

**PLANNING BOARD**  
**2/23/17**  
**DRAFT MINUTES**

**1. Call to Order:**

Chair Kelly Bergeron convened the session at 7:00 pm. Members present were Nicholas Gray, (newly appointed) Alternate Member; Don Clement, Board of Selectmen's Representative; Aaron Brown; Kelly Bergeron, Chair; Langdon Plumer; Gwen English; and Kathy Corson, Alternate Member. The Chair announced that every one present would be voting this evening.

Staff present were Kristen Murphy, Natural Resources Planner, (sitting in for Planner David Sharples, who was away); and David Pancoast, Recording Secretary. Members of the public, presenters, and consultants were present as well.

The Chair announced that the scheduled hearing for the Exeter Sportsmens' Club, Planning Board Case #17-14, would be held on the Board's 3/9/17 session instead.

**2. New Business-Public Hearings:**

**Request by CKT Associates for a design review of a proposal for the construction of an 'active adult community' and a 'multi-use' development on the property located at 183 Epping Road, Tax Map Parcels #47-8 and #47-9. The subject properties are located in the C-3 Epping Road Highway Commercial and I-Industrial zoning district. Case #17-11.**

Ms. Bergeron announced that this matter is for design review only, so all Board comments are non-binding.

Darren Winham, Exeter Economic Development Director, gave an overview for the Epping Road corridor of Exeter. He presented the conceptual site plan for the Shafmaster property, and said the Town has other projects in the area, including Gourmet Gift Baskets, FW Webb, C3I, and that Mr. Monahan is marketing his property too.

There is a TIF Advisory Board which has met three times so far. The TIF fund has \$34,000 in uncontested money-not a lot. TIF funds are designed to pay for water and sewer in an area. The TIF didn't have enough financial resources to pay a bond for new infrastructure in this area of Town. But the Town attorney said the developer could pay a "carry," which is a temporary arrangement where the developer pays the TIF until the Town can catch up with the payments, so long as he posts enough

security for the Town to be protected. In that course of action, the Selectmen have to approve it and that proposal for this project is going to them soon.

There has been a concern if Selectmen approved this and water and sewer were put in but then there was not enough money to actually do it. There was a motion on the TIF Board that the reimbursement for any developer shall be 25% of the annual TIF income or 100% of the annual tax value for the developer's project, whichever is greater. If the Selectmen agree to it, the Town can put in infrastructure a year before it otherwise could do it.

Mr. Clement, as Selectmen's Representative, said that he would like to see hard numbers when Mr. Winham comes to the Selectmen-it's important to know them. Ms. Corson asked what happens if economic downturn unfolds and the developer gives some money to start the infrastructure, but can't continue giving any. Mr. Winham said if money is put aside for Town protection, the Town still gets the road, and then the amount paid will get reimbursed. The matter goes to a bond with developer's security and the Town would take only what needs to do as development occurs. There are many projects in that area. Ms. Corson then asked the timeline for the road and improvements, as there is a lot involved in it. Mr. Winham said they have to get all approvals and the developers can answer that question.

Ms. Corson said it will be the Town's road, but design and planning take time, it is 6-8 months for design engineering and such. Need to be clear for the Selectmen on this. She would like to see a timeline at the Selectmen's presentation. Mr. Winham said he doesn't know answers to all those questions. He met with Planner and DPW about it. They need to know more project details before they can develop a timeline.

Mr. Plumer asked which attorney advised them. Mr. Winham said Walter Mitchell, Exeter's Town Attorney. Mr. Plumer then said there should be a list of businesses involved in the TIF project area when they go to the Selectmen. Mr. Winham agreed.

Jeff Impasse, Attorney, presented for John Shafmaster, CKT Associates, and others for this design review, and he introduced the team, including Mr. Shafmaster, Steve Leonard, Dennis Hamel of WC Cammett Engineering, Karla Goodnight of CJ Architects and Jim Gold, Wetlands consultant.

They have Mr. Sharples' guidance memo on this. They included in their filing a much more conceptual idea of abutting land portions of Lots 8 and 9 and they would like feedback on that in addition to their project. This process was several months in the making to come up with a proposal that adheres to Exeter Regulations with the minimal impact possible. They will also go to the Conservation Commission for their input.

