



# TOWN OF EXETER, NEW HAMPSHIRE

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## LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, March 13, 2025 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:** February 27, 2025

### **NEW BUSINESS: PUBLIC HEARINGS**

Continued public hearing on the application of Green & Company for site plan review and Wetlands Conditional Use Permit (CUP) for a proposed Mixed-Use Neighborhood Development (MUND) project consisting of a townhouse development (off Haven Lane) with thirty-two (32) three-bedroom units, a four-story mixed-use building on Portsmouth Avenue having 4,418 S.F. commercial use on the first floor and thirty-six (36) one-bedroom units above, and one separate duplex structure with three-bedroom units on Haven Lane, along with associated site improvements. The subject property is located at 76 Portsmouth Avenue, in the C-2, Highway Commercial zoning district, Tax Map Parcel #65-118. PB Case #24-8.

Continued public hearing on the application of StoneArch Development for site plan review of a proposal for the redevelopment of the property located at 112 Front Street. The proposal includes the demolition of the existing buildings and new construction of seventeen (17) townhouse style condominium units and associated site improvements. The subject property is located in the C-1, Central Area Commercial zoning district and identified as Tax Map Parcel #73-14. PB Case #24-17.

### **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 02/28/25: Exeter Town Office and Town of Exeter website*

**TOWN OF EXETER  
PLANNING BOARD  
NOWAK ROOM  
10 FRONT STREET  
FEBRUARY 27, 2025  
DRAFT MINUTES  
7:00 PM**

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**I. PRELIMINARIES:**

**BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Clerk, John Grueter, Gwen English, Nancy Belanger Select Board Representative, Alternate Mary Kennedy and Alternate Dean Hubbard

**STAFF PRESENT:** Town Planner Dave Sharples

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

**III. NEW BUSINESS:**

1. The application of Willey Creek Company for site plan review, lot line adjustment and Wetlands and Shoreland conditional use permits for the proposed relocation of Building D of the Ray Farm Condominium development and associated site improvements off of Ray Farmstead Road. The subject properties are located in the C-3, Epping Road Highway Commercial zoning district and are identified as Tax Map Parcel #47-8 and #47-8.1. PB Case #22-3.

Chair Plumer announced that the Board has received a letter from the applicant requesting a continuance.

***Ms. English motioned to approve the request of Willey Creek Company, Planning Board Case #22-3 for a continuance to the April 24, 2025 Planning Board meeting at 7 PM in the Nowak Room at Exeter Town Offices. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed 4-0-0.***

Chair Plumer advised the two remaining applicants and the abutters that the Board would hear each of their applications for one and a half hours, until 8:30 PM for the application of Green & Company and until 10 PM for Stonearch Dev.

2. Continued public hearing on the application of Green & Company for site plan review and Wetlands Conditional Use Permit (CUP) for a proposed Mixed-Use Neighborhood Development (MUND) project consisting of a townhouse development (off Haven Lane) with thirty-two (32) three-bedroom units, a four-story mixed-use building on Portsmouth Avenue having 4,418 S.F. commercial use on the first floor and thirty-six (36) one-bedroom units above, and one separate duplex structure with three-bedroom

43 units on Haven Lane, along with associated site improvements. The subject property is located at 76  
44 Portsmouth Avenue, in the C-2, Highway Commercial zoning district, Tax Map Parcel #65-118. PB Case  
45 #24-8.

46

47 Chair Plumer read the Public Hearing Notice out loud.

48

49 Mr. Sharples reviewed that the application was proposed to the Board on December 19<sup>th</sup> and numerous  
50 comments and concerns were raised by the Board and abutters. A site walk was held on January 9, 2025  
51 and the applicant was scheduled to return to the Board at their January 23, 2025 meeting. The  
52 applicant appeared at the Conservation Commission's January 14, 2025 meeting and requested a  
53 continuance to reassess the project design and the Commission's concerns. The applicant appeared at  
54 the Commission's February 11, 2025 meeting to present their redesigned plans and the Commission  
55 voted that they had no objection to the application with two conditions of approval. Mr. Sharples  
56 referenced a memo from the Commission dated February 12, 2025. The applicant submitted revised  
57 plans and supporting documents dated February 14, 2025 to the Planning Board. Staff is in process of  
58 reviewing the redesigned plans and documents. There was another Technical Review Committee  
59 meeting this morning with a host of comments. Plans will be revised and resubmitted. The TRC will  
60 issue another comment letter and Underwood Engineers (UEI) gave approval this morning issuing their  
61 third comment letter.

62

63 Alternate, Marty Kennedy, recused himself from this application and left the meeting table to sit with  
64 the public as he did traffic consulting work for the Town.

65

66 Attorney John Bosum of DTC Lawyers presented the application on behalf of Green & Company. He  
67 indicated the application was for site plan review and wetlands conditional use permit in the mixed-use  
68 neighborhood development or MUND. He noted the traffic engineer was present as well as Jenna Green  
69 and John O'Neil.

70

71 Attorney Bosum reviewed the project changes that elapsed, reducing the number of units to 36 one-  
72 bedrooms in the first phase after hearing concerns from abutters concerning traffic and building height  
73 and from the site walk. He noted the Conservation Commission on February 11 had no objection to the  
74 conditional use permit after reviewing the revised plans which are before the Board this evening. He  
75 noted that while the proposal could be a large hotel or car dealership and generate more traffic the  
76 design proposed a nice transition o townhomes on Haven to taller structures on Portsmouth Avenue.  
77 He reviewed the density of the rear of the parcel as one unit for 7,200 SF compared to Jady Hill with one  
78 unit for 8,000 SF and noted MUND has no density requirement.

79

80 Paige Libbey of Jones & Beach Engineers, Inc. indicated that the second access to Haven was added and  
81 looped. A building was moved across the road out of the wetland buffer. Parking will be across the  
82 street for three buildings to reduce buffer impact. There will be green space behind the mail house for  
83 recreational purposes. There will be pedestrian access to Portsmouth Avenue. There are two crossings  
84 requiring state wetlands approval and drainage and utilities. She noted the section of porous pavement,  
85 filtration drip edges for treatment of roof runoff and the landscaping plan with 8' fence on the property  
86 line of adjacent abutters with buffered plantings. She noted two waivers are requested one for

87 driveway radius for the right of way not wide enough which meets Haven which is wider; and one  
88 waiver for grading within five feet of the property line. She discussed restoration after construction.

89  
90 Ms. Libbey reviewed the traffic memo submitted in January which was reviewed by VHB and that the  
91 engineer indicated the number of trips per hour proposed met the minimum number of trips and felt a  
92 traffic study would not tell them more than they know now, and the expense could be put toward  
93 intersection improvements where there are already issues at Alumni and Green Hill Road. The applicant  
94 would contribute to the DPW road improvement and lights could be better coordinated. Ms. Libbey  
95 indicated that in phase two there will be a reduction in some cases or so slight that a traffic study is not  
96 warranted. Kim, the traffic engineer, reviewed the number of trips per peak hour in the morning on a  
97 weekday and on Saturday and noted no notable or significant impact or different flow or impact on  
98 safety. He referenced the numbers in table one to one car per six minutes one way and going the other.  
99 All turn left, a low volume with some going down Bonny, starting on Haven and splitting out.

100  
101 Mr. Grueter asked who had the stop sign – at the end of Bonny Drive. Ms. Belanger asked if the second  
102 loop could be gated since it is for emergency. Ms. Libbey will reach out to the fire department. Ms.  
103 Belanger indicated she would be concerned with that waiver.

104  
105 Ms. English asked about stormwater and Unit 6 at Building 2 which was no longer there. Ms. Libbey  
106 explained the building was pulled closer to the roadway to reduce buffer impact. Space was lost for the  
107 fifth unit and swapped.

108  
109 Ms. English asked about parking and Ms. Libbey noted there was excess parking, more than required  
110 and some had spaces in front of the garage.

111  
112 Ms. English asked about building 4 being close to a ditch that floods and whether that was moved or  
113 reduced. Ms. Libbey indicated there was originally another unit but shifted back and pulled away. She  
114 indicated pedestrian access was added, drainage connection and the large culvert runs parallel to the  
115 stream.

116  
117 Chair Plumer asked if the culvert was upgraded as discussed. Ms. Libbey indicated there was a blocked  
118 culvert on the adjacent Thirsty Moose property and they have contacted the owner to get the culvert  
119 upgraded.

120  
121 Mr. Grueter asked about trash removal and Chair Plumer noted it would be stored in the garage until  
122 picked up.

123  
124 Mr. Grueter asked about the retaining wall and Ms. Libbey confirmed it would be part of phase 1.

125  
126 Ms. English asked the rationale of not having the roadway access on Portsmouth Avenue and Ms. Libbey  
127 explained there were concerns about traffic cutting through the Jady Hill neighborhood to downtown.

128  
129 Ms. English asked about height reduction of the buildings as the plans say 40.’ Ms. Libbey indicated the  
130 plans will be revised to show 35.’



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Ms. English asked if there were architectural drawings of the town homes and Ms. Libbey indicated no. Ms. English and Mr. Grueter noted those would be nice to see.

Chair Plumer noted that a pocket neighborhood was being created and compared the aesthetics of building 3 to a New Jersey motel. He asked if that could be more in character with the neighborhood and if building 1 could be staggered to give the town homes some personality. He questioned if a unit could be taken out of building 3 so that there is more elbow room and if there could be more green space.

Ms. English stated that there are buildings in the 75' setback a couple of units almost entirely, some half. She stated that it was too much, at capacity. She questioned if a couple of units could be eliminated, and the height adjusted with unit 1 and 34 that are closer to Haven so they would have a lower profile. She noted there are no two stories home on Bonny Drive. Chair Plumer noted the same for Building 6. Ms. English indicated she was not in favor of that much infringement on the setbacks. Only one parking space is required per unit.

Ms. Libbey indicated the buffer was discussed at length with the Conservation Commission and Gove Environmental discussed the function and values of the eastern wetland. Impervious surface was reduced by 70%. Those wetlands were determined to have very limited function and value. Ms. English noted she appreciated the changes but did not agree that the buffers serve a purpose.

Ms. Belanger asked about the pedestrian bridge and the leased building on Portsmouth Avenue's parking lot. Ms. Libbey indicated that the portion of the property was leased and there will not be public parking there. Mr. Green indicated that Federated Auto leases the space and their parking lot was the biggest issue with the adjacent Thirsty Moose restaurant, and they don't want anyone using their parking lot for other than their own business and are on top of enforcing that.

Mr. Grueter asked about the 10% requirement of MUND for affordable housing. Mr. Sharples indicated note 6 shows 4 units in phase one and four units in phase two, proportionally for each phase and in total.

Chair Plumer announced there had been letters received from the Thomases at 28 Haven Lane, email from the Boudreau and Gaudette at 11 Bonny, from Michael Hauck and Danielle Frank at 3 Haven, Daniel Halleren at 32 Haven, Rachel Gross at 9, Joan Hayes and a detailed letter from Ryan O'Brien at 20 Haven with comments the Board has heard before. He asked that the public comment be limited to new concerns and not repeat what the Board has heard already, in the interest of time.

Craig Boudreau of 11 Bonny Drive showed his house and asked why the proposed fence could continue. Ms. Libbey indicated the tree line would remain. Mr. Boudreau indicated concerns people will park in front of his home and cut through because there is no fence. Chair Plumer noted it is private property. Mr. Boudreau indicated people cut through all the time and noted the number of places where fence is being put and asked for the same.

175 (inaudible) showed a photo of the lot buffer taken out and expressed concerns with noise and the lost  
176 view.

177  
178 Ryan O'Brien read a letter on behalf of Inga Newcomb of 14 Haven Lane that she doesn't want to live on  
179 a busy road and wants to keep the green buffer and single building above the residences with no access.  
180 She wanted access to be on Portsmouth Avenue.

181  
182 Mr. O'Brien expressed concerns with density, the homes being built in a depression, water, long-term  
183 problems and wanted to know who will be liable and responsible when the sewer backs up. He noted  
184 concerns with MUND conditions, using MUND to create a disconnected neighborhood and the delay of  
185 phase 2 with the commercial phase done years later. He expressed generally concerns with the MUND  
186 component itself allowing bigger and closer direct conflict in opposition to the intent of the master plan  
187 which promotes protection of light and air and would like to see the ordinance changed. He discussed  
188 the shadow cast on buildings by the higher buildings and would like mature trees to remain to break up  
189 the line of buildings so abutters don't see clear through to Portsmouth Ave.

190  
191 Diane of 5 Bonny Drive expressed concerns with traffic and deliveries.

192  
193 Michael Hauck expressed concerns with buffers and screening and noise and light pollution. Ms. Frank  
194 expressed concerns with fencing, shrubs and wanting 4" caliper trees to the height of the building  
195 included in the condo documents for maintenance. She noted two petitions were handed in from 9  
196 abutting owners and 70 residents of the Jady Hill community concerning noise during construction for so  
197 many hours and with property values, traffic, loss of forest and reduced quality of life.

198  
199 Chair Plumer asked about construction times and Mr. Sharples indicated that is set by the Select Board,  
200 Chapter 7 and the Planning Board has no authority to restrict construction times and all properties must  
201 be treated equally.

202  
203 Mr. Francheski of 36 Haven Lane expressed concerns with stormwater in heavy rain, water damage and  
204 the road pitching to his house. He commented that if the road is extended the stormwater will no  
205 longer go to the ravine.

206  
207 Christine Tindle of 12 Bonny Drive expressed concerns with traffic and no stop sign on Haven the blind  
208 turn and four way stop. She requested stop signs at both ends of Bonny Drive and will take concerns for  
209 the speed limit and speed bumps to the Select Board.

210  
211 Mr. Sharples indicated at this point the application is on day 70 and an extension needs to be agreed to  
212 by the applicant.

213  
214 Ms. Belanger discussed having a traffic study and expressed concerns about if the Federated Auto  
215 business lease was transferred. Mr. Sharples noted a traffic study would not address parking. She felt  
216 the huge, underutilized parking lot could affect Portsmouth Avenue and have more impact on Jady Hill  
217 which the Board is being asked to approve ten years from now and how MUND could be approved in  
218 phase two is not happening.

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Chair Plumer agreed he had concerns with approving something not being built for ten years. Ms. English agreed and questioned what happens if there is a MUND with no commercial. Ms. Libbey indicated there is commercial use there now. Mr. Sharples recommended living in the regulations and not thinking hypothetically and agreed there is commercial use there now.

Michael Green addressed the traffic memo and low volume and while he agreed intersections need stop signs and turning lights this was discussed at TRC and the Board has not yet seen those comments. There are existing issues not caused by this development. He noted he originally had tow 50' buildings and is now at 34 units doing 10% affordable and he keeps hearing take away, take away but there is a limit. The units have been decreased significantly from 80 to 34 with significantly less impact to traffic and people.

Mr. Sharples noted that this morning the traffic engineer called VHB (the 3<sup>rd</sup> party review) and spoke to Jason Plourde and agreed the analysis is not warranted, beyond existing problems and spending \$25,000 on a study would be better invested solving issues that exist today. Ms. Belanger indicated she was surprised TRC had no concern with that many units and it seems low. Mr. Sharples explained the IT standards are based on average trips. Ms. Belanger questioned if Jason would be available for the next meeting. Mr. Sharples will reach out to him.

***Ms. Belanger motioned to table Planning Board Case #24-8 to the March 13, 2025 Planning Board meeting at 7 PM in the Nowak Room. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed 4-0-0.***

3. The application of StoneArch Development for site plan review of a proposal for the redevelopment of the property located at 112 Front Street. The proposal includes the demolition of the existing buildings and new construction of seventeen (17) townhouse style condominium units and associated site improvements.

C-1, Central Area Commercial zoning district  
Tax Map Parcel #73-14  
PB Case #24-17.

Mr. Kennedy returned to the meeting table and Chair Plumer activated the alternates.

Chair Plumer read out loud the Public Hearing Notice.

Mr. Sharples noted that the applicant appeared before the Board at the January 23, 2025 meeting to present their plans for the redevelopment of the property. Public comment was opened, and a site walk was held on February 6, 2025 and the applicant indicated they were developing a landscaping plan prior to the Feb. 13, 2025 meeting which was not completed so an extension was requested to allow them time to address issues raised during the site walk and the UEI comments. The applicant submitted plans and supporting documents dated Feb. 19, 2025. Staff is still reviewing materials. The applicant is requesting three waivers. Numerous letters and emails were received and were provided to the Board.

263 Christian Smith of Beals Assoc. presented the application. He reviewed changes to the plans and moted  
264 all units have two parking spaces in front of the garages. The is less impervious pavement. He reviewed  
265 the stormwater catch basin and engineer request from the town for an 8" pipe. He reviewed drainage  
266 calculations. He referenced the landscape design plan and showed the plan with a vinyl fence, existing  
267 mature trees and two stormwater ponds, pervious pavement and walkway.

268  
269 Chair Plumer asked about stormwater from the buildings and Mr. Smith explained the layer of pervious  
270 pavement.

271  
272 Ms. Belanger asked about fencing at the cemetery and Mr. Sharples indicated the cemetery had a 6'  
273 fence on their side.

