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**TOWN OF EXETER
PLANNING BOARD
APPROVED MINUTES
AUGUST 9, 2018**

6 **Call to Order:** Session was called to order at 7:03 pm by Chair Plumer.

7 **Introductions:**

8 **Members Present:** Chair Langdon Plumer, Gwen English, Pete Cameron, Clerk, Kathy
9 Corson, Select Board, Nicholas Gray, Jennifer Martel, Alternate, Robin Tyner, Alternate

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

11 **New Business**

12 **Public Hearings:**

- 13 1. ***Exeter Rose Farm – PB Case #17-27***
14 ***Open Space Subdivision***
15 ***Oak & Forest Streets (Applicant requested to be continued to the 8/23/18***
16 ***meeting)***

17
18 ***Mr. Cameron motioned to continue Case #18-07 to August 23, 2018. Ms. English***
19 ***seconded his motion. Voting: 5 in favor, so moved.***
20

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

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

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

30 Mr. Sharples stated that the legal review had been completed and they can now act on
31 the proposal.
32

33 7:17 Public Comment
34

35 Grant Sanborn, whose father is an abutter, stated that he was in opposition of the lot line
36 adjustment because he felt there was too much question as to who the land of the paper
37 streets would go to. His family had a deeded access easement for Shady Lane. Mr.
38 Sanborn stated that the streets were the property of the Town and not anyone else's.
39 Mr. Sanborn stated that he has had complaints about right of way blockage on Shady

40 Lane. Mr. Sanborn stated that his compromise would be if Shady Lane was not
41 included, at all. in the lot line adjustment.
42

43 Mr. Sharples advised that the attorneys recognized the easement for the **Sanborns** but
44 did not see this plan affecting that easement in any way.

45 7:56 Public Comment Closed
46

47 The Board concluded that in terms of the easement there isn't much that the Planning
48 Board has authority over and that any disputes would solely be civil and not raised with
49 the Town of Exeter.
50

51 ***Ms. English motioned to approve both waiver requests for Case #18-05. Mr.***
52 ***Cameron seconded her motion, with all in favor, so moved.***
53

54 ***Ms. English motioned that the case #18-05 request for a lot line adjustment be***
55 ***approved under the following conditions:***
56

- 57 • ***A drawn file of the new plans be provided;***
- 58 • ***New deeds be provided to the town;***
- 59 • ***Planning Board has no jurisdiction of ownership of land after the***
60 ***adjustment is made;***
61

62 ***Mr. Gray seconded her motion.***
63

64 Mr. Sharples said that at this point they can only suspect ownership and are suggesting
65 that the land revert to the new owners but not have the Town get involved.
66

67 ***Ms. Tyner voted nay, Mr. Plumer voted aye, Ms. English voted aye, Mr. Gray voted***
68 ***aye, Corson voted aye and Martel voted aye. 5-1 in favor, so moved.***
69

70 ***3. Excel Construction Mgt. LLC (for Freedman Realty Inc.) – PB Case #18-07***
71 ***Site Plan review – parking lot & addition***
72 ***173-179 Water Street (Applicant requested to be continued to the 8/23/18***
73 ***PB meeting)***
74

75 ***Mr. Cameron motioned to continue Case #18-07 for minor Site Plan approval to***
76 ***August 23, 2018 Planning Board meeting at 7 pm. Ms. English seconded his***
77 ***motion. Voting: 5 in favor, so moved.***
78

79 **4. 2019 Capital Improvement Program – Public Hearing**

80 Mr. Sharples explained that he will only have Department Head first, to review and then
81 continue to next meeting for public input. Select Board wants to be involved as well.

82 Russ Dean spoke to the challenges and goals and opportunities and is grateful to
83 everyone. He has seen lot of activity, a number of projects coming to fruition. The CIP
84 reflects goals of the Master Plan. We have day Kindergarten opening in the Fall. Total
85 amount of CIP on these submitted sheets is \$48 million.

86 Mr. Sharples stated to focus on what needs funding for next year.

87 **Library – Hope Godino, Director**

88 Library renovation, roof leaking, bad design, need ADA compliance. Is an investment in
89 future of public library. “Town does not deserve substandard library.”

90 New HVAC system, duct work stays same. Having repairmen in daily, system is 30
91 years old. The Board asked Ms. Godino to compile her receipts and also for a
92 breakdown of the total cost.

93 Ms. English asked if this design, since compromised size, would allow for future growth.
94 Ms. Godino assured the Board that they had thought that out in the conception and
95 planned for growth.

96 **Parks & Recreation – Greg Bisson**

97 Mr. **Bisson** stated that he had a number of things submitted to town: the historic park,
98 at Town House Common, irrigation, brick repairs, bench replacements, seeding,
99 entrance, fencing, flowerbed; Kids Park, (not updated since 80s), proposal for play
100 structure (for 2-12 year old children) to replace aged units, or dinosaur themed
101 apparatus, by *Themed Concepts*, concrete playgrounds built to last, fencing.

102 Infrastructure update of tennis facility and basketball court #1, resurfacing, remove and
103 replace fencing and footings to eliminate heaving and make ADA compliance.

104 Looking to add Pickleball as well, tournaments attract many people.

105 Rec Park Project, Planet Playground, conceptual. Residents should have input on
106 design, some suggestions were a rocket ship, puppet show and pirate ship.

107 \$4,782,450 cost does not include improvement or renovation of current infrastructure.

108 Ms. Corson asked about having a shelter area for the children in the project and about
109 waiting a year in deference to the library project. Mr. Bisson added that there have been
110 no capital improvements for many years and some of these were recommended by
111 advisory board as far back as 1989.