John Shafmaster, owner, presented that he has been owner of the property for a long time. Started in 1973 with Economic Development Corporation with concept for an industrial park. Purchased land as it became available. He did not apply for the variance on this, others made that application. It's a challenging parcel. National developer of age-restricted housing got a variance from ZBA, but they backed out due to infeasibility of the project financially. That risk arose from land challenges. Two concepts were looked at and they have a fairly well advanced design. Age-restricted component needed topographic ("topos") determination and a conglomeration of topos resulted, some inaccurate. The first topos were done by air. Can't do it in winter and so it was skewed. They have since done a lot of detail work.

This project will be phased. He will first build one unit, then three more, but only one at a time. The Town won't be left with partial construction starts. It will probably be 2-3 years. He wants to sell units, not rent them. The TIF is an important part of this. This will be \$50 million project, with 116 units, and it will generate \$1,250,000 in taxes. The "carry" for the TIF is \$100,000 per year for funding the infrastructure aspects. Ray Farm Road and Rte 27 have no utilities nearby, and he needs them to do this project. Upon stabilization, there should be over \$1 million per year in tax revenues for Exeter. Wants to break ground in Fall 2017 so they can do sales in the Spring of 2018. This plan is conceptual. Other than wetlands crossings there are no wetlands impacts. In a discussion with the hockey rink owners, they brought up wanting to build an additional facility with domed rink and indoor soccer/lacrosse fields and an outdoor field as well. That proposal should be coming to this Board within 6 months. Hotels and other projections on Mr. Shafmaster's plan are all conceptual only, just possibilities, no specific discussions have been held on those.

Steve Leonard, Contractor, from Portsmouth, said Lot 8 will be carved up for the parcel that was approved by ZBA and it is all zoned commercial. The entrance will be off TIF land. There will be a total of 116 units, with less than 50% of parking underneath buildings, rest on open ground. Cammett Engineering laid out roads very well. Garage entrances will be at lowest end of the buildings. There are many boulders and much ledge there. They plan to use as much of that natural landscape as they can.

Dennis Hamel of WC Cammett Engineering, said the project design had many iterations. There are two wetlands crossings, one stream bridge with arched concrete to span twice the bank width of the stream. He pointed out discussion points on the large presentation plan. Another wetlands crossing would be a culvert only. Buildings A, B and C will each be four stories high and D will be 3 stories high. All will have ADA access and parking at lower level. There will be two parking spaces for each unit and 8 for overflow parking for each building. There are a total of 266 spaces, 124 in garages, 142 surface spaces, all shown on plan. Stormwater design is tricky here due to ledge. Have to infiltrate, capture peak flows and distribute the water. Sizes of

the components might to change as the plan develops. All utilities will be underground. Sewer will be gravity fed to the Exeter sewer. Fire hydrants will be approved by Fire Dept as they go along, but right now it is happy with the design. The developer is trying to reduce as much retaining wall as they can. Wetlands impact numbers will be presented by Mr. Gold. Building D is closer to wetlands, the rest are out of the wetlands buffer zone, but D is not totally out. They decided it was better to have the building there than putting parking there, as it's a cleaner impact. The proposed road from the TIF road is 840 ft, rest 390 ft, so it is 1230 feet long.

Mr. Gold presented the wetlands aspects. Discussed the previously approved building that was all one large structure. He did all the delineations there. Overlay of that with that original building was not possible, as over an acre of wetlands impacts would have resulted from that building. This development team listened to him regarding wetlands and minimizing impacts. The impacts are under 3,000 sq ft and will be less if they cross the stream with an open bottom box structure. The pond is not a vernal pool, as it has fish in it.

Buffers reflect poorly drained soils. Buffer zone impacts total less than 60,000 sq ft, and are primarily stormwater management areas, but also some pavement at crossings and some grading. The perennial portion of Watson Brook is down below this area.

Karla Goodnight of CJ Architects said they have a design identity for the project. Mr. Shafmaster wanted to use mixed materials and break up window treatments.

Ms. Corson said she would like to see assessed value of property versus pricing of units, as it is lower usually. The Selectmen will need those numbers. Sterling Hill was same but had 8 buildings, and it took 17 years to complete due to an economic downturn, at 1.5 years per building. She would like them to look into possibly having less parking spaces there, as they probably won't need so much parking outside. She was concerned about Building C being so close to abutting Carlisle property. Residential there too so might be an issue there. Mr. Shafmaster said that it's 30-40 feet straight up to the Carlisle piece nearby, which is higher than his parcel so little or no possible interaction or conflict. It will probably be about 10-15 years before the Town sees the tax revenue due to the TIF, until bond is paid. There will have to be traffic studies on this. Mr. Shafmaster said that age-restricted developments are low-impact traffic-wise, less than normal apartments. Possible turning lanes at the entrance were discussed.

