



# 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:** June 28, 2024  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** PB Case #24-8      Green & Company

The Applicant has applied for design review of a proposal for a Mixed-Use Neighborhood Development (MUND) on the property located at 76 Portsmouth Avenue (current site of Federated Auto Parts store). The proposed development will include three 4-story buildings with a total of 121 (2-bedroom) apartments, a 4,680 square foot commercial space within the building closest to Portsmouth Avenue, and one separate triplex to be located on Haven Lane. The subject property is located in the C-2, Highway Commercial zoning district and is identified as Tax Map Parcel #65-118.

Please note that this is only a design review application and not a formal application to the board. Design review is covered under NHRSA 676:4 that allows the Planning Board and the applicant to engage in a *non-binding* discussion of the proposal. As this is design review and abutters have been notified, the Board can discuss matters beyond general and conceptual discussions which can involve specific engineering details and design. At the same time, this is not a formal submission so staff will provide a complete review through the Technical Review Committee process once a formal application is submitted.

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

**Design Review has ended Motion:** I move that the Design Review process for Green & Company (PB Case #24-8) has concluded and instruct the Town Planner to notify the applicant in writing in accordance with NHRSA 676:4.

**Design Review Table Motion:** I move that the Design Review application for Green & Company (PB Case #24-8) is **Tabled** until the     (date)     Planning Board meeting at 7pm.

Thank you.

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

June 20, 2024

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

**RE: Design Review Application  
76 Portsmouth Avenue, Exeter, NH  
Tax Map 65, Lot 118  
JBE Project No. 24029**

Dear Mr. Plumer,

On behalf of our client, Green & Company, we respectfully submit a Design Review Application for the above-mentioned property. The intent of this application is to propose a Mixed-Use Neighborhood Development (MUND) within the C2 zoning district consisting of three 4-story buildings with a total of (121) 2-bedroom apartments, a 4,680 S.F. commercial space within the building closest to Portsmouth Avenue and one separate triplex on Haven Lane. Parking for the buildings will be in the basement of each building as well as outside.

The front portion of this property currently consists of the existing Fisher Auto Parts store and associated parking while the rear of the property is wooded. Haven Lane is proposed to be extended within the existing right of way in order to access the proposed triplex and a fire truck turnaround is proposed. The proposed development will be accessed from Portsmouth Avenue and will have a second access onto Haven Lane.

There are wetlands on the west and east sides of the property, and two ditches that run across the property which have been determined to be man-made wetlands that were constructed for drainage purposes. A large culvert from Portsmouth Avenue outlets into one of the man-made ditches just behind the Fisher Auto Parts parking lot, from which runoff eventually flows to the wetland on the west side of the property. A crossing is proposed for this wetland which will result in wetland impacts as well as some additional impacts to the man-made wetland to the north, which will be relocated so that it continues to allow drainage. Wetland buffer impacts are also proposed as part of the project. We will be attending the July 9<sup>th</sup> Conservation Commission meeting to discuss the preliminary wetland buffer impacts with them.

Seven (7) copies of the following are included with this application:

1. Completed Design Review Application.
2. Fee Check.
3. Signed Letters of Authorization.
4. Current Deed.
5. Abutters List & 3 Sets of Mailing Labels.
6. Tax Map.
7. Seven (7) Full Size Plan Sets.
8. Fifteen (15) Half Size Plan Sets.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,

**JONES & BEACH ENGINEERS, INC.**



Paige Libbey, P.E.  
Associate Principal

cc: Jenna Green, Green & Company (via email)  
Michael Green, Green & Company (via email)  
John O'Neill (via email)  
Jim Gove, Gove Environmental Services (via email)



# TOWN OF EXETER, NH APPLICATION FOR SITE PLAN REVIEW

### OFFICE USE ONLY

**THIS IS AN APPLICATION FOR:**

X - DESIGN REVIEW

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

\_\_\_\_\_ APPLICATION #

\_\_\_\_\_ DATE RECEIVED

\_\_\_\_\_ APPLICATION FEE

\_\_\_\_\_ PLAN REVIEW FEE

\_\_\_\_\_ ABUTTERS FEE

\_\_\_\_\_ LEGAL NOTICE FEE

\_\_\_\_\_ TOTAL FEES

\_\_\_\_\_ INSPECTION FEE

\_\_\_\_\_ INSPECTION COST

\_\_\_\_\_ REFUND (IF ANY)

1. **NAME OF LEGAL OWNER OF RECORD:** RAP Realty Manchester, LLC, Attn. R. Weisnev

\_\_\_\_\_ **TELEPHONE:** (    ) \_\_\_\_\_

**ADDRESS:** 50 Atlantic Avenue, Seabrook, NH 03874

2. **NAME OF APPLICANT:** Green & Company

**ADDRESS:** 11 Lafayette Road, Po Box 1297, North Hampton, NH 03862

\_\_\_\_\_ **TELEPHONE:** (603) 501-8455

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

Developer

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

4. **DESCRIPTION OF PROPERTY:** Auto Parts Store

**ADDRESS:** 76 Portsmouth Avenue

**TAX MAP:** 65 **PARCEL #:** 118 **ZONING DISTRICT:** C-2

**AREA OF ENTIRE TRACT:** 6.7 Acres **PORION BEING DEVELOPED:** \_\_\_\_\_



5. ESTIMATED TOTAL SITE DEVELOPMENT COST \$ \_\_\_\_\_

6. EXPLANATION OF PROPOSAL: The intent of this project is to show a mixed use neighborhood development consisting of three buildings with 121 apartments and 4,680 S.F. of commercial space and one separate triplex on Haven Lane.

7. ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO) Yes

If yes, Water and Sewer Superintendent must grant written approval for connection.  
If no, septic system must comply with W.S.P.C.C. requirements.

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

	ITEM:	NUMBER OF COPIES
A.	See Cover Letter	
B.		
C.		
D.		
E.		
F.		

9. ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO) No IF YES, ATTACH COPY.

10. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: Paige Libbey, P.E., Jones & Beach Engineers, Inc.

ADDRESS: PO Box 219, Stratham, NH 03885

PROFESSION: Civil Engineer TELEPHONE: (603) 772-4746

11. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:

\_\_\_\_\_  
See Plan  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

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

Unknown

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

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

Yes

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

No

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

DATE 6/20/24

OWNER'S SIGNATURE

*Prigoda* (AScott)

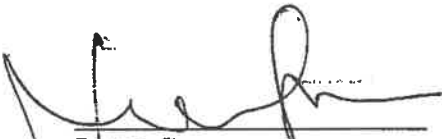
ACCORDING TO RSA 676.4.I ( c ), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION.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

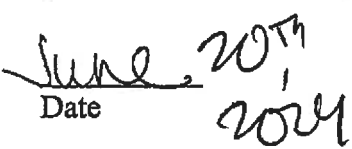
**Letter of Authorization**

I, Jenna Green, Green & Company, 11 Lafayette Road, PO Box 1297, North Hampton, NH 03862, developer of property located in Exeter, NH, known as Tax Map 65, Lot 118, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on 76 Portsmouth Avenue in Exeter, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

  
Witness

  
Jenna Green  
Green & Company

  
Date

**Letter Of Authorization**

I, Robert J. Weisner, RAP Realty Manchester, LLC, 50 Atlantic Avenue, Seabrook, NH 03874, owner of property located in Exeter, NH, known as Tax Map 65, Lot 118, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on 76 Portsmouth Avenue in Exeter, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Julie Weisner  
Witness

Robert J. Weisner  
Owner: Robert J. Weisner  
RAP Realty Manchester, LLC

6-20-2024  
Date



1 of 4  
For recorder's use:  
Tax Stamp: \$ 10,125.00  
Recording Fee: \$ 20.44  
Notary Fee: \$ 25.00