274  
275 Ms. English asked about the two colors of the fence, gray and white. Mr. Sharples explained that the  
276 abutter of lot 106 preferred that color.

277  
278 Chair Plumer asked if the driveway closed to the property line could be taken out. Ms. English and Ms.  
279 Belanger agreed. Mr. Kennedy questioned if they would still need the waiver. Mr. Smith indicated there  
280 would still be grading within 5.' Mr. Kennedy asked if the distance could be shown on the plan. Mr.  
281 Grueter asked if sidewalks could reach both ends of the parking lot. Mr. Smith indicated the landscape  
282 designer wanted to save a couple of trees and add more plantings.

283  
284 Ms. English asked about the entry and Mr. Smith indicated from the garage most often.

285  
286 Chair Plumer asked if the town homes could be individualized, staged to give it a neighborhood feel  
287 and get away from the hotel look. Mr. Smith indicated the only difficulty would be with the front  
288 building. Mr. Grueter asked if a unit could be removed and building two and three turned to face each  
289 other to have a bigger grass area. He noted the side of the building might be better to look at than the  
290 garage. Mr. Sharples indicated it may violate the setbacks.

291  
292 Chair Plumer opened the hearing to questions and comments from the public at 9:21 PM.

293  
294 Jim of 5 Gill Street expressed concerns with the history of the neighborhood, design, density, traffic and  
295 character of the neighborhood. He opposed the three waivers and asked to keep the driveway away  
296 from his property.

297  
298 Charlie French of 9 Gill Street expressed concerns with the scale of the project and density with the  
299 surrounding neighborhood and character, with screening and noted flipping the buildings would put the  
300 road closer with less screening.

301  
302 Jeff of 111 Front Street expressed concerns with there being any waivers and with the scale, with  
303 parking and density and history of the lot. He recommended taking away 4-5 units. He expressed  
304 concerns with zoning and how this parcel became commercially zoned. He reviewed the history of the  
305 zoning ,and research by the Planning Office. He noted there was a warrant article approved in 1988 to  
306 make properties with multiple zoning into one zone and there is no information on how this became

307 commercial, the tax card says R-2, there is no legal decision. He questioned whether the town homes  
308 would be condominiums or apartments. He expressed concerns with parking.

309

310 Ms. Belanger indicated there was commercial use, an art gallery, a grocery store, some residential use,  
311 some commercial. Ms. English noted the town planner at the time lives across from the library and he  
312 could be asked.

313

314 David H. of 114 Front Street expressed concerns with the size of the project and asked if it could be  
315 shrunk to fit in with the neighborhood. He expressed concerns with density and fire hazards and asked  
316 if the fire department signed off on it. He expressed concerns with headlights into his home 20' away  
317 and the character of the neighborhood with a towering 35' building. He expressed concerns with traffic  
318 and would like a traffic analysis. He indicated Front Street is a nightmare and snow blocks the view now.

319

320 Bill Campbell of 7 Riverwoods Drive asked if there were a workforce component – no. He referenced a  
321 Seacoast article which stated the project would fit in nicely with the stately homes there. He noted the  
322 master plan intent to have density be reasonable and 17 units on 1.6 acres not being in character of the  
323 town.

324

325 Dana of 9 Gill Street expressed concerns with conversations and promises made by the developer at the  
326 site walk not being kept, with regard to the 6' cedar fence she was promised.

327

328 Rory Morisette of 12 & 14 Parker expressed concerns with the size of the project, traffic, snow piles,  
329 pipes, heavy rain water, pooling, grading, density and stated that he also understood there would be a  
330 cedar fence. He noted school was close by. He stated there were never any commercial businesses  
331 there when he was growing up.

332

333 (unidentified) stated that he did talk about fencing and would need to remove trees. He indicated he  
334 worked with all abutters, and referenced the Academy buildings which have a similar federal design. He  
335 noted he worked with Julie Gilman at the Heritage Committee. Mr. Grueter disagreed and noted the  
336 Committee only talked about saving the existing historical Merrill House.

337

338 S. Nelson of Gill Street expressed concerns with density, traffic and the proximity of the driveway.

339

340 Mr. Sharples explained the difference between a traffic memo and a traffic analysis which does actual  
341 traffic counts and concludes what if any improvements could be made.

342

343 Adele Robertson of 106 Front Street expressed concerns with church, on Sunday and the time of year  
344 factored in to when school is open.

345

346 Marie Carr of 4 Cross Road indicated she is not an abutter, but that Nancy Merrill wrote the book on  
347 Exeter. She expressed concerns with density and questioned if the home in front could be preserved  
348 and a larger home built in back.

349

350 Mr. Sharples recommended the Board providing the applicant a feel on the three waivers before  
351 continuing the hearing to the next available date.

352  
353 Mr. Smith addressed pavement width of 22' and the bulk of impervious, grading within 5,' and the  
354 conventional pavement use the first 150' with catch basin and pipe. He referenced the support media  
355 beneath including filtration and stone which is designed to support vehicle traffic and was reviewed by  
356 the TRC and fire department.

357  
358 Mr. Kennedy questioned the wavier for 5' and the proximity of the driveway and property line. Ms.  
359 Belanger agreed. Mr. Sharples explained there are instances when there is a low volume, of little or no  
360 impact when the town engineer will allow the connection to drainage and Mr. Smith feels it is fair  
361 because of the town engineer recommending the conventional pavement at the drive entrance/exit. Mr.  
362 Grueter agreed the measurements should be double-checked and provided.

363  
364 ***Ms. Belanger motioned to table Planning Board Case #24-17 to the March 13, 2025 meeting of the***  
365 ***Planning Board at the Nowak Room at 7 PM. Mr. Kennedy seconded the motion. A vote was taken,***  
366 ***all were in favor, the motion passed 6-0-0.***

367  
368 **IV. OLD BUSINESS**

369  
370 **APPROVAL OF MINUTES**

371  
372 February 13, 2025

373  
374 Ms. Belanger, Mr. Kennedy, and Ms. English recommended edits.

375  
376 ***Ms. Belanger motioned to approve the February 13, 2025 meeting minutes, as amended. Ms. English***  
377 ***seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

378  
379  
380 **V. OTHER BUSINESS**

- 381
- 382 • Master Plan Discussion
  - 383
  - 384 • Field Modifications
  - 385
  - 386 • Bond and/or Letter of Credit Reductions and Release
  - 387

388 **VI. TOWN PLANNER'S ITEMS**

389 **VII. CHAIRPERSON'S ITEMS**

390 **VIII. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

391 Ms. Belanger reported that the Select Board is looking at the parking situation at Pickpocket Road.

392 **IX. ADJOURN**

393 Ms. Belanger motioned to adjourn the meeting at 10:30 PM. Mr. Grueter seconded the  
394 motion. A vote was taken and passed unanimously.

395 Respectfully submitted.

396 Daniel Hoijer,  
397 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

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**Date:** March 6, 2025  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** PB Case #24-8 Green & Company

The Applicant has submitted applications for site plan review and a Wetlands Conditional Use Permit (CUP) for a proposed Mixed-Use Neighborhood Development (MUND) on the property located at 76 Portsmouth Avenue (the current site of the Federated Auto Parts building). The proposal originally consisted of a townhouse development off Haven Lane, a four-story mixed-use building on Portsmouth Avenue having commercial use on the first floor and residential units above, and one separate duplex structure on Haven Lane, along with associated site improvements. The subject property is located in the C-2, Highway Commercial zoning district and is identified as Tax Map Parcel #65-118.

The Applicant presented their proposal to the Planning Board originally at the December 19<sup>th</sup>, meeting where numerous comments and concerns were raised by the Board and abutters. A site walk was conducted on January 9, 2025, and the Applicant returned to the Board at the February 27<sup>th</sup>, 2025 meeting for continued discussion.

As previously noted, the Applicant returned to the Conservation Commission at their February 11<sup>th</sup>, 2025 meeting and presented their redesigned plans. The Commission voted that they had no objection to the Wetlands CUP application and recommended two conditions of approval. A memo from CC Chairman Dave Short, dated 2/12/25, was provided to the Board with meeting materials from the last meeting.

As noted at the last meeting, a second Technical Review Committee (TRC) meeting was conducted on 2/27/25. The Applicant has been provided with comment letters from both UEI, dated 3/4/25 and the TRC, dated 3/5/25, which are enclosed for your review.

The Applicant will be submitting revised plans and supporting documents to be reviewed at a subsequent Planning Board meeting. The upcoming meeting will be a continued public hearing and an opportunity for the Board to engage in discussion with the Applicant. I have invited Jason Plourde, our third-party review traffic engineer, to be available via Zoom for any discussion regarding the traffic study.

A question was raised by the Board at the last meeting regarding the phasing and if the Planning Board can approve it in phases or approve the entire development. I do believe the Planning Board has flexibility based on the following sections of the MUND provisions in the



Zoning Ordinance: 6.19.1.C, 6.19.1.D.4, and 6.19.5.B.2 & 3. That said, I will continue to research this question and provide more detail at the meeting.

The Applicant is requesting two waivers from the Board's Site Plan Review & Subdivision Regulations, as outlined in the Waiver Request letter from Jones & Beach Engineers, dated 1/13/25, provided in previously received meeting materials.

**Waiver Motions:**

**Grading within 5 feet of exterior property line waiver motion:** After reviewing the criteria for granting waivers, I move that the request of Green & Company (PB Case #24-8) for a waiver from Section 9.3.6.4. of the Site Plan Review and Subdivision Regulations regarding grading within 5 feet of an exterior property line be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

**Standard Specifications for Construction - Section E(III)(D)(1) - Curb Radius Intersections (DPW construction standards) motion:** After reviewing the criteria for granting waivers, I move that the request of Green & Company (PB Case #24-8) for a waiver from the standard specifications for construction relative to curb radius be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED

**Planning Board Motions:**

**Table Motion:** I move that the application of Green & Company (PB Case #24-8) be TABLED to the (DATE) Planning Board meeting at 7:00 PM in the Nowak Room and revised plans/documents shall be submitted to the Planning Office on or before (DATE) or the application may remain on the table to a future meeting.

**Conditional Use Permit (Wetlands) Motion:** After reviewing the criteria for a Wetlands Conditional Use permit, I move that the request of Green & Company (PB #24-8) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

**Multi-Family Site Plan Motion:** I move that the request of Green & Company (PB #24-8) for Multi-Family Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank you.  
Enclosures



3104.00

March 4, 2025

Mr. David Sharples, Town Planner  
Town Planning Office, Town of Exeter  
10 Front Street  
Exeter, NH 03833

Re: *Lilac Place Mixed Use Development  
Design Review Engineering Services  
Exeter, New Hampshire*

Site Information:

Tax Map/Lot#: 65 / 118  
Address: 76 Portsmouth Avenue  
Lot Area: 6.7 ac  
Proposed Use: Redevelopment / Mixed Use  
Water: Municipal  
Sewer: Municipal  
Zoning District: C2  
Applicant: Green & Company  
Design Engineer: Jones & Beach Engineers

Review No. 3

Plan Set Reviewed:

- Site plan set entitled "Mixed Use Neighborhood Development 'Lilac Place'" last revised 2/14/2025, prepared by Jones & Beach Engineers
- "Drainage Analysis, Sediment and Erosion Control Plan, Lilac Place" last revised 2/14/25, prepared by Jones & Beach Engineers

Dear Mr. Sharples:

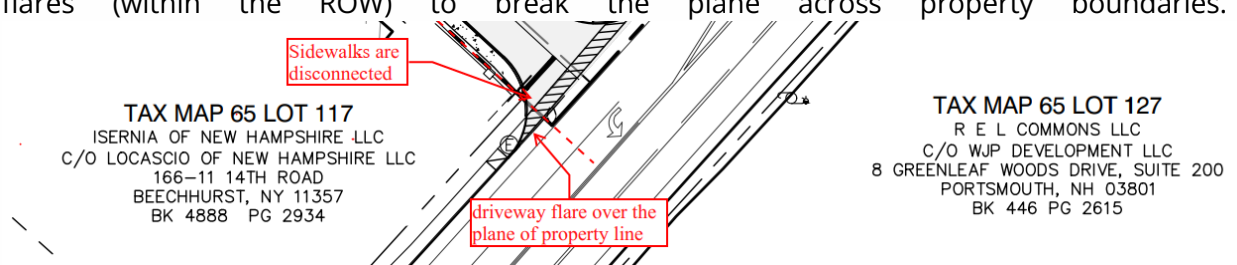
Based on our review of the above information, we offer the following comments relative to the documents listed above in accordance with the Town of Exeter Regulations and standard engineering practice. UE performed only a cursory review of the storm drainage system, as the NHDES will be reviewing the application as part of the Alteration of Terrain permitting.

Mr. Sharples  
March 4, 2025

Please note previous comments that have been satisfactorily addressed or no longer apply due to redesign are no longer listed.

New Comments on Redesign

51. The proposed driveway flare at the entrance onto Portsmouth Ave extends (significantly) beyond the plane of the abutting property line. NHDOT regulation does not allow for driveway flares (within the ROW) to break the plane across property boundaries.



52. The Portsmouth Ave and interior sidewalk are disconnected (at grade) for at least 7 feet, while the flare pushes the proposed sidewalk tip down westerly along Portsmouth Ave over 18'.

53. The stop sign is positioned in the disconnected "at grade" sidewalk.

54. A waiver is required for grading within 5' of the property line, as shown in several places.

55. Snow storage is proposed behind guardrail.

56. Please show locations of perimeter drain outlets and retaining wall drains on the grading and drainage plan.

57. Provide buoyancy calculations for the pump station and sewer manholes with floating potential.

58. Buildings 2, 5 and 6 are exposed to impact from vehicles and plows, consider bollards or other protective/delineating devices.

59. Revise the clearing limits to reflect construction needs, including area needed to maneuver equipment and materials behind buildings, excavation, backfill and drain installation behind retaining walls, etc.

60. Revise the clearing limit at the end of Haven Lane to provide sufficient room for snow storage. Remove the VGC at the end of the road.

61. There may be backfill/material requirement conflicts between the drip edge and the retaining wall at the southernmost unit of Building 3.

- a. One end of the retaining wall has TOW elevation of 35.25, with the 36' contour appearing to terminate at the wall.



Mr. Sharples  
March 4, 2025

62. UE is struggling to reconcile the constructability of Building 7/Retaining Walls without (additional) disturbance to the adjacent wetland.
63. Stormwater O&M requirements will be intense and frequent since there are multiple types of treatment with various requirements. Some of BMPs proposed are prone to clogging, so the functioning of the BMPs depends on the upkeep of the systems, What kind of assurances will be in place for O&M?
64. Porous pavement:
- a. It appears that where the project is proposing porous pavement it is doing so for drive aisles and parking spaces alike. In general, this practice will show deterioration and premature failure in the drive aisles and have increased life cycle costs over alternative pavement arrangements such as using conventional pavement in the high traffic areas and limiting the use of porous pavement to lighter loaded traffic areas.
  - b. We note plow drivers will need to know where to change plowing and sanding/salting methods in multiple locations. Show locations of signs directing the winter maintenance activities regarding porous pavement.
  - c. Add a porous pavement sign detail to the detail sheets and depict the proposed sign locations on the plans.
  - d. The patchwork nature of the porous pavement will put the onus on the homeowner's association differing treatment, maintenance, repair and repaving requirements in the future.
    - i. It appears to UE that the small islands of conventional pavement are being driven by high bottom in the profile for the structural box, please confirm.
    - ii. It appears to UE that only minor adjustments to subgrade are required to remove the islands of conventional pavement.
    - iii. It appears to UE that additional (minor) adjustments to subgrade could extend porous pavement to station 2+50
  - e. The effectiveness of the porous pavement in front of building 4 will likely be reduced due to the increased proposed slope of the area.
  - f. We note installation and maintenance of the porous pavement between the curbed islands and the structures in front of buildings 3, 4, 8, and 9 will be difficult. How will these area be maintained, specifically, vacuumed?
65. Water comments:
- a. Is each Building's 1" potable service at each fire suppression service metered?
  - b. The project proposes 6" DI water main throughout. UE recommends that the new water infrastructure be 8" DI throughout.



Mr. Sharples  
March 4, 2025

- c. The project proposes a 6" tapping sleeve at the mid-section take-off along Haven Lane. Avoidance of the use of tapping sleeve valves is preferable wherever possible. UE recommends that the connection be made with an 8" tee with (3) 8" gate valves, flanking 8x6 reducers and Romex reducing couplings to connect the 6" DI to the 6" AC water main. UE does note there appears to be an inline valve immediately east of the proposed water tie-in, confirm with Exeter DPW that it is functional.
- d. It is unclear if the valve at the end of Haven Lane is an inline valve or a hydrant valve? If it is a hydrant valve and there is no existing inline valve at that location, review the final configuration with Exeter DPW for concurrence.
- e. Confirm that a 4" fire suppression main is adequate for Building 3, others?
- f. Confirm hydrant placement(s) with Exeter Fire Department, aside from being the only proposed location in the campus, the hydrant off the westerly corner of Building 3 is limited in its ability to assist in fire protection.
- g. Per comment e above, the hydrant main off the westerly end of Building 3 supplies 3 water services. In the interest of improved water quality, consider revising the three water services to come off the main at the intersection between Buildings 2 and 3.
- h. Review water system for placement of gate valves for isolation and testing. A tri-valve arrangement at the intersection between buildings 4 & 9 is recommended as the minimum.

