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**TOWN OF EXETER
PLANNING BOARD
APPROVED MINUTES
JUNE 28, 2018**

Call to Order: Session was called to order at 7:01 pm by Chair Plumer.

Introductions:

Members Present: Chair Langdon Plumer, Gwen English, Aaron Brown, Pete Cameron, Clerk, Donald Clement, Select Board, Jennifer Martel, Alternate

Staff Present: Dave Sharples, Town Planner

New Business

Public Hearings:

1. ***Weeks/Michelson – PB Case #18-05
Lot Line Adjustment & Lot Consolidation
Country Lane and & Shady Lane***

Mr. Clement motioned to review the application. Mr. Cameron seconded his motion. Voting: 5 in favor, so moved.

Ms. Kolbow presented that they were seeking a lot line adjustment to absorb old paper streets which were never accepted by the Town. The land was acquired in 2001 and sold to Andrew Weeks.

The Board concluded that they would need to consult legal counsel to determine which abutter would receive which portions of the property previously encumbered by those paper streets.

Mr. Cameron motioned to table the request to August 9, 2018 at 7:00 pm under the condition that Town legal counsel review the application with the Board, with the applicant responsible for payment of third-party review. Mr. Brown seconded his motion. Voting 5 in favor, so moved.

2. ***Ambit Engineering (for CKT & Associates) – PB #18-06
Minor subdivision
159 Epping Road***

Mr. Cameron motioned to review the application. Ms. Woolhouse seconded his motion. Voting: 5 in favor, so moved.

Mr. Sharples advised that this was a minor subdivision at 159 Epping Road, seeking to split the lot into two parcels. Mr. Chagnon advised that there would be eight (8) waiver requests for: Typography, Site Plan Review regulations with wetland, Surveyed Exterior

38 Property Line, Location Dimensions, and Existing & Proposed
39 Easements/Encumbrances affected proposed lot (not the larger remainder lot).
40

41 Mr. Brown suggested that it would be appropriate to grant the waivers because they
42 expect the larger of the two parcels to eventually be developed.
43

44 Ms. Martel agreed that the waivers could be granted because they could tell by the
45 natural features of the smaller lot, that the two parcels are disconnected from each other.
46

47 The hearing was opened to the Public at 7:58 pm and having no public comment, closed
48 to the Public at 7:58 pm.
49

50 ***Mr. Brown motioned that all eight (8) waivers be granted for Case #18-06. Mr.***
51 ***Cameron seconded his motion. Voting: 5 in favor, so moved.***
52

53 ***Mr. Brown motioned to conditionally accept the application.***
54

55 ***Conditions:***
56

- 57 ***1. A drawing file of the plan be provided with property lines and monumentation;***
- 58 ***2. Monumentation of proposed lot be installed with Section 9.25 of Site Plan***
59 ***Review.***
60

61 ***Mr. Cameron seconded his motion. Voting: 5 in favor, so moved.***
62

- 63 ***3. Excel Construction Mgt. LLC (for Freedman Realty Inc.) – PB Case #18-07***
64 ***Site Plan review – parking lot & addition***
65 ***173-179 Water Street (requested continuance to 8/9/18 meeting)***
66

67 ***Mr. Brown motioned to continue Case #18-07 to August 9, 2018. Mr. Cameron***
68 ***seconded his motion. Voting: 5 in favor, so moved.***
69

70 **4. Other Business** 71

- 72 ***• Wiley Creek Co. LLC – PB Case #17-23***
73 ***Waiver request for School & Recreation Impact fees***
74

75 Attorney Pasay presented a Request for Reconsideration of School Impact Fee waiver.
76

77 Mr. Plumer directed that those who acted in the last hearing should vote. Mr. Cameron,
78 Mr. Brown, Mr. Clement and Mr. Plumer were present. Attorney Pasay requested a brief
79 recess at 8:12 pm, to contact Mr. Shafmaster to see if he would like to proceed. At 8:23
80 Ms. English entered the meeting and Attorney Pasay agreed to proceed.
81

82 Attorney Pasay advised that they would solely be voting on a reconsideration. The
83 underlying argument for the Recreation Fees were the same argument for the School
84 Impact Fees being that no children would be put into the school system.
85

86 Attorney Pasay stated that the four past instances where the School Fee Waivers had
87 been granted, Ms. English voted in 2002 and 2005 in favor of granting those waivers.
88

89 Mr. Cameron advised that for there to be a reconsideration, Attorney Pasay would need
90 to present more details that would change the minds of the Board Members.
91

92 Attorney Pasay stated that in the TIF Agreement in April for John Shafmaster, the BOS
93 made a promise to support the waivers if they came up. Attorney Pasay read the
94 Agreement out loud, adding that support by the BOS was negotiated and agreed upon.
95

96 Mr. Brown questioned whether action needed to be taken tonight because if they
97 proceeded he would be granted another 30-day Appeal Period whereas not taking action
98 would subject it to the 30-day Appeal Period from the last hearing.
99

100 Mr. Brown asked the Board if everyone was ok with his making the motion, knowing that
101 they would be in doing so, granting Mr. Shafmaster another 30-Day Appeal period,
102 starting the next day.
103

104 ***Mr. Brown motioned to deny the request for reconsideration for Case #17-23. Ms.***
105 ***English seconded his motion. Voting by Roll Call: Ms. English – Aye, Mr. Brown***
106 ***– Aye, Mr. Plumer - Aye, Mr. Cameron – Aye, Mr. Clement – Aye, with 5 Ayes,***
107 ***motion carried.***
108

109 • **Approval of Minutes – June 14, 2018**

110 ***Ms. Martel motioned to approve the minutes of June 14, 2018, amended as follows:***

111 ***Introductions, group regular members first, and change “Selectman” to “Select***
112 ***Board”***

113 ***Line 12, delete remainder of line after “voting.”***

114 ***Mr. Cameron seconded the motion. With Ms. Woolhouse abstaining, voting: five in***
115 ***favor, so moved.***

116 **Town Planner’s Items**

117 • **Field Modifications**

118
119 Mr. Sharples reported that they were pending and under review.
120

121 • **Announcements**

122

123 Mr. Sharples advised that the Municipal Technical Assistance Grant for \$20,000 was
124 granted to the Town.

125

126 Mr. Sharples attended a seminar where they discussed the use of the term “affordable
127 housing” which no longer seemed appropriate.

128

129 **Chairperson Items**

130 None

131 **PB Representatives Report on “Other Committee” Activity**

132 The Committee concerning the Master Plan, of which Mr. Brown and Mr. Cameron are also
133 members reported that they have an action plan underway. Mr. Sharples stated that the Town
134 has a lot of goals. Mr. Sharples advised that they teamed up with the regional Planning
135 Commission to try to adopt software that would making public response to issues easier which
136 has already worked well for issues such as with parking and traffic.

137 **Adjournment**

138 ***Mr. Brown motioned to adjourn the meeting at 9:06 pm. Ms. Martel seconded his motion,***
139 ***with all in favor, so moved.***

140 Respectfully submitted,

141

142

143 Daniel Hoijer

144 Recording Secretary