MAILED

Return to: Acct. No.: D7  
Devine, Millimet & Branch, P.A.  
111 Amherst Street  
Manchester, NH 02101



STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

10 THOUSAND 1 HUNDRED AND 25 DOLLARS

062209 872364 \$10125.00

VOID IF ALTERED

WARRANTY DEED

BLJ, INC., formerly known as Robbins Auto Parts, Inc., a corporation organized and existing under the laws of the State of New Hampshire, with an address of 110-116 Washington Street, Dover, New Hampshire 03820, for consideration paid, grants to **RAP REALTY MANCHESTER, LLC**, a limited liability company organized under the laws of the State of New Hampshire, with an address of 116 Washington Street, Dover, New Hampshire 03820, with **WARRANTY COVENANTS**:

A certain tract or parcel of land, with the buildings and improvements thereon, situated on the northerly side of Portsmouth Avenue, so-called, in Exeter, Rockingham County, New Hampshire, bounded and described as follows:

Beginning on the northerly sideline of Portsmouth Avenue at the southwesterly corner of land now or formerly of Pouliotte; thence running southwesterly along said Portsmouth Avenue 225 feet to the southeasterly corner of land now or formerly of Walsh; thence turning at a right angle and running northwesterly along land of said Walsh 200 feet, more or less, to an iron pin at the northeasterly corner of land of said Walsh; thence turning at a right angle and running 300 feet along the northerly sideline of said Walsh and land of Culick and Baker to an iron pin at land now or formerly of Pendergast; thence turning at a right angle and running northwesterly 16 feet to an iron pipe set in the ground at the northeast corner of said Pendergast land; thence turning at a right angle and running southwesterly 374.6 feet along said Pendergast land to an iron pin at land now or formerly of Rogalski; thence turning at a right angle and running northwesterly along land of Rogalski 60 feet, more or less, to corner of land now or formerly of Tellier; thence turning and running northeasterly 640 feet, more or less, and parallel to Bonnie Drive along land of Tellier and various other land owners including land now or formerly of Cadieux to the southwest corner of land now or formerly of Johnson; thence turning and running northeasterly along the southerly sideline of said Johnson land 60 feet, more or less, to the southeasterly corner of land of Johnson; thence turning at a right angle and running northwesterly along the easterly sideline of said Johnson land 90 feet to the southerly sideline of Haven Lane extension; thence turning at a right angle and running along the southerly sideline of said Haven Lane extension 50 feet to the northeast corner of land now or formerly conveyed to Milner; thence turning at a right angle and running southeasterly along said Milner land 90 feet to a point; thence turning at a

029878

2009 JUN 22 AM 8:50

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

right angle and running 200 feet along the southerly sideline of said Milner land to a point; thence turning at a right angle and running northwesterly along said Milner land 90 feet to the southerly sideline of said Haven Lane extension; thence turning at a right angle and running along the southerly sideline of said Haven Lane extension 125 feet, more or less, to a point; thence turning at a right angle and running northwesterly 40 feet to the northerly sideline of said Haven Lane extension; thence turning at a right angle and running North 70° 37' E 240 feet, more or less, to the northwesterly corner of land now or formerly of Avenue Motor Sales, Inc.; thence turning and running southeasterly along land of Avenue Motor Sales, Inc. 140 feet, more or less, to a point at land now or formerly of Burnham; thence turning at a right angle and running southwesterly 375 feet along land now or formerly of said Burnham and land of said Pouliotte to an iron pin at the northwesterly corner of land of said Pouliotte; thence turning at a right angle and running 200 feet, more or less, along land of Pouliotte to the northerly sideline of said Portsmouth Avenue to the point begun at.

EXCLUDING therefrom a certain parcel of land conveyed by Bert Simon to the Indian Head National Bank by deed dated May 22, 1972 and recorded at Book 2140, Page 324 of the Rockingham County Registry of Deeds.

SUBJECT TO the Drainage Easement granted by Robbins Auto Parts, Inc. to Exeter Health Resources, Inc. and First Development Corp. dated May 5, 1988 and recorded with said Registry of Deeds at Book 2741, Page 718 and as depicted on the plan entitled "Plan of Drainage Easement, Exeter, NH", dated March 28, 1988 prepared for Exeter Hospital by Kimball Chase, Civil Environmental Engineers and recorded with said Registry of Deeds as Plan No. D-18012.

Being the same premises conveyed to Robbins Auto Parts, Inc. by deed of Baron Investment Corporation dated July 19, 1979 and recorded at Book 2345, Page 1044 of the Rockingham County Registry of Deeds.

Executed as of the 12 day of June, 2009.

**BLJ, Inc., formerly known as Robbins Auto Parts, Inc.**

Wendy Stifian  
Witness

By: [Signature]  
Richard L. Robbins, its President  
Duly Authorized

State of New Hampshire  
County of Stratford

The foregoing instrument was acknowledged before me this 12 day of June, 2009, by Richard L. Robbins, President of BLJ, Inc., formerly known as Robbins Auto Parts, Inc., a corporation organized under the laws of the State of New Hampshire, on behalf of said corporation.

Mary M Gowen  
Justice of the Peace / Notary Public  
My Commission Expires: 1-10-2010  
Seal or Stamp:

J:\WDOX\DOCS\CLIENTS\20597\89510\M1399160.DOC



**ABUTTERS LIST (DIRECT)  
AS OF  
JUNE 20, 2024  
FOR  
76 PORTSMOUTH AVENUE, EXETER, NH  
JBE PROJECT No. 24029**

**OWNER OF RECORD:**

TAX MAP 65/LOT 118  
RAP REALTY MANCHESTER LLC  
ATTN. R. WEISNEV  
50 ATLANTIC AVE  
SEABROOK, NH 03874  
BK 5023/PG 2926 (06/22/09)

**APPLICANT:**

GREEN & COMPANY  
11 LAFAYETTE RD  
PO BOX 1297  
NORTH HAMPTON, NH 03862

**ABUTTERS:**

52/12  
TOWN OF EXETER  
10 FRONT STREET  
EXETER, NH 03833

52/42  
SHANE LAMKIN  
29 DOUGLASS WAY  
EXETER, NH 03833  
5632/1000 (06/30/15)

65/37  
DANIEL HEFFERNAN  
32 HAVEN LANE  
EXETER, NH 03833  
5562/1813 (09/22/14)

65/38  
ZACHARY DAVID SHELTRA  
34 HAVEN LANE  
EXETER, NH 03833  
6344/0288 (10/21/21)

65/39  
LUIS & MARTHA FRANCESCHI  
36 HAVEN LANE  
EXETER, NH 03833  
6236/2825 (02/12/21)

65/40  
JOAN ELLEN HAYES  
37 HAVEN LANE  
EXETER, NH 03833  
2647/1678 (12/09/86)

65/41  
EFREN & JENEFER BOAC  
35 HAVEN LANE  
EXETER, NH 03833  
5106/2552 (04/29/10)

65/42  
MICHAEL & DANIELLE HAUCK  
31 HAVEN LANE  
EXETER, NH 03833  
5738/2947 (07/29/16)

65/43-1  
CRAIG & KATHERINE BOUDREAU  
11 BONNIE DR  
EXETER, NH 03833  
4409/0282 (12/10/04)

65/44  
MATTHEW CARDAMONE  
9 BONNIE DR  
EXETER, NH 03833  
5882/2140 (06/14/17)

65/114  
BANK OF AMERICA  
CORP REAL ESTATE ASSESSMENTS  
PO BOX 32547  
CHARLOTTE, NC 28232  
4574/0707 (08/08/05)