Ms. Corson said that 80 Epping Road was supposed to help with widening the road. They need a turning lane here. Mr. Clement said engineering will get into that concern.

Mr. Winham said their meeting with Town engineers, Planner and DPW lead to a traffic study having to be done here. Gourmet Gift Baskets did not require a traffic light due to the nature of the business. Looking at this issue, Regional Economic Development Corporation (“REDC”), has this project on its priority list. That makes this eligible for them to apply for a grant and use TIF money as a match for project infrastructure. The TIF money will go toward constructing this new road. Mr. Clement said this Board can ask for a traffic study. Widening of the road is important as Ms. Corson said. It has been required in the past.

Ms. English asked the owner about large residential developments and no commercial units forthcoming despite promises of others on other projects to do them. Haven’t seen them at 80 Epping Road. Design there is for condo units for businesses. What is reason to not do commercial here? She understands the skating folks may be planning a sports complex. Mr. Shafmaster said the principals in the skating project are also principals in related projects. There will be a yea or nay from them on this in 2-4 weeks, hopefully they will then be here for a variance. They will need a dormitory for various camps they might be doing. But hotel discussion is getting way ahead of themselves. He wants to see development happen that is good for Exeter. A sports facility would be great. Synergy and “draw” are important, destination is the goal. Project like this with a draw will be bringing in users and taxes and money. Ms. English said initially these were apartments, but now condominiums.

Mr. Shafmaster said he doesn’t want to have vacancies nor need to rent. He doesn’t want a management company. Once sales reach 75%, condo folks will control their own destiny. This will be for 55 and over age group. Children aspect will be limited and specific. Kids can come visit but not live there. All units will be 2 bedrooms only, for consistency and costs. Mr. Brown suggested the developer will probably have to be open to all possibilities. Mr. Shafmaster said he doesn’t want to rent, but wants to sell units only. He will have an early model to pre-sell units.

Mr. Clement said the four buildings are age-restricted due to the ZBA decision. Mr. Brown said language is critical to distinguish the living limitations. There was discussion on age-restricted parameters. Mr. Shafmaster said many folks want limitations and those rules are important. He wants a legally restricted product.

Mr. Clement asked if the access road, which deadheads, will be private or public? Mr. Shafmaster said TIF funds will be used so it will be public. The other roads will be all private. He hopes for some latitude in the width of private roads. Mr. Clement said he too would like to see them minimize the parking. Mr. Shafmaster responded that thousands of bikers come to this land from all over. Walking trails and biking will continue, so parking is important. If roads can be narrower, he will be amenable.

Mr. Clement suggested there be more green space around the buildings for occupants, perhaps a community garden. Parking goes right up to the buildings. The vegetated buffer width was discussed. He felt the applicant was doing his best to protect natural resources here. Stormwater details will be a challenge. Could the UNH Stormwater Design Center be involved?

Mr. Gray asked about property appraisals for hard numbers for the Selectmen, for them to present a range for the appraisals, where tax revenue could change over time if there is any economic downturn. There was discussion on appraised values. Mr. Gray said since they are planning to phase this for some risk management, he is concerned what they can you do to mitigate for the impact to owners of units already built? Mr. Shafmaster said the building footprints are not that large so impacts not too large, but they will look into it. Mr. Winham added that most phasing impacts will be in the early stages, afterward less and less, only trucks. Discussion on that ensued. Mr. Gray asked how close the hiking trails are to construction. Mr. Winham presented hiking trail aspects. Trails are on private land and were not built by the public.

Mr. Clement then asked about extension of the road. Who will be responsible to build it when it is needed? Mr. Winham said the Town, as it's part of the TIF. Water and sewer will be the developer's responsibility. Mr. Clement added that the Planning Board would like to see utility details. Mr. Hamel said there is a preliminary design for utilities and crossing of underground lines is needed. They dead-end at buildings and fire hydrants.

Ms. Bergeron asked for public comments:

John Richards of Lincoln Street said that the ZBA denied a residential project in the TIF two months after it was approved by the Town. The TIF was not approved for apartment buildings on Epping Road. There are 116 units of housing planned on the commercial land here and little such land is left in Exeter. The Town is again being asked to trust that commercial will follow residential. This is not likely. Residential projects are a net tax loss for the Town, increased demand for services results. Should wait until sports complex folks decide what they want to do. 6.85 million dollars is a lot of money to wager on this project.