66. Sewer Comments:

- a. The sewer services are presented with a dot in the service run. It is unclear if the dots are intended to be clean-outs or observation Tee w/plugs per the details.
  - i. If intended to be clean-outs, many are improperly placed relative to angle points in the line.
  - ii. If observation tee w/plugs, confirm with Exeter the need for them as the runs are short, generally straight, almost all in pavement and privately owned.
  - iii. In this application, it appears that clean-outs, as required by code, might best be placed interior to the building, within the garage slabs. Removing them from the driveway (Porous) pavement will assist in longer life of the pavement and clean-out and again, the runs are short and generally straight.
  - iv. Revise details as appropriate.

67. Landscaping Plan:

- a. The underground utilities have not been added to the landscaping plan. Please resubmit plan with the utilities shown so conflicts can be reviewed. For example, proposed trees are shown in the vicinity of the sewer pump station and generator.



Mr. Sharples  
March 4, 2025

- b. A number of trees are shown at the edge of porous pavement. Consider minimizing the planting of trees, or at least the planting of deciduous trees, near porous pavement reduce maintenance and potential clogging.
- 68. Forcemain should discharge into a length of gravity sewer prior to the sewer manhole. Add a detail for the forcemain to manhole connection.
- 69. UE notes a number of inconsistencies with the architectural drawings and the building footprints on the site plans, number of changes in foundation, total building lengths; all potentially affecting parking, walkways and drainage.
- 70. UE also notes the use of 8' garage doors for many of the units and 16' for some others.
  - a. 8' garage doors are challenging for many drivers/vehicles.
  - b. Vehicles backing out of the garages at Buildings 2, 5, and 6 will be backing directly into the traffic lanes.
- 71. Confirm that the 48" outfall is adequate to pass the combined flow from the 12", 15" and 48" inlets as well as the entire watershed that feeds into it.
- 72. PTAP Database: The PTAP entry is reviewed in conjunction with the projects proposed stormwater treatment. Waiting until the project is approved to do so is contrary to the design process as an unbalanced PTAP entry at that stage is too late for drainage design changes.

A written response is required to facilitate future reviews. Please contact us if you have any questions.

Very truly yours,  
UNDERWOOD ENGINEERS, INC.



Allison M. Rees, P.E. (NH)  
Project Manager

Robert J. Saunders, P.E. (NH, ME, VT, PA)  
Senior Technical Leader



# TOWN OF EXETER

## *Planning and Building Department*

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

[www.exeternh.gov](http://www.exeternh.gov)

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**Date:** March 5, 2025

**To:** Paige Libby, P.E., Jones & Beach Engineers  
Michael Green, Jenna Green, Green & Co.  
John O’Neill, StoneArch Development LLC

**From:** Dave Sharples, Town Planner

**Re:** Site Plan Review TRC Comments  
PB Case # 24-8            76 Portsmouth Avenue  
Tax Map Parcel #65-118

The following comments are provided as a follow-up for second technical review of the site plans and supporting documents submitted on February 14, 2025 for the above-captioned project. The TRC meeting was held on February 27, 2025 and materials were reviewed by Town departments.

### **TOWN PLANNER COMMENTS**

- Show the location of all existing easements, rights-of-way, and other encumbrances in accordance with Section 7.4.17. Note #8 on the existing conditions plan states that there could be encumbrances etc. and these may be unknown. Revise this to be more definitive as discussed at the TRC;
- Prior comment: Provide monumentation in accordance with Section 9.25 of the Site Plan Review and Subdivision Regulations. New comment: The plans do not appear to fully satisfy this provision, please review and revise accordingly;
- Please add bicycle and pedestrian facilities (such as benches and bike racks) to the plans per Section 6.19.5.E;
- Curbed planting aisles are required between every 10-15 parking spaces per Section 9.7.5.5. Revise plans accordingly;
- Prior comment: The elevations still do not appear to meet Section 6.19.5.J-O. Suggest architect revisit MUND guidelines and provide narrative on how the building and site meets the criteria in these sections. No Narrative was provided and they still do not meet the guidelines. Please provide narrative from the architect describing each provision and how the drawings satisfy the requirement;
- Discuss loading zone and how it will work, it is odd shaped and the location blocks the access;

- Architectural rendering does not match landscaping plan. These documents should match each other;
- Lawn/turf areas should be avoided per 6.19.5.F. revise plans accordingly and provide seeding specifications on the plans;
- The pedestrian connection appears to go onto private property before reaching Portsmouth Ave. Please clarify this and provide a direct connection to the sidewalk on Portsmouth Ave that avoids encroachment onto private land. This comment was discussed at the TRC and it appears that the subject parcel juts outward toward Portsmouth Ave more than the adjoining properties. Consider dedication of right-of-way as discussed at the TRC; and,
- Proposed lighting at the westerly access on to Haven Lane appears to spill over onto the abutting property. Please adjust lighting placement to avoid any light spillover.

**PUBLIC WORKS COMMENTS** – No further comments have been provided.

**FIRE DEPARTMENT COMMENTS** – No further comments have been provided.

**NATURAL RESOURCE PLANNER COMMENTS**

No further comments provided. Con Com voted to recommend approval of the Wetland CUP at their February 11<sup>th</sup>, 2025 meeting.

**CODE ENFORCEMENT OFFICER COMMENTS**

The plans have been reviewed for compliance with the Town’s Zoning Ordinance. It has been determined that the plans, as presented, conform to all zoning regulations and therefore, no zoning relief is necessary.

In order to be heard at the March 27<sup>th</sup>, 2025 Planning Board meeting, please submit any revised plans along with a letter responding to these comments (and other review comments, if applicable) **no later than March 18<sup>th</sup>, 2025**, but sooner if possible, to allow staff adequate time to review the revisions and responses prior to the planning board hearing.





Barbara Mcevoy <bmcevoy@exeternh.gov>

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## Subject: Concerns Regarding Portsmouth Ave. Development (Green & Co. Project)

1 message

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T H <tmster63@gmail.com>

Wed, Mar 5, 2025 at 10:10 PM

To: bmcevoy@exeternh.gov

### Tammy Ham

8 Woodlawn Circle  
Exeter, NH  
tmster63@gmail.com

Good Morning Planning Board Members,

My name is Tammy Ham, and I reside at 8 Woodlawn Circle. I appreciate your time and willingness to listen to residents regarding the proposed Portsmouth Ave. development (Green & Co. Project) abutting the Jady Hill neighborhood.

Although I am currently in Florida, I watched the recent meeting via live feed. I want to express that I am strongly opposed to this project for the reasons already discussed at the meeting, so I will not reiterate those points.

However, I am particularly concerned about the issue of traffic, which seemed to be downplayed as “not significant enough” to warrant a traffic study. I sincerely appreciate the persistence of Nancy Belanger and Gwen English in advocating for such a study. My concern extends beyond the immediate neighborhoods of Haven Lane and Bonnie Ave. The increased traffic will also impact Woodlawn Circle, which serves as a direct cut-through for drivers heading into town or accessing Route 101 via exits 9 and 10.

Currently, speeding on Woodlawn Circle is already a major issue. As a straight road, it encourages fast driving, and I frequently find myself motioning for drivers to slow down. Many families with small children, parents pushing strollers, and walkers with dogs use this road daily, yet vehicles consistently exceed the speed limit. The addition of 70 new homes and an estimated 200 additional residents—with no direct exit onto Portsmouth Ave.—will undoubtedly increase traffic on Woodlawn Circle, exacerbating an already hazardous situation. I urge you to take this issue into serious consideration.

Additionally, I have a question regarding the project’s commitment to “affordable housing.” I understand that 10% of the homes will be designated as such, but I would like clarification on what this actually means. Specifically:

- What is the expected price range for these “affordable” homes?
- Will the designation apply to the two-bedroom units, the three-bedroom units, or both?
- Who will realistically be able to afford these homes?

For reference, I have seen a listing for a home at 37 Hall Pl., Exeter, priced at \$500,000, which raises questions about the definition of “affordable” in this context. ([https://www.realtor.com/realestateandhomes-detail/37-Hall-Pl\\_Exeter\\_NH\\_03833\\_M32335-76390?ex=2974272189](https://www.realtor.com/realestateandhomes-detail/37-Hall-Pl_Exeter_NH_03833_M32335-76390?ex=2974272189)) I would appreciate more transparency from Green & Co. regarding how they define affordability in relation to the local housing market.

As I will not be able to attend the March 13th meeting in person, I respectfully request that my concerns and questions be added to the agenda. I will be attending virtually and would appreciate any updates or responses from the board.

Thank you again for your time and consideration.

Sincerely,  
**Tammy Ham**  
8 Woodlawn Circle  
Exeter, NH

31 Haven Lane  
Exeter, NH 03833  
March 5, 2025

Exeter Planning Board  
10 Front Street  
Exeter, NH 03833

Dear Exeter Planning Board,

We live at 31 Haven Lane and abut the project site on 2 sides of our property. Again, **we want to stress to the Planning Board our urgency as abutters in having the following issues addressed and incorporated into site plans before waivers, motions and any approval is considered.**

Due to the high number of concerns that have not been addressed, we request the Board:

- Table decisions on both waiver motions
- Table decisions on both Planning Board motions

until abutters concerns are addressed directly and in detail.

Outstanding concerns from the last meeting are as follow.

#### **BUFFERS:**

Jady Hill should be screened sufficiently to reduce the 24/7 noise and light pollution from Route 101 and Portsmouth Ave as the forest does now. In addition, the buffer must be sufficient to account for the differences in height between the current homes in Jady Hill and the new townhouses. We request buffers, including but not limited to:

- low growing plants
- adequate fencing that matches the aesthetics of the existing neighborhood
- shrubbery and evergreens that will grow tall and dense
- tightly foliated trees with a minimum caliper of 4" that will grow to a minimum of the building height of the townhouses at maturity
- verbiage in the condo docs that guarantees the maintenance, upkeep and care of all plantings and fencing on an ongoing basis

#### **WATER DAMAGE LIABILITY & REMEDIATION:**

Written assurances from Green and Company as well as the Town of Exeter that the well-documented issues with water in and around Jady Hill will be made no worse by the project. We need a formalized means of remedy for any flooding or damage experienced by residents due to this new development. Whatever the solution, it must require that the parties responsible for the development are liable for any financial burden required to repair Jady Hill homes and properties and restore them to their previous water shedding capacity.

#### **CONSTRUCTION HOURS:**

We request the Planning Board make recommendation to the Select Board to impose specific days of the week and times of the day when active work is permitted on site. We have petitions signed by all abutters and many Jady Hill residents supporting the request. We ask you recommend site work:

- only be allowed 8AM to 5PM
- only be permissible Monday through Friday
- not be permitted on weekends
- never be allowed on federal or local holidays

This is an established, quiet neighborhood of working-class people who report to their jobs around the clock: first, second **and** third shifts. Residents range in age from less than a year to over 90. **Ongoing, noisy construction for 2 years (per the builder), seven days a week, fifteen hours a day is an untenable burden.**

#### HEIGHT:

While within the requirements of the zone, we have significant concerns over the oppressive height of the buildings closest to the abutting Jady Hill properties. As noted by Select Board member Nancy Belanger, the townhomes tower over all the houses in the neighborhood, dwarfing the homes that have been here for over 60 years. The effect is a negative impact on our quality of life and our property values, most significantly on the homes at 31, 35, & 37 Haven Lane. We request the two townhouse units closest to the abutters be moved considerably further away from abutters' properties or removed from the plan altogether.

This request regarding height and proximity is made explicitly per Exeter's Zoning Ordinances 1.2 and 10.1.D which require that development "promote health and the general welfare [of residents]..provide adequate light and air" and that the Town "control its growth, size and nature to achieve the following objectives...to protect the health, safety convenience, property and general welfare of its inhabitants." Please see the ZO attachments provided.

Please do not green light this project as is, resulting in a reduction in our quality of life and our property values. Please take time to work out the details, require the changes and parameters outlined above and then make decisions on the four motions.

With thanks,

Michael Hauck & Danielle Frank

## **Article 1. AUTHORITY AND PURPOSE**

### **1.1 SHORT TITLE**

This ordinance may be referred to as the Exeter Zoning Ordinance.

### **1.2 PURPOSES**

The purposes of the Exeter Zoning Ordinance are to lessen congestion in the streets; to secure safety from fires, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.

## **Article 10. GROWTH MANAGEMENT ORDINANCE**

### **10.1 PREAMBLE**

**10.1.1** The Town of Exeter deems it desirable to control its growth, size and nature to achieve the following objectives:

- A.** To promote the development of an economically sound and environmentally stable “small town” residential community;
- B.** To preserve the scenic beauty and present aesthetic values of the Town;
- C.** To prevent scattered or premature development of the land;
- D.** To protect the health, safety, convenience, property and general welfare of its inhabitants;
- E.** To insure that the rate of growth of the Town does not unreasonably interfere with the Town’s capacity for planned, orderly and sensible expansion of its services to accommodate such growth;
- F.** To promote development harmonious with land capabilities within the Town;
- G.** To prevent too rapid a pace of growth that tends to thwart the planning process and escalate too rapidly the growth and costs of municipal services, especially of schools;
- H.** To allow the shared goals, plans and objectives of the Town, its planning officials and its citizens to be realized in a comprehensive fashion as set forth in the Exeter Master Plan.



# TOWN OF EXETER

## *Planning and Building Department*

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**Date:** March 6, 2025  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** StoneArch Development 112 Front Street PB Case #24-17

The Applicant has submitted a multi-family site plan review application for the proposed redevelopment of the property located at 112 Front Street. The developer is proposing to demolish the existing buildings on the site and construct seventeen (17) townhouse-style residential condominiums and associated site improvements. The property is located in the C-1, Central Area Commercial zoning district and is identified as Tax Map Parcel #73-14.

The Applicant originally appeared before the Board at the January 23<sup>rd</sup>, 2025 meeting to present their plans for the redevelopment of the subject property. A site walk was conducted on February 6<sup>th</sup>, 2025 and the Applicant returned to the Planning Board for further discussion at the February 27<sup>th</sup> meeting to address those concerns raised during the site walk and the comments received from Underwood Engineers (dated 2/20/25). The application was subsequently tabled to the March 13<sup>th</sup>, 2025 meeting.

The Applicant has submitted revised plans and supporting documents, dated 03/05/25 addressing those concerns raised at the 2/27/25 Planning Board meeting and are enclosed for your review. Staff is still in the process of reviewing the materials and I will update the Board at the meeting.

The Applicant is requesting two (2) waivers from the Board's Site Plan Review & Subdivision Regulations as outlined in the waiver request letters, dated 01/21/25 (previously mailed) and dated 2/19/25, included with the enclosed materials. The previously requested waiver from Section 9.3.6.4 for grading within five feet (5') of an exterior property line waiver (included in the 1/21/25 waiver request letter) is no longer necessary given the recent revisions to the site plan.

I will be prepared with conditions of approval at the meeting should the Board decide to act on the application.

### **Waiver Motions:**

**Roadway and Fire Lanes Less than 24' Width waiver motion:** After reviewing the criteria for granting waivers, I move that the request of StoneArch Development (PB Case #24-17) for a waiver from Section 9.14.9 of the Site Plan Review and Subdivision Regulations to permit proposed roadway and fire lanes to be less than 24' in width be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

**Stormwater Management for Redevelopment Standards waiver motion:** After reviewing the criteria for granting waivers, I move that the request of StoneArch Development (PB Case #24-17) for a waiver from Section 9.3.2.7 of the Site Plan Review and Subdivision Regulations regarding stormwater management requirements for redevelopment be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

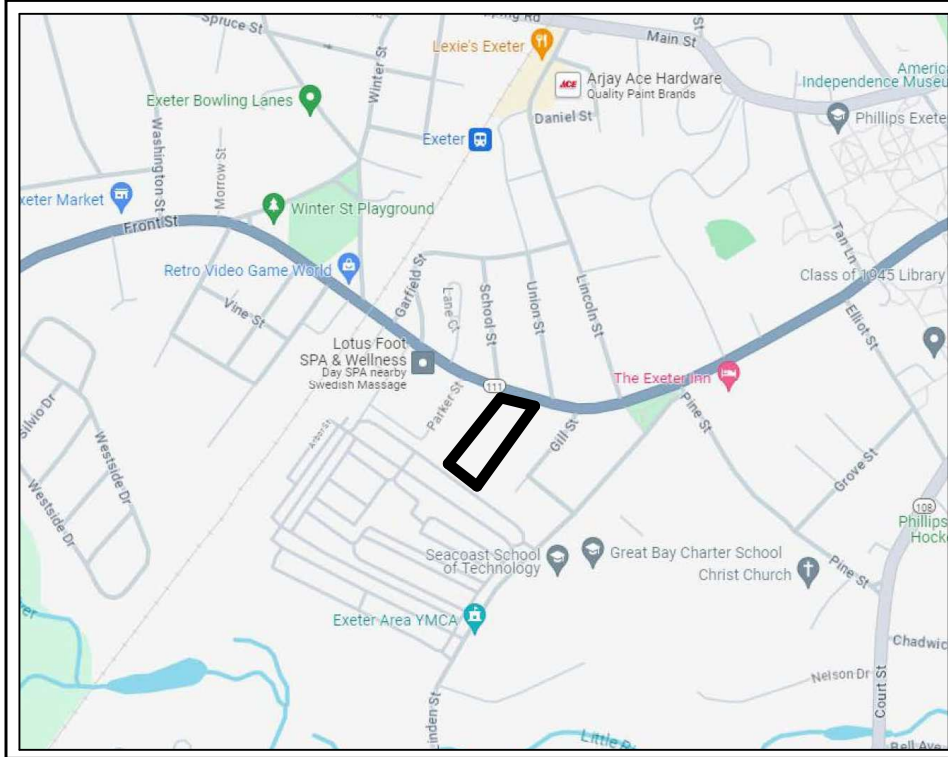
**Planning Board Motions:**

**Multi-Family Site Plan Motion:** I move that the request of StoneArch Development (PB Case #24-17) for Multi-Family Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures





LOCATION MAP  
1"=500'

**TOWN NOTES**

1. 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.
2. THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS. (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.
3. ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.
4. ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY DUMPSTER AS NEEDED.
5. 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.

