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**TOWN OF EXETER
PLANNING BOARD
DRAFT MINUTES
MAY 24, 2018**

6 **Call to Order:** Session was called to order at 7:00 pm by Chairman Plumer.

7 **Introductions:**

8 **Members Present:** Chairman Langdon Plumer, Vice Chair Kathy Woolhouse, Gwen
9 English, Aaron Brown, Jenna Martel, Alternate, John Grueter, Alternate, Kathy Corson,
10 Select Board, Pete Cameron, Clerk

11 **Staff Present:** Dave Sharples, Town Planner

12 **New Business**

13 **Public Hearings:**

14 **1. Christian Smith, 16 Hampton Road, Tax Map Parcel: #86-03, Case #18-03**

15 Mr. Smith presented a request to permit a proposed new dental office where the old one
16 had burned down. Mr. Smith stated that he would like to expand the office slightly with
17 an additional patient room. Mr. Smith stated that he would like it to be safe for
18 wheelchair patients to be able to get out in the event of fire. Mr. Smith stated that the
19 same business will be run here as before. Mr. Smith displayed the lighting plan and
20 stated that it was to code. Mr. Smith stated that there would be 11% more pavement.
21 Mr. Smith stated that the parking spots will be reduced from 24 to 18 and that suits the
22 owners fine. There will be two motion sensor light poles controlled by a timer. Mr.
23 Smith stated that there are now sprinklers inside due to the fire.

24 Chair Plumer opened the hearing to the public at 7:23 pm.

25 Randy Chouinard, an abutter to the rear of the property stated that it wasn't the first time
26 that he has approached the Board with a similar issue, which is that there doesn't seem
27 to be enough parking for the business that they do. He observed when the old office
28 was running with 24 spaces, cars were overflowing onto streets.

29 Mr. Smith advised that the spots were overflowing then because the neighbors in the
30 condominium next door were using the spots too.

31 Mr. Chouinard stated that in the past the owner had rented 15 of his spots.

32 Mr. Brown stated that if there was an issue of parking before there would be complaints
33 by the clients and there weren't any.

34 Mr. Sharples advised that the Board would need to know the total number of employees
35 because for example it wouldn't work with 20 employees and only 18 spots.

36 Mr. Smith added that if they were to try to maximize the parking size, they might be able
37 to reach 26.

38 The Board concluded that it would be most beneficial for him to put in a secondary plan
39 that includes the maximum parking spot in case an issue arises. The Board advised
40 that they did not want to see them resort to tandem parking because it isn't safe.

41 Mr. Cameron stated that the parking should not be influenced because of other persons
42 using their spots wrongfully, they can't control outside parking issues.

43 Chair Plumer closed the hearing to the public at 8:08 pm for deliberations.

44 The Board discussed the possibility of removing some of the unnecessary concrete
45 perimeter. Mr. Smith stated that he would run that by the owners. The Board
46 questioned how they would know if parking became an issue and Mr. Brown responded
47 that they would know when they received or observed any complaints or issues. The
48 Board reiterated the importance of getting the total number of employees at the
49 business. The Board acknowledged that they could ask them to make the secondary
50 parking plan but the owners would have to decide whether to implement it.

51 ***Mr. Cameron motioned to table the request until June 14th at 7:00 pm. Ms. Corson***
52 ***seconded his motion. With all in favor, so moved.***

53 Mr. Smith departed the meeting at 8:18 pm.

54 **2. Sharon Somers, Exeter Station Properties, LLC., One Rockingham Street,**
55 **Tax Map Parcel: #73-175, Case #18-04**

56
57 Mr. Plumer advised that this was a courtesy meeting and that no decisions were being
58 made.

59
60 Mr. Sharples advised that this is a design review application, where you hold non-
61 binding discussions and abutters are notified so that you can hear abutter comments.

62
63 Attorney Somers stated that the principals of the company as well as architect and
64 engineer were in attendance. She wanted to introduce the idea first to get guidance
65 and would be needing a parking waiver in the future. The plan was a 22 unit residential
66 condominium where they would take two of three buildings incorporating a second floor
67 with the second phase to remove disheveled buildings and building new structures in
68 their place. Mr. Boyd, the Engineer wanted to discuss the project with the Board prior to
69 making any heavy engineering plans. Abutters expressed interest in traffic changes
70 and he has engaged with the traffic engineer to get information on patterns. He wanted
71 to match the grading of the sidewalk with the grading of the parking lot. The architect
72 showed an elevation plan and stated that they wanted to add a green roof for the
73 second-floor recreation area. Mr. Boyd clarified that right now they had 3' of sidewalk
74 and the waiver request was looking for that to be increased to 6' and that they could do

75 as many as 29 units, based on calculations, but that they didn't want to crowd up the
76 space.

77
78 Ms. Woolhouse asked how traffic would flow into the site. Winter Street was the
79 primary entrance and Rockingham depending on where you were coming from.

80
81 Chairman Plumer opened the meeting to the public at 8:47 pm.

82
83 Elizabeth Locke approached and asked how many people would be occupying the
84 space. There would 22 units, so there would be about 46 new cars on the street. Ms.
85 Locke stated concerns about a large traffic increase with no sidewalks and wanted to
86 know when traffic studies would be complete.

87
88 Mr. Boyd answered that he wasn't certain when the traffic engineer would be on site
89 and that he would convey her thoughts to the engineer. Chairman Plumer advised that
90 the traffic studies would be part of the formal proposal and wouldn't be available until
91 then.

92
93 Ms. Locke added that she would prefer that the study was done during peak hours not
94 just during a holiday.