65/115  
JAMES FOY  
5 BLACK ALDER DR  
KINGSTON, NH 03848  
2613/2514 (07/02/86)

65/116  
ARANOSIAN OIL CO  
557 NO STATE ST  
CONCORD, NH 03301  
1691/0034 (10/07/63)

65/117  
ISERNIA OF NEW HAMSPHIRE LLC  
LOCASCIO OF NEW HAMSPHIRE LLC  
116-11 14<sup>TH</sup> RD  
BEECHHURST, NY 11357  
4888/2934 (02/22/08)

65/119  
82 PORTSMOUTH AVE  
C/O PATER RE MANAGEMENT CO INC  
1 VERANI WAY  
LONDONDERRY, NH 03053  
6068/0609 (12/17/19)

65/120  
GARY BLAKE 2001 REV TR  
C/O NORTHEAST CREDIT UNION A/P  
PO BOX 1240  
PORTSMOUTH, NH 03833  
3661/1058 (10/18/01)

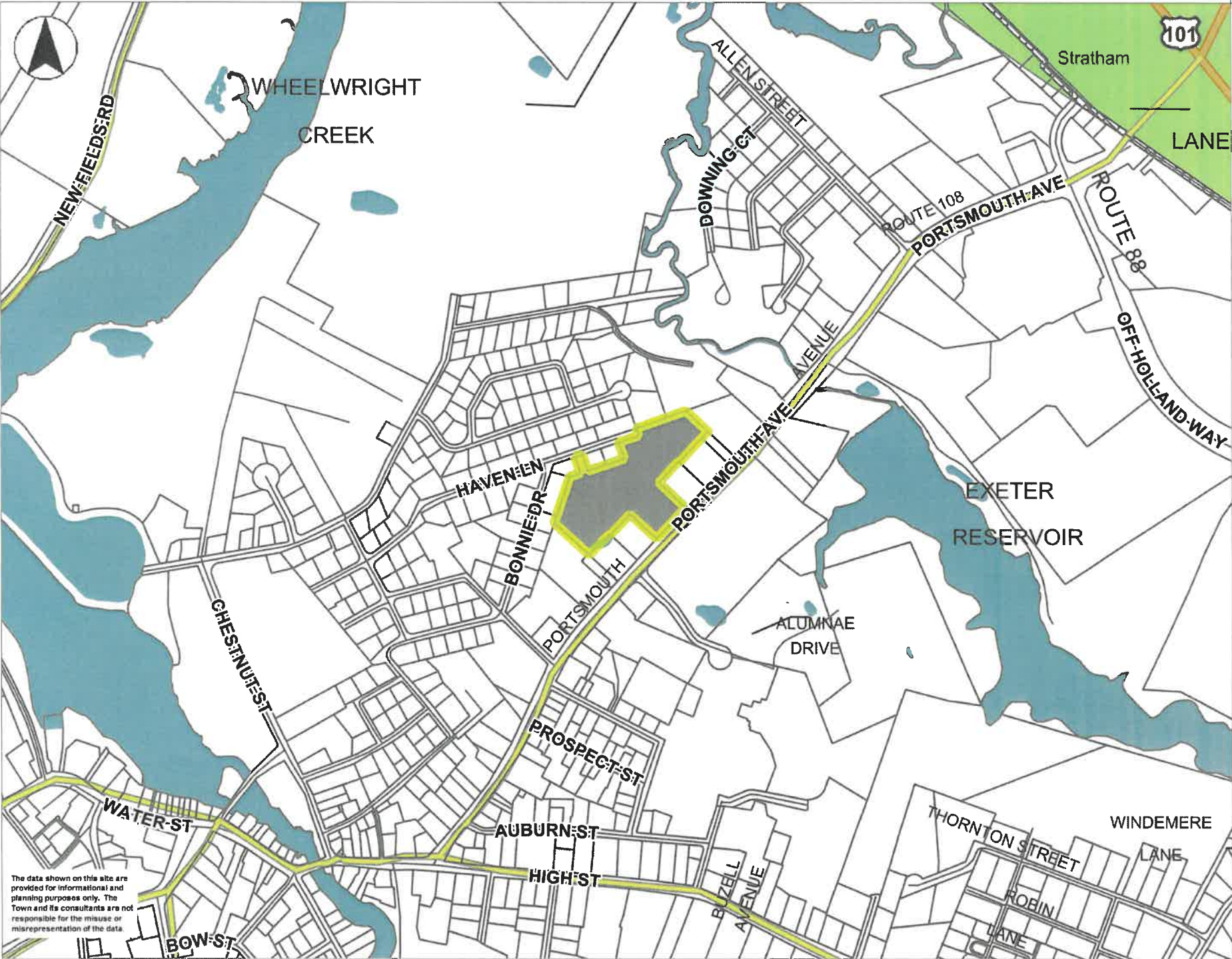
65/121  
88 PORTSMOUTH AVE LLC  
C/O CARRIE UPTON  
76 EXETER RD  
NORTH HAMPTON, NH 03862  
6349/1360 (11/01/21)

65/122  
EXETER PLAZA REALTY TRUST  
PETER & SOTIRIA KAZANTIDIS TRUSTEES  
7 HERTIAGE WAY  
EXETER, NH 03833  
3237/0852 (09/10/97)

65/127  
R E L COMMONS LLC  
C/O WJP DEVELOPMENT LLC  
8 GREENLEAF WOODS DR, STE 200  
PORTSMOUTH, NH 03801  
4446/2615 (03/04/05)

