

PLANNING BOARD MEETING
May 25, 2017
DRAFT MINUTES

1. Call to Order

The session was called to order by Chair Kelly Bergeron at 7:00 pm.

2. Introductions

Members present Gwen English, Kathy Corson, BOS Representative, Pete Cameron, Clerk, Kelly Bergeron, Chair, Katherine Woolhouse, Vice Chair, Aaron Brown, Langdon Plumer and Nicholas Gray. Staff present: Dave Sharples, Town Planner. Members of the public were present as well.

3. New Business

The application of Varsity Wireless Investors, LLC for a minor site plan review, Wetland Conditional Use Permit and Shoreland Conditional Use Permit for the proposed construction of a wireless communication facility and associated site improvements on the property located at 8 Kingston Road. The subject property is located in the NP-Neighborhood Professional zoning district. Tax Map Parcel #81-49. Case #17-20.

MOTION: Mr. Cameron moved to accept jurisdiction of this case, Ms. English seconded. The motion passed 6-0-1. (I could not hear who abstained from this vote***)

Mr. Plumber thought they should hold on this application until they had had received a vote from the ZBA, Ms. Woolhouse agreed. Francis Parisi appeared before the Board representing the applicant, they filed concurrently before both Boards they had their first ZBA meeting last week and they have asked for more data. After consultation with the town planner he thought it would helpful to present the project tonight even though they cannot vote until after the next ZBA meeting. Mr. Sharples said abutters had contacted him, and at first he thought they should table it but the applicant wanted to move forward with the presentation and he had no problem with this.

Mr. Sharples explained that he recommends the planning board not make a decision on this item until they have finished before the ZBA. Between now and June 22nd they will work out some minor adjustments to the plan with the applicant. They are requesting waivers which the technical review committee did not have objections for any of those.

Mr. Parisi explained they are seeking a conditional use permit because they are in a wetland conservation overlay district. Mr. Parisi presented a PowerPoint presentation to the Board which explained Varsity Wireless and the plan for the tower. Mr. Parisi explained that the need for telecommunication sites is increasing exponentially and many households only have wireless phones and have cut their landlines. Mr. Parisi showed plans on a PowerPoint to the Board.

Ms. Bergeron noted that a letter was written by Christopher Gurshin and given to the Board. She would give Board members time to read it and they will address this as the next hearing. Mr. Plumer asked why they need another tower in town. It was explained that the big picture when you look at Exeter there is relatively good coverage in down town but outside of that it is not as well covered. Varsity Wireless is

also working with the town to build another tower at the transfer station in town. They are working aggressively in Rockingham County to improve coverage. Mr. Plumber said there is an existing structure in the area, does this have any relationship to this installation. It was explained they are looking at just the fenced in area and the driveway. Mr. Plumber asked how far the structure was from the existing buildings. It was confirmed it would be 128 ft. from the nearest property line, and 345 feet from the next property line, which is the river.

Mr. Brown asked for visuals of what the facility would look like and what it would look like from the abutters. Mr. Cameron asked for confirmation that there would be no guide wires. This was confirmed that there would be no guide wires. Ms. Corson asked if the Varsity Wireless had done any research on the impact to real estate prices to single family homes that are next to a cell tower. Mr. Parisi said they have done extensive studies on this, and there are similar facilities within the area. They intend to present this information to the ZBA and will provide this information to this Board as well. Mr. Parisi said that in all previous sites they have not seen an issue with this. Ms. Corson felt that Exeter could not be compared to surrounding towns as the lot sizes are different. Her concern is will they be impacting the neighbors, and she understands this is an essential service. She is concerned about the property values of the abutting properties. She would like to see the studies. Ms. English shares Ms. Corson's concerns, she said her concern is also that this would go into the shoreline protection zone. She thinks this sets a precedent and that opens the gate for other things to happen on this site. She also wanted to know about the potential gaps in service, do they see them existing mainly in north of town, or more towards Kingston. Where are they seeing the gaps at this moment, where is a tower most needed? Mr. Parisi explained the area of need is going South, down Kingston Road towards Kingston.

Mr. Woolhouse asked if they knew the height of the tower on Epping Road, Mr. Parisi thought this tower was around 140 feet. Mr. Gray asked about the special exception they are requesting from the ZBA, two of the requirements that they must meet, are there any other reasons why they have picked the site they have. Mr. Parisi explained they are in a professional residential district, they were challenged in finding a nonresidential area. The other alternatives for a new tower, there were no other available tall buildings to place a tower in. Mr. Gray also wanted to talk about the shore water protection area, he wondered if during the construction process what kind of impact would occur. Mr. Parisi explained they have an extensive erosion control plan. They also were asked to provide details on this for the technical review board. Ms. English said they look like they are at altitude of 32 feet and she has heard some talk that the folks at Riverwoods have some issues with coverage. They are up higher; will this give them the coverage that they need Mr. Parisi was not exactly sure where they are located, but his basic understanding was they would be closer to the transfer station tower.