A citizen named Marth (no last name given) from Forrest St. said she shared the concerns of Mr. Richards vis-à-vis residential in commercial district. She had concerns about age-restricted housing-Exeter has a lot of that already. The Town has been trying to attract younger folks. This project will cause more demographic imbalance in Town. Even if the demand is there, the Board has a responsibility to the Town as a whole. Is it good for the whole Town?

Scott Carlisle, who owns an 18 acre lot at end of the road, still owns a lot of land on other side of the highway. He said the applicant thinks he's doing what is best. The road exists due to getting access for his lot. Interest in his land is a perfect example of what the TIF can do. His land has over 700 ft of frontage on the road. He created the road and would like the road to bear his family's name: it was his grandfather's land. Mr. Clement said the Town is moving toward changing the ordinance for naming roads. The E 911 Board will have much input, it's not a Selectmen's decision. Too many similarities in road names such as Elm, this or that result.

Mr. Shafmaster said Mr. Richards has a misconception about TIF. The Town is not paying for this. He is.

Mr. Richards added that money from residents will pay down the TIF, but asked who will pay for the additional services?

There were no other public comments.

Ms. English asked for overview sheet in plan submissions for this. She is concerned about Building D and is not comfortable with that much building in the buffer zone encroachments. For Building C it's hard to tell about any impacts. Comments about landscaping and green space are important to her as well. Lots of impervious here and should mitigate for that with more green areas. Appreciates comments of residents and Master Plan process, lots of concerns about the type of building going on in Town. Folks have a right to express their concerns. Not putting in commercial businesses on commercial land is a concern, but ZBA approved it, so Board deals with it.

**The application of Kerry Wilson and Chris Burke for a Wetlands Conditional Use Permit for proposed landscaping improvements within the wetland buffer area on the property located at 104 Brentwood Road. The subject property is located in the R-1, Low Density Residential zoning district. Tax Map Parcel #61-23. Case #17-12.**

Mr. Burke was not present due to a mix-up in his understanding. Mr. Clement moved the agenda and Ms. Bergeron said it will have to be continued. A motion to table was then made by Mr. Clement, seconded by Mr. Plumer, and unanimously approved. No date was set for the next time it would be heard.

### **3. Other Business:**

**Review of a proposal by the Exeter School District (SAU #16) for the proposed construction of an addition to the Main Street School located at 40 Main Street. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #73-303. PB Case #17-13.**

Mr. Richard Wendel presented for the Exeter School District, appearing with John \_\_\_\_\_, a civil engineer with Harriman & Associates, along with architect Dan \_\_\_\_\_. The purpose of this is to allow for full time kindergarten classes in Exeter, previously no funding or facilities to do that. The Main Street School layout was switched regarding playground and parking, which were reversed so the parking is now on the other side of the street and students don't have to cross the street to get to the playground. Last March the School District was successful in getting an approval vote for this project. Dan is the architect on this.

Mr. \_\_\_\_\_ (architect) said that many years ago an addition was built to accommodate a better entrance to this school. Showed on the plan that they mimicked archway to carry it forward. Recommended an addition marrying the old brick building through using a vendor who identified it and can get more of it. Will be same look as depicted on plan views. Mr. Wendel then said the building will now house 8 classrooms, 4 over 4, state fire code will be 1000 sq ft for each kindergarten classroom, with egresses directly outside. There will also be 9 first grade classrooms and 9 second grade classrooms. Can use the classrooms for other grades if necessary. There is one swing room classroom to accommodate overflow. This is a straightforward design and project, so they'll answer any questions.

Mr. \_\_\_\_\_ (engineer) said this 14,000 sq ft addition in a paved existing courtyard. No stormwater changes, it will still be roof runoff to existing catch basins.

Mr. Clement said that it's a great project and only question is when it will take place and will it impact the school year.? Mr. Wendel said will they will put up construction fencing in April so school can see the scope of impact. Construction will happen after that, starting in the spring vacation, with construction following into summer and fall and they are planning on occupation in January of 2018. Contractor has much experience in school projects and the sensitivities of students and parents and school staff all involved. Traffic will be controlled on this. Can do additional interior renovations after this addition is built, possibly summer of 2018 but the Contractor wants to be able to continue without any time gap, working off hours, so they have to see how it goes. It might lower the costs to do that.

