUNTY REGISTRY OF PROBATE
 - EOP----- EDGE OF PAVEMENT
 - SGC----- SLOPED FACED GRANITE CURB
 - UTILITY POLE
 - UTILITY POLE W/ TRANSFORMER
 - GUY
 - WELL
 - CATCH BASIN
 - D----- DRAIN LINE

10-9
FORMERLY DANIEL G. NEAL
SEE RCRD 479/445 - 5TH PARCEL

FORMERLY G. IRVIN HOWARD
SEE RCRP# 24919 6/10/1930

RUGG EXETER PARCEL 2 CALLS FOR
WALTER S. CARLISLE ON THE EAST

TAKEN BY TAX COLLECTOR'S DEED AS
TAX MAP 10, LOT 9, NOW OR FORMERLY
OWNED BY THE CARLISLE ESTATE
SEE RCRD 3667/2449

ALSO SEE RCRD 3667/2462 FOR
QUITCLAIM DEED FROM THE TOWN OF EXETER TO
THE EXETER CONSERVATION COMMISSION

10-10
FORMERLY ALBERT S. LANGLEY
SEE RCRD 549/390

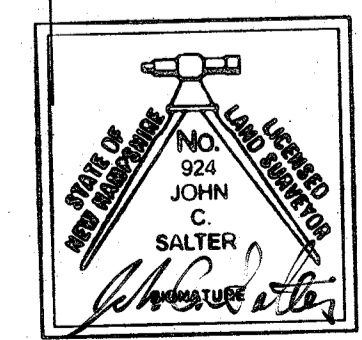
TAKEN BY TAX COLLECTOR'S DEED AS
TAX MAP 10, LOT 10, NOW OR FORMERLY
OWNED BY THE ALBERT LANGLEY ESTATE
SEE RCRD 3667/2450

ALSO SEE RCRD 3667/2456 FOR
QUITCLAIM DEED FROM THE TOWN OF EXETER TO
THE EXETER CONSERVATION COMMISSION

REV. NO.	DATE	DESCRIPTION	APPR'D
PLAT OF LAND PISCASSIC ROAD (NH ROUTE 87) NEWFIELDS, NEW HAMPSHIRE ASSESSOR'S PARCELS: 205-2, 205-2.1, 205-2.2, 209-6.1, 209-6.2 & 209-7 AND LANDS IN EXETER, NEW HAMPSHIRE for THE OLIVE L. RUGG TRUST - 10/9/2002, THE ESTATE OF OLIVE L. RUGG, THE DOUGLAS W. RUGG TRUST - 1/15/2004, KEITH D. LUDWIG & CHERI R. LUDWIG, KEVIN W. WIGGIN, DEREK W. RUGG & NADINE J.C. RUGG			
JCS		JCS	
PROJECT MGR		DRAWN BY	
JAMES VERRA and ASSOCIATES, INC. 101 SHATTUCK WAY SUITE 8 NEWINGTON, N.H. 03801-7876 603-436-3557			
DATE:	7/24/2023	JOB NO:	23746
SCALE:	1" = 80'	SCALE:	1" = 80'
DWG NAME:	23746-1	PLAN NO:	23746-1
		SHEET:	5 OF 6

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

John C. Salter
JOHN C. SALTER
7/24/2023
DATE



OWNER
 OLIVE RUGG TRUST
 P.O. BOX 1023
 NEWFIELDS, NH 03856

APPLICANT
 COPLEY PROPERTIES, LLC
 94 PORTSMOUTH AVENUE
 STRATHAM, NH 03885

CIVIL ENGINEER
 EMANUEL ENGINEERING, INC.
 118 PORTSMOUTH AVENUE, SUITE A202
 STRATHAM, NH 03885

LAND SURVEYOR
 JAMES VERRA & ASSOCIATES, INC.
 101 SHATTUCK WAY, SUITE 8
 NEWINGTON, NH 03801

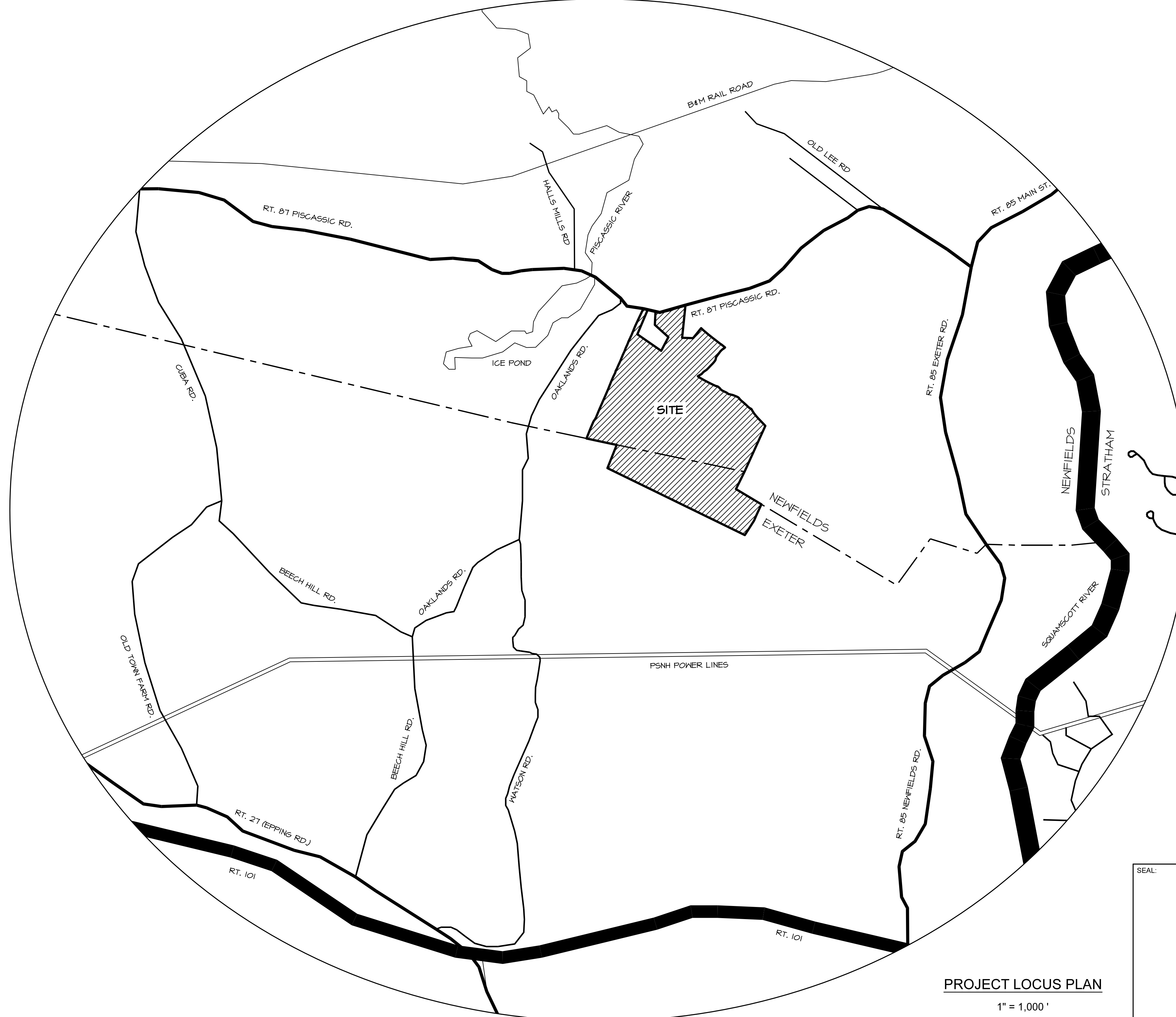
DON WILSON, LLS
 PO BOX 322
 NEWFIELDS, NH 03856

WETLAND SCIENTIST
 HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC
 PO BOX 356
 EPSOM, NH 03234

ATTORNEY
 KALIL & LACOUNT
 681 WALLIS ROAD
 RYE, NEW HAMPSHIRE 03870

SUBDIVISION PLAN FOR COPLEY PROPERTIES, LLC

NEWFIELDS TAX MAP 205 LOT 2 EXETER TAX MAP 10, LOTS 1, 2, 3, 4, 5, 6, & 7 EXETER TAX MAP 11, LOT 11, AND EXETER TAX MAP 19 LOT 16 119 PISCASSIC ROAD (SITE) NEWFIELDS, NH 03856



PROJECT LOCUS PLAN

1" = 1,000'

PROJECT DRAWING SET:

- COVER SHEET
- C1 EXISTING CONDITIONS
- C2 YIELD PLAN
- C3 CONSERVATION SUBDIVISION PLAN
- C4 CONSERVATION SUBDIVISION PLAN WITH TOPOGRAPHY

1	JUL 1, 2024	FOR APPROVAL			
ISS. DATE:	DESCRIPTION OF ISSUE:			CHK:	
DRAWN:	JJM	DESIGN:	JJM		
CHECKED:	BDS	CHECKED:	BDS		



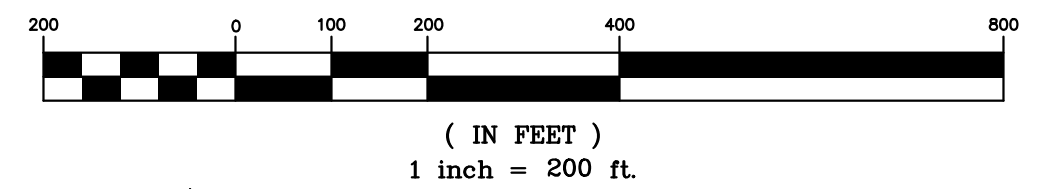
CLIENT:
 COPLEY PROPERTIES, LLC
 94 PORTSMOUTH AVENUE
 STRATHAM, NH 03885

SEAL:

TITLE:
COVER SHEET
 FOR
 COPLEY PROPERTIES, LLC
 119 PISCASSIC ROAD (SITE)
 NEWFIELDS, NH 03856

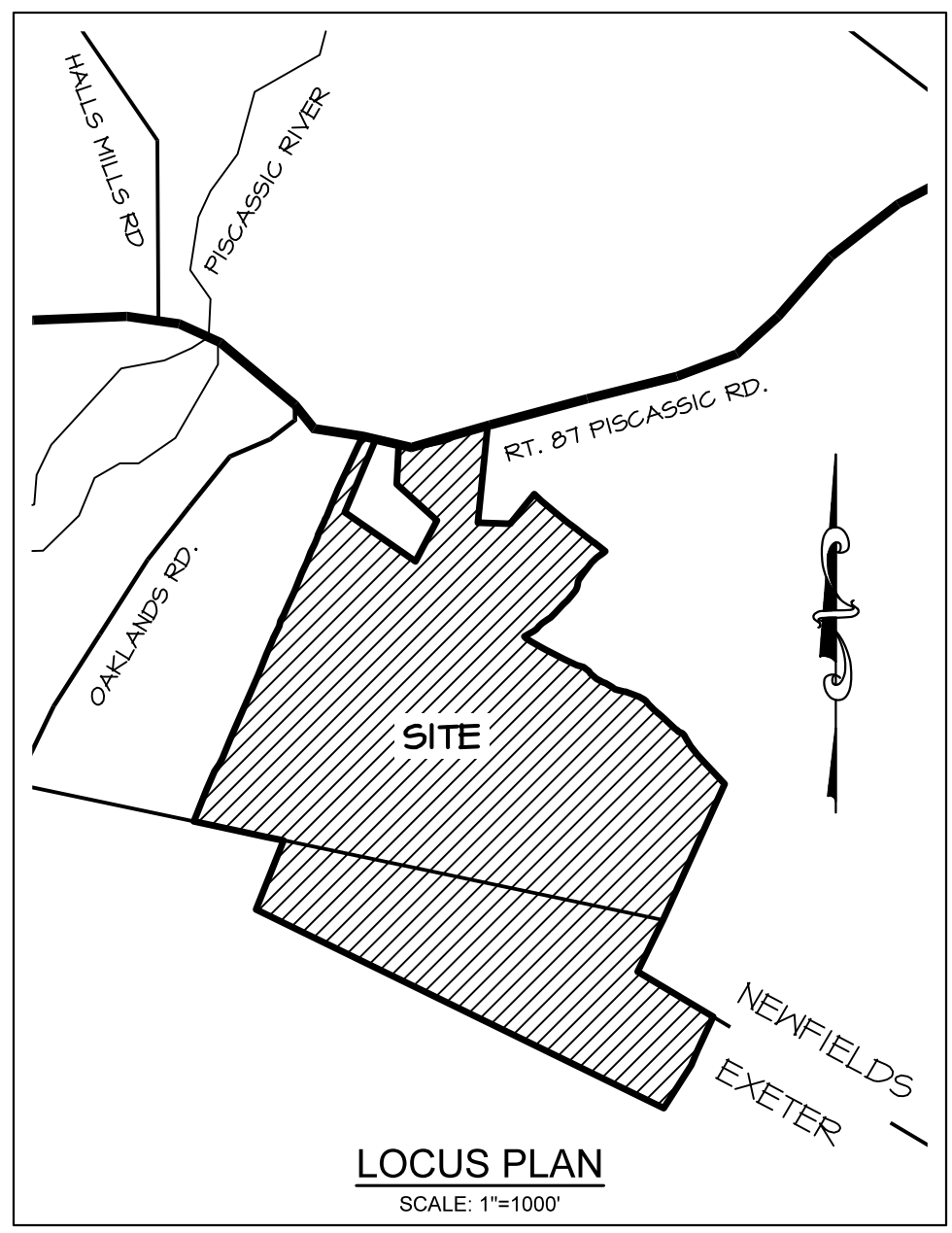
PROJECT: 24-1086	SCALE: AS SHOWN	SHEET: COVER
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GRAPHIC SCALE



LEGEND

	DRILL HOLE FOUND
	IRON ROD FOUND
	STEEL STAKE FOUND
	PK FOUND
	STONE PILE FOUND
	(TYP) TYPICAL PROPERTY LINE
	EDGE OF PAVEMENT (EOP)
	SOIL DELINEATION
	OVERHEAD UTILITIES
	UTILITY POLE
	WELL
	STONE WALL
	TREE LINE
	TREE



- NOTES:**
- OWNER OF RECORD:
NEWFIELDS, NH TAX MAP 205, LOT 2
OLIVE RUGG TRUST
114 PISCASSIC ROAD
NEWFIELDS, NH 03856
RCRD BOOK 1717 PAGE 0130

EXETER, NH TAX MAP 10, LOTS 1, 2, 3, 4, 5, AND 7
EXETER, NH TAX MAP 11, LOT 11
EXETER, NH TAX MAP 14, LOT 16
OLIVE RUGG TRUST
114 PISCASSIC ROAD
NEWFIELDS, NH 03856

EXETER, NH TAX MAP 10, LOT 6
DEREK & NADINE RUGG, AND KEITH & CHERI LUDWIG
114 PISCASSIC ROAD
NEWFIELDS, NH 03856
 - THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING FEATURES AND TOPOGRAPHY OF THE SUBJECT PARCELS.
 - THE NEWFIELDS PORTION OF THE PARCELS ARE ZONED RESIDENTIAL AGRICULTURAL "RA" PER THE TOWN OF NEWFIELDS VILLAGE, NEW HAMPSHIRE ZONING MAP.

THE EXETER PORTION OF THE PARCELS ARE ZONED SINGLE FAMILY RESIDENTIAL "R-1" PER THE ZONING MAP OF EXETER, NEW HAMPSHIRE DATED 2014.
 - PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP, 33015C0236F, 33015C0237F, AND 33015C0234F, DATED JANUARY 24, 2021.
 - FIELDWORK CONDUCTED BY JAMES VERRA AND ASSOCIATES, INC. 2015-2022. DEED RESEARCH COMPLETED BY DON WILSON, LLS 2015-2022.
 - EXISTING TOPOGRAPHY WAS DELINEATED VIA NHGRANT ONLINE GIS DATA. WETLANDS WERE DELINEATED VIA NATIONAL WETLANDS INVENTORY (NWI) SUPPLIED BY SOUTHEAST LAND TRUST (SELT).
 - PROPERTY TO BE SERVICED BY ON-SITE WELL AND SEPTIC.
 - ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
 - THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
 - BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.
 - ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.

1	JUL 1, 2024	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK:
DRAWN: JIM	DESIGN: -		
CHECKED: BDS	CHECKED: -		

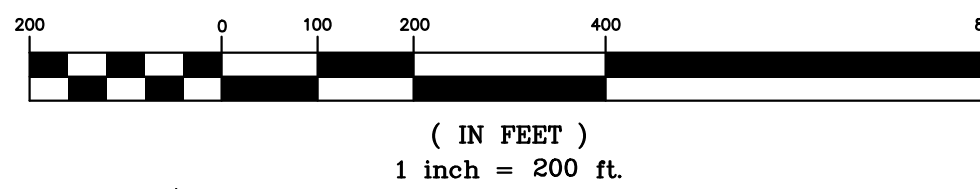


CLIENT:
COPLEY PROPERTIES, LLC
94 PORTSMOUTH AVENUE
STRATHAM, NH 03885

TITLE:
EXISTING CONDITIONS
FOR
COPLEY PROPERTIES, LLC
119 PISCASSIC ROAD (SITE)
NEWFIELDS, NH 03856

PROJECT:	SCALE:	SHEET:
24-1086	1"=200'	C1

GRAPHIC SCALE



LEGEND

- DRILL HOLE FOUND
- IRON ROD FOUND
- ▲ STEEL STAKE FOUND
- PK FOUND
- STONE PILE FOUND
- (TYP) TYPICAL
- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- SOIL DELINEATION
- OVERHEAD UTILITIES
- UTILITY POLE
- WELL
- STONE WALL
- TREE LINE
- TREE

TOWN RULES & REGULATIONS:

- NEWFIELDS ROAD DESIGN WIDTHS & DIMENSIONS:**
- RIGHT OF WAY WIDTH: 50 FEET
 - ROAD WIDTH: 24 FEET
 - TOTAL PROPOSED ROAD LENGTH: 11,125 FEET
- NEWFIELDS LOT REQUIREMENTS AND SETBACKS:**
- MINIMUM LOT SIZE: 2 ACRES
 - MINIMUM FRONT FRONTOAGE: 200 FEET
 - MINIMUM FRONT SETBACK: 25 FEET
 - MINIMUM REAR SETBACK: 20 FEET
 - MINIMUM SIDE SETBACK: 20 FEET
 - MINIMUM WETLAND BUFFER: 100 FEET (TYPE A HYDRIC SOIL)
 - MINIMUM WETLAND BUFFER: 50 FEET (TYPE B HYDRIC SOIL)
- EXETER ROAD DESIGN WIDTHS & DIMENSIONS:**
- RIGHT OF WAY WIDTH: 50 FEET
 - ROAD WIDTH: 24 FEET
 - CUL-DE-SAC RADIUS (FROM CENTER TO OUTSIDE EDGE OF ROADWAY) = 54 FEET (MIN)
- EXETER LOT REQUIREMENTS AND SETBACKS:**
- MINIMUM LOT SIZE: 2 ACRES
 - MINIMUM FRONT FRONTOAGE: 150 FEET
 - MINIMUM FRONT SETBACK: 25 FEET
 - MINIMUM REAR SETBACK: 25 FEET
 - MINIMUM SIDE SETBACK: 15 FEET
 - MINIMUM WETLAND BUFFER: 75 FEET