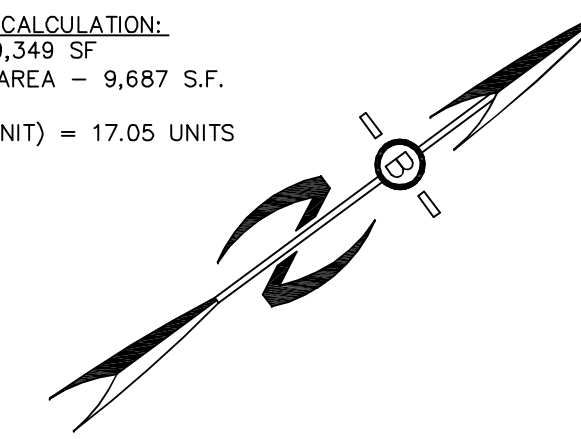
**ZONING REQUIREMENTS:**  
 ZONING DISTRICT - CENTRAL AREA (C1)  
 MINIMUM LOT SIZE - 5,000 S.F.  
 MINIMUM LOT WIDTH - 50 FT.  
 MINIMUM LOT DEPTH - 100 FT.  
 MINIMUM DWELLING UNIT - 3,500 S.F.

**BUILDING SETBACKS:**  
 FRONT=10 FT.  
 SIDE=10 FT.  
 REAR=20 FT.  
 BUILDING HEIGHT=35 FT.  
 MAXIMUM BUILDING COVERAGE = 75%  
 MINIMUM OPEN SPACE = 5%

**DENSITY CALCULATION:**  
 PARCEL AREA = 69,349 SF  
 (-) DRIVEWAY AREA = 8,872 S.F.  
 = 60,374 S.F.  
 60,477/3500 (SF/UNIT) = 17.28 UNITS

**24' DRIVE DENSITY CALCULATION:**  
 PARCEL AREA = 69,349 SF  
 (-) 24' DRIVEWAY AREA = 9,687 S.F.  
 = 59,661 S.F.  
 59,661/3500 (SF/UNIT) = 17.05 UNITS

**PARKING CALCULATIONS:**  
 TOTAL NUMBER OF UNITS=17  
 2 SPACES PER UNIT AND 1 SPACE PER 4 UNITS FOR VISITOR  
 TOTAL SPACES REQUIRED=41  
 17 UNITS HAVE 2 SPACES=34 PLUS 2-EXTERIOR VISITOR STALLS (WITHIN DRIVES UNITS E-M)  
 TOTAL SPACES PROVIDED=51

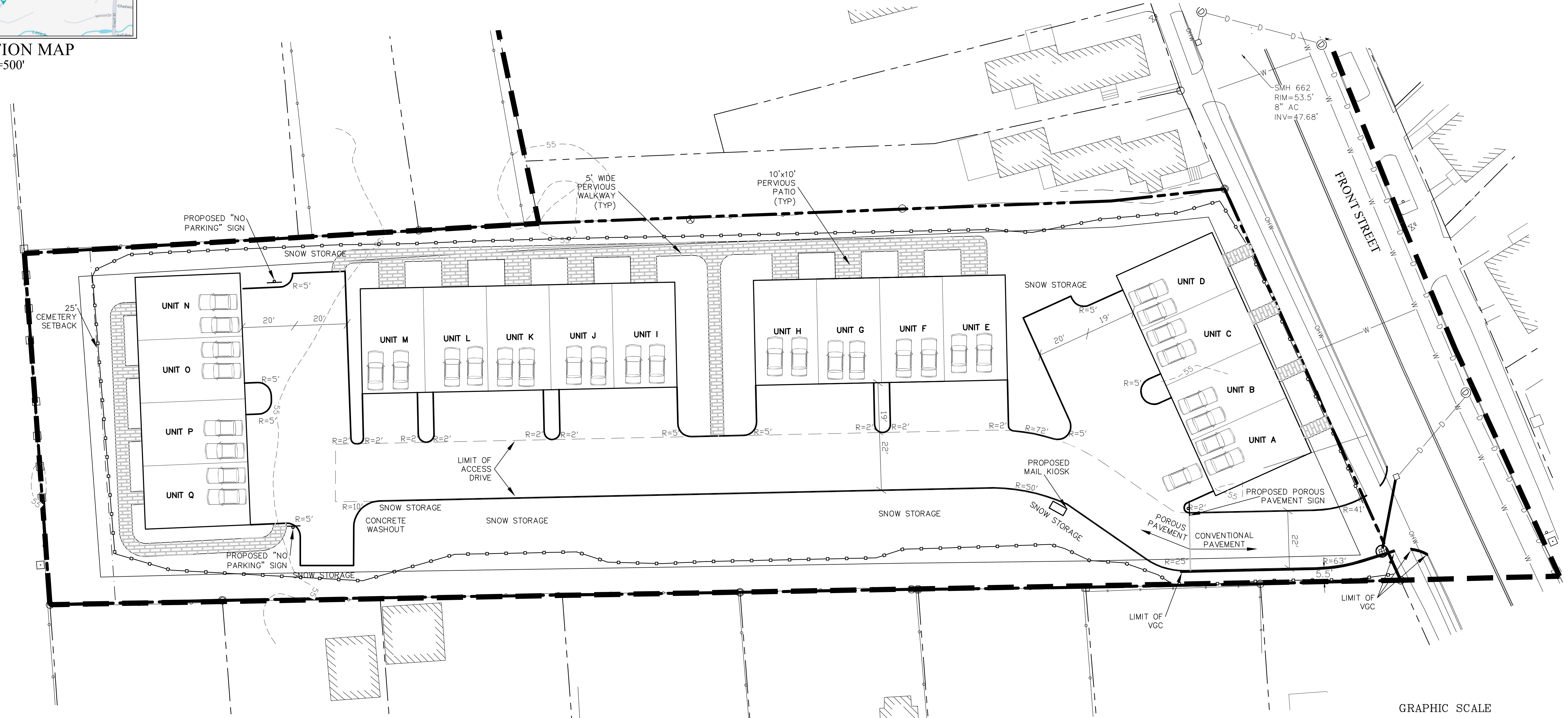


PREPARED FOR:

112 FRONT STREET, LLC  
 42J DOVER POINT ROAD  
 DOVER, NH 03820

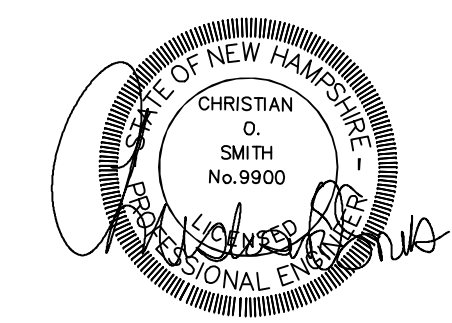
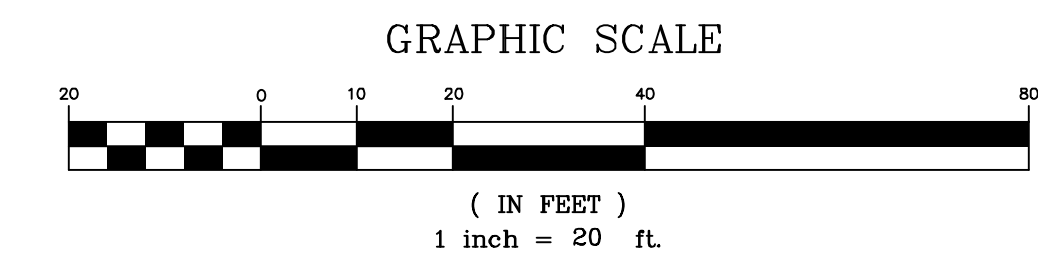


70 PORTSMOUTH AVE,  
 THIRD FLOOR, SUITE 2  
 STRATHAM, N.H. 03885  
 PHONE: 603-583-4860,  
 FAX: 603-583-4863



**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW 17 TOWN HOUSE UNITS WITH ASSOCIATED PARKING SPACES.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
3. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS 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.
4. IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.
5. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS UNLESS A VARIANCE IS OTHERWISE REQUESTED.
6. TOTAL PROPOSED DISTURBANCE FOR CONSTRUCTION = 1.34 ACRES.
7. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
8. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE.
9. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
10. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
11. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.
12. BEYOND THE ENTRANCE DRIVE, ALL PAVEMENT WILL BE POROUS PAVEMENT. SEE PLAN FOR LIMITS.
13. GARBAGE WILL BE STORED IN TOWER BINS WITHIN GARAGES FOR PRIVATE PICKUP.



REVISED PER PB REVIEW & COMMENTS	03/03/25
REVISED PARKING LAYOUT	02/19/25
REVISED PER REVIEW COMMENTS	01/17/25
REVISIONS:	DATE:

<b>PARKING &amp; PAVEMENT PLAN</b>	
RESIDENTIAL DEVELOPMENT 112 FRONT STREET EXETER, NH TAX MAP 73, LOT 14	
DATE: DEC 9, 2024	SCALE: 1" = 20'
PROJ. NO: NH-1531	SHEET NO. 5



This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for infiltration requirements by the NH DES Alteration of Terrain Bureau. It was produced by a professional soil scientist, and is not a product of the USDA Natural Resources Conservation Service. There is a report that accompanies this map. The site specific soil map was produced 11-12-2024, and was prepared by James P. Gove, CSS # 004, Gove Environmental Services, Inc.

SOIL IDENTIFICATION LEGEND

Map Symbol	Map Unit Name	HISS Symbol	Hydrologic Soil Group
313	Deerfield loamy sand	311	B
699	Urban Land	n/a	Impervious

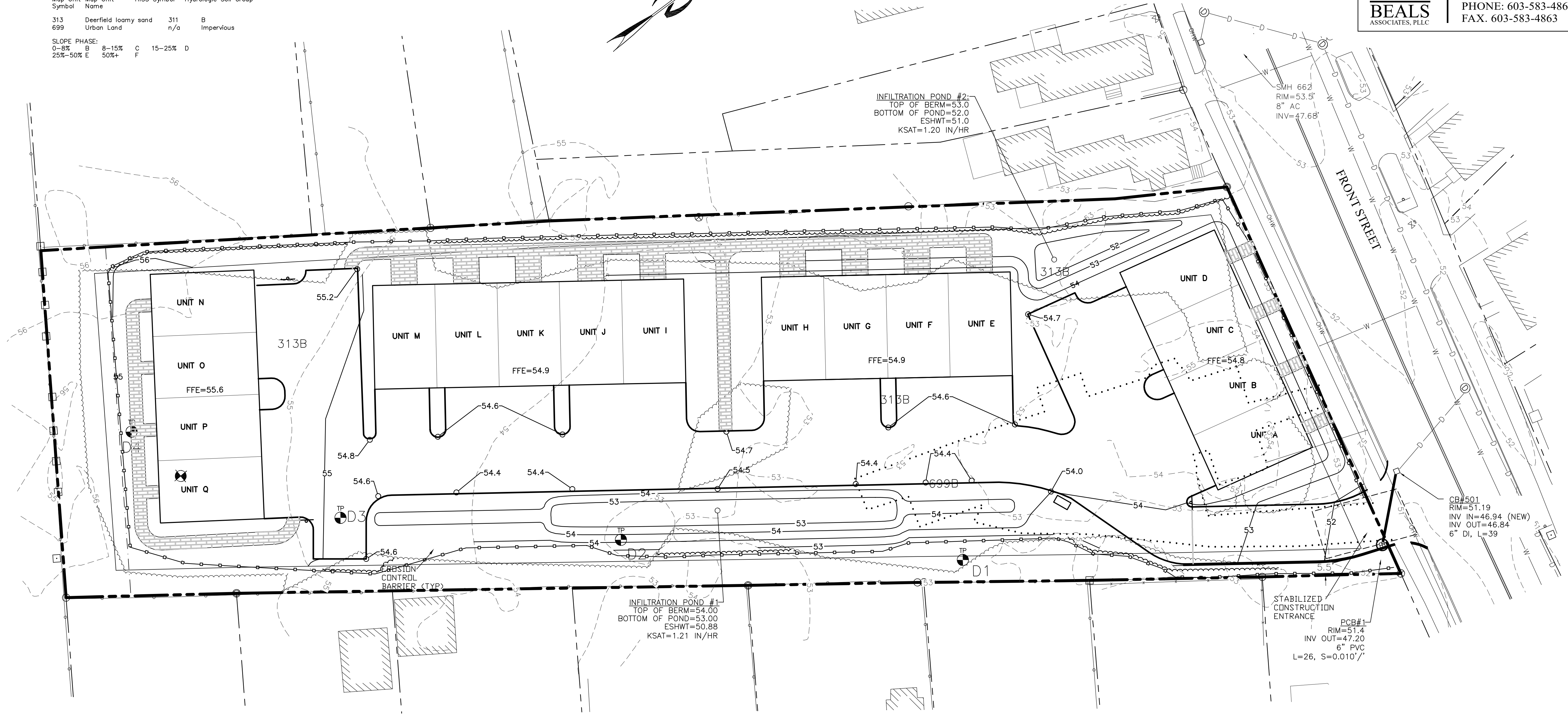
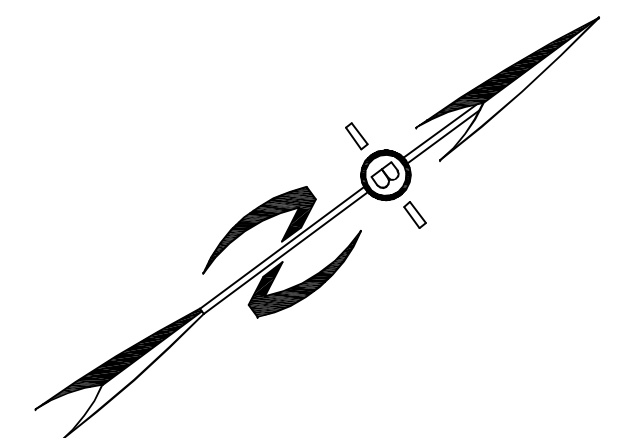
SLOPE PHASE:

Slope	Phase
0-8%	A
8-15%	B
15-25%	C
25%-50%	E
50%+	F

PREPARED FOR:  
**112 FRONT STREET, LLC**  
 42J DOVER POINT ROAD  
 DOVER, NH 03820

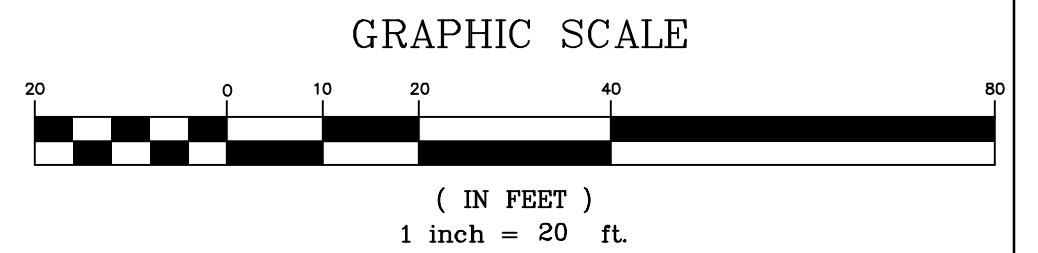
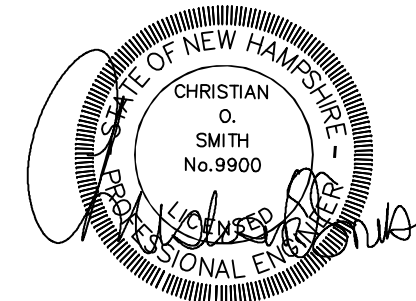
**BA BEALS**  
 ASSOCIATES, PLLC

70 PORTSMOUTH AVE,  
 THIRD FLOOR, SUITE 2  
 STRATHAM, N.H. 03885  
 PHONE: 603-583-4860,  
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UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233) AND EXETER DPW (603) 773-6157.