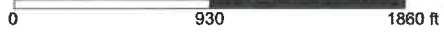
**ENGINEERS/SURVEYORS:**

JONES & BEACH ENGINEERS, INC.  
ATTN: PAIGE LIBBEY  
PO BOX 219  
STRATHAM, NH 03885



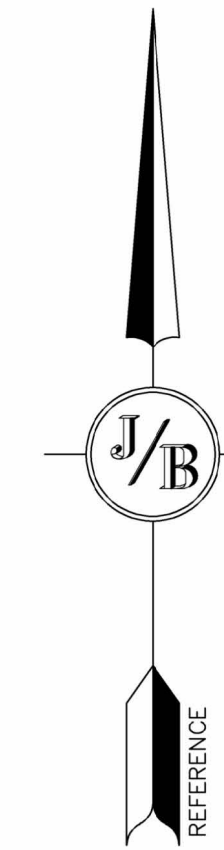
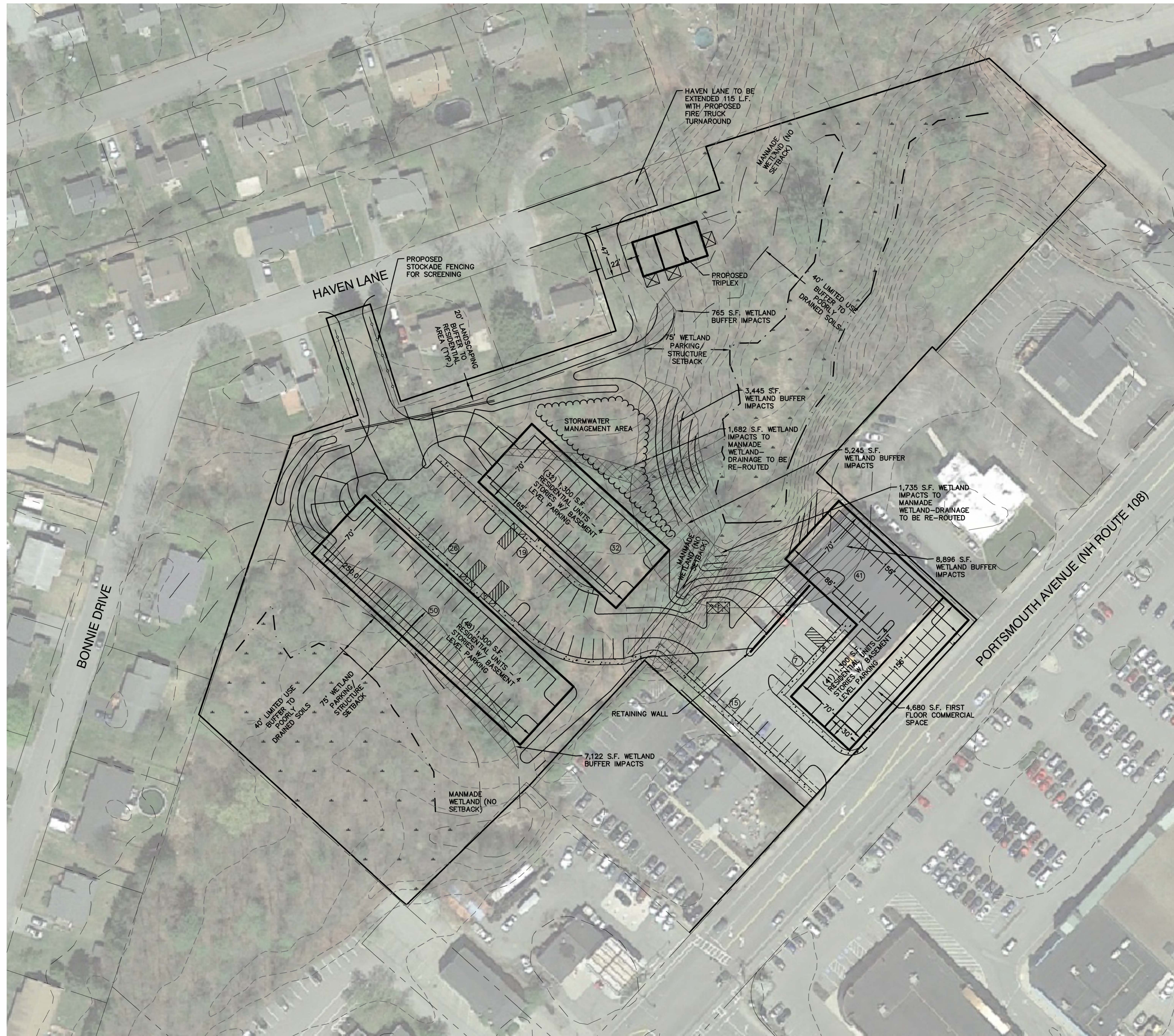
- Parcels
- NH Highways
  - Interstate
  - US Highway
  - State Highway
- Town Boundary
- Abutting Towns
- Streets
- Misc Streams
- Parcel Streams
- Open Water
- Buildings

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



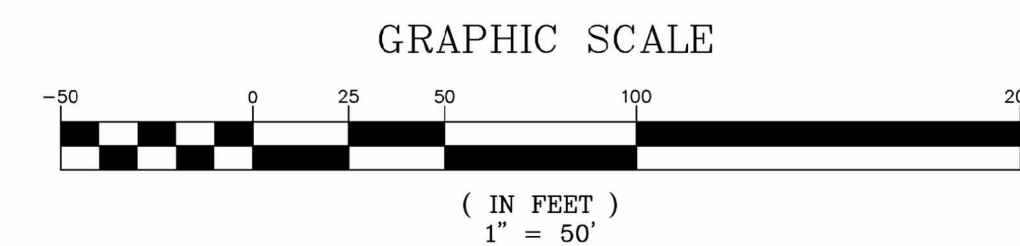
Printed on 06/20/2024 at 09:22 AM





**NOTES:**

- THE INTENT OF THIS PLAN IS TO SHOW A MIXED USE NEIGHBORHOOD DEVELOPMENT (MUND) CONSISTING OF THREE BUILDINGS WITH (121) APARTMENTS AND 4,680 S.F. OF COMMERCIAL SPACE, AND (1) SEPARATE TRIPLEX ON HAVEN LANE.
- ZONING DISTRICT: C2  
 LOT AREA MINIMUM = 5,000 SF  
 LOT WIDTH MINIMUM = 50'  
 LOT DEPTH MINIMUM = 100'  
 MINIMUM LOT AREA/ DWELLING UNIT = 3,500 S.F.  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 10'  
 SIDE SETBACK = SIDE YARD OF ABUTTING PROPERTY OR 10', WHICHEVER IS LESS  
 REAR SETBACK = 20'  
 MAX. BUILDING HEIGHT = 35'  
 MAX. BUILDING COVERAGE = 75%  
 MIN. OPEN SPACE = 5%  
 TOWN WETLAND BUFFER = 40' LIMITED USE BUFFER TO P.D. SOILS, 75' PARKING AND STRUCTURE SETBACK  
 ZONING DISTRICT: MUND  
 MINIMUM LOT AREA/ DWELLING UNIT = NONE  
 FRONT SETBACK = 0' MINIMUM, 25' MAXIMUM  
 MAX. BUILDING HEIGHT = 50' / 4 STORIES ABOVE GRADE
- PARKING CALCULATIONS  
 MIXED USE NEIGHBORHOOD DISTRICT (MUND) PARKING REQUIREMENTS = 1 SPACE/RESIDENTIAL UNIT + COMMERCIAL PARKING AT 50% OF TOWN OF EXETER SITE PLAN REGULATIONS  
 REQUIRED PARKING = 1 SPACE/300 S.F. COMMERCIAL SPACE X 50%=7.8 SPACES REQUIRED  
 1 SPACE/ RESIDENTIAL UNIT = 121 SPACES REQUIRED  
 TOTAL REQUIRED PARKING = 128.8 SPACES  
 PARKING PROVIDED = 190 SPACES (1.5 SPACES/UNIT + 8.5 SPACES FOR COMMERCIAL)
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY JIM GOVE, GOVE ENVIRONMENTAL SERVICES, DURING SPRING, 2024 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
  - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
  - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
  - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
  - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR CONCEPTUAL PURPOSES ONLY BASED ON DATA OBTAINED FROM AERIAL PHOTOGRAPHY, LIDAR TOPOGRAPHY, GIS AND TAX MAP DATA, RECORDED PLAN REFERENCES AND LIMITED ON-SITE FIELD SURVEY. COMPLETE FIELD SURVEY HAS NOT BEEN PERFORMED BY THIS OFFICE AT THIS TIME AND DATA ON THIS PLAN IS TO BE CONSIDERED APPROXIMATE ONLY.
- WETLAND IMPACTS = 3,417 S.F.  
 WETLAND BUFFER IMPACTS = 24,708 S.F.