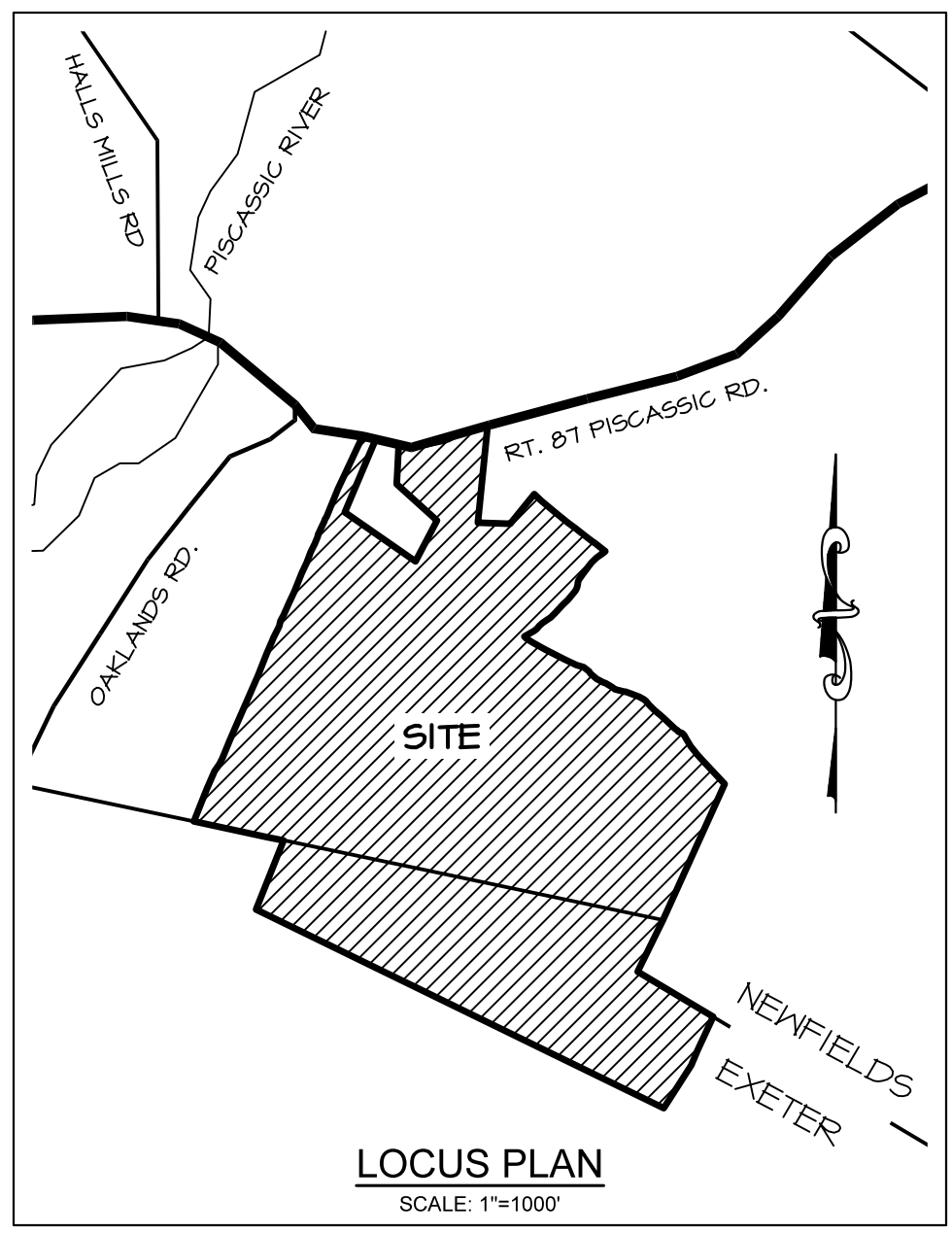
Proposed Lots			
Lot #	Frontage (feet)	Area (acres)	Area (square feet)
1	200.00	2.102	91,565.05
2	394.78	3.099	135,011.82
3	200.00	4.144	180,490.88
4	200.00	2.763	120,366.12
5	200.00	2.184	95,124.98
6	525.94	2.191	95,452.16
7	469.64	2.629	114,520.54
8	202.00	2.001	87,162.74
9	226.00	2.003	87,254.37
10	200.00	2.590	112,825.41
11	200.00	2.000	87,121.73
12	200.00	2.000	87,120.00
13	200.00	2.000	87,120.00
14	200.00	2.000	87,120.00
15	200.00	2.005	87,330.89
16	535.50	2.000	87,120.00
17	200.00	2.441	106,349.14
18	301.58	2.189	95,334.38
19	205.84	2.042	87,216.28
20	200.00	2.003	88,992.61
21	408.48	2.950	128,519.43
22	225.74	2.090	91,037.89
23	200.00	2.000	87,120.00
24	200.00	2.000	87,120.00
25	200.00	2.000	87,120.00
26	200.00	2.000	87,120.00
27	200.00	2.000	87,120.00
28	200.00	2.000	87,120.00
29	313.28	3.105	135,236.37
30	267.20	2.989	130,218.34
31	200.00	2.803	122,087.75
32	200.00	2.627	114,448.35
33	200.00	2.022	87,203.08
34	200.00	2.001	87,179.95
35	200.00	2.009	87,504.20
36	200.00	2.022	88,070.60
37	200.00	2.021	88,017.02
38	409.44	2.000	87,120.02
39	374.45	2.004	87,293.72
40	296.60	2.011	87,590.21
41	725.44	4.016	174,941.61
42	391.13	2.926	127,475.86
43	663.24	2.067	90,027.01
44	276.54	2.000	87,120.00
45	200.00	2.000	87,120.00
46	628.45	2.000	87,120.00
47	892.14	2.333	101,645.54
48	463.84	2.339	101,866.31
49	400.00	2.000	87,120.00
50	400.00	2.000	87,120.00
51	400.00	2.000	87,120.00
52	824.85	2.016	87,803.27
53	623.07	2.000	87,120.00
54	200.00	2.000	87,120.00
55	200.00	2.000	87,120.00
56	200.00	2.000	87,120.00
57	200.00	2.000	87,120.00
58	200.00	2.000	87,120.00
59	200.00	2.000	87,120.00
60	200.00	2.000	87,120.00
61	592.46	2.010	87,562.83
62	383.97	2.003	87,267.17
63	359.49	2.003	87,251.33
64	294.18	2.474	107,777.18
65	200.00	2.000	87,120.00
66	200.00	2.000	87,120.00
67	200.00	2.000	87,120.00
68	200.00	2.000	87,120.00
69	708.34	2.550	111,070.59
70	250.00	2.692	117,280.22

NOTES:

1. OWNER OF RECORD:
NEWFIELDS, NH TAX MAP 205, LOT 2
OLIVE RUGG TRUST
114 PISCASSIC ROAD
NEWFIELDS, NH 03856
RCRD BOOK 1117 PAGE 0130

EXETER, NH TAX MAP 10, LOTS 1, 2, 3, 4, 5, AND 7
EXETER, NH TAX MAP 11, LOT 11
EXETER, NH TAX MAP 14, LOT 16
OLIVE RUGG TRUST
114 PISCASSIC ROAD
NEWFIELDS, NH 03856
2. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED YIELD FOR A SUBDIVISION ON THE SUBJECT PARCELS.
3. THE NEWFIELDS PORTION OF THE PARCELS ARE ZONED RESIDENTIAL AGRICULTURAL "RA" PER THE TOWN OF NEWFIELDS VILLAGE, NEW HAMPSHIRE ZONING MAP.

THE EXETER PORTION OF THE PARCELS ARE ZONED RURAL "RU" PER THE ZONING MAP OF EXETER, NEW HAMPSHIRE DATED 2014.
4. PARCEL IS NOT IN A FLOOD HAZARD ZONE, REFERENCE FLOOD INSURANCE RATE MAP, 33015C0236F, 33015C0237F, AND 33015C0234F, DATED JANUARY 24, 2021.
5. FIELDWORK CONDUCTED BY JAMES VERRA AND ASSOCIATES, INC. 2015-2022. DEED RESEARCH COMPLETED BY DON WILSON, LLS 2015-2022.
6. EXISTING TOPOGRAPHY WAS DELINEATED VIA NHGRANT ONLINE GIS DATA. WETLANDS WERE DELINEATED VIA NATIONAL WETLANDS INVENTORY (NWI) SUPPLIED BY SOUTHEAST LAND TRUST (SELT).
7. PROPERTY TO BE SERVICED BY ON-SITE WELL AND SEPTIC.
8. ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
9. THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
10. BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.
11. ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.



SEAL:

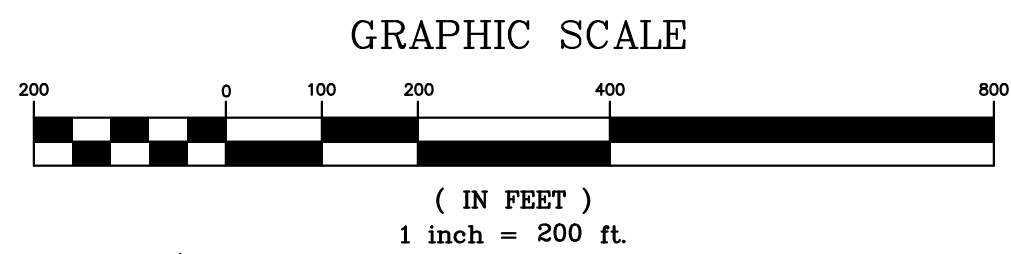
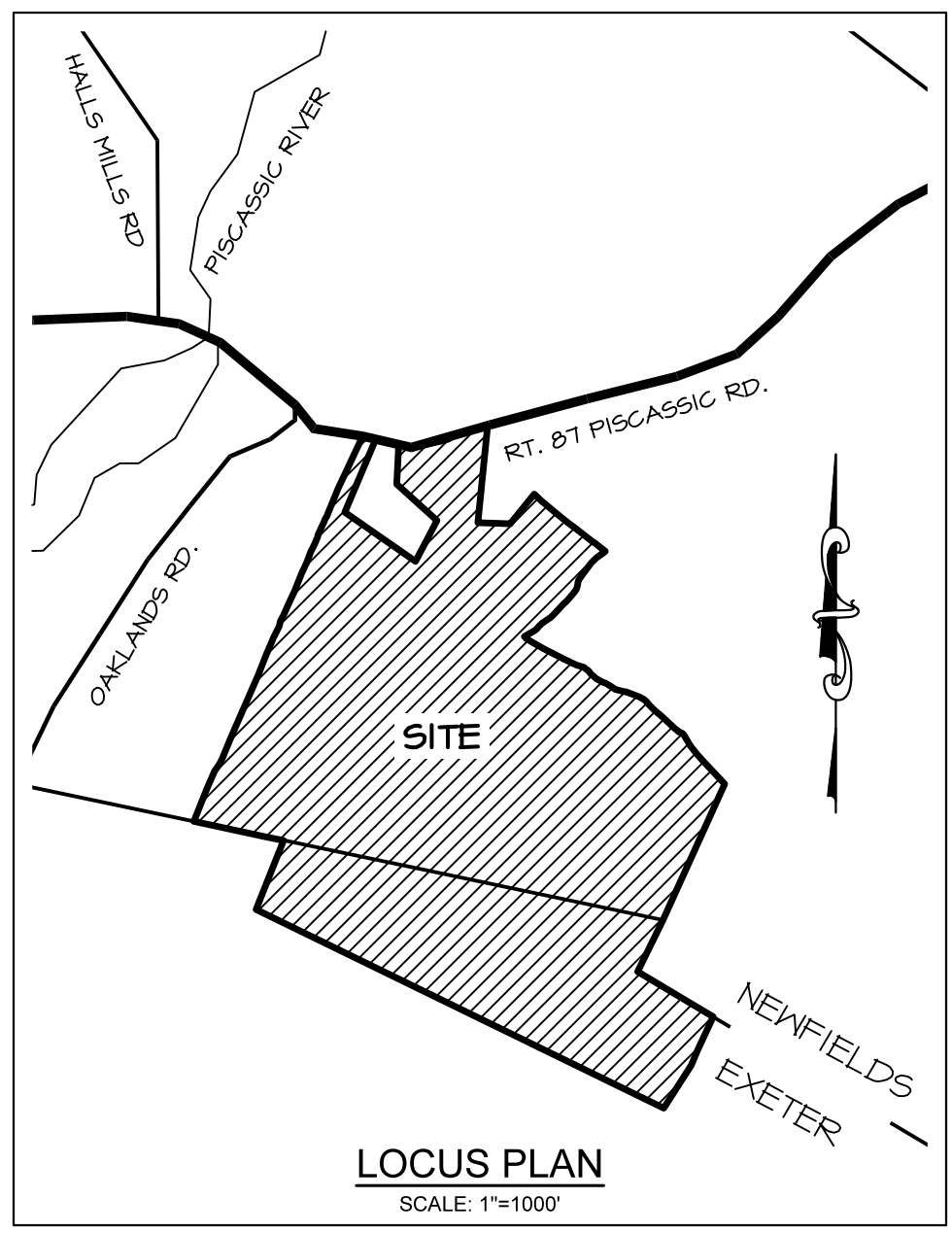
1	JUL 1, 2024	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK.
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EMANUEL ENGINEERING
civil & structural consultants, land planners
118 PORTSMOUTH AVENUE, A202
STRATHAM, NH 03885
P: 603-772-4400 F: 603-772-4487
WWW.EMANUELENGINEERING.COM