Mr. Brown asked if community in that area may feel that school hours are hard on them now and might add to that with full time Kindergarten classes. Mr. Wendel said full time kindergarten is being offered now for students with need for it, but school



wants to offer it to all kids. The courtyard will be filled in substantially so not a lot of room for playtime area as it was used for in the past.

Parking at this site was discussed. Lincoln St. is wider than many other streets so parking is easier for folks to park.

Ms. Bergeron asked about the shape of the addition, what was reason? Mr. Wendel said it was 'landlocked' is only reason for the shape. Walsh Field was an example of odd shaping due to limitations. He said by the way Walsh Field is not abandoned yet, meetings being held and inroads are forthcoming. Worse case scenario is to create a field at Lincoln St School if have to, but they prefer a different site if can do one. Other site alternatives were looked at, but a separate building doesn't work for other necessary school operations. Windows are going to be retained on the courtyard area for light. This project meets Fire Dept needs and requirements.

Mr. Plumer asked if any landscaping detail involved? Mr. Wendel said no, don't have space and have to use it all for student walking, bus waiting lines and children's movements. One side will have a raised walkway for kindergarten classes to use and for safety if any vehicle got in there from an accident, etc. Not opposed to doing flower boxes and possibly involving students in that process.

Ms. English said it's a bleak area. Mr. Wendel said the kids paint and chalk on the pavement. Kindergarten Committee looked at this very carefully including swapping out schools with Main St School, but it didn't work. Ms. English added that pavement on hatched area is it all around the building. Mr. \_\_\_\_\_ (architect) said just in the courtyard. Ms. English asked how construction vehicles will get in? Mr. Wendel said they will take the long way around the building except for cranes, and then they will come in off Main St. Ms. English asked about retaining wall impacts? Mr. Wendel said it was built to withstand all planned construction and emergency vehicle access and activities.

There was discussion on prior school project summaries over the years.

Mr. Gray asked if any aspects of design that would limit any expansions in future? Mr. said he would encourage the School Board to never consider any future expansion of Main St School as there is no space. Internally might be able to do something, but the site is full. Mr. Gray then asked how long this new classroom capacity would handle the number of students? Mr. Wendel said that is hard to tell in terms of the future, but a lot of families are coming in and it's difficult for the schools. He doesn't have that answer tonight. Lincoln St school is safe for space for now. Discussion unfolded on future restructuring of which schools might house which class levels.

**Review of a proposal by the Exeter Sportsman’s Club for the proposed construction of an accessory structure on the property located at 111 Portsmouth Avenue. The subject property is located in the CT-Corporate Park Technology zoning district. Tax Map Parcel #65-123. Case #17-14.**

[This matter was continued to 3/9/17 session, per the above announcement]

**San Juan Realty Trust – PB Case #2611 (and 2611-A). Request for one-year extension of site plan approval for commercial office building at High Street & Holland Way, Tax Map Parcel #70-101 and #70-102.**

The Chair said this project has been extended twice before. The limit is three, so this would be the last one. Mr. Brown moved to extend for one year to March 8, 2018, Ms. Corson seconded and the roll call vote was unanimously approved.

**5. Town Planner Items:**

**Minor Field Modifications** [none reported]

**Announcements**

Ms. Murphy said the Spring Planning and Zoning Conference is coming up.

**6. Approval of Minutes: January 12, and February 9, 2017**

Both sets of minutes require attending members’ input. Ms. Bergeron moved to table them both to the next session, seconded by Mr. Clement, and it was approved.

**7. PB Representatives Report on “Other Committee” Activity.**

Ms. Corson and Mr. Plumer reported that the Master Plan Steering Committee meeting is next month and there was an overwhelming response at visioning session. Follow ups should provide more info for the next meeting of the Board. Overall they have had a very enthusiastic response.

Ms. Corson said there is a Housing Committee meeting tomorrow night and their document will go hand in hand with the Master Plan and single versus multi-family housing. Some recommendations will go into the Master Plan. Well done with such a small committee.

Mr. Clement attended a stormwater coalition and EPA MS 4 developments came up. Most will become effective in June of 2018. Planner and Engineer were also there. Need to review ordinances as to Stormwater based on new developments.

There was discussion on the coloring of plan features for ease of reference.

**8. Adjournment:**

There being no further business before the Board, Mr. Plumer moved to adjourn, seconded by Ms. English, and the vote was unanimous. Chair adjourned the session at 9:36 pm.

Respectfully submitted by David Pancoast, Recording Secretary.

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