<b>PROJECT PARCEL</b> TOWN OF EXETER TAX MAP 65, LOT 118
<b>APPLICANT</b> GREEN & COMPANY 11 LAFAYETTE RD PO BOX 1297 NORTH HAMPTON, NH 03862
<b>TOTAL LOT AREA</b> 291,852± SQ. FT. 6.7 ACRES

Design: MLS	Draft: GDR	Date: 3/15/24
Checked: WGM	Scale: 1"=50'	Project No.: 24029
Drawing Name: 24029-EX-CONDITIONS.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	6/6/24	REVISED PER CLIENT	PSL
0	4/11/24	ISSUED FOR REVIEW	PSL
REV.	DATE	REVISION	BY

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. *Civil Engineering Services* 603-772-4746  
 PO Box 219  
 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>CONCEPTUAL SITE PLAN</b>
Project:	<b>NAME OF PROJECT 76 PORTSMOUTH AVE, EXETER, NH</b>
Owner of Record:	<b>RAP REALTY MANCHESTER LLC 50 ATLANTIC AVE, SEABROOK, NH</b>

DRAWING No.	<b>C1</b>
SHEET 1 OF 1 JBE PROJECT NO. 24029	





Barbara Mcevoy <bmcevoy@exeternh.gov>

## Planning Board

1 message

Jenapher Hipkiss <jlh100706@yahoo.com>  
To: "bmcevoy@exeternh.gov" <bmcevoy@exeternh.gov>

Mon, Jul 8, 2024 at 4:54 PM

Hello,

I am writing in regards to the proposed development at 76 Portsmouth Avenue. I have reviewed the plans online and am incredibly concerned with the entire proposal.

1. When the ballot last March talked about mixed-use development on Portsmouth Ave I don't believe people were voting yes in order to completely change the look and feel of existing neighborhoods. From my understanding the mixed use was specific to Portsmouth Ave. This proposal will change Haven Ave and ALL of the Jady Hill neighborhood area. 4 story buildings literally right behind these single family homes, 120, 2 bedroom apartments could bring 240 cars to this area. It appears as if there is no way to add a light on Portsmouth Ave to ease the traffic, which it appears the developer understands, hence the reason they created a through road to come onto Haven Ave. I believe responsible growth is important to any township. I also believe we as a township should not be setting a precedence with developers that we are willing to sacrifice the home value and life of preexisting owners in order to pack in more housing. This proposal is way too big for the 7 acre parcel.

2. The plan discusses a "Man-made wetlands". Exeter is WET. It seems as though every proposal that comes to the planning board is looking for easement from wetlands. There is only so much wetlands we can develop before our entire town is under water. Every time trees get clear cut that water that they soaked up has to go somewhere. I have spoken with numerous towns people who live near new developments, and it does impact the existing houses.

3. Exeter has been developing at an incredibly rapid pace. We have so many new housing projects in the works at large scales. The 200 + units at The Gateway to Exeter. The Rose Farm development, the new downtown condos (with NO parking included), the development that Stratham is working on passing right up the road on Portsmouth Ave to name a few. This feels like the kind of growth that could greatly impact schools, police, hospitals, fire, road crews in a short time frame. Then pushing new budget items on already burdened taxpayers.

4. As a 14 year resident of Exeter the more people I talk to who have been here more than 5 years are not happy with the direction our town is headed. We are a quaint, know your neighbor kind of town. It feels as though we are quickly moving into trying to become a city. Is this the vision the residents have? Everyone I know who is trying to move to Exeter is looking for affordable single family homes. It seems like all that is being developed is overpriced condos/apartments.

5. Another major consideration as we develop is how it will impact your main areas of town with traffic. Exeter's downtown area can not increase traffic flow by adding more lanes or changing traffic patterns. It simply is a small quaint downtown with no where for more traffic to flow.. The traffic has been increasingly challenging and at times now backs up on Water St due to a Portsmouth Ave backup at the first light at the Walgreens. What will happen if 120 apartments are added so close to the downtown zone?

I hope you consider this application of the developer very carefully and keep the town of Exeter and its existing residents in the forefront of your mind. Developers don't control how our town grows. That is in the palm of your hands. Every decision you make in regards to variances impacts the entire town and people who have invested their hard-earned money for a piece of homeownership here. I would be devastated to be a resident of Haven Ave right now and think that everything these community members have worked so hard for will be changed drastically for a developer's greed of what they can do with 7 acre parcel. I truly believe when voters agreed to the mixed-use development it was not with the idea that we would be coming off from Portsmouth Ave into back neighborhoods, this part of the plan alone is a stop in its tracks for me.

Thank you for your time,  
Jenapher Hipkiss  
14 River Bend Circle



Barbara Mcevoy <bmcevoy@exeternh.gov>

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## Concerns; 76 Portsmouth Ave Proposal

1 message

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**Megan Kirichenko** <m.e.hurlbert@gmail.com>

Mon, Jul 8, 2024 at 5:01 PM

To: bmcevoy@exeternh.gov

To whom it may concern;

My name is Megan Kirichenko, I live at 22 Haven Lane, Exeter, NH 03833 with my husband, two kids and two dogs. We have lived here for 10 years now. We fell in love with the neighborhood right away, for its quiet streets and family friendliness.

This proposal to build 121 apartments plus retail, a cut through road and more will ruin this part of Exeter forever. Here are just a few of my concerns...

1. This is 121 apartments this means at least two cars each that's 242 new cars causing traffic. More traffic in this small town will increase pollution and accidents. Not to mention the safety of my children and neighborhood children who play in the these currently safe streets. This also affects the safety of residents who use these quiet side streets to walk, exercise, walk dogs, ride bikes and more.
2. This will affect the wildlife and ecosystem around us. Not to mention the water table and drainage that could be catastrophic for current residents who basements are already flooded every spring and/or heavy rain.
3. This will affect property value not in a good way, this neighborhood will be less desirable with apartments being integrated into a single family home neighborhood.

Please, do not let this happen. Exeter is a small town, with good people and safe streets. We do not need to turn this beautiful little town into a Dover or Rochester.

Thank you kindly,

The Kirichenko Family of 22 Haven Lane



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## Concerns; 76 Portsmouth Ave Proposal

1 message

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**Alexey Kirichenko** <alexeykir84@gmail.com>

Mon, Jul 8, 2024 at 5:07 PM

To: bmcevoy@exeternh.gov

- > To whom it may concern;
- > My name is Alexey Kirichenko, I live at 22 Haven Lane, Exeter, NH 03833 with my wife, two kids and two dogs. We have lived here for 10 years now. We fell in love with the neighborhood right away, for its quiet streets and family friendliness.
- > This proposal to build 121 apartments plus retail, a cut through road and more will ruin this part of Exeter forever. Here are just a few of my concerns...
- > 1. This is 121 apartments this means at least two cars each that's 242 new cars causing traffic. More traffic in this small town will increase pollution and accidents. Not to mention the safety of my children and neighborhood children who play in the these currently safe streets. This also affects the safety of residents who use these quiet side streets to walk, exercise, walk dogs, ride bikes and more.
- > 2. This will affect the wildlife and ecosystem around us. Not to mention the water table and drainage that could be catastrophic for current residents who basements are already flooded every spring and/or heavy rain.
- > 3. This will affect property value not in a good way, this neighborhood will be less desirable with apartments being integrated into a single family home neighborhood.
- > Please, do not let this happen. Exeter is a small town, with good people and safe streets. We do not need to turn this beautiful little town into a Dover or Rochester.
- > Thank you kindly,
- > The Kirichenko Family of 22 Haven Lane



Barbara Mcevoy <bmcevoy@exeternh.gov>

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**(no subject)**

1 message

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**Sheri Dion** <sheridion@gmail.com>  
To: "bmcevoy@exeternh.gov" <bmcevoy@exeternh.gov>  
Cc: cpdion <cpdion@gmail.com>

Mon, Jul 8, 2024 at 5:20 PM

Dear Barbara,

I hope this email finds you well.

I am writing to express extreme concern about the Jones & Beach Engineers Inc proposal to upend the 6.7 acre Jady Hill neighborhood section of Portsmouth Ave. My concerns include the already high-density section of Portsmouth Ave being overwhelmed, the removal of wildlife and forestry in this area, disruption to wetlands, traffic, hospital and local area industry and restaurants, and the destruction of the existing neighborhood and surrounding areas. The creation of a 121-unit complex would demolish a vibrant portion of town and would be deleterious to our community.