CUSTOMER:
COPLEY PROPERTIES, LLC
94 PORTSMOUTH AVENUE
STRATHAM, NH 03885

TITLE:
PRELIMINARY YIELD PLAN
FOR
COPLEY PROPERTIES, LLC
119 PISCASSIC ROAD (SITE)
NEWFIELDS, NH 03856

PROJECT:	SCALE:	SHEET:
24-1086	1"=200'	C2



LEGEND

- DRILL HOLE FOUND
- IRON ROD FOUND
- ⊕ STEEL STAKE FOUND
- ⊕ PK FOUND
- ⊕ STONE PILE FOUND
- (TYP) TYPICAL
- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- SOIL DELINEATION
- OVERHEAD UTILITIES
- UTILITY POLE
- WELL
- STONE WALL
- TREE LINE
- TREE

NEWFIELDS BASELINE DENSITY CALCULATION:

YIELD PLAN:
TOTAL LOTS = 70 (SEE SHEET C2)

LOT AREA:
TOTAL PARCEL AREA = 7,396,324 SQUARE FEET (169.80 ACRES)

DENSITY BONUS:
PUBLIC ACCESS BONUS +5%
VIEWSHED PROTECTION BONUS +5%
= 10% TOTAL DENSITY BONUS

70 LOTS x 1.1 = 77 LOTS

NEWFIELDS OPEN SPACE CALCULATIONS:

TOTAL LOT AREA = 7,396,324 SQUARE FEET (169.80 ACRES)
OPEN SPACE AREA = 4,521,316 SQUARE FEET (103.80 ACRES)
PERCENT OPEN SPACE AREA = 61.1% (50% MINIMUM REQUIRED)

OPEN SPACE UPLAND AND LAND EXCLUDING 25% SLOPES, LAND UNDER PERMANENT EASEMENT, AND FLOODWAYS = 3,159,444 SQUARE FEET (72.52 ACRES)
PERCENT OF OPEN SPACE AREA = 64.9% (50% MINIMUM REQUIRED)

NHDES LOT LOADING CALCULATIONS:

TOTAL LOT AREA = 7,396,324 SQUARE FEET (169.80 ACRES)
WELL RADIUS AREA = 189,521 SQUARE FEET (4.32 ACRES)
VERY POORLY DRAINED SOIL AREA = 885,460 SQUARE FEET (20.33 ACRES)
EFFECTIVE LOT AREA = 6,322,343 SQUARE FEET (145.14 ACRES)

AREA	FACTOR
GROUP 1 SOIL (0-8%) = 64,373 SQUARE FEET	1.0
GROUP 2 SOIL (0-8%) = 905,108 SQUARE FEET	1.3
GROUP 4 SOIL (0-8%) = 135,416 SQUARE FEET	1.45
GROUP 4 SOIL (8-15%) = 4,684,224 SQUARE FEET	1.6
GROUP 4 SOIL (25-35%) = 720,643 SQUARE FEET	1.9
GROUP 6 SOIL = 885,460 SQUARE FEET	N/A

CALCULATED FACTOR = 1.58

Q (GPD) = (EFFECTIVE AREA * 2000 GPD/ACRE) / CALCULATED FACTOR
Q = 183,443 GPD (MAXIMUM)
PROPOSED FLOW (Q) = 150 GPD * 77 LOTS = 57,150 GPD

NHDES SEPTIC CALCULATIONS:

TOTAL PROPOSED LOTS = 77 (5-BEDROOMS PER LOT)
TOTAL FLOW = 77 x 150 GPD = 57,150 GPD

ENVIRO-SEPTIC REQUIREMENTS:
350 LF PER 5-BEDROOM HOUSE
REQUIRED ENVIRO-SEPTIC = 350 LF x 77 = 26,450 LF TOTAL
USE TWO (2) 9,100 LF FIELDS AND ONE (1) 8,150 LF FIELD

- NOTES:**
- OWNER OF RECORD:
NEWFIELDS, NH TAX MAP 205, LOT 2
OLIVE RUGG TRUST
119 PISCASSIC ROAD
NEWFIELDS, NH 03856
RCRD BOOK 1717 PAGE 0130
 - EXETER, NH TAX MAP 10, LOTS 1, 2, 3, 4, 5, AND 7
EXETER, NH TAX MAP 11, LOT 11
EXETER, NH TAX MAP 14, LOT 16
OLIVE RUGG TRUST
119 PISCASSIC ROAD
NEWFIELDS, NH 03856
 - EXETER, NH TAX MAP 10, LOT 6
DEREK & NADINE RUGG, AND KEITH & CHERI LUDWIG
119 PISCASSIC ROAD
NEWFIELDS, NH 03856
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 - THE EXETER PORTION OF THE PARCELS ARE ZONED RURAL "RU" PER THE ZONING MAP OF EXETER, NEW HAMPSHIRE DATED 2014. THERE ARE NO PROPOSED PARCELS IN EXETER.
 - PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP, 33015C0236F, 33015C0237F, AND 33015C0239F, DATED JANUARY 24, 2021.
 - FIELDWORK CONDUCTED BY JAMES VERRA AND ASSOCIATES, INC. 2015-2022. DEED RESEARCH COMPLETED BY DON WILSON, LLS 2015-2022.
 - EXISTING TOPOGRAPHY WAS DELINEATED VIA NGRANT ONLINE GIS DATA. WETLANDS WERE DELINEATED VIA NATIONAL WETLANDS INVENTORY (NWI) SUPPLIED BY SOUTHEAST LAND TRUST (SELT).
 - PROPERTY TO BE SERVICED BY ON-SITE WELL AND SEPTIC.
 - ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
 - THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
 - BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.
 - ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.
 - DESIGN WIDTHS & DIMENSIONS:**
 - RIGHT OF WAY WIDTH: 50 FEET
 - ROAD WIDTH: 24 FEET
 - MINIMUM LOT SIZE: 0.5 ACRE
 - MINIMUM LOT FRONTAGE: 40 FEET
 - TOTAL PROPOSED ROAD LENGTH: 9,530 FEET

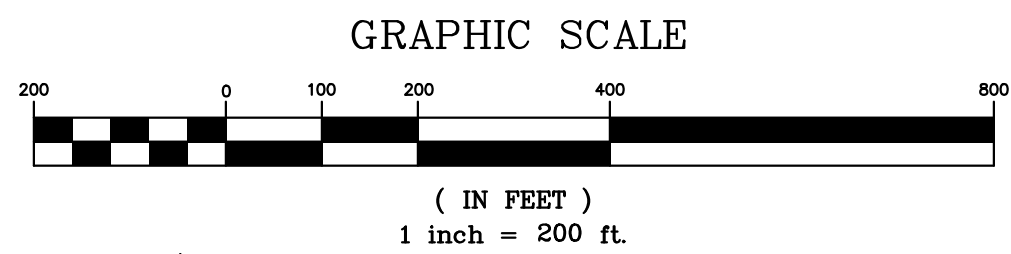
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STRATHAM, NH 03885
P: 603-772-4400 F: 603-772-4487
WWW.EMANUELENGINEERING.COM

CLIENT:
OLIVE L. RUGG TRUST
119 PISCASSIC ROAD
NEWFIELDS, NH 03856

TITLE:
PRELIMINARY CONSERVATION SUBDIVISION PLAN
FOR
OLIVE L. RUGG TRUST
119 PISCASSIC ROAD
NEWFIELDS, NH 03856

PROJECT:	SCALE:	SHEET:
24-1086	1"=200'	C3



LEGEND

- DRILL HOLE FOUND
- IRON ROD FOUND
- STEEL STAKE FOUND
- PK FOUND
- STONE PILE FOUND
- TYPICAL PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- SOIL DELINEATION
- OVERHEAD UTILITIES
- UTILITY POLE
- WELL
- STONE WALL
- TREE LINE
- TREE

NEWFIELDS BASELINE DENSITY CALCULATION:

YIELD PLAN:
TOTAL LOTS = 70 (SEE SHEET C2)

LOT AREA:
TOTAL PARCEL AREA = 7,396,324 SQUARE FEET (169.80 ACRES)

DENSITY BONUS:
PUBLIC ACCESS BONUS +5%
WETLAND PROTECTION BONUS +5%
= 10% TOTAL DENSITY BONUS

70 LOTS x 1.1 = 77 LOTS

NEWFIELDS OPEN SPACE CALCULATIONS:

TOTAL LOT AREA = 7,396,324 SQUARE FEET (169.80 ACRES)
OPEN SPACE AREA = 4,521,316 SQUARE FEET (103.80 ACRES)
PERCENT OPEN SPACE AREA = 61.1% (50% MINIMUM REQUIRED)

OPEN SPACE UPLAND AND LAND EXCLUDING 25% SLOPES, LAND UNDER PERMANENT EASEMENT, AND FLOODWAYS = 3,159,444 SQUARE FEET (72.52 ACRES)
PERCENT OF OPEN SPACE AREA = 64.9% (50% MINIMUM REQUIRED)

NHDES LOT LOADING CALCULATIONS:

TOTAL LOT AREA = 7,396,324 SQUARE FEET (169.80 ACRES)
WELL RADIUS AREA = 189,521 SQUARE FEET (4.32 ACRES)
VERY POORLY DRAINED SOIL AREA = 895,460 SQUARE FEET (20.33 ACRES)
EFFECTIVE LOT AREA = 6,322,343 SQUARE FEET (145.14 ACRES)

AREA	FACTOR
GROUP 1 SOIL (0-8%) = 64,373 SQUARE FEET	1.0
GROUP 2 SOIL (0-8%) = 905,108 SQUARE FEET	1.3
GROUP 4 SOIL (0-8%) = 135,416 SQUARE FEET	1.45
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GROUP 4 SOIL (25-35%) = 720,643 SQUARE FEET	1.9
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CALCULATED FACTOR = 1.58

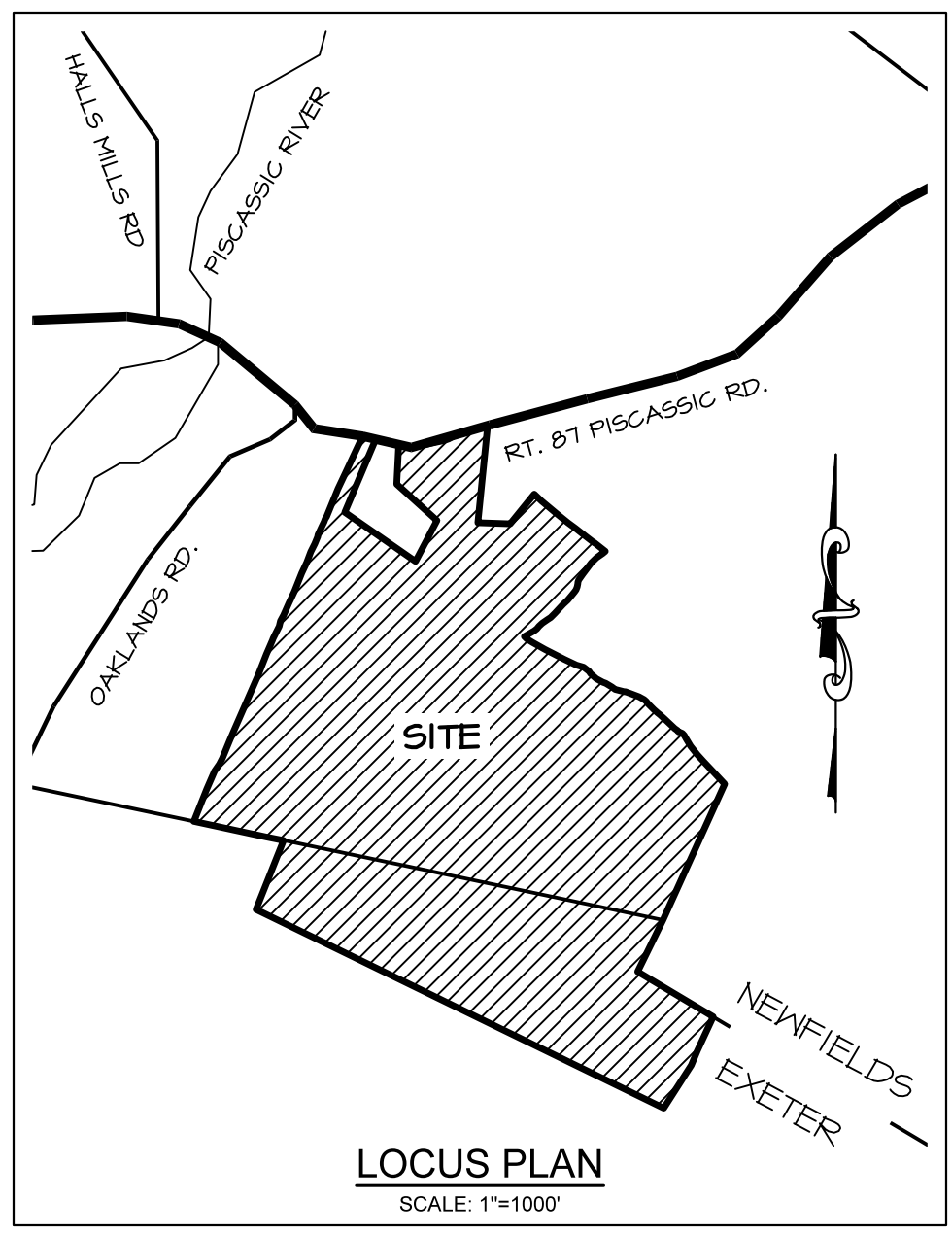
Q (GPD) = (EFFECTIVE AREA * 2000 GPD/ACRE) / CALCULATED FACTOR
Q = 183,443 GPD (MAXIMUM)
PROPOSED FLOW (Q) = 150 GPD * 71 LOTS = 51,750 GPD

NHDES SEPTIC CALCULATIONS:

TOTAL PROPOSED LOTS = 71 (5-BEDROOMS PER LOT)
TOTAL FLOW = 71 x 150 GPD = 51,750 GPD

ENVIRO-SEPTIC REQUIREMENTS:
350 LF PER 5-BEDROOM HOUSE
REQUIRED ENVIRO-SEPTIC = 350 LF x 71 = 26,450 LF TOTAL
USE TWO (2) 9,100 LF FIELDS AND ONE (1) 8,150 LF FIELD

- NOTES:**
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 - PARCEL 15 IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP, 33015C0236F, 33015C0237F, AND 33015C0239F, DATED JANUARY 29, 2021.
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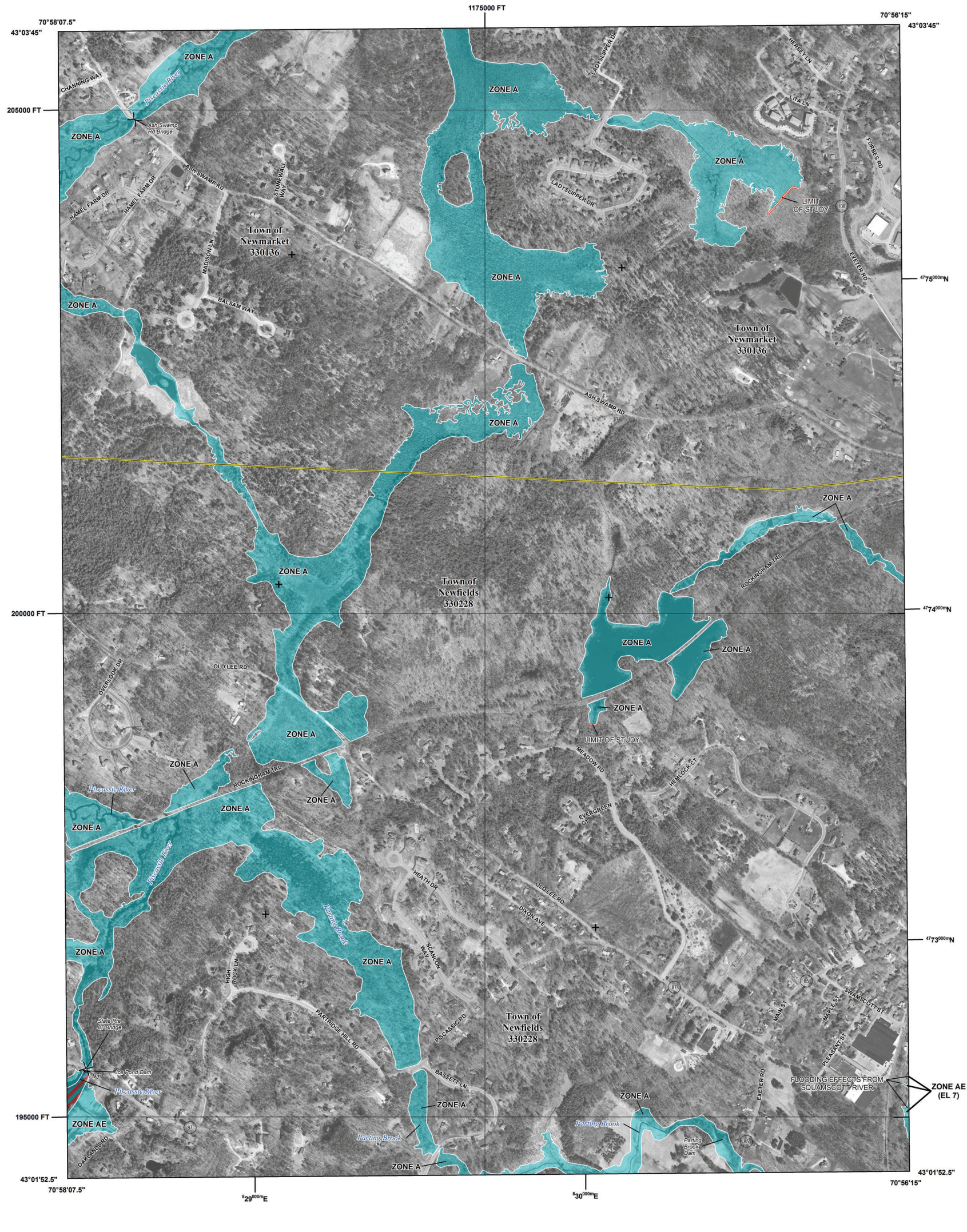
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CLIENT:
OLIVE L. RUGG TRUST
119 PISCASSIC ROAD
NEWFIELDS, NH 03856