Barbara 10 Kingston Road: She said they use wireless device in their business, will this negatively impact these devices. Mr. Parisi explained that the FCC heavily regulates these types of things so there is no interference. She also wondered the RF field strength near the tower, what would it be and how would it be monitored. This was explained that this is low powered and designed to meet all FCC regulations for electromagnetic emissions.

Christopher Gurshin, 19 Westside Drive: Has several concerns about this being granted. He does not feel this project demonstrates a hardship or an essential benefit to the community. If a tower will be built at the transfer station, he questions whether or not this is essential. He has excellent cell phone coverage in his home that will be 345 feet away from this proposed site. He feels there are other acceptable

solutions. He selected his home because of its location to the wetlands and he strongly objects to the notion that this will not affect property values. He also has concerns that this will set an undesirable precedent. He feels any potential benefits do not outweigh the negative impacts this project will have.

Dave Walker, 21 Westside Drive: His concerns come down to potential impact on property value. He has a pristine view of this river and wetland in his back yard. This tower would be extremely visible from his home.

Christopher Gurshin, 19 Westside Drive: He was unable to attend the ZBA meeting, he did not hear if there would be illumination from the site. Mr. Parisi said the short answer is no there will be no lighting on the tower. They also are not proposing any lights on the base.

Mr. Brown appreciated abutters showing up and commenting on items. He wanted to suggest if they any vested interest in this project that it is important to go to the Zoning Board meetings. The planning board has an impact on this, but the ZBA's impact is larger.

Ms. Bergeron summarized that the Board would like to see a visual for the next meeting, it would be helpful to do a site walk, a rendering of the tower itself. Some sort of view from the abutters to where the tower will be. Mr. Parisi wanted to ask about the site walk, he asked if they would schedule that now. It was determined they would attend right before the June 22nd meeting.

MOTION: Mr. Plumer moved to table this case number 17-20 for Varsity Wireless Investors LLC until June 22, 2017 at 7PM, seconded by Ms. English. The motion passed unanimously by roll call vote.

A request by W. Scott Carlisle, III for a design review of a proposal for a 'multi-use' development and possible subdivision of property located off of Epping Road. The subject parcel is identified as Tax Map Parcel # 40-12 and is located in the I-Industrial zoning district. Case #17-21.

Ms. Bergeron said this is just a design review and not a formal submission for this evening. Barry Gier from Jones and Beach appeared before the Board representing the applicant. This is located in the industrial zone and is 18 acres. The proposed project preliminary plans were shown to the Board.

Mr. Carlisle appeared before the Board, he wanted to provide some background. Part of this lot was owned by his great grandfather, which ended up becoming smaller after the 101 was built. The rest of the lot was acquired by his father in 1956. He tried to market it in 2003 and 2004, the response was pretty good for motels, hotels and restaurants. Interest was shown but everyone said there is no road. This lot is a great example of what a TIF can do. He would like to provide amenities for the town that will be well received. He feels a good hotel would be well served in this area and he would like to see this hotel be a minimum of 3 star. He also would like to build a conference center as it would serve the town and surrounding area for a number of things. There would also be a restaurant in the middle to serve both the conference center and the hotel. He welcomed the Boards comments on this as this was design review.

Mr. Gray asked if he would continue to own the property if the project was approved or would he look to sell the lots. Would he be able to decide what hotels went in. Mr. Carlisle explained that he was looking to do the former as he felt this gave him more control.

Ms. English said that at first glance it struck her how much impervious surface and parking was there. This stood out to her. Down the road she requested some thought be put into the parking. Maybe it

could be broken up a bit and have some landscaping in. Ms. Carlisle doesn't disagree with this assessment. There is ledge here, he has been told this is an advantage but putting in an underground parking garage may not be feasible here.

Ms. Corson said this is very ambitious, she had questions about the circulation of the site. She felt there was some safety issues for fire truck, as she was not sure how they would turn around. Mr. Gier explained he could hear on this issue. Ms. Corson also echoes Ms. English comments on parking. Ms. Corson also thought the conference center and restaurant may work in tandem maybe they could be connected to each other as people don't always like to walk.

Mr. Cameron asked about what studies have been generated as to the impact on traffic. Mr. Carlisle said he was not sure how the town would handle this, but it has been brought up previously. MR. Carlisle said he built the roadway himself and had to litigate with his neighbor to have this built.

Ms. Bergeron echoed the other comments, this project is cool but then there is a lot of impervious surface. When you see this on a piece of paper it will look different in person. She appreciates that they already submitted storm water management plan and are staying out of the wetlands and buffer zones as much as possible.

Ms. Woolhouse commented that she has a similar reaction to this area and the plans.

Mr. Brown asked Mr. Carlisle if he had someone in mind and that was why he was doing the subdivision. His challenge with this is the subdivision. Otherwise he would like to see the conference area tied to the hotel as he feels the land use is inefficient as separated as they are. Mr. Carlisle was unsure how this would evolve but this is just his starting point. Mr. Carlisle wanted the subdivision because he wanted control over these three entities. Mr. Brown challenged Mr. Carlisle to work on a grander scope with this, and not necessarily looking for 3 separate sites. It was explained that the driver will be the hotel, if they do not want a conference center or a restaurant that still gives him the option to bring them here.