I can be reached at 86 Court Street, Exeter NH. (603) 303-3835. Thank you, the Conservation Committee, and the Planning Board for your time and consideration on behalf of our community.

Very best,

Sheri Dion

--  
Sheri Dion, Ph.D. (*she/her/hers*)  
Harvard T.H. Chan School of Public Health  
[sdion@hsph.harvard.edu](mailto:sdion@hsph.harvard.edu)



Barbara Mcevoy <bmcevoy@exeternh.gov>

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## Portsmouth Ave Proposal

1 message

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Shane Hochstetler <shane.hochstetler@gmail.com>

Mon, Jul 8, 2024 at 8:01 PM

To: bmcevoy@exeternh.gov

Good evening,

Recently I heard about a proposal to add 121 units of housing near the thirty moose on Portsmouth Ave.

One of the things I love about our town is that there are NOT high rise buildings everywhere. It's a charming New England town even along the busy Portsmouth Ave. Even the Fairfield suites and McClane Manor is only 3 stories.

Portsmouth Ave is already congested with traffic on a regular basis. Especially at the High Street and Portsmouth Ave intersection. Additionally, the traffic and parking lot at the thirsty moose is dangerous enough as it is. without the additional traffic from the 121 units.

The plan to open the unit into the the Haven Lane is, in my opinion, irresponsible. The quaint neighborhood full of children will be inundated with traffic trying to avoid Portsmouth Ave.

I am additionally concerned about the water runoff from the area after displacing a significant size wooded lot. During construction this will be clear cut with new trees brought in after the development is complete. The benefit from those limited trees will be small in comparison to the trees there now. They will create retention ponds and such, but those become habitats for mosquitoes over time.

Lastly is the school system. Can the existing school system handle a potential sizable influx of students? CMS was only recently expanded due to lack of space. If additional housing of this type is added, how will the schools keep up?

Thank you for your consideration of concerns.

William S. Hochstetler  
8 Exeter Farms Rd  
Exeter, NH

Sent from my iPhone



Barbara Mcevoy <bmcevoy@exeternh.gov>

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## Opposition to 76 Portsmouth Ave

1 message

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**Deanna Graham** <healthychoiceseveryday@gmail.com>

Mon, Jul 8, 2024 at 9:46 PM

To: bmcevoy@exeternh.gov

- > Good evening Barbara,
- >
- > I am Deanna Graham, the homeowner at 5 Douglass Way in Exeter.
- >
- > I am writing to respectfully express my opposition to the proposed development at 76 Portsmouth Ave, particularly concerning the road that would directly impact the Haven Lane and Jady Hill neighborhoods.
- >
- > My primary concerns revolve around increased traffic and potential privacy issues. Haven Lane is a quiet dead-end street, offering a true sense of community and safety away from heavy traffic flow. The Jady Hill area already experiences traffic as a shortcut to downtown, and I fear the added impact this development could have on both traffic congestion and neighborhood privacy.
- >
- > Having been a resident of Exeter since the age of 4 and growing up at 31 Haven Lane, I deeply value the small-town charm that Exeter embodies. When homeowners choose to live in neighborhoods away from main roads, it is with the intention of creating a secure and tranquil living environment. In our case, we specifically chose to reside in this neighborhood, the one I grew up in, for these reasons.
- >
- > Sincerely,
- > Deanna Graham
- > 603-686-3666
- > 5 Douglass Way, Exeter, NH



Barbara Mcevoy <bmcevoy@exeternh.gov>

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## 76 Portsmouth Ave Proposed Development

1 message

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**Ryan O'Brien** <ryan@functionalart.us>  
To: bmcevoy@exeternh.gov  
Cc: Jennifer <jouellet@comcast.net>

Mon, Jul 8, 2024 at 10:03 PM

Barbara,

It has come to my attention as well as the attention of many of my neighbors about a proposed 124 Unit development connecting [76 Portsmouth Ave](#) to Haven Lane in the Jady Hill neighborhood. It would be greatly appreciated if you could review the attached document I prepared and get it in the hands of the Planning Board for Thursdays meeting. I know myself as well as many from the neighborhood will be attending that meeting as we have serious concerns about the proposed design by Jones & Beach for Green & Company.

Your service to Exeter is greatly appreciated. Thank you for everything you do.

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**Ryan O'Brien**  
20 Haven Land  
Exeter, NH 03833  
ryan@functionalart.us  
603-477-9968

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 [76\\_Portsmouth\\_Ave\\_Development\\_20240708\\_w\\_exhibits.pdf](#)  
1437K



**Date: July 8, 2024**

**To: Exeter, NH Conservation Commission & Planning Board**

**Re: 76 Portsmouth Avenue Exeter, NH Proposed 124 Unit Development**

Conceptual Site Plan Drawn by Jones & Beach Engineering, Inc.  
for Green & Company Dated June 6, 2024 (see Exhibit A)

Dear Board,

My name is Ryan O'Brien and I live at 20 Haven Lane. It has come to my attention there is a proposed 124 unit development project located at 76 Portsmouth Avenue. First off I'd like to say I'm not opposed to development in town, nor am I opposed to development at 76 Portsmouth Avenue. I do, however, find 4 unacceptable problems with the proposed development plan as currently drawn (see Exhibit A):

1. It would destroy the natural water and animal flow to Wheelwright Creek (a Squamscott River tributary) by creating a ground water dam between Portsmouth Ave and Haven Lane on top of poorly drained soils (see Exhibit C) and blocking storm sewer discharge (see Exhibit C). There is an extremely high water table in this area. The current vegetated area of the development site is a natural catch basin and filter for all the ground and surface water flowing down through the Jady Hill residential neighborhood and off the impervious surfaces along Portsmouth Ave as well as a storm sewer discharge area. A lot of the houses in this neighborhood have sump pumps that run 7-12 months a year to keep our basements dry and the houses along Bonnie Drive are known to have flooding issues already due to the water in this area. The proposed building configuration creates an unacceptable water drainage issue.
2. It creates a significant traffic and safety problem by dumping 124 units of cars plus Portsmouth Ave cut through cars onto Haven Lane.
3. It would destroy the natural buffer that currently exists between the Portsmouth Ave Commercial Zone (C-2) and the Jady Hill Neighborhood Residential Zone (R-3).
4. It is trying to build too much in too small a "buildable area" (assuming there is in fact buildable area between the wetlands sandwiched by Jady Hill neighborhood and Portsmouth Ave which is ALL poorly drained soil and a lot of wetlands - see Exhibit C).

**In the interest of addressing these 4 problems I offer the following design modifications (see Exhibit B):**

1. Eliminate the access road to Haven Lane. This solves the safety issues due to traffic ingress and exit through Haven Lane. Most high density housing in Exeter only has one access road so this connection is clearly not required. Examples: Ray Farm, Meeting House, Brookside Dr, McKay Dr, Earnest Ave, Acadia Ln, Stonewall Way.
2. Eliminate the 32 Unit & 3 Unit buildings to reduce infringement on wetlands, reduce scope to allow for a reconfiguration of site and a reduction of site density.

3. If a building is allowed on the poorly drained soil area (see Exhibit C)... Rotate the 48 unit buiding (see Exhibit B, Area B) 90 degrees and move it towards the Portsmouth Ave side allowing for more natural water migration around the building... else eliminate the 48 unit building.
4. If 48 unit building (see Exhibit B, Area B) is allowed after environmental review, create a new swail / water mitigation area between the 48 unit building and the Jady Hill neighborhood. This will help make basement level parking a more viable option and help maintain natural water flow through the entire property towards the Wheelwright Creek.
5. Create a permanent conservation easement for the remainder of the property which maintains a wide natural buffer between R-3 and C-2 allowing water and animal flow, and to protect this delicate area from future development.