TITLE:
CONSERVATION
SUBDIVISION PLAN WITH
TOPOGRAPHY
FOR
OLIVE L. RUGG TRUST
119 PISCASSIC ROAD
NEWFIELDS, NH 03856

PROJECT:	SCALE:	SHEET:
24-1086	1"=200'	C4



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X'</i>
OTHER AREAS		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee See Notes. <i>Zone X</i>
GENERAL STRUCTURES		Area with Flood Risk due to Levee <i>Zone D</i>
		Area of Minimal Flood Hazard <i>Zone X</i>
OTHER FEATURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		Coastal Transect
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
OTHER FEATURES		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary

NOTES TO USERS

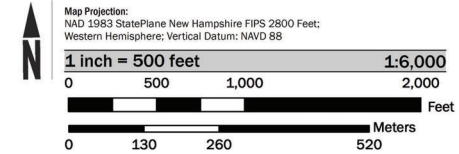
For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Mapping and Insurance eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

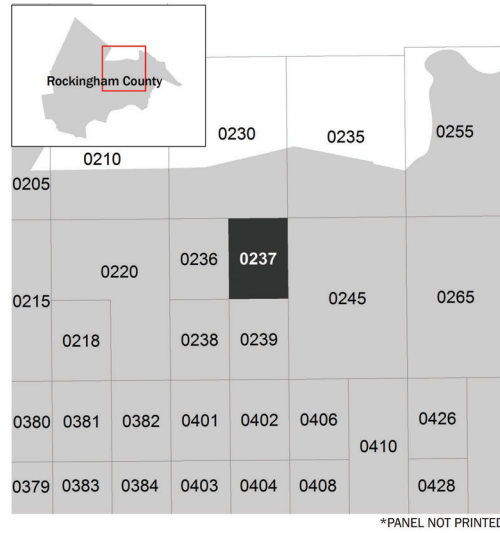
For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction. To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). This information was derived from digital orthophotography at a 1-foot resolution from photography dated 2010.

SCALE



PANEL LOCATOR



National Flood Insurance Program

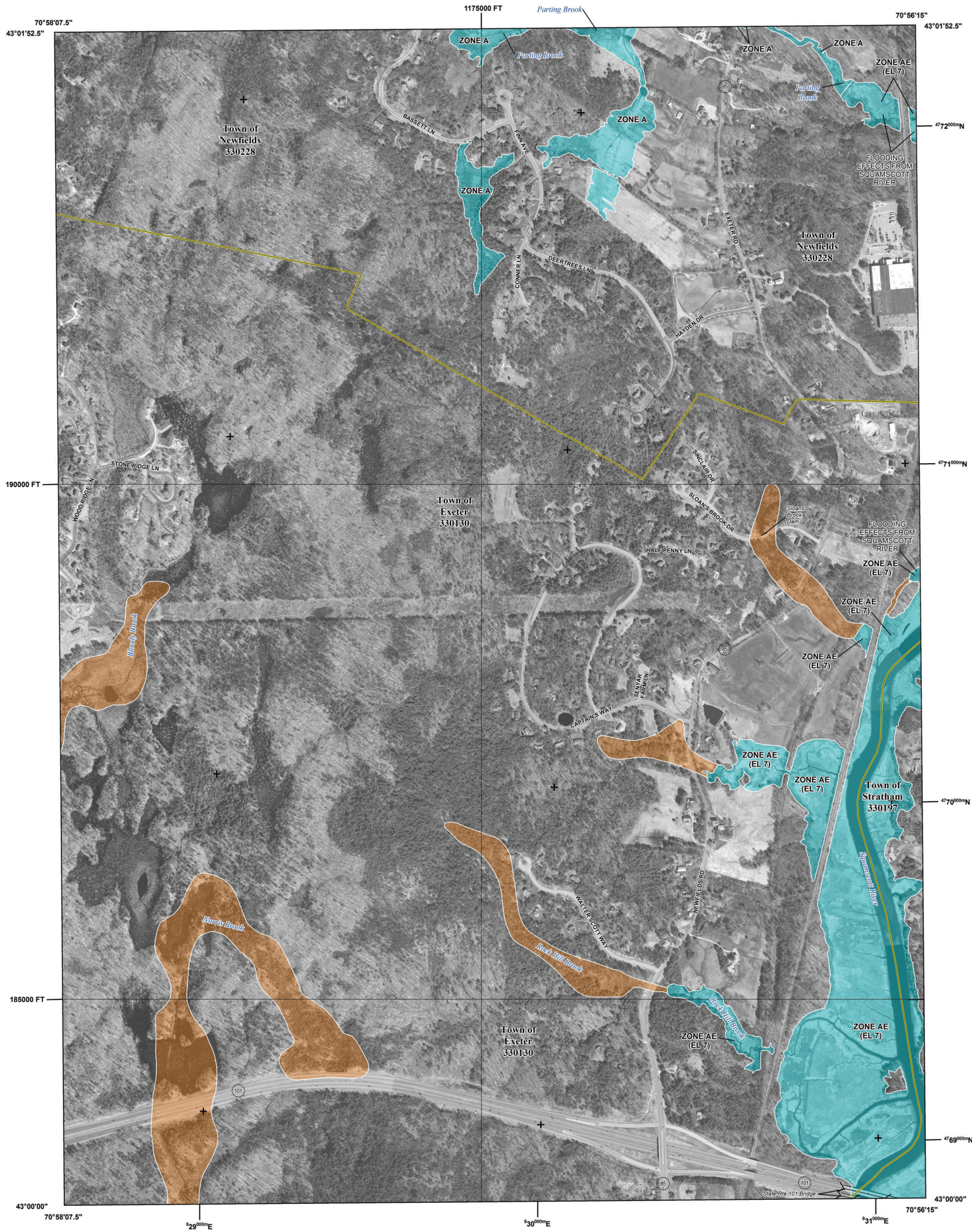
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ROCKINGHAM COUNTY, NEW HAMPSHIRE
 (All Jurisdictions)

PANEL 237 of 681

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEWFIELDS, TOWN OF	330228	0237	F
NEWMARKET, TOWN OF	330136	0237	F

VERSION NUMBER
2.3.2.1
 MAP NUMBER
33015C0237F
 MAP REVISED
January 29, 2021



FLOOD HAZARD INFORMATION

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		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
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	Jurisdiction Boundary	

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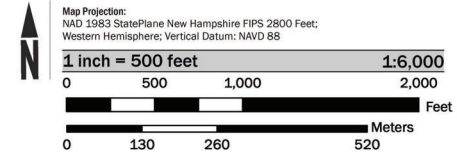
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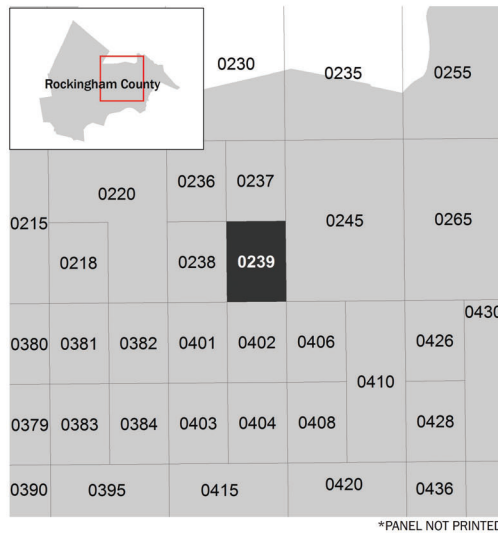
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SCALE



PANEL LOCATOR



*PANEL NOT PRINTED

National Flood Insurance Program

ROCKINGHAM COUNTY, NEW HAMPSHIRE
(All Jurisdictions)

PANEL 239 of 681

COMMUNITY	NUMBER	PANEL	SUFFIX
EXETER, TOWN OF	330130	0239	F
NEWFIELDS, TOWN OF	330228	0239	F
STRATHAM, TOWN OF	330197	0239	F

VERSION NUMBER
2.3.2.1

MAP NUMBER
33015C0239F

MAP REVISED
January 29, 2021



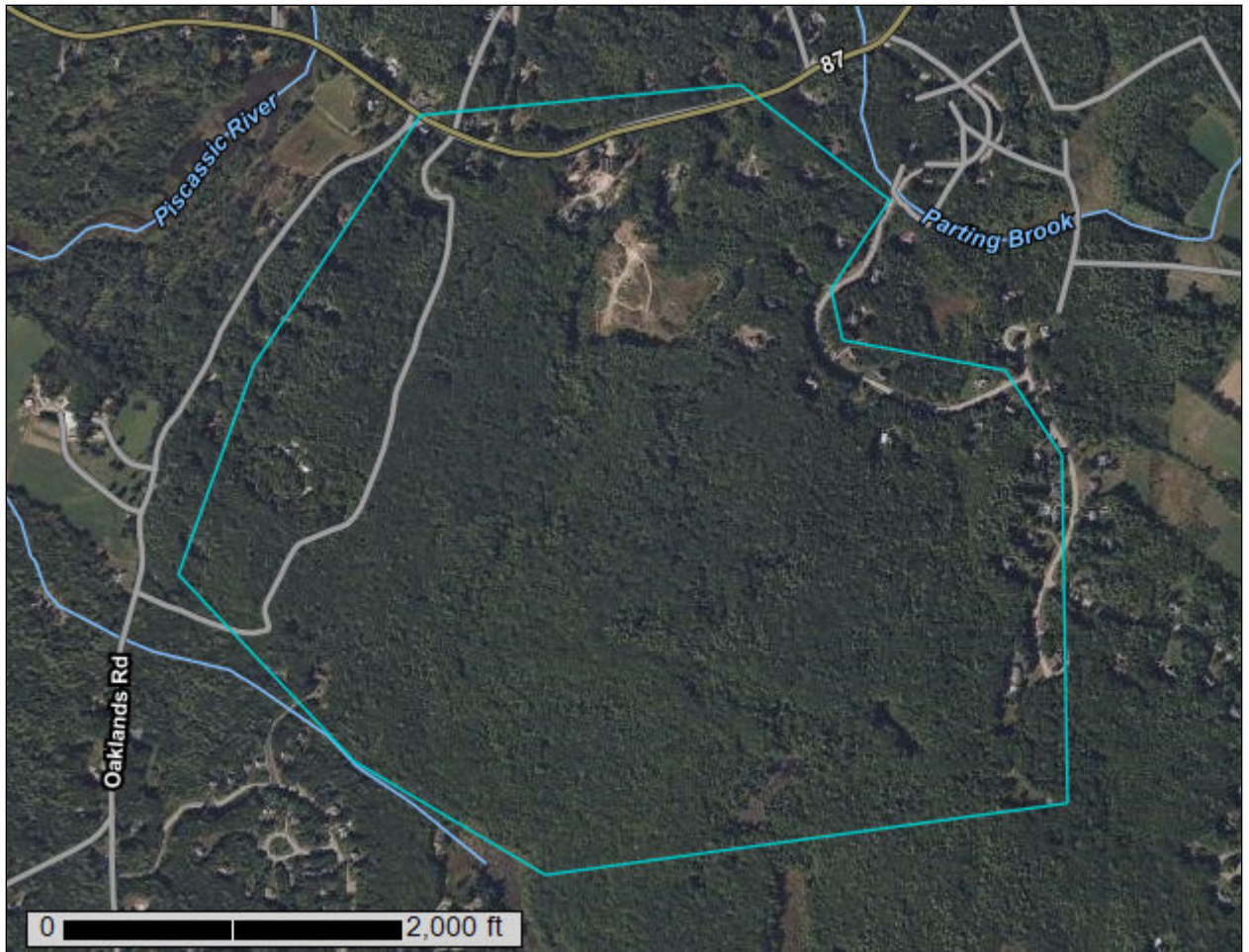
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Rockingham County, New Hampshire