112 Concerns about losing park space to paved parking were raised, with there being
113 another larger parking lot across the street. Mr. Bisson responded that the crosswalk
114 was dangerous. Mr. Sharples will get the projected numbers for the parking.

115

116 **Fire Department – Asst. Chief Eric Wilking**

117 Develop plan for vehicle apparatus replacement for 25 years.

118 Dispatch radio replacement and console upgrade to digital communication system,
119 \$153,000 (with PD). Ambulance 2 replacement lease \$239,349, max trade value of
120 \$20,000, refurbishing chassis costs \$43-\$46,000 year. 7 years old, 135,000 miles.
121 Replace breathing apparatus \$287,000. Vehicles/Apparatus 2020. Mr. Cameron asked
122 if the ambulance equipment is included in that. Asst. Chief Wilking explained that many
123 of the durables would be transferred from one ambulance to another. Mr. Gray asked
124 about deals that would drive the cost down. There are purchase programs they can buy
125 into and there is some savings there and also with creative financing. Not a significant
126 savings but may be worth looking into.

127 Mr. Cameron asked if they would be top of the line in two years. Asst. Chief Wilking
128 responded that the system they had worked well for 16 years. It will be difficult to get
129 parts after Jan 2019 for the Motorola systems. Ms. Tyner asked about backup systems.
130 Asst. Chief Wilking responded that they use the three-radio system for backup.

131 Ms. Corson asked about having a place holder for renovation of building in 2024.

132 **Police Department - Chief Shupe**

133 New police repeater radio (with FD), renovation of existing building. Finger printing
134 project isn't ready to go yet but Ms. Corson suggested that it have a place holder since it
135 will come up soon.

136 **Jennifer Perry, Director, Public Works**

137 Pickpocket Dam reclassification – needed breach analysis study which was done last
138 year. Needs to be classified as a high-hazard dam. Need to address all of DES
139 concerns in their letter. \$400,000 engineering work next year to address Letter of
140 Deficiency. Decisions may need to be coordinated with Brentwood. Requires
141 Emergency Action plan. Ms. Tyner asked about repairing and removing. Ms. Perry
142 advised that it community driven and historical.

143 Mr. Dean stated that he was concerned with spending money to do study after study.

144 Timeline for this? Ms. Perry advised that DES has not given timeline. "If we don't work
145 with DES, they can fine us."

146 Mr. Dean expressed concerns about having the right to remove dam on Brentwood if
147 DES says so. Mr. Plumer asked if it made sense to have Planning get involved. Mr.
148 Dean added that it was certainly worth exploring.

149 \$120,000 effect sidewalk improvements.

150 Salem Street utilities, water and sewer, and drainage, a few catch basins are in need of
151 replacement.

152 Newfield's Road, water main extension \$1.6 million dollar project for next year.

153 Sewer syphons have two running back and forth main pumping station. Inadequate for
154 major storms.

155 3 vehicles, Highway Truck #9, 1-ton dump Highway Department, \$63,000 replacement
156 cost. Six-wheel dump #25 (freightliner) transfer #33 from water to Highway. Replace
157 #33 with a new hook truck. Replace trash car with small van.

158 Intersection study not proposed for 2019. Working with Rockingham Planning and want
159 to form a committee before we go forward.

160 Mr. Sharples stated that the Epping Road Sidewalk extension, there are several federal
161 grants, as long as we get approval \$940,000 but will pay \$188,000 with grant. Will
162 hopefully know before warrant. Recommend ADA fund with \$50,000 to start, do a town
163 wide evaluation and prioritize with a six-year schedule. Added a downtown pocket park
164 for 2020.

165 **Kristen Murphy – Conservation Commission (Dave Sharples)**

166 Downtown pocket park 70% until 2020, Raynes family seeking L-Chip grant, repair
167 foundation wall, windows, floors, asbestos removal, etc. L-Chip 50% cost would be
168 \$107,000.

169 ADA Improvements to Public Facilities.

170 **September 14, 2018 is next day for CIP review.**

171 **5. Other Business**

172

- 173 • ***W. Scott Carlisle, III – PB Case #17-26***
- 174 ***Request for one-year extension of Conditional Approval (exp. 8/24/18)***

175

176 The applicant requested a one-year extension of his Conditional Approval which expires
177 on 8/24/18.

178

179 ***Ms. Corson motioned to approve the request for a one-year extension of the***
180 ***Conditional Approval of the minor subdivision plan for Case #17-26. Ms. English***
181 ***seconded his motion. (this conditional approval will now be valid through August***
182 ***24, 2019) Voting by Roll Call: Ms. English – aye, Mr. Plumer - aye, Mr. Cameron –***
183 ***aye, –, Ms. Tyner - aye, Mr. Grey - aye, Ms. Corson -aye and Mr. Martel -aye. 7-0 in***
184 ***favor, so moved.***

185

- 186 • **Approval of Minutes – July 26, 2018 - Tabled**

187 **Town Planner's Items**

- 188 • **Field Modifications**

189

190 Mr. Sharples reported that they were pending and under review.

191

192 **Announcements**

193 None.

194 **Chairperson Items**

195 None

196 **PB Representatives Report on "Other Committee" Activity**

197 **Adjournment**

198 *Mr. Cameron motioned to adjourn the meeting at 10:41 pm. Ms. Tyner seconded his*
199 *motion, with all in favor, so moved.*

200 Respectfully submitted,

201

202

203 Daniel Hoijer

204 Recording Secretary