In summary, and after extensive research, it is my opinion no buildings or impervious surfaces should be built on the poorly drained soils area indicated on Exhibit C in keeping with the Exeter Zoning Board Ordinance article 9.1.1 Natural Resource Protection sections A-D & G and article 10.1.1 Growth Management Ordinance sections D & F. This will preserve an area that is critical to maintain water quality and migration before entering the Squamscott River system. If buildings are allowed to be built in this area, then the scope must be significantly reduced, a water and conservation corridor including a significant natural buffer must be maintained between the building(s) and the Jady Hill neighborhood, and no through street should connect to Haven Lane (see Exhibit B for proposed design changes).

Ryan O'Brien  
20 Haven Lane  
Exeter, NH 03833

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### **Exeter 2024 Zoning Ordinance References:** **R-3 SINGLE FAMILY RESIDENTIAL (Article 4.2)**

- Permitted Use: One-family detached dwellings. Public elementary and high schools. Recreation facilities. Open space development. Residential conversions and accessory dwelling units (See Notes #1 and #2 at the end of this article).
- Accessory Use: Home occupations. Private garages and parking. Other accessory uses customarily incidental to the principal use.
- Special Exceptions: Child day care. Churches and similar places of worship. Essential services. Libraries, museums. Multi-family Open Space Development (See Article 7.6). Community Buildings.

### **C-2 HIGHWAY COMMERCIAL (Article 4.2)**

- Permitted Use: Retail services, business offices, professional offices and medical offices. Hotels/motels. Bed and Breakfast. Child day care. Community buildings, social halls, clubs, lodges and fraternal organizations. Essential services. Mixed Use Neighborhood Development. Automobile repair shops and washing

establishments. New and used car dealers. Amusement Centers. Wholesale establishments. Landscape services and garden supply establishments. Animal hospitals and veterinarians, animal boarding/ kennels. Boat sales and services. Access to Healthcare District. Access to the R-4 multifamily district. Residential conversions (See Note #2 at the end of this article).

- Accessory Use: Off-street parking. Other accessory uses customarily incidental to the principal use. Home occupations.
- Special Exceptions: Gasoline and/or services stations. Rooming and boarding houses by conversion only. Heliports. Multi-use.

**NATURAL RESOURCE PROTECTION (Article 9.1.1)**

- A. Prevent the development of structures and land uses on wetlands and wetland areas of very poorly drained soils and poorly drained soils and/or their buffers which will contribute to pollution of surface and groundwater by sewage or toxic substances, excess nutrients or sedimentation;
- B. Prevent the destruction of, or significant changes to, those wetland areas, related water bodies, and adjoining land which provide flood protection;
- C. Protect wetland systems that provide filtration of water flowing into ponds and streams, augment stream flow during dry periods and which connect to the ground or surface water supply;
- D. Protect wildlife habitats, maintain ecological function and support other public purposes such as those cited in NH RSA §482-A:1 and as amended from time to time;
- G. Prevent damage to structures and properties caused by inappropriate development in wetlands.

**GROWTH MANAGEMENT ORDINANCE (Article 10.1.1)**

- D. To Protect the health, safety, convenience, property and general welfare of its inhabitants;
  - F. To promote development harmonious with land capabilities within the Town;
- 

**OTHER NOTES:**

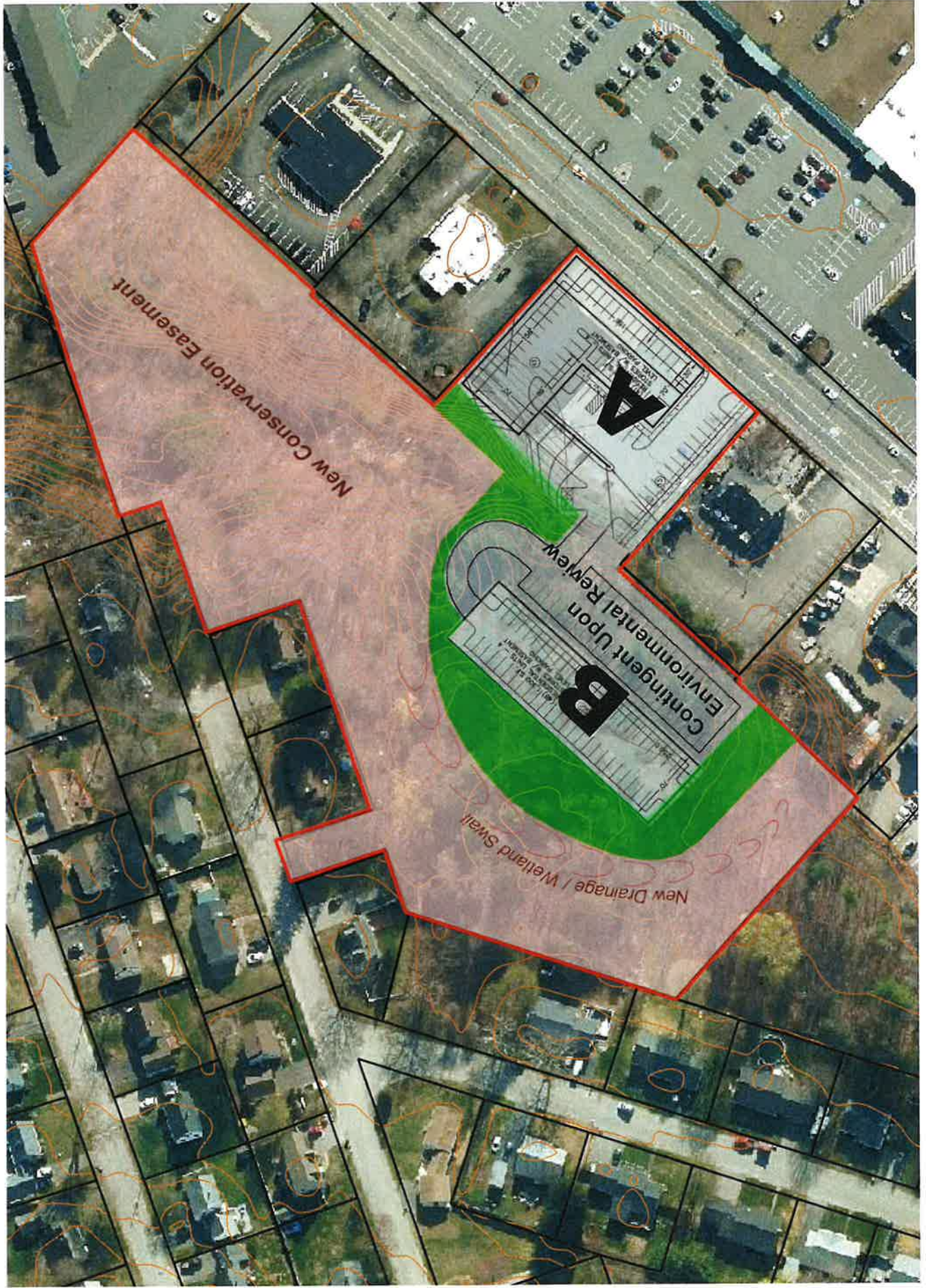
- There is no parking allocated for the 3 Unit bldg (fire truck turn around can not be used for parking) nor is there any regrading indicated around it when regrading would most certainly be required.
- There is no open space / lawn indicated around the 3, 32, & 48 unit bldgs. Not sure if this is required or allowed near wetland but buildings usually have open space around them for safety and human space and certainly these would need space as well but none are shown. This additional space would further encroach on the wetlands.
- The height and scale of these buildings make them visible from the Jady Hill neighborhood, especially if the natural vegetation buffer is removed as proposed. This is not in keeping with the neighborhood scale.