95
96 Renee stated that his biggest concern that traffic on Harvard Street and suggested
97 making it a one-way and asked how many trailers or box trucks would be going through.

98
99 Mr. Boyd advised that they would be getting the same type of traffic and another owner
100 added that they get 2 or 3 box trucks per week who enter on Rockingham Street.
101 Renee stressed that the plan should take current residents into consideration.

102
103 Craig McCain, an abutter, stressed similar ideas that it is not fair for the current
104 resident's lifestyles to change so much. The residents on surrounding streets should
105 continue to expect safety walking and crossing the street.

106
107 Chairman Plumer reminded everyone that by law abutters are to be notified and
108 neighbors are expected to pay attention to postings on other sources since they are not
109 notified.

110
111 Donna Sweeney stated that not many of the neighbors were aware of the project.
112 There are no sidewalks on Harvard Street and increased traffic could make that more
113 dangerous.

114
115 Chairman Plumer stated that there were plans to extend the sidewalks, but details were
116 not yet available.

117

118 Ms. Sweeney asked if a real estate market analysis would be available to them.
119 Chairman Plumer responded that they do not typically do that, it is not part of the
120 Planning Board process.

121
122 Mr. Sharples assured her that the property value prong was part of the variance criteria.
123 Mr. Brown stated that he while traffic may increase somewhat, it was unlikely values
124 would decrease.

125
126 Renee stated that as a taxpayer he wanted to know how many children the new project
127 would bring in as the schools were already overcrowded and asked if this could result in
128 having to build a new school. He also suggested making it a 55 and over community.

129
130 Chairman Plumer stated that age diversity is important.

131
132 Alex stated that she was an abutter and clarified what everyone thought was another
133 entrance is actually a dead end.

134
135 Ms. Locke suggested putting in speed tables to try to slow people down in the
136 surrounding roads.

137
138 Lee McCain suggested doing something about the intersection of Winter, Railroad,
139 Rockingham and Columbus Streets. Ms. Corson agreed that the intersection was
140 confusing. Ms. McCain continued that since the buildings are parallel to Cote's Auto
141 Body exhaust could become an issue for personal health and safety. Mr. Boyd
142 promised that he would express the traffic concerns to the traffic engineer and clarified
143 that they were not trying to do anything in secret, behind people's backs.

144
145 Chairman Plumer closed the hearing to the public at 9:40 pm.

146
147 Attorney Somers advised that the owners prefer to move forward with their formal
148 application and that they were ready to proceed.

149
150 ***Ms. Corson motioned to conclude the design review and advance to a formal***
151 ***application. Mr. Brown seconded her motion. With 7 ayes, motion carried.***

152

153 **Other Business**

154 **3. Willey Creek Co., LLC., Waiver Request for School & Rec. Impact Fees,** 155 **Case #17-23**

156 Ms. Corson recused herself and sat with the public.

157 John Shafmaster is seeking two waivers, one for school waiver fees of \$155,000 and a
158 75% rec fee waiver of \$82,000.00.

159 Mr. Shafmaster built out a portion of Tyft Road. Mr. Shafmaster would be focused on
160 the ambiguity within the impact fee waiver regulations and that the waivers he was
161 seeking have been granted to every 55 and over community that has requested one.

162 There are no children in the hundred or so two-bedroom units and the ordinance states
163 that the fee waiver can be granted to communities 62 and up and a line after that
164 references age restricted which has been defined as 55 and over.

165 When there is ambiguity in administrative regulations you must look at Administrative
166 Gloss which is looking back on consistent decisions. Even if the ordinance referenced
167 62 and over, their variance references 55 and over so he can't change that.

168 The rec fees can be waived if there are both capital and rec improvements that benefit
169 the town. They are installing patio areas, sidewalks and a 3500 s.f. clubhouse.

170 Mr. Shafmaster stated that their plan was originally approved by the ZBA. He was told
171 by Mr. Eastman that he would not have to pay the school impact fees. Attorney Justin
172 stated that another component of this was having the 55 and over community using
173 their facilities rather than having to go out and use public ones.

174 Mr. Sharples stated that the last approved 55 and over was Stirling Hills in 2013. Mr.
175 Grueter raised the issue that they have not approved anything since 2013 so there is
176 nothing recent they can work off.

177 Mr. Sharples circulated a memo concerning the fee waivers and stated that he did not
178 believe the Planning Board should have authority to grant the waiver. The Board
179 questioned what consequences would be as the town would not likely get mad and sue
180 nor would the applicant since he prevailed in his application.

181 The Board clarified that in past situations everything was equal as to regulations, the
182 only thing different is the people on the board.

183 The Board discussed how the language could be interpreted without reaching a
184 consensus.

185 Mr. Grueter pointed out that the letter stated that each unit would be inhabited by one
186 person 55 and over and no guests under that age for more than a month.

187 Mrs. Bergeron hypothetically proposed if a grandson had to live with that person in the
188 community what would happen then, and Mr. Grueter stated that Fair Housing covers
189 that.

190 Mr. Shafmaster could supply specifics concerning the deeds and finish this at another
191 meeting, on June 14th.

192 ***Mrs. Bergeron motioned to table Case #17-23 until the next meeting which is June***
193 ***14th. Mr. Brown seconded her motion, with 7 ayes, motion passed.***

194 **Adjournment**

195 ***Mr. Brown motioned to adjourn the meeting at 10:48 pm. Chairman Plumer***
196 ***seconded his motion, with all in favor, so moved.***

197 Respectfully submitted,

198

199

200 Daniel Hoijer

201 Recording Secretary

DRAFT