- NOTES:**
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
  - STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES IN TO THE SOIL.
  - SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATED VEGETATIVE BMP.
  - THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT, ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
  - THE NH COMMISSIONER OF AGRICULTURE PROHIBITS THE COLLECTION, POSSESSION, IMPORTATION, TRANSPORTATION, SALE, PROPAGATION, TRANSPLANTATION, OR CULTIVATION OF PLANTS BANNED BY NH LAW RSA 430:53 AND NH CODE ADMINISTRATIVE RULES AGR 3800. THE PROJECT SHALL MEET ALL REQUIREMENTS AND THE INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
  - THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST FOURTEEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT <http://efpubl.epa.gov/npdes/stormwater/loi/noisearch.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".
  - ALL DRAINAGE STRUCTURES AND SWALES SHALL BE BUILT AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
  - ALL ROOF RUNOFF SHALL BE DIRECTED UNDERGROUND TO THE RESERVOIR COURSE BELOW THE POROUS PAVEMENT.



REVISED PER PB REVIEW & COMMENTS	03/03/25
REVISED PARKING LAYOUT	02/19/25
REVISED PER REVIEW COMMENTS	01/17/25
REVISIONS:	DATE:

**GRADING, DRAINAGE, & EROSION CONTROL PLAN**

**RESIDENTIAL DEVELOPMENT**  
 112 FRONT STREET  
 EXETER, NH  
 TAX MAP 73, LOT 14

DATE:	DEC 9, 2024	SCALE:	1" = 20'
PROJ. NO:	NH-1531	SHEET NO.	6



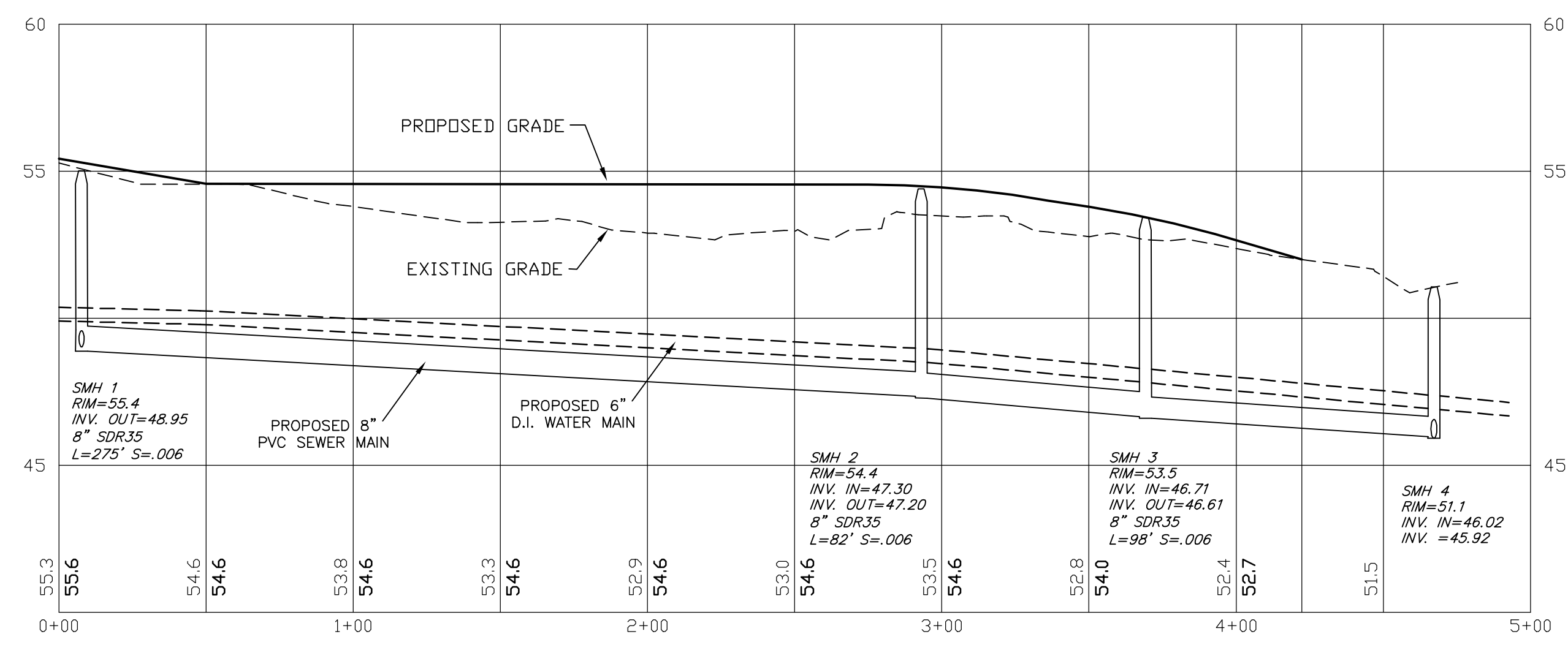
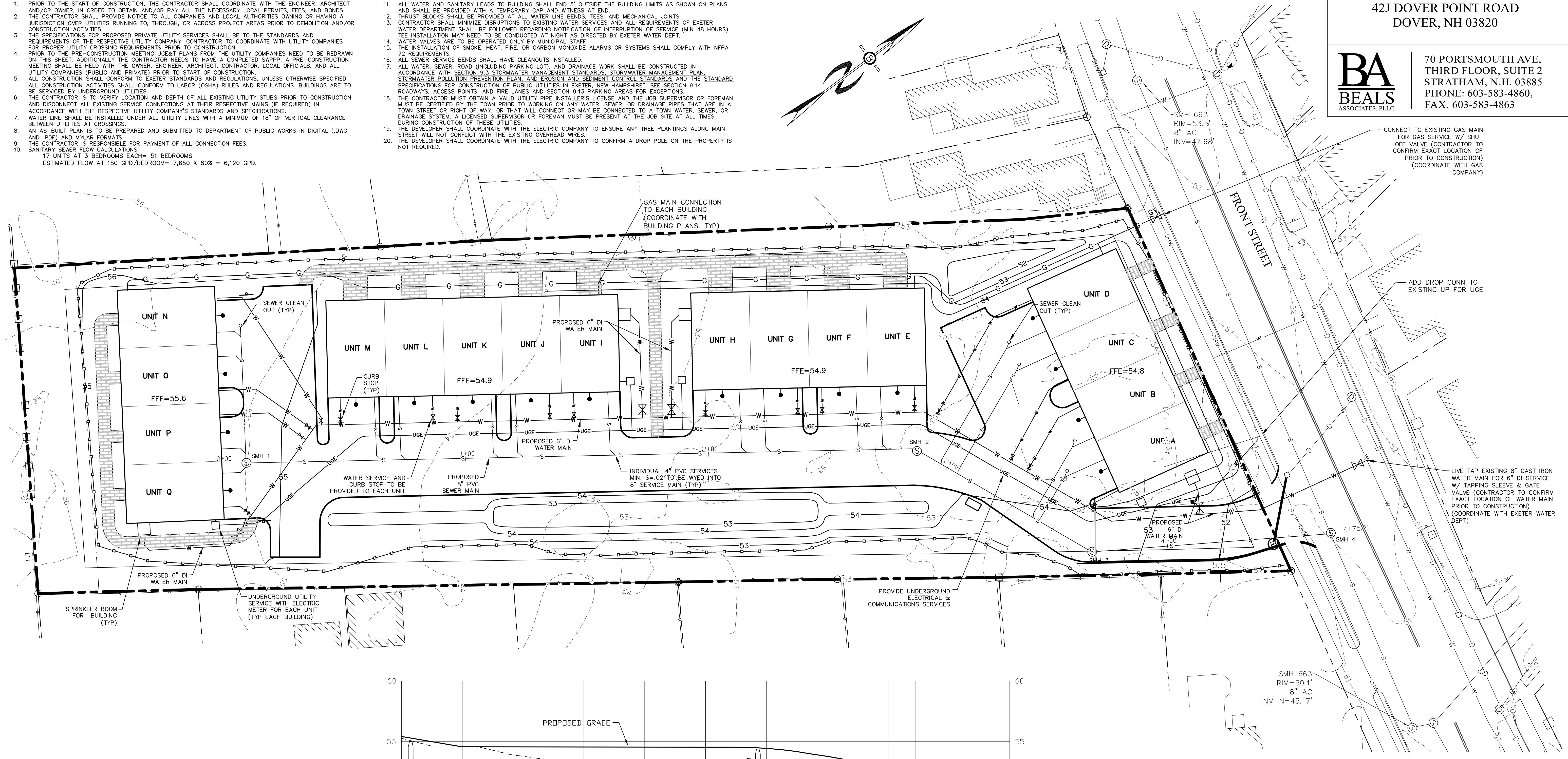
**UTILITY NOTES:**

- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES, AND BONDS.
- THE CONTRACTOR SHALL PROVIDE NOTICE TO ALL COMPANIES AND LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH, OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- THE SPECIFICATIONS FOR PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR PROPER UTILITY CROSSING REQUIREMENTS PRIOR TO CONSTRUCTION.
- PRIOR TO THE PRE-CONSTRUCTION MEETING UG&T PLANS FROM THE UTILITY COMPANIES NEED TO BE REDRAWN ON THIS SHEET. ADDITIONALLY THE CONTRACTOR NEEDS TO HAVE A COMPLETED SWPPP. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO EXETER STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR (OSHA) RULES AND REGULATIONS. BUILDINGS ARE TO BE SERVICED BY UNDERGROUND UTILITIES.
- THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS (IF REQUIRED) IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
- WATER LINE SHALL BE INSTALLED UNDER ALL UTILITY LINES WITH A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN UTILITIES AT CROSSINGS.
- AN AS-BUILT PLAN IS TO BE PREPARED AND SUBMITTED TO DEPARTMENT OF PUBLIC WORKS IN DIGITAL (.DWG AND .PDF) AND WYAR FORMATS.
- THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES.
- SANITARY SEWER FLOW CALCULATIONS:  
17 UNITS AT 3 BEDROOMS EACH= 51 BEDROOMS  
ESTIMATED FLOW AT 150 GPD/BEDROOM= 7,650 X 80% = 6,120 GPD.

- ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY CAP AND WITNESS AT END.
- THURST BLOCKS SHALL BE PROVIDED AT ALL WATER LINE BENDS, TEES, AND MECHANICAL JOINTS.
- CONTRACTOR SHALL MINIMIZE DISRUPTIONS TO EXISTING WATER SERVICES AND ALL REQUIREMENTS OF EXETER WATER DEPARTMENT SHALL BE FOLLOWED REGARDING NOTIFICATION OF INTERRUPTION OF SERVICE (MIN 48 HOURS). TEE INSTALLATION MAY NEED TO BE CONDUCTED AT NIGHT AS DIRECTED BY EXETER WATER DEPT.
- WATER VALVES ARE TO BE OPERATED ONLY BY MUNICIPAL STAFF.
- THE INSTALLATION OF SMOKE, HEAT, FIRE, OR CARBON MONOXIDE ALARMS OR SYSTEMS SHALL COMPLY WITH NFPA 72 REQUIREMENTS.
- ALL SEWER SERVICE BENDS SHALL HAVE CLEANOUTS INSTALLED.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS 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.
- THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN PRIOR TO WORKING ON ANY WATER, SEWER, OR DRAINAGE PIPES THAT ARE IN A TOWN STREET OR RIGHT OF WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED TO A TOWN WATER, SEWER, OR DRAINAGE SYSTEM. A LICENSED SUPERVISOR OR FOREMAN MUST BE PRESENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION OF THESE UTILITIES.
- THE DEVELOPER SHALL COORDINATE WITH THE ELECTRIC COMPANY TO ENSURE ANY TREE PLANTINGS ALONG MAIN STREET WILL NOT CONFLICT WITH THE EXISTING OVERHEAD WIRES.
- THE DEVELOPER SHALL COORDINATE WITH THE ELECTRIC COMPANY TO CONFIRM A DROP POLE ON THE PROPERTY IS NOT REQUIRED.

PREPARED FOR:  
**112 FRONT STREET, LLC**  
**421 DOVER POINT ROAD**  
**DOVER, NH 03820**

**BA BEALS ASSOCIATES, PLLC**  
 70 PORTSMOUTH AVE,  
 THIRD FLOOR, SUITE 2  
 STRATHAM, N.H. 03885  
 PHONE: 603-583-4860,  
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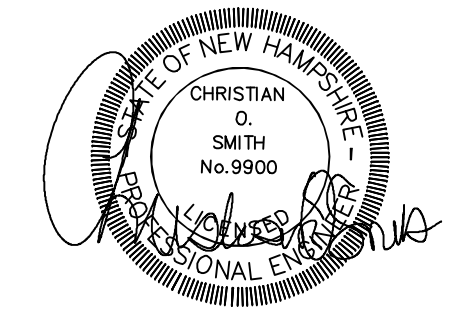
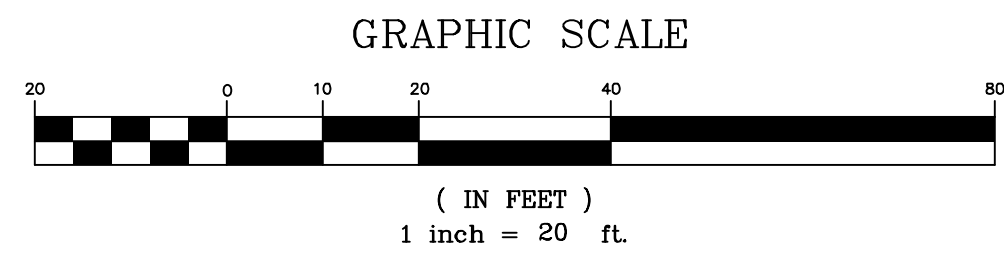


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CONNECT TO EXISTING GAS MAIN FOR GAS SERVICE W/ SHUT OFF VALVE (CONTRACTOR TO CONFIRM EXACT LOCATION OF PRIOR TO CONSTRUCTION) (COORDINATE WITH GAS COMPANY)

ADD DROP CONN TO EXISTING UP FOR UGE

LIVE TAP EXISTING 8" CAST IRON WATER MAIN FOR 6" DI SERVICE W/ TAPPING SLEEVE & GATE VALVE (CONTRACTOR TO CONFIRM EXACT LOCATION OF WATER MAIN PRIOR TO CONSTRUCTION) (COORDINATE WITH EXETER WATER DEPT)

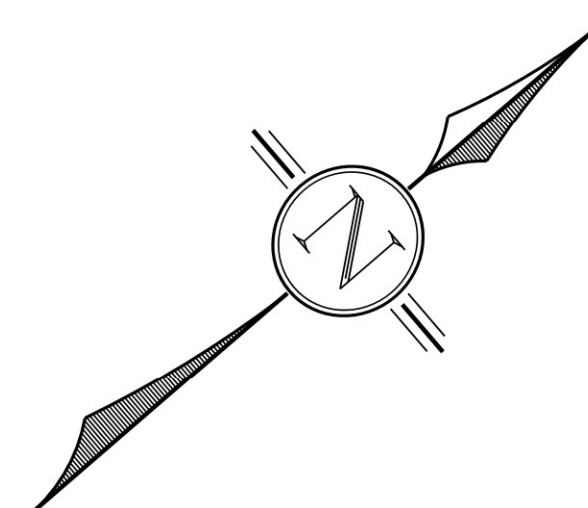


<b>UTILITY PLAN</b>	
RESIDENTIAL DEVELOPMENT 112 FRONT STREET EXETER, NH TAX MAP 73, LOT 14	
DATE:	DEC 9, 2024
SCALE:	1" = 20'
PROJ. NO:	NH-1531
SHEET NO.:	7

REVISED PER PB REVIEW & COMMENTS	03/03/25
REVISED PARKING LAYOUT	02/19/25
REVISED PER REVIEW COMMENTS	01/17/25
REVISIONS:	DATE:



PREPARED FOR:  
 112 FRONT STREET, LLC  
 42J DOVER POINT ROAD  
 DOVER, NH 03820



**PLANT LIST - 112 FRONT ST.**

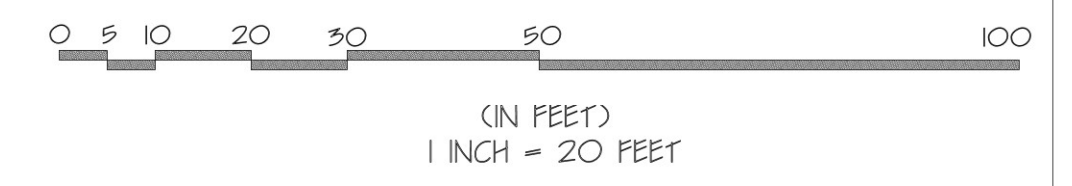
Quantity	Botanical Name	Common Name	Size
1	<i>Acer palmatum</i> 'Bloodgood'	BLOODGOOD JAPANESE MAPLE	2" Caliper B&B
4	<i>Acer rubrum</i> 'October Glory'	OCTOBER GLORY RED MAPLE	3" Caliper B&B
5	<i>Amelanchier x grandiflora</i> 'Robin Hill'	ROBIN HILL SERVICEBERRY	2" Caliper B&B
8	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	SILHOUETTE SWEETGUM	2.5" Caliper B&B
6	<i>Magnolia soulangiana</i>	SAUCER MAGNOLIA	2.5" Caliper B&B
8	<i>Malus x 'Prairifire'</i>	PRAIRIFIRE CRABAPPLE	2.5" Caliper B&B
6	<i>Nyssa sylvatica</i> 'Wildfire'	WILDFIRE TUPELO	2.5" Caliper B&B
11	<i>Picea abies</i>	NORWAY SPRUCE	9-10 ft. ht. B&B
9	<i>Picea glauca</i>	WHITE SPRUCE	8-9 ft. ht. B&B
5	<i>Syringa reticulata</i> 'Ivory Silk'	IVORY SILK LILAC	2.5" Caliper B&B
15	<i>Taxus x media</i> 'Hicksii'	HICKSII UPRIGHT YEW	6-7 ft. ht. B&B
9	<i>Thuja occidentalis</i> 'Holmstrup'	HOLMSTRUP ARBORVITAE	6-7 ft. ht. B&B
24	<i>Thuja plicata</i> 'Green Giant'	GREEN GIANT ARBORVITAE	9-10 ft. ht. B&B
18	<i>Azalea</i> 'Girards Hotshot'	HOTSHOT AZALEA	5 Gallon
2	<i>Buxus microphylla</i> 'Winter Gem'	WINTER GEM BOXWOOD	5 Gallon
5	<i>Chamaecyparis pisifera</i> 'Mop'	MOP GOLD THREAD CYPRESS	5 Gallon
2	<i>Hydrangea arborescens</i> 'NCHA7'	MINI MAUVETTE HYDRANGEA	3 Gallon
10	<i>Hydrangea macrophylla</i> 'Endless Summer'	ENDLESS SUMMER HYDRANGEA	5 Gallon
2	<i>Hydrangea paniculata</i> 'Pinky Winky™'	PINKY WINKY HYDRANGEA	7 Gallon
37	<i>Ilex crenata</i> 'Sky Pencil'	SKY PENCIL HOLLY	5 Gallon
2	<i>Ilex crenata</i> 'Steeds'	STEEDS JAPANESE HOLLY	7 Gallon
17	<i>Itea virginica</i> 'Sprich Little Henry'	LITTLE HENRY SWEETSPICE	3 Gallon
9	<i>Physocarpus opulifolius</i> 'Minda'	COPPERTINA NINEBARK	5 Gallon
24	<i>Pinus mugo</i> 'Mops'	MOPS MUGO PINE	3 Gallon
2	<i>Rhododendron</i> 'PJM'	PJM RHODODENDRON	5 Gallon
12	<i>Spiraea japonica</i> 'Goldflame'	GOLDFLAME SPIREA	3 Gallon
11	<i>Vaccinium x 'Blue Jay'</i>	BLUE JAY BLUEBERRY	5 Gallon
10	<i>Vaccinium x 'Duke'</i>	DUKE BLUEBERRY	5 Gallon
2	<i>Viburnum dentatum</i> 'Christom'	BLUE MUFFIN VIBURNUM	5 Gallon
19	<i>Aster novae-angliae</i> 'Purple Dome'	PURPLE DOME NE ASTER	1 Gallon
19	<i>Astilbe chinensis</i> 'Pumila'	PUMILA PINK ASTILBE	1 Gallon
42	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	KARL FOERSTER REED GRASS	2 Gallon
16	<i>Coreopsis</i> 'Tequila Sunrise'	TEQUILA SUNRISE TICKSEED	1 Gallon
22	<i>Hemerocallis</i> 'Happy Returns'	HAPPY RETURNS DAYLILY	1 Gallon
37	<i>Miscanthus sinensis</i> 'Purpurascens'	PURPURASCENS MAIDEN GRASS	2 Gallon
16	<i>Perovskia atriplicifolia</i> 'Little Spire'	LITTLE SPIRE RUSSIAN SAGE	1 Gallon
22	<i>Sedum</i> 'Autumn Joy'	AUTUMN JOY SEDUM	1 Gallon

**PLANT LIST - NEIGHBOR AT 106 FRONT ST.**

Quantity	Botanical Name	Common Name	Size
2	<i>Chamaecyparis obtusa</i> 'Gracilis'	GRACILIS HINOKI FALSE CYPRESS	6-7 ft. ht. B&B
2	<i>Juniperus virginiana</i> 'Emerald Sentinel™'	EMERALD SENTINEL RED CEDAR	8-9 ft. ht. B&B
6	<i>Thuja occidentalis</i> 'Holmstrup'	HOLMSTRUP ARBORVITAE	6-7 ft. ht. B&B

NOTES: PLANT VARIETY AND SIZE MAY VARY BASED ON AVAILABILITY. SUBSTITUTIONS SHALL BE APPROVED BY OWNER OR DESIGNER.  
 REFER TO SHEET 8 FOR PLANTING NOTES, SPECIFICATIONS AND DETAILS.  
 PROPOSED FENCE SECTIONS TO PROVIDE VISUAL BUFFER ARE NOTED ON PLAN. STYLE TO BE SOLID VINYL FOR LONGEVITY. FENCE AT ENTRY DRIVE SHALL BE SIMTEK VINYL FENCE WITH SOUND DEAFENING COMPONENT OF 98%, COLOR OF GREY.

GRAPHIC SCALE



REVISED PER PD REVIEW & COMMENTS	05/05/25
REVISIONS:	DATE:

**PLANTING PLAN**

RESIDENTIAL DEVELOPMENT  
 112 FRONT STREET  
 EXETER, NH  
 TAX MAP 73, LOT 14

DATE:	FEB 18, 2025	SCALE:	1" = 20'
PROJ. NO:	NH-1531	SHEET NO.	8b

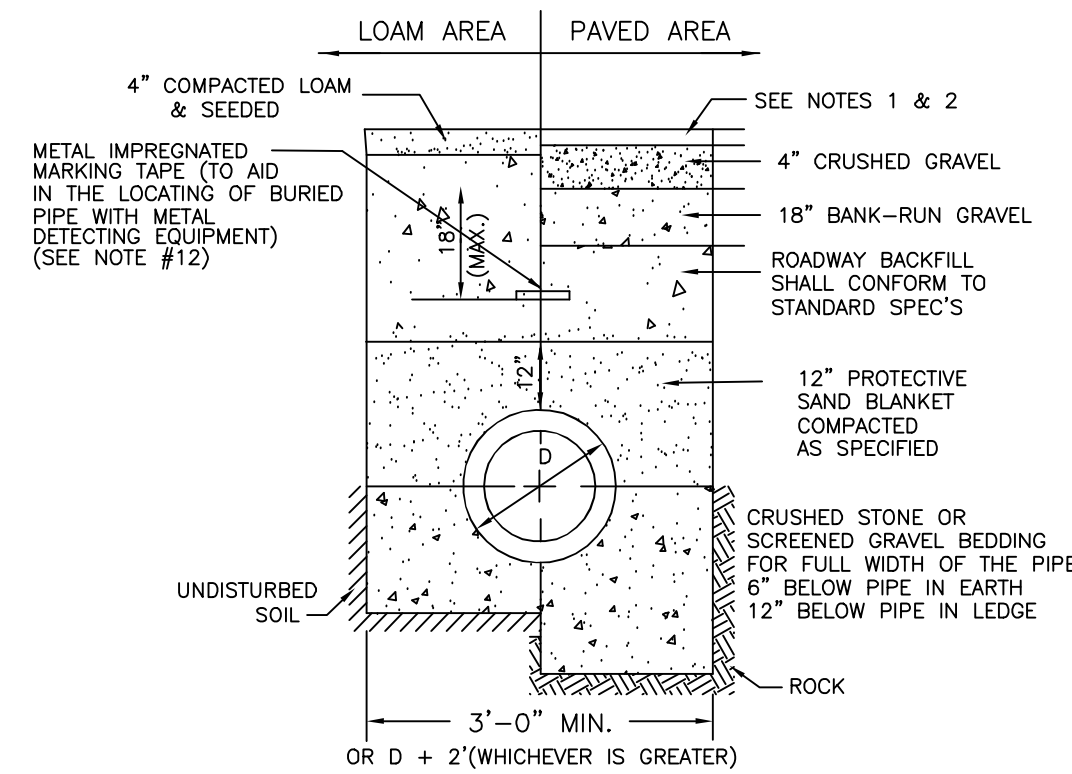


PREPARED FOR:

112 FRONT STREET, LLC  
42J DOVER POINT ROAD  
DOVER, NH 03820

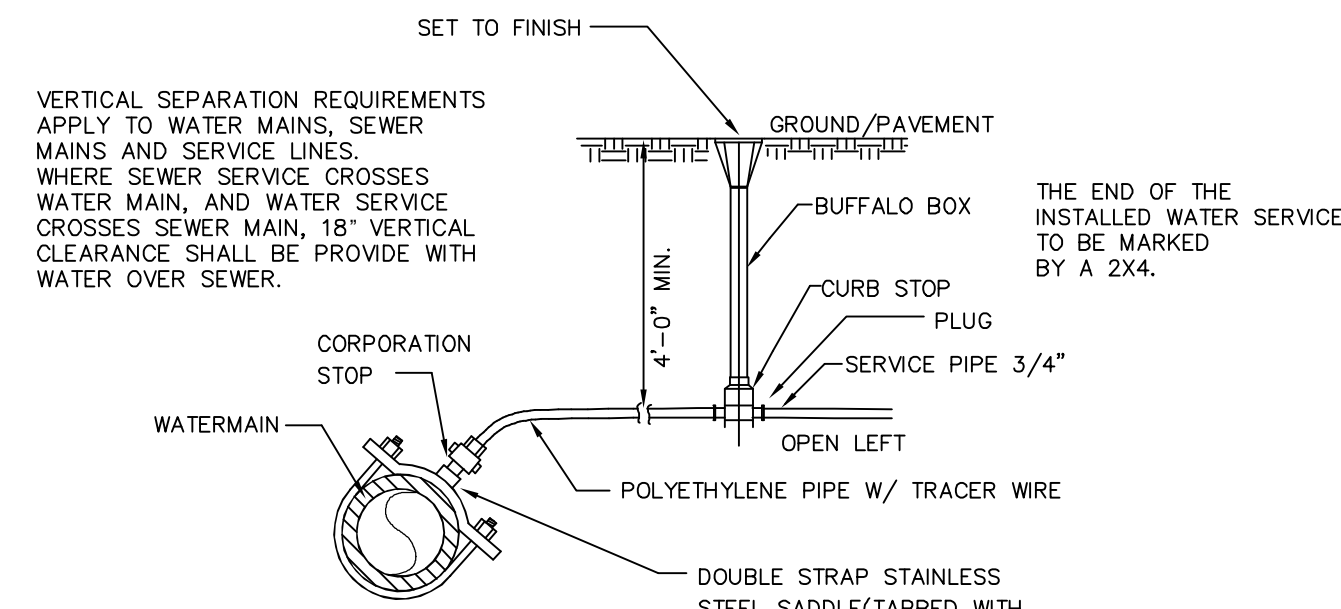


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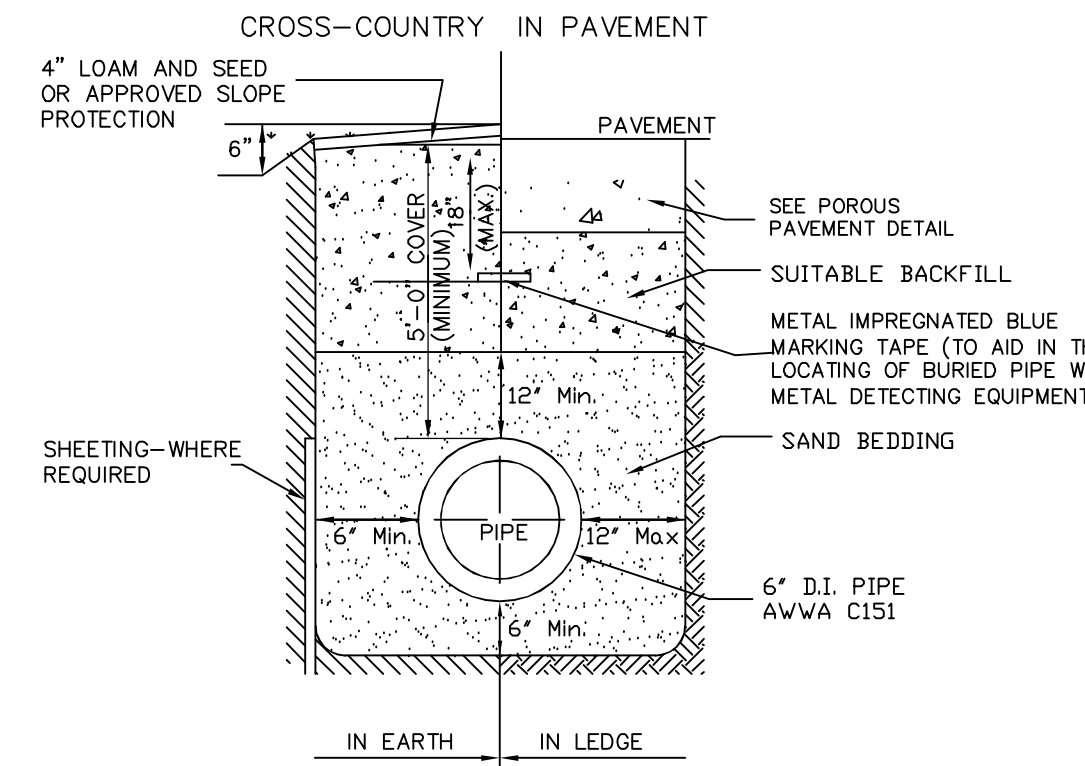


- NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
  2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.

TYPICAL SEWER TRENCH DETAIL  
NOT TO SCALE

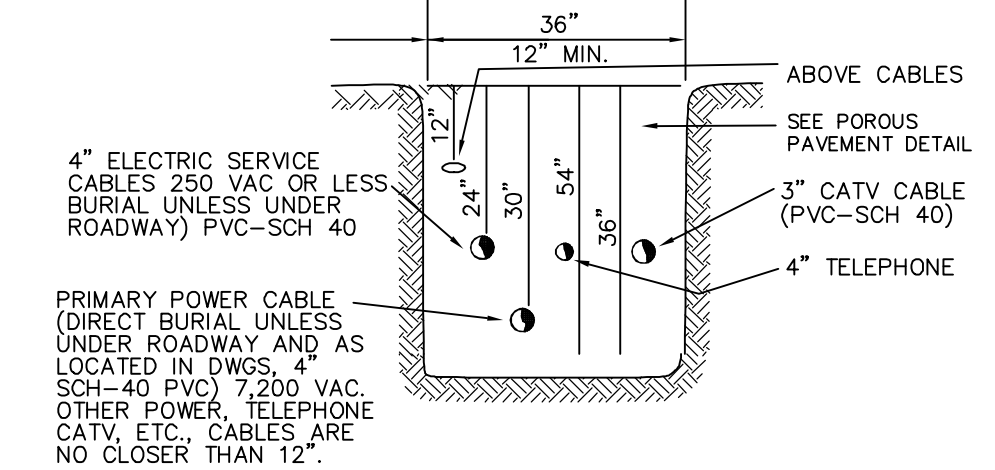


TYPICAL WATER SERVICE CONNECTION

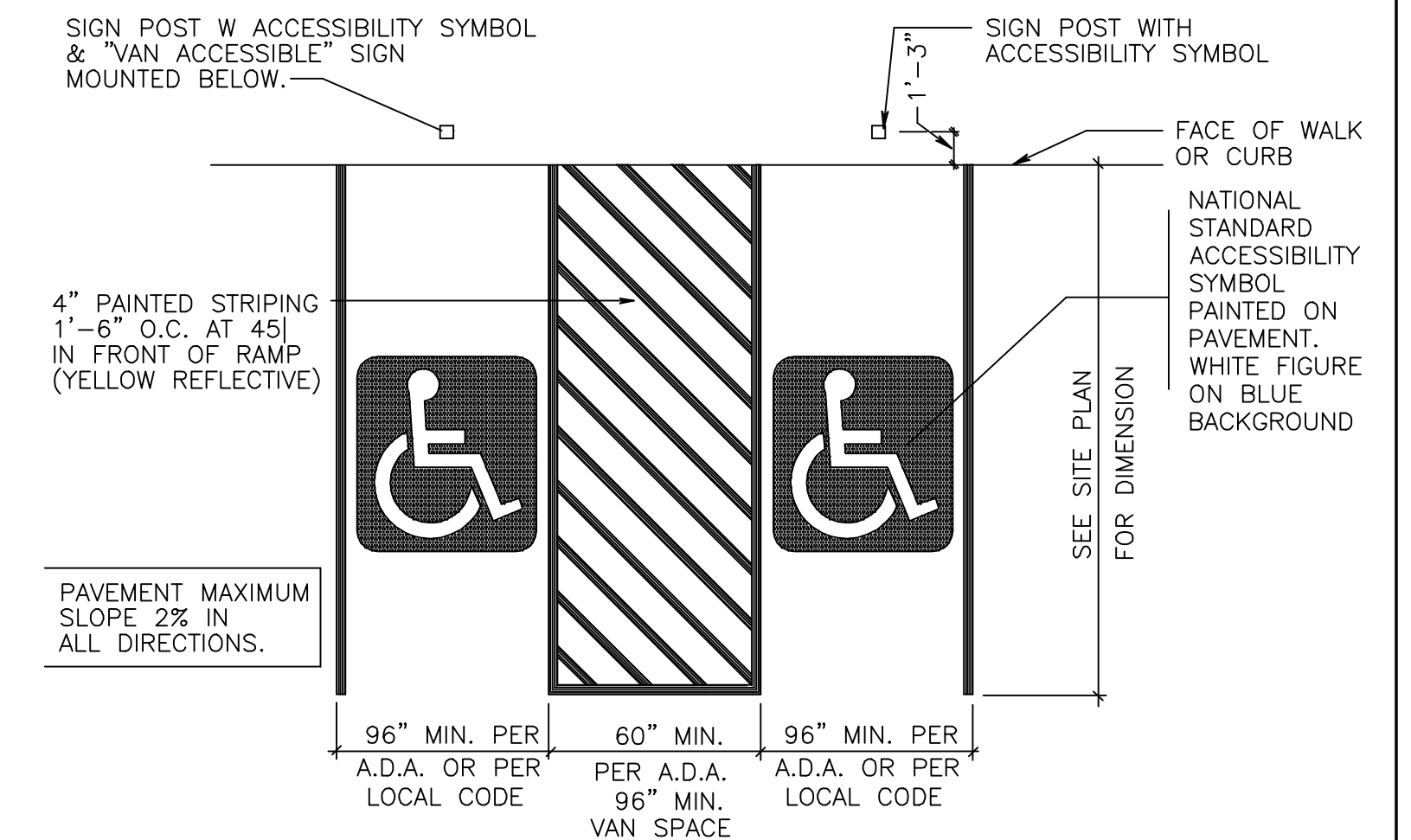


TYPICAL TRENCH DETAIL FOR WATER SYSTEM

- NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY. SERVICE BOX CONNECTIONS SHALL BE "FLUSH MOUNT" TO GREATEST EXTENT POSSIBLE AND LOCATED AT PROPERTY LINE CORNERS.