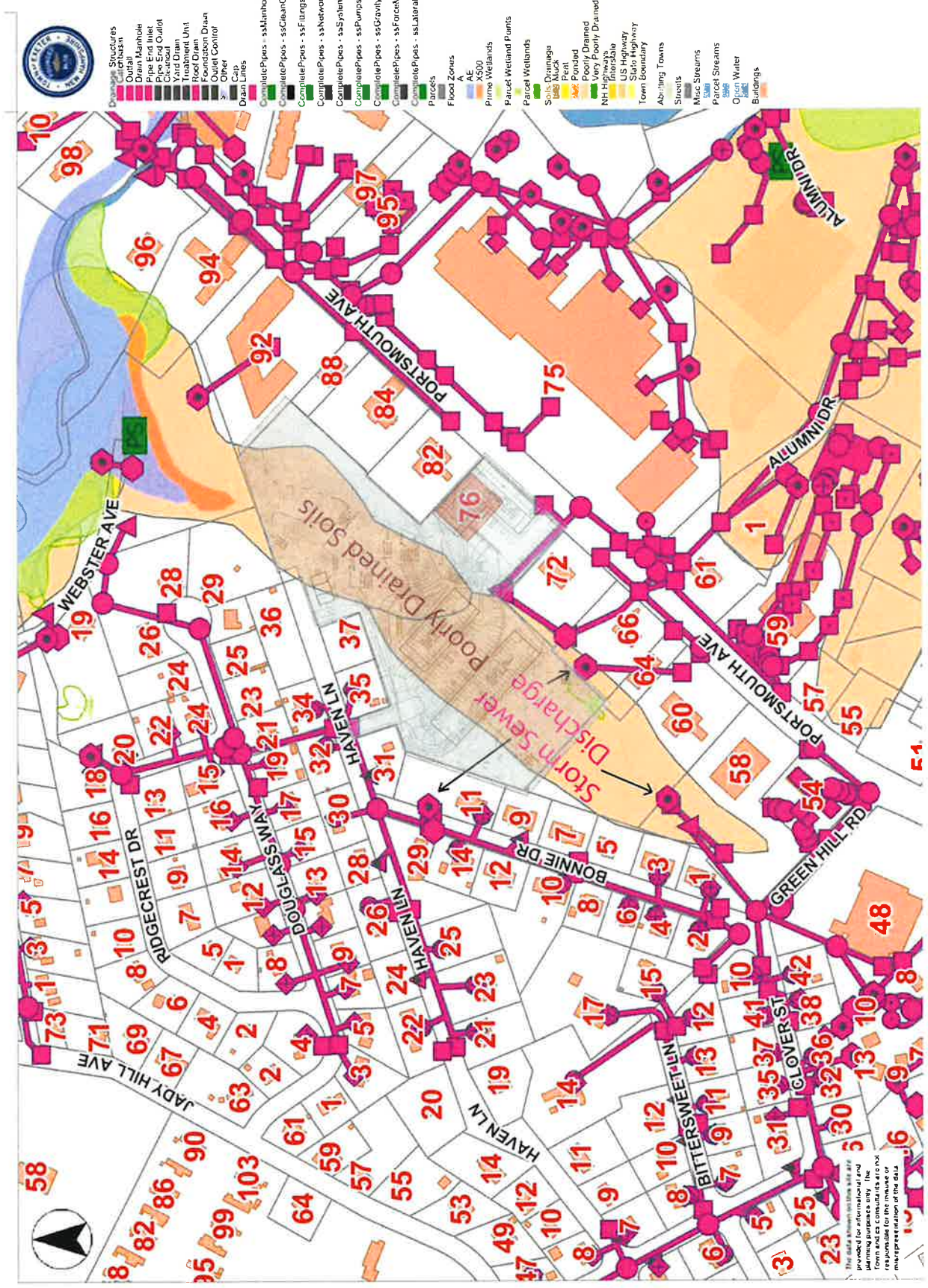
# Exhibit B: Proposed Changes To 76 Portsmouth Ave Development

(Remove Driveway to Haven Ln, Reduce scope by removing 32 Unit & 3 Unit Bldgs, Add Drainage Swail, Add Conservation Easement)





# Exhibit C: Poorly Drained Soils & Storm Sewer Discharge





Barbara Mcevoy <bmcevoy@exeternh.gov>

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## No new development!

1 message

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**April Hurl very** <prettyponies4u@yahoo.com>

Tue, Jul 9, 2024 at 7:18 PM

To: bmcevoy@exeternh.gov

Hello,

As a long time resident of Exeter, Kensington and now Brentwood 38+ years this proposal concerns me.

Already so developments have happened in 03833 area!

This area is becoming so over crowded and streets are becoming unsafe. Traffic is out out of control, not enough downtown parking.

Wildlife and the eco system are being affected.

Is this what we want to leave our children and grandchildren?

Please preserve what's left of this area and do not succumb to greed.

Sincerely,

April Hurlbert

17 Dudley Rd

Brentwood and owner of 24 Haven Lane Exeter

Sent from my iPhone



Barbara Mcevoy <bmcevoy@exeternh.gov>

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## Planning Board Meeting 7/11

1 message

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**Teresa Kolb** <teresamkolb@gmail.com>

Wed, Jul 10, 2024 at 7:34 PM

To: bmcevoy@exeternh.gov

To the Planning Board,

I am unable to attend the Planning Board meeting on 7/11/24 in person but wanted to voice my concern on the agenda item for the proposed development at [76 Portsmouth Ave](#). I understand based on the agenda packet that this is a design review and not a formal application to the board but I still think it is important for residents of the town to share feedback on proposed designs/plans.

As a resident of this town, I do not understand how this design could benefit anyone in town. Portsmouth Ave is a highly traveled road, and the influx of residents in the Seacoast area has only made this worse over the past five years. We've all sat at the lights on that road and know it is a pain point. Building a huge apartment complex that will bring even more cars and traffic to the area is the last thing any resident of this town would want. The current design as is would increase traffic on Portsmouth Ave at a location that doesn't have a traffic light, so I am very concerned about cars attempting to take a left out of that parking lot and holding up the thru traffic. I am a customer of Robbins and know better than to try to take a left out of there, but I doubt any new residents to town would realize that and it will cause traffic headaches everyday. We also do not need to build a new building to add commercial space to town when there is an existing commercial business using the property/building as is. Therefore I can't see a benefit of adding commercial space when there is already a business I frequent operating at that location.

The design also includes increasing traffic to the Haven Lane and Bonnie Drive roads which would be a terrible shame for the property owners who bought their property on a dead end road for a reason. Increasing the daily traffic in a neighborhood for people to use it as a cut through would be a huge mistake and significantly impacts the property owners in that area of town.

This proposed plan is not a good fit for the location and should not be accepted as is.

Thank you for your time,  
Teresa Kolb and Travis Sawyer  
[10 Cross Rd Exeter NH](#)

Sent from my iPhone





Barbara Mcevoy <bmcevoy@exeternh.gov>

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## 76 Portsmouth Ave

1 message

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**G Long** <glong14@gmail.com>

Thu, Jul 11, 2024 at 7:08 PM

To: "bmcevoy@exeternh.gov" <bmcevoy@exeternh.gov>

Hello,

I got a mailer talking about this Jones & Beach Engineers Inc proposition. I'm not too happy about it. Not really sure how these things work, but I vote "nay".

Thanks,  
Geoffrey Long