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

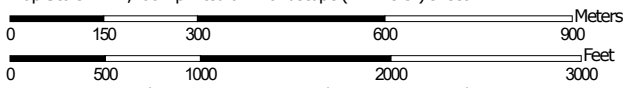
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map




Map Scale: 1:12,100 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot


 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole

 Slide or Slip


 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
 Survey Area Data: Version 25, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26B	Windsor loamy sand, 3 to 8 percent slopes	15.4	3.7%
33A	Scitico silt loam, 0 to 5 percent slopes	2.3	0.6%
43B	Canton fine sandy loam, 0 to 8 percent slopes, very stony	76.6	18.5%
43C	Canton fine sandy loam, 8 to 15 percent slopes, very stony	9.2	2.2%
115	Scarboro muck, coastal lowland, 0 to 3 percent slopes	18.5	4.5%
134	Maybid silt loam	0.2	0.0%
140B	Chatfield-Hollis-Canton complex, 0 to 8 percent slopes, rocky	16.4	4.0%
140C	Chatfield-Hollis-Canton complex, 8 to 15 percent slopes, rocky	210.2	50.8%
140D	Chatfield-Hollis-Canton complex, 15 to 35 percent slopes, rocky	41.7	10.1%
295	Freetown mucky peat, 0 to 2 percent slopes	9.5	2.3%
395	Swansea mucky peat, 0 to 2 percent slopes	2.8	0.7%
495	Natchaug mucky peat, 0 to 2 percent slopes	10.9	2.6%
538A	Squamscott fine sandy loam, 0 to 5 percent slopes	0.3	0.1%
Totals for Area of Interest		413.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without

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including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

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An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Rockingham County, New Hampshire

26B—Windsor loamy sand, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2svkf
Elevation: 0 to 1,210 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of local importance

Map Unit Composition

Windsor, loamy sand, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Windsor, Loamy Sand

Setting

Landform: Outwash terraces, outwash plains, dunes, deltas
Landform position (three-dimensional): Tread, riser
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Parent material: Loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss

Typical profile

O - 0 to 1 inches: moderately decomposed plant material
A - 1 to 3 inches: loamy sand
Bw - 3 to 25 inches: loamy sand
C - 25 to 65 inches: sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: A
Ecological site: F144AY022MA - Dry Outwash
Hydric soil rating: No

Minor Components

Hinckley, loamy sand

Percent of map unit: 10 percent

Landform: Kames, outwash plains, eskers, deltas

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Head slope, nose slope, crest, side slope, rise

Down-slope shape: Convex

Across-slope shape: Convex, linear

Hydric soil rating: No

Deerfield, loamy sand

Percent of map unit: 5 percent

Landform: Terraces, outwash plains, deltas

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Tread, tal

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

33A—Scitico silt loam, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 9cn6

Elevation: 0 to 180 feet

Mean annual precipitation: 47 to 49 inches

Mean annual air temperature: 48 degrees F

Frost-free period: 155 to 165 days

Farmland classification: Farmland of local importance

Map Unit Composition

Scitico and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Scitico

Setting

Landform: Marine terraces

Typical profile

H1 - 0 to 6 inches: silt loam

H2 - 6 to 12 inches: silty clay loam

H3 - 12 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

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Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: C/D

Ecological site: F144AY019NH - Wet Lake Plain

Hydric soil rating: Yes

Minor Components

Squamscott

Percent of map unit: 5 percent

Landform: Marine terraces

Hydric soil rating: Yes

Boxford

Percent of map unit: 5 percent

Hydric soil rating: No

Maybid

Percent of map unit: 5 percent

Landform: Marine terraces

Hydric soil rating: Yes

43B—Canton fine sandy loam, 0 to 8 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2w81l

Elevation: 0 to 1,180 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: Farmland of local importance

Map Unit Composition

Canton, very stony, and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Canton, Very Stony

Setting

Landform: Hills, ridges, moraines

Landform position (two-dimensional): Summit, shoulder, backslope

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Landform position (three-dimensional): Nose slope, side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex
Parent material: Coarse-loamy over sandy melt-out till derived from gneiss, granite, and/or schist

Typical profile

O_i - 0 to 2 inches: slightly decomposed plant material
A - 2 to 5 inches: fine sandy loam
Bw₁ - 5 to 16 inches: fine sandy loam
Bw₂ - 16 to 22 inches: gravelly fine sandy loam
2C - 22 to 67 inches: gravelly loamy sand

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 19 to 39 inches to strongly contrasting textural stratification
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (K_{sat}): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Scituate, very stony

Percent of map unit: 9 percent
Landform: Hills, ground moraines, drumlins
Landform position (two-dimensional): Summit, backslope, footslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex
Hydric soil rating: No

Montauk, very stony

Percent of map unit: 5 percent
Landform: Recessional moraines, hills, ground moraines, drumlins
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex
Hydric soil rating: No

Gloucester, very stony

Percent of map unit: 4 percent

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Landform: Ridges, moraines, hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex
Hydric soil rating: No

Swansea

Percent of map unit: 2 percent
Landform: Bogs, swamps, marshes, kettles, depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

43C—Canton fine sandy loam, 8 to 15 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2w814
Elevation: 0 to 1,160 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Canton, very stony, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Canton, Very Stony

Setting

Landform: Ridges, moraines, hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Convex
Parent material: Coarse-loamy over sandy melt-out till derived from gneiss, granite, and/or schist

Typical profile

O_i - 0 to 2 inches: slightly decomposed plant material
A - 2 to 5 inches: fine sandy loam
Bw₁ - 5 to 16 inches: fine sandy loam
Bw₂ - 16 to 22 inches: gravelly fine sandy loam
2C - 22 to 67 inches: gravelly loamy sand

Properties and qualities

Slope: 8 to 15 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent

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Depth to restrictive feature: 19 to 39 inches to strongly contrasting textural stratification

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: B

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Minor Components

Montauk, very stony

Percent of map unit: 6 percent

Landform: Recessionial moraines, hills, ground moraines, drumlins

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex, linear

Across-slope shape: Convex

Hydric soil rating: No

Scituate, very stony

Percent of map unit: 5 percent

Landform: Hills, ground moraines, drumlins

Landform position (two-dimensional): Backslope, footslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex, linear

Across-slope shape: Convex

Hydric soil rating: No

Chatfield, very stony

Percent of map unit: 3 percent

Landform: Ridges, hills

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Swansea

Percent of map unit: 1 percent

Landform: Swamps, marshes, kettles, depressions, bogs

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

115—Scarboro muck, coastal lowland, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2svkw
Elevation: 0 to 650 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Scarboro, coastal lowland, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Scarboro, Coastal Lowland

Setting

Landform: Outwash deltas, outwash terraces, drainageways, depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope, tread, dip
Down-slope shape: Concave
Across-slope shape: Concave, linear
Parent material: Sandy glaciofluvial deposits derived from schist and/or gneiss and/or granite

Typical profile

Oa - 0 to 8 inches: muck
A - 8 to 14 inches: mucky fine sandy loam
Cg1 - 14 to 22 inches: sand
Cg2 - 22 to 65 inches: gravelly sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.17 in/hr)
Depth to water table: About 0 to 2 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: A/D
Ecological site: F144AY031MA - Very Wet Outwash

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Hydric soil rating: Yes

Minor Components

Swansea

Percent of map unit: 10 percent
Landform: Swamps, bogs
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Mashpee

Percent of map unit: 5 percent
Landform: Terraces, drainageways, depressions
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

134—Maybid silt loam

Map Unit Setting

National map unit symbol: 9cmg
Elevation: 0 to 180 feet
Mean annual precipitation: 47 to 50 inches
Mean annual air temperature: 48 degrees F
Frost-free period: 155 to 165 days
Farmland classification: Not prime farmland

Map Unit Composition

Maybid and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Maybid

Setting

Landform: Marine terraces
Parent material: Silty and clayey marine deposits

Typical profile

H1 - 0 to 9 inches: silt loam
H2 - 9 to 26 inches: silty clay loam
H3 - 26 to 63 inches: silty clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained

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Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)

Depth to water table: About 0 to 6 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6w

Hydrologic Soil Group: C/D

Ecological site: F144AY020MA - Very Wet Coastal Lake Plain

Hydric soil rating: Yes

Minor Components

Scitico

Percent of map unit: 10 percent

Landform: Marine terraces

Hydric soil rating: Yes

Ossipee

Percent of map unit: 10 percent

Landform: Swamps

Hydric soil rating: Yes

Not named wet

Percent of map unit: 5 percent

Landform: Marine terraces

Hydric soil rating: Yes

140B—Chatfield-Hollis-Canton complex, 0 to 8 percent slopes, rocky

Map Unit Setting

National map unit symbol: 2w82m

Elevation: 380 to 1,070 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 145 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Chatfield, very stony, and similar soils: 35 percent

Canton, very stony, and similar soils: 25 percent

Hollis, very stony, and similar soils: 25 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chatfield, Very Stony

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Nose slope, side slope, crest