UTILITY TRENCH DETAIL

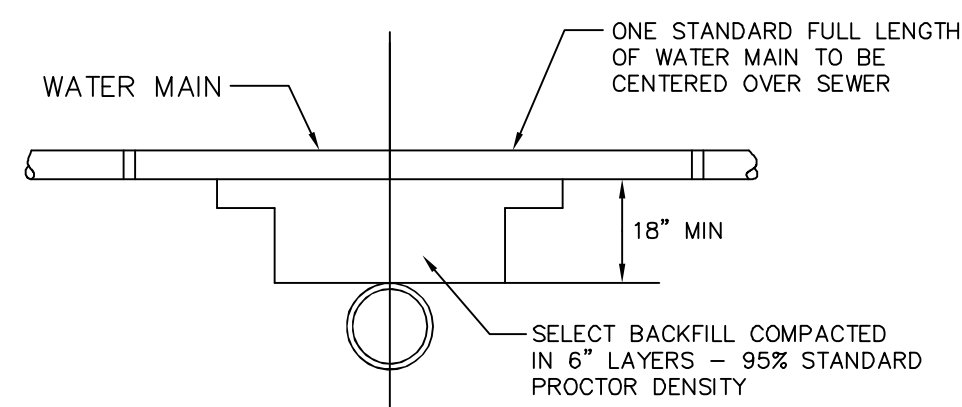


PARKING STALL FOR THE PHYSICALLY CHALLENGED

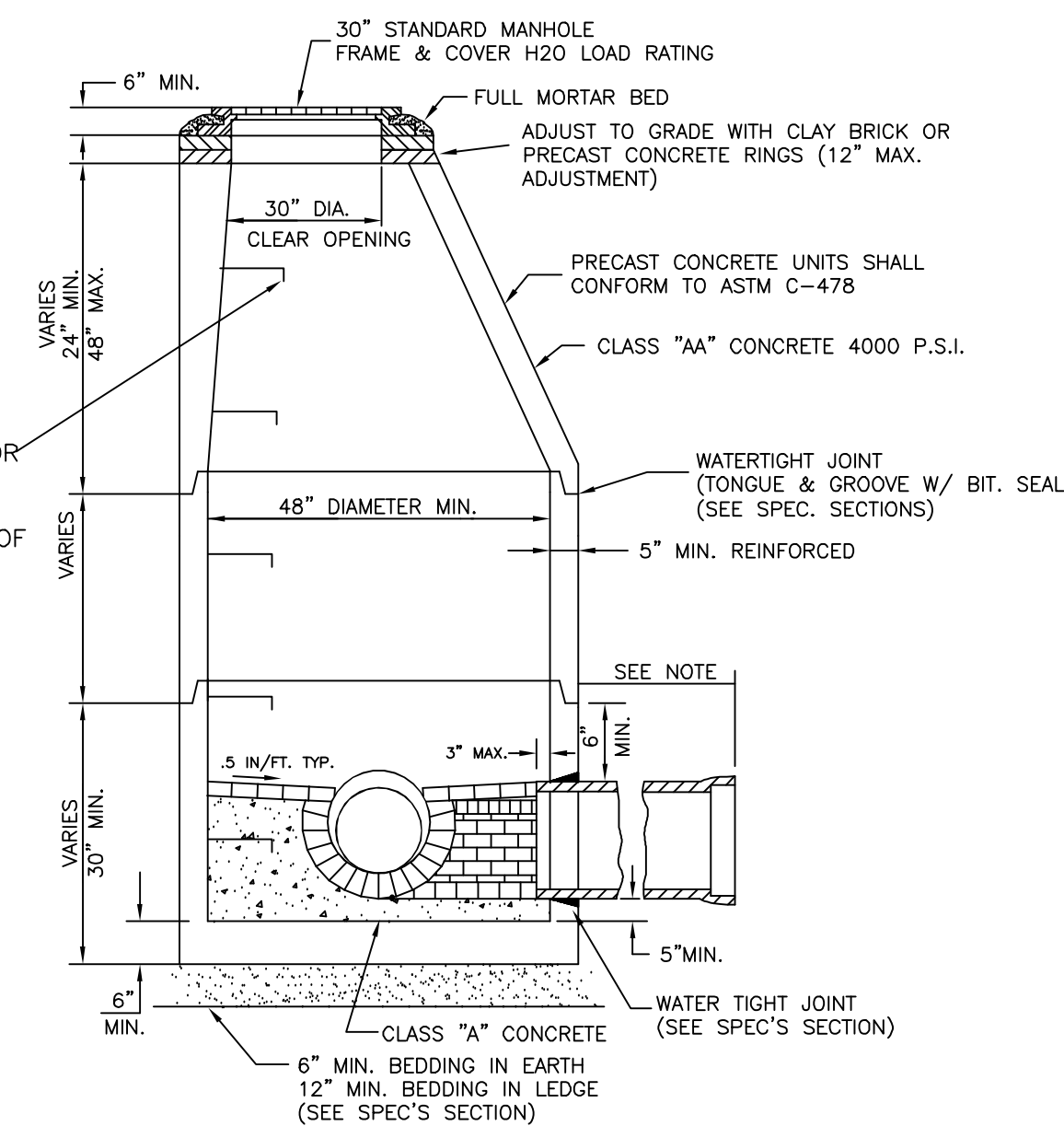
NOT TO SCALE DEC. 15, 1991

SEPARATION NOTES:

SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES (460 MM) BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.



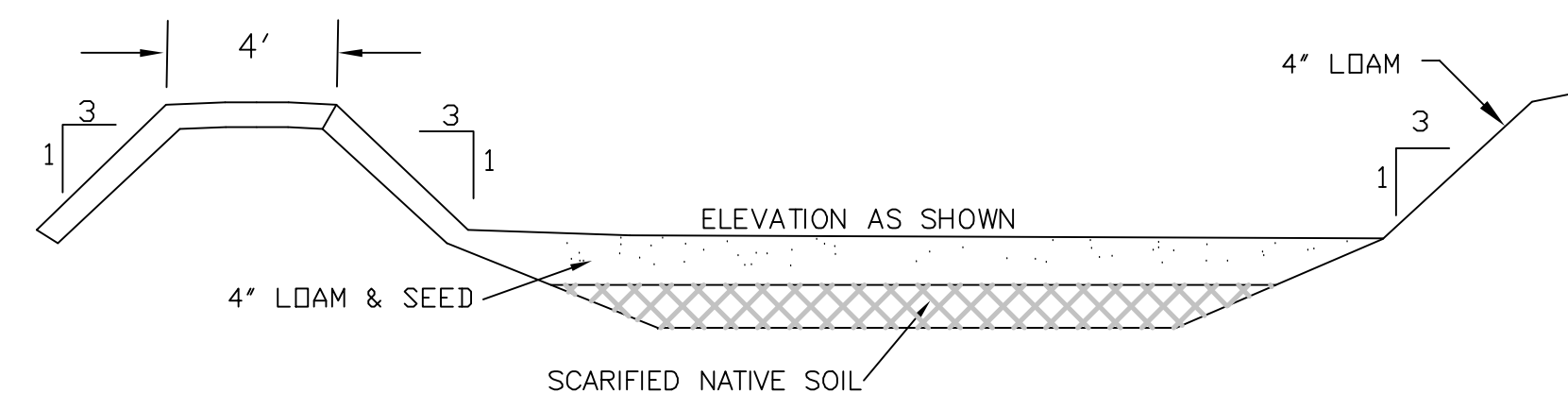
WATER/SEWER MAIN CROSSING



NOTE:

TYPE OF PIPE	SIZE	MAX. DISTANCE TO FIRST JOINT
R.C.P. C.I.	ALL	48"
V.C.	0-12"	18"
	> 12"	36"

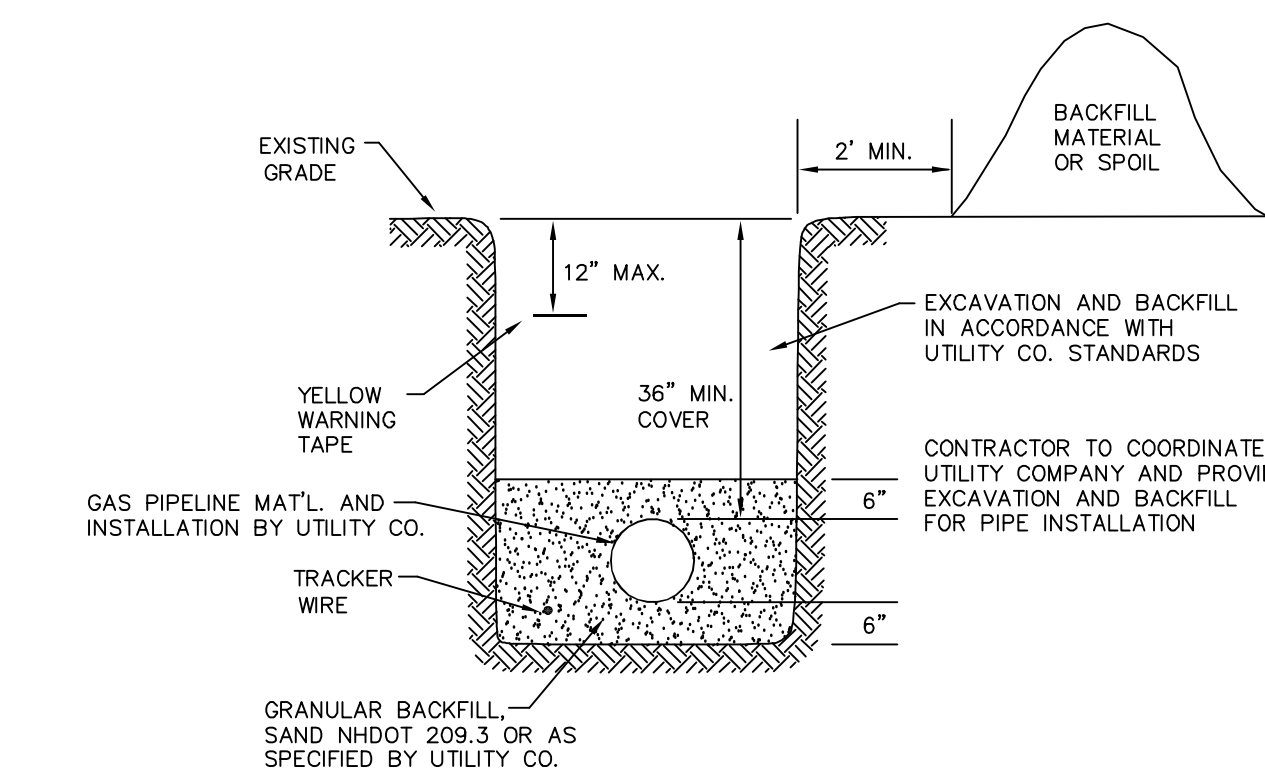
SEWER MANHOLE  
TYPICAL SECTION  
NOT TO SCALE



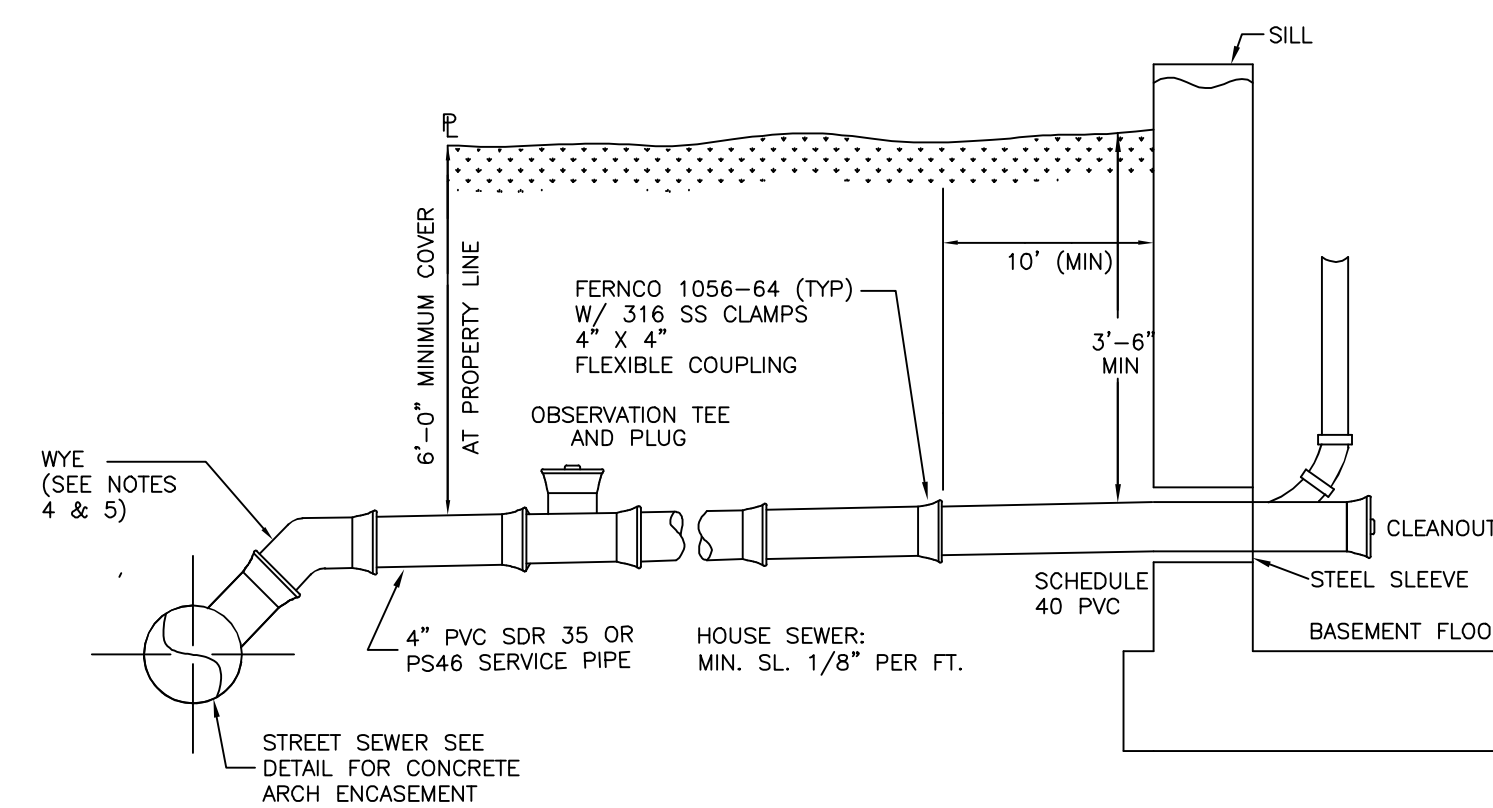
INFILTRATION POND NOTES:

1. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
2. AFTER THE INFILTRATION SYSTEM AREA IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
3. DO NOT PLACE INFILTRATION SYSTEM INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

INFILTRATION POND DETAIL  
NOT TO SCALE

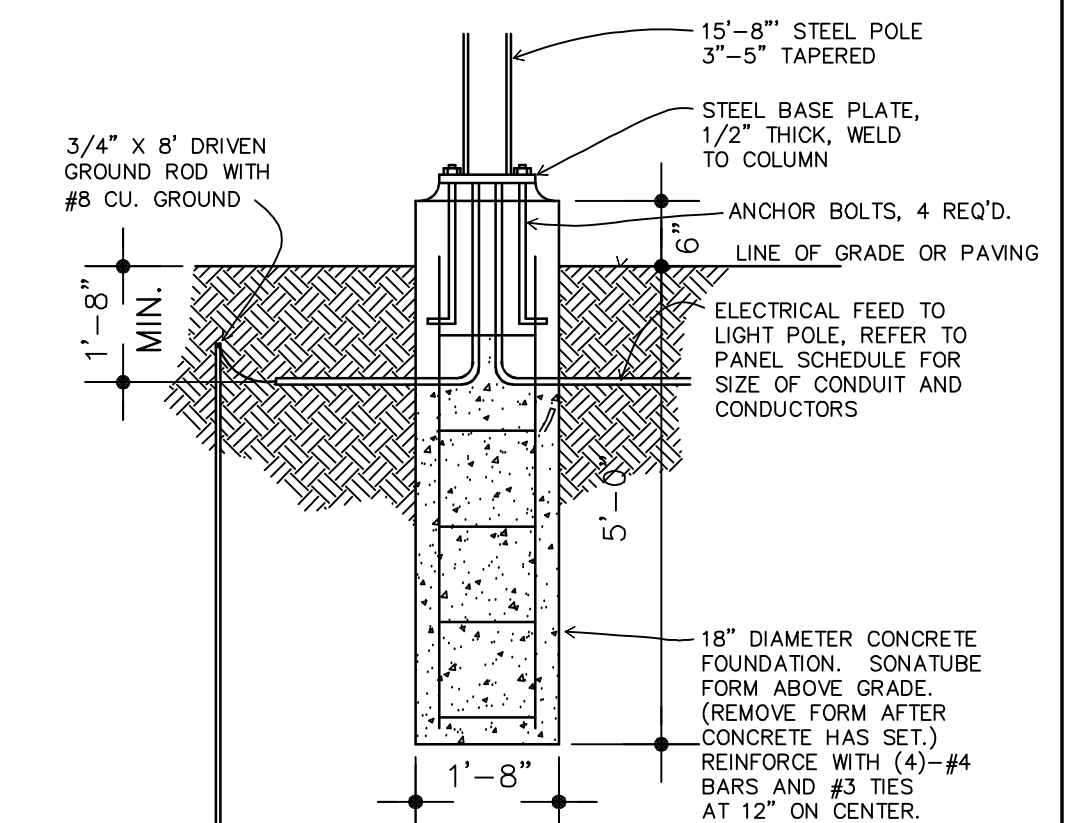


GAS TRENCH DETAIL



DETAIL OF HOUSE SEWER SERVICE

- NOTES:
- 1) SEWER SERVICE FROM PROPERTY LINE TO 10' OUTSIDE OF BUILDING SHALL BE INSTALLED UNDER THIS CONTRACT ONLY WHEN OUTSIDE THE TRENCH DEWATERING OR LEDGE EXCAVATION IS REQUIRED.
  - 2) PIPE DEPTH AT HOUSE SHALL BE ABOVE THE SEASONAL GROUND WATER LEVEL.
  - 3) SEWER SHALL BE BELOW SLAB ONLY WHEN BASEMENT TOILETS EXIST.
  - 4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
  - 5) WYES: WHERE WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE FOLLOWING MANUFACTURERS INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY-CEMENTED SADDLE, TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER.



POLE FOUNDATION  
LIGHT BASE DETAIL  
SCALE: NONE

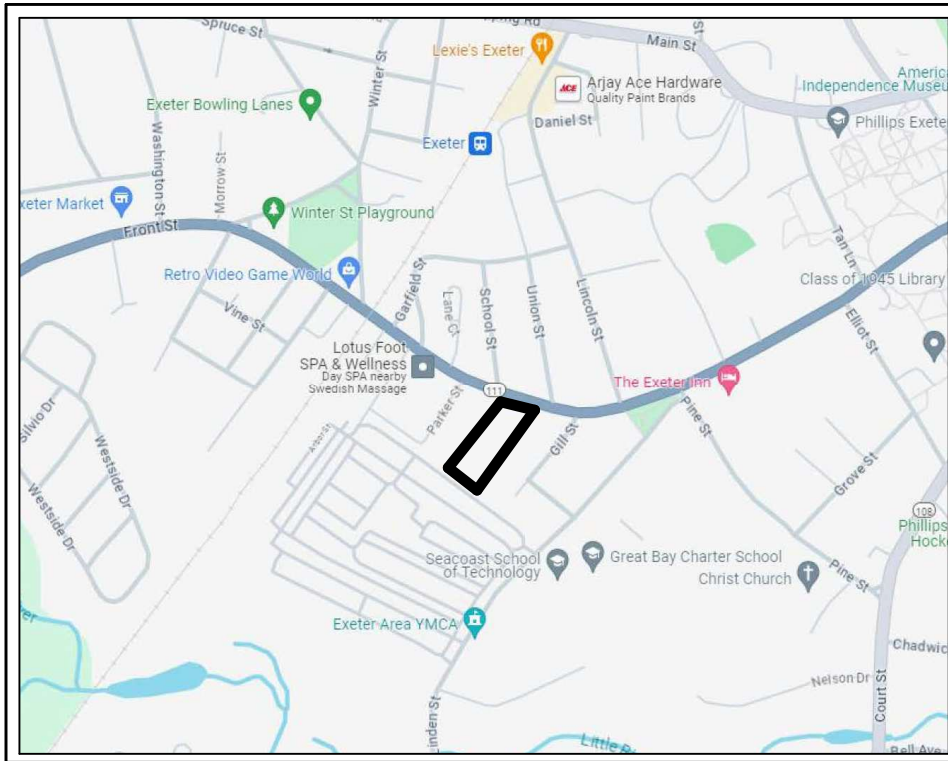
REVISIONS:	DATE:
REVISED PER PB /ENG REVIEW & COMMENTS	03/03/25
REVISED PER REVIEW COMMENTS	01/17/25

CONSTRUCTION DETAILS

RESIDENTIAL DEVELOPMENT  
112 FRONT STREET  
EXETER, NH  
TAX MAP 73, LOT 14

DATE:	SCALE:	NTS
DEC 9, 2024		
PROJ. NO:	SHEET NO.	10





LOCATION MAP  
1"=500'

**TOWN NOTES**

1. 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.
2. THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS. (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.
3. ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.
4. ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY DUMPSTER AS NEEDED.
5. 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.

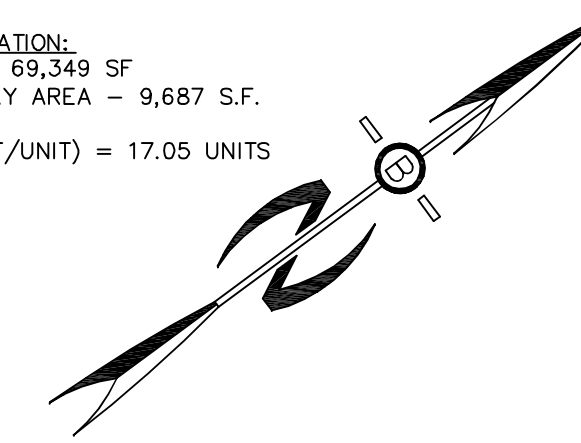
**ZONING REQUIREMENTS:**  
 ZONING DISTRICT - CENTRAL AREA (C1)  
 MINIMUM LOT SIZE - 5,000 S.F.  
 MINIMUM LOT WIDTH - 50 FT.  
 MINIMUM LOT DEPTH - 100 FT.  
 MINIMUM DWELLING UNIT - 3,500 S.F.

**BUILDING SETBACKS:**  
 FRONT=10 FT.  
 SIDE=10 FT.  
 REAR=20 FT.  
 BUILDING HEIGHT=35 FT.  
 MAXIMUM BUILDING COVERAGE = 75%  
 MINIMUM OPEN SPACE = 5%

**DENSITY CALCULATION:**  
 PARCEL AREA - 69,349 SF  
 (-) DRIVEWAY AREA - 8,872 S.F.  
 = 60,477 S.F.  
 60,477/3500 (SF/UNIT) = 17.28 UNITS

**PARKING CALCULATIONS:**  
 TOTAL NUMBER OF UNITS=17  
 2 SPACES PER UNIT AND 1 SPACE PER 4 UNITS FOR VISITOR  
 TOTAL SPACES REQUIRED=41  
 17 UNITS HAVE 2 SPACES=34  
 PLUS 2-EXTERIOR VISITOR STALLS (WITHIN DRIVES UNITS E-M)  
 TOTAL SPACES PROVIDED=51

**DENSITY CALCULATION:**  
 PARCEL AREA - 69,349 SF  
 (-) 24' DRIVEWAY AREA - 9,687 S.F.  
 = 59,661 S.F.  
 59,661/3500 (SF/UNIT) = 17.05 UNITS



PREPARED FOR:

112 FRONT STREET, LLC  
 42J DOVER POINT ROAD  
 DOVER, NH 03820



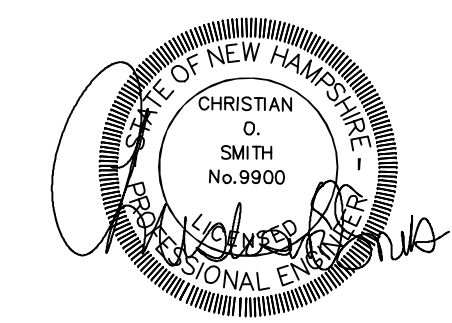
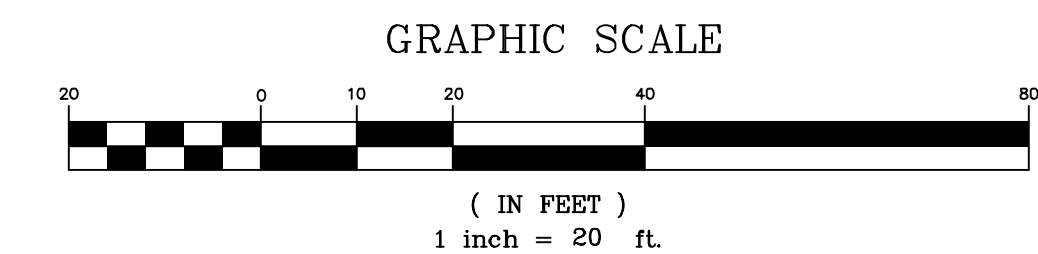
70 PORTSMOUTH AVE,  
 THIRD FLOOR, SUITE 2  
 STRATHAM, N.H. 03885  
 PHONE: 603-583-4860,  
 FAX: 603-583-4863



**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW 17 TOWN HOUSE UNITS WITH ASSOCIATED PARKING SPACES.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
3. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS 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.
4. IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.
5. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS UNLESS A VARIANCE IS OTHERWISE REQUESTED.
6. TOTAL PROPOSED DISTURBANCE FOR CONSTRUCTION = 1.34 ACRES.
7. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
8. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE.

9. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
10. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
11. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.
12. BEYOND THE ENTRANCE DRIVE, ALL PAVEMENT WILL BE POROUS PAVEMENT. SEE PLAN FOR LIMITS.
13. GARBAGE WILL BE STORED IN TOTEY BINS WITHIN GARAGES FOR PRIVATE PICKUP.



REVISED PER PB REVIEW & COMMENTS	03/03/25
REVISED PARKING LAYOUT	02/19/25
REVISED PER REVIEW COMMENTS	01/17/25
REVISIONS:	DATE:

**PRESENTATION PLAN**

RESIDENTIAL DEVELOPMENT  
 112 FRONT STREET  
 EXETER, NH  
 TAX MAP 73, LOT 14

DATE:	DEC 9, 2024	SCALE:	1" = 20'
PROJ. NO.:	NH-1531	SHEET NO.:	1





FRONT ELEVATION (FACING FRONT STREET)

SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DATE
4	1/21/24
1	1/28/25
8	3/13/25
9	3/14/25
5	12/23/24

FRONT ELEVATION A

112 FRONT STREET  
EXETER, NH (UNITS 1-4)

JOB # 24121MF

A-1a



**FRONT ELEVATION (FACING FRONT STREET)**

SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DATE
4	1/21/24
1	1/28/25
8	3/13/25
9	3/14/25
5	12/23/24

FRONT ELEVATION B

112 FRONT STREET  
EXETER, NH (UNITS 1-4)

JOB # 24121MF

A-1b



REAR ELEVATION (FACING PARKING LOT)

SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DATE
4	1/23/24
1	1/28/25
8	3/3/25
9	3/14/25
5	12/23/24

REAR ELEVATION A

112 FRONT STREET  
EXETER, NH (UNITS 1-4)

JOB # 24121MF

A-2a



**REAR ELEVATION (FACING PARKING LOT)**

SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DATE
4	1/23/24
1	1/28/25
8	3/3/25
9	3/14/25
5	12/23/24

REAR ELEVATION B

112 FRONT STREET  
EXETER, NH (UNITS 1-4)

JOB # 24121MF

A-2b



12 Gill Street  
Exeter, NH 03833

3/3/2025

Dear Planning Board Members:

Ref: The Stone Arch Development at 112 Front Street.

We, Don and Mary Jo Briselden, are residents of 12 Gill Street, Exeter and as such have an acute interest in the proposed demolition of the home at 112 Front Street and the proposed development of the property to include 17 town houses. This is a follow-up letter to the one sent on February 2, 2025. It is also influenced by the comments made by abutters to the proposed development made at the Planning Board hearing on February 27, 2025, which we attended.

If there is a theme to this letter it is: **"Just because a property can be maximally developed, it does not mean that it should be maximally developed."** at least to the extent of this proposed development. The proposed development significantly and negatively impacts the direct abutters and those of us who own homes in the Gill Street neighborhood. The proposed development is out of character for the surrounding community, is much too dense with 17 proposed units, will aggravate traffic flow in the area, and has the potential of negatively impacting the neighborhood property values.

- We disagree with the proposal to demolish the former Merrill home at 112 Front Street. At the Heritage Committee's demolition hearing for 112 Front Street, a committee member lamented that there was nothing that the town could do to prevent historic homes from being torn down. In fact, there is: We can stop tearing down historic homes, in this case this iconic 160-year-old dwelling that was the home of one of Exeter's prominent families. Contrary to what the developer asserts, that the building should be demolished and not renovated, we believe that it should be renovated, and if the development goes forward, be part of the development plan. The Planning Board chairperson, Langdon Plumer, suggested to the developer that some changes should be made to the Front Street town houses so that they do not all look the same. We agree and suggest that retaining the historic house, converting and expanding it to a multi-family home would be more in keeping with the Front Street architectural view than the "sameness" of four town houses that do not fit and that are wedged in between the east and west property boundaries.
- And the above observation gets us to our second objection. The abutters closest to the Front Street on the east and west property boundaries both objected to the impact that the four town houses have on their adjacent properties. The developer has wedged in the four Front Street town houses in such a manner that there is minimal side yard setback on one side and only 3 feet between the driveway and the east side property boundary. We also mention the overpowering sense of size that the town

houses bring to the adjacent properties. Retaining the historic home would eliminate that problem.

- Vehicle traffic: Several of the butters (And also mentioned in our February 2nd letter.) addressed concerns about the town-house traffic entering Front Street, and how it will impact the flow of traffic in the area and potentially causing an unsafe condition with the exit of traffic from Gill Street on to Front Street, just 200 feet to the east. Gill Street, while seemingly a quiet neighborhood street, is actually a high-volume street as it is used as a short-cut to avoid the Pine Street-Front Street intersection. Also, traffic peaks during the change of SST school sessions and traffic backs up at the Front Street intersection. The developer has not been required to accomplish a traffic study to assess the impact of the town house traffic on the adjacent streets. We believe that a traffic assessment study is warranted and request that the Planning Board direct the developer to conduct that study.

There are legitimate costs to developing a property. We suggest that the approval of this proposal should be based on the requirement of retaining the historic home at 112 Front Street, reducing the number of town houses from 17 to a range of 10 to 12, thus allowing for more screening, improved grading (avoiding water runoff to the abutter properties), providing additional green space within the development, reducing the traffic impact, and providing for wider side yard setbacks. Instead of wedging in the maximum number of town-house units--to reduce the unit costs--a smaller number would provide the opportunity for developing units that are more in keeping with sense of the neighborhood and units that are more pleasing to the unit occupants. Such is the cost of having a reasonable development that fits into the neighborhood.

We request that the Planning Board not approve the waivers that the developer is requesting.

**"Just because a property can be maximally developed, it does not mean that it should be maximally developed."**

We look forward to attending and engaging at the next hearing on March 13th.

Don and Mary Jo Briselden