Mr. Plumer is curious about the roadway, he asked where it comes from. It was explained it comes up from Epping Road. Mr. Plumer felt the cul-de-sac should be welcoming, and large enough as it will be the focal point upon entrance to the property. Ms. Corson asked that they review making the parking different, and using the contour of the land.

Dave Walker, Rockingham Planning Position: He feels this is a fantastic idea from his perspective. From a transportation perspective, he asked that any traffic studies look beyond just Epping Road. He has noticed that there is substantial traffic at peak hours in this area currently.

Christopher Gurshin, 19 Westside Drive: This would be the fourth hotel in Exeter, is there any analysis on the burden this transient population would have on public safety and other aspects to the community.

MOTION: Mr. Plumer moved the design review process for case number 17-21 W Scot Carlisle has concluded and instruct the town planner to notify the applicant in writing in according to the HS RSA 6:4, Mr. Brown seconded. The motion passed unanimously by roll call vote.

OTHER BUSINESS:

Northeast Distribution, 11 Commerce Way, PB Case #21066-Request for Bond Release

Mr. Sharples explained that everything has been completed. Except the seed has not been established yet, so he would keep an eye on this.

MOTION: Mr. Plumber moved to Northeast Distribution, LTD located at 11 Commerce Way be issued a letter of credit be released, Mr. Cameron seconded. The motion passed unanimously.

Election of Officers:

MOTION: Mr. Brown moved Kelly Bergeron as Chair, Ms. Woolhouse seconded.

MOTION: Ms. Corson moved Mr. Plumber as Chair, seconded by Mr. Cameron. Ms. English voted Mr. Plumer, Ms. Corson voted Mr. Plumer, Mr. Cameron voted Plumer, Ms. Bergeron voted for Ms. Bergeron, Ms. Woolhouse voted Ms. Bergeron, Mr. Brown voted Ms. Bergeron, Mr. Plumber voted for Mr. Plumber. The motion for Mr. Plumer passed 4-3 by roll call vote.

MOTION: Ms. English moved Ms. Woolhouse as vice chair, Ms. Bergeron seconded. The motion passed unanimously by roll call vote.

MOTION: Mr. Brown nominated Mr. Cameron as Clerk, Mr. Plumer seconded. The motion passed unanimously by roll call vote.

Due to the change in officers Mr. Plumer is now on the EDC. Mr. Cameron is stepping back from the HDC and Mr. Gray will take his place.

MOTION: Ms. Corson moved that Mr. Gray serve on the HDC, Mr. Plumer seconded. The motion passed unanimously.

Ms. Corson did not feel that two Select board members should serve on the Housing Committee, now they are meeting more as a follow through on some of the recommendations that have been made. Mr. Plumer would take Ms. Corson.

MOTION: Ms. Corson nominated Mr. Cameron to the Housing Committee, Ms. English seconded. The motion passed unanimously.

Approval of Minutes:

MOTION: Mr. Cameron moved to table the April 13th minutes, Ms. Woolhouse seconded. The motion passed unanimously.

Ms. English said on page 8 there is a statistic on a 1 inch water line, is this correct. It was confirmed it was correct. The paragraph about where "Mr. Plumber asked about the noise" The sentence underneath is missing the word door. Mr. Cameron said on page 10, the paragraph that starts "Mr. Brown" the last word on that line "after discussion..." there is a spelling error. Mr. Cameron also said on page 6, the top of the page, 6 lines down, "wall on each end..." He thinks it should read plywood sheets and not just sheets. Mr. Sharples thought the applicant may have just said sheets but this would be confirmed via the tape.

MOTION: Mr. Cameron moved to approve as amended, Mr. Plumer seconded. Ms. English abstained. The motion passed.

Mr. Cameron wanted to discuss rules and procedures, and are there any necessary amendments. They could spend days nitpicking but he does not feel there are any necessary amendments. But he does want the Board to think about two things, there are no provision about nonpublic sessions in the procedures. Also, they just went through an election process and he is uncomfortable with how this is done. Would there be any problem with these, Ms. Corson said they are safe the timeline was adhered to. Mr. Plumer also had questions about attorney/client privilege. If the selectman get counsel advice is the privilege attached or waived. Ms. Corson said they do not share that currently. NH has specific right to know statue and this could impact this. Mr. Plumer thought they needed to discuss with town counsel what to do with his opinions. When an opinion comes in from counsel that they don't inadvertently waive the privilege.

Mr. Sharples also wanted to present the Housing Committee presentation to the Planning Board at some point. He also requested the Board start thinking about any zoning amendments for the next town meeting.

Adjournment

There being no other business before the Board this evening, Mr. Brown moved to adjourn, seconded by Ms. Corson seconded, and the vote was unanimous. The session was adjourned by Ms. Bergeron.

Respectfully submitted,

Jennifer Dionne
Recording Secretary