Down-slope shape: Convex

Across-slope shape: Linear, convex

Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material

A - 1 to 2 inches: fine sandy loam

Bw - 2 to 30 inches: gravelly fine sandy loam

2R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 0 to 8 percent

Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: 20 to 41 inches to lithic bedrock

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: B

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Description of Canton, Very Stony

Setting

Landform: Ridges, moraines, hills

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Nose slope, side slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Convex

Parent material: Coarse-loamy over sandy melt-out till derived from gneiss, granite, and/or schist

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

A - 2 to 5 inches: fine sandy loam

Bw1 - 5 to 16 inches: fine sandy loam

Bw2 - 16 to 22 inches: gravelly fine sandy loam

2C - 22 to 67 inches: gravelly loamy sand

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 19 to 39 inches to strongly contrasting textural stratification
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Hollis, Very Stony

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Nose slope, side slope, crest
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

O_i - 0 to 2 inches: slightly decomposed plant material
A - 2 to 7 inches: gravelly fine sandy loam
B_w - 7 to 16 inches: gravelly fine sandy loam
2R - 16 to 26 inches: bedrock

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 8 to 23 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s

Custom Soil Resource Report

Hydrologic Soil Group: D

Ecological site: F144AY033MA - Shallow Dry Till Uplands

Hydric soil rating: No

Minor Components

Freetown

Percent of map unit: 5 percent

Landform: Swamps, marshes, kettles, depressions, bogs

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Newfields, very stony

Percent of map unit: 5 percent

Landform: Moraines, hills, ground moraines

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Concave

Hydric soil rating: No

Walpole, very stony

Percent of map unit: 3 percent

Landform: Depressions, outwash terraces, outwash plains, depressions, deltas

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Rock outcrop

Percent of map unit: 2 percent

Landform: Ridges, hills

Hydric soil rating: Unranked

140C—Chatfield-Hollis-Canton complex, 8 to 15 percent slopes, rocky

Map Unit Setting

National map unit symbol: 2w82s

Elevation: 0 to 980 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 145 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Chatfield, very stony, and similar soils: 35 percent

Canton, very stony, and similar soils: 25 percent

Custom Soil Resource Report

Hollis, very stony, and similar soils: 25 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chatfield, Very Stony

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Nose slope, side slope, crest

Down-slope shape: Convex

Across-slope shape: Linear, convex

Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material

A - 1 to 2 inches: fine sandy loam

B_w - 2 to 30 inches: gravelly fine sandy loam

2R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent

Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: 20 to 41 inches to lithic bedrock

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (K_{sat}): Very low (0.00 to 0.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: B

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Description of Hollis, Very Stony

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Nose slope, side slope, crest

Down-slope shape: Convex

Across-slope shape: Linear, convex

Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

O_i - 0 to 2 inches: slightly decomposed plant material

A - 2 to 7 inches: gravelly fine sandy loam

B_w - 7 to 16 inches: gravelly fine sandy loam

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2R - 16 to 26 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent

Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: 8 to 23 inches to lithic bedrock

Drainage class: Somewhat excessively drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: D

Ecological site: F144AY033MA - Shallow Dry Till Uplands

Hydric soil rating: No

Description of Canton, Very Stony

Setting

Landform: Ridges, moraines, hills

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Nose slope, side slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Convex

Parent material: Coarse-loamy over sandy melt-out till derived from gneiss, granite, and/or schist

Typical profile

O_i - 0 to 2 inches: slightly decomposed plant material

A - 2 to 5 inches: fine sandy loam

Bw₁ - 5 to 16 inches: fine sandy loam

Bw₂ - 16 to 22 inches: gravelly fine sandy loam

2C - 22 to 67 inches: gravelly loamy sand

Properties and qualities

Slope: 8 to 15 percent

Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: 19 to 39 inches to strongly contrasting textural stratification

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.4 inches)

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Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Newfields, very stony

Percent of map unit: 5 percent
Landform: Moraines, hills, ground moraines
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

Freetown

Percent of map unit: 5 percent
Landform: Swamps, marshes, kettles, depressions, bogs
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Scarboro, very stony

Percent of map unit: 3 percent
Landform: Outwash deltas, outwash terraces, drainageways, depressions
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave, linear
Hydric soil rating: Yes

Rock outcrop

Percent of map unit: 2 percent
Landform: Ridges, hills
Hydric soil rating: Unranked

140D—Chatfield-Hollis-Canton complex, 15 to 35 percent slopes, rocky

Map Unit Setting

National map unit symbol: 2w82p
Elevation: 0 to 1,340 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Chatfield, very stony, and similar soils: 35 percent

Canton, very stony, and similar soils: 25 percent

Hollis, very stony, and similar soils: 25 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chatfield, Very Stony

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Nose slope, side slope, crest

Down-slope shape: Convex

Across-slope shape: Linear, convex

Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material

A - 1 to 2 inches: fine sandy loam

B_w - 2 to 30 inches: gravelly fine sandy loam

2R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 15 to 35 percent

Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: 20 to 41 inches to lithic bedrock

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (K_{sat}): Very low (0.00 to 0.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: B

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Description of Canton, Very Stony

Setting

Landform: Ridges, moraines, hills

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Nose slope, side slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Convex

Parent material: Coarse-loamy over sandy melt-out till derived from gneiss, granite, and/or schist

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Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
A - 2 to 5 inches: fine sandy loam
Bw1 - 5 to 16 inches: fine sandy loam
Bw2 - 16 to 22 inches: gravelly fine sandy loam
2C - 22 to 67 inches: gravelly loamy sand

Properties and qualities

Slope: 15 to 35 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 19 to 39 inches to strongly contrasting textural stratification
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Hollis, Very Stony

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Nose slope, side slope, crest
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
A - 2 to 7 inches: gravelly fine sandy loam
Bw - 7 to 16 inches: gravelly fine sandy loam
2R - 16 to 26 inches: bedrock

Properties and qualities

Slope: 15 to 35 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 8 to 23 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None

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Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: D

Ecological site: F144AY033MA - Shallow Dry Till Uplands

Hydric soil rating: No

Minor Components

Montauk, very stony

Percent of map unit: 7 percent

Landform: Recessionial moraines, hills, ground moraines, drumlins

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex, linear

Across-slope shape: Convex

Hydric soil rating: No

Scarboro, very stony

Percent of map unit: 6 percent

Landform: Outwash deltas, outwash terraces, drainageways, depressions

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Concave, linear

Hydric soil rating: Yes

Rock outcrop

Percent of map unit: 2 percent

Landform: Ridges, hills

Hydric soil rating: Unranked

295—Freetown mucky peat, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2w68v

Elevation: 0 to 860 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 145 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Freetown and similar soils: 82 percent

Minor components: 18 percent

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Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Freetown

Setting

Landform: Marshes, kettles, swamps, depressions, bogs
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Moderately decomposed organic material

Typical profile

Oe1 - 0 to 2 inches: mucky peat
Oe2 - 2 to 79 inches: mucky peat

Properties and qualities

Slope: 0 to 1 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.14 to 14.17 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Very high (about 20.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: B/D
Ecological site: F144AY043MA - Acidic Organic Wetlands
Hydric soil rating: Yes

Minor Components

Swansea

Percent of map unit: 8 percent
Landform: Swamps, marshes, kettles, depressions, bogs
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Natchaug

Percent of map unit: 6 percent
Landform: Depressions, depressions, depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Scarboro

Percent of map unit: 3 percent
Landform: Outwash deltas, outwash terraces, drainageways, depressions
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Whitman

Percent of map unit: 1 percent
Landform: Hills, depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

395—Swansea mucky peat, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2w68x
Elevation: 0 to 950 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Swansea and similar soils: 83 percent
Minor components: 17 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Swansea

Setting

Landform: Swamps, marshes, kettles, depressions, bogs
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Moderately decomposed organic material over sandy and gravelly glaciofluvial deposits

Typical profile

Oe1 - 0 to 12 inches: mucky peat
Oe2 - 12 to 25 inches: mucky peat
Cg - 25 to 79 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: High (about 11.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: B/D
Ecological site: F144AY043MA - Acidic Organic Wetlands
Hydric soil rating: Yes

Minor Components

Freetown

Percent of map unit: 7 percent
Landform: Swamps, marshes, kettles, depressions, bogs
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Walpole

Percent of map unit: 5 percent
Landform: Outwash deltas, outwash terraces, drainageways, depressions
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Scarboro

Percent of map unit: 5 percent
Landform: Outwash deltas, outwash terraces, drainageways, depressions
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

495—Natchaug mucky peat, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2w691
Elevation: 0 to 910 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Natchaug and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Natchaug

Setting

Landform: Depressions, depressions, depressions

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Moderately decomposed organic material over loamy glaciofluvial deposits and/or loamy glaciolacustrine deposits and/or loamy till

Typical profile

Oe1 - 0 to 12 inches: mucky peat

Oe2 - 12 to 31 inches: mucky peat

2Cg1 - 31 to 39 inches: silt loam

2Cg2 - 39 to 79 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.01 to 14.17 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 25 percent

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Very high (about 14.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8w

Hydrologic Soil Group: B/D

Ecological site: F144AY042NY - Semi-Rich Organic Wetlands

Hydric soil rating: Yes

Minor Components

Scarboro

Percent of map unit: 4 percent

Landform: Outwash deltas, outwash terraces, drainageways, depressions

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Walpole

Percent of map unit: 4 percent

Landform: Outwash terraces, outwash plains, depressions, depressions, deltas

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Maybid

Percent of map unit: 2 percent

Landform: Depressions, depressions

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Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

538A—Squamscott fine sandy loam, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 9cp9
Elevation: 0 to 1,000 feet
Mean annual precipitation: 30 to 55 inches
Mean annual air temperature: 45 to 54 degrees F
Frost-free period: 120 to 180 days
Farmland classification: Farmland of local importance

Map Unit Composition

Squamscott and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Squamscott

Setting

Landform: Marine terraces

Typical profile

H1 - 0 to 4 inches: fine sandy loam
H2 - 4 to 12 inches: loamy sand
H3 - 12 to 19 inches: fine sand
H4 - 19 to 65 inches: silt loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F144AY019NH - Wet Lake Plain
Hydric soil rating: Yes

Minor Components

Scitico

Percent of map unit: 5 percent

Landform: Marine terraces

Hydric soil rating: Yes

Maybid

Percent of map unit: 5 percent

Landform: Marine terraces

Hydric soil rating: Yes

Eldridge

Percent of map unit: 5 percent

Hydric soil rating: No

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