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**TOWN OF EXETER
PLANNING BOARD
APPROVED MINUTES
AUGUST 23, 2018**

6 **Call to Order:** Session was called to order at 7:02 pm by Chair Plumer.

7 **Introductions:**

8 **Members Present:** Chair Langdon Plumer, Aaron Brown, Gwen English, Pete
9 Cameron, Clerk, Donald Clement, Select Board, John Grueter – Alternate

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

11 Chair Plumer indicated that Alternate, John Grueter would be acting as an active member.

12 **New Business**

13 **Public Hearings:**

14 **1. Exeter Rose Farm – PB Case #17-27**

15 ***Open Space Subdivision***

16 ***Oak & Forest Streets (Applicant requested to be continued to the 8/23/18***
17 ***meeting)***

18
19 Mr. Sharples advised that if continued to the next meeting, it would be the same night as
20 the CIP hearing. Mr. Brown recommended establishing a hard stop time for that
21 meeting.

22
23 ***Ms. English motioned to continue Case #17-27 to September 13, 2018. Mr. Grueter***
24 ***seconded his motion. Voting: Plumer, aye, Brown, aye, Clement, aye, Cameron,***
25 ***aye, Grueter, aye and English, aye, 6 in favor, so moved.***

26
27 **2. Excel Construction Mgt. LLC (for Freedman Realty Inc.) – PB Case #18-07**

28 ***Site Plan review – parking lot & addition***

29 ***173-179 Water Street (Applicant requested to be continued to the 8/23/18***
30 ***PB meeting)***

31
32 ***Ms. English motioned to open Case #18-07 for review. Mr. Grueter seconded the***
33 ***motion, with all in favor, so moved.***

34
35 Barry Gier of Jones and Beach presented that an addition to an existing building which
36 has a 13,000 s.f. footprint. The additional would solely be increasing the height, adding
37 a second and third story. Parking would be underneath the building. Retail would be on
38 the first floor and offices would be on the second floor. They would need a waiver to
39 limit grading within five (5') feet of the property line. Two parking spots are in the Town's
40 right-of-way, so they would need Select Board approval for those. They received a

41 variance for retail use on the first floor. There would be 18 residential units total in the
42 building with 27 parking spaces.

43
44 Ms. English asked if they would be adding anything on top of the roof. Mr. Gier
45 responded that they would be adding roof top equipment which they have tested are not
46 visible from the road so it should not create an eyesore. There are already existing units
47 on top of the roof, so there should be no concern for additional noise. Ms. English
48 suggested adding vegetation toward the rear of the building to make it aesthetically
49 pleasing. Ms. English asked if they had a space for a dumpster. Mr. Freedman
50 responded that there would be no dumpster, all would bring their trash to the corner.

51
52 The Board expressed concern with 18 plus residences bringing their trash to the curb.
53 Mr. Freedman responded that there was space for a proposed dumpster that was being
54 utilized for snow storage.

55
56 Mr. Freedman stated that there was no shared parking as of this point but would see
57 who needs available space.

58
59 Mr. Gier advised that a shoreland permit would be required for the sea walls.

60
61 Mr. Brown asked about the rationale for garage parking. Mr. Freedman stated that it
62 was easier to have on-site parking, the public lot nearby is empty on weekends.

63
64 Chair Plumer opened the hearing for public comment at 7:49 PM.

65
66 Mr. Wriet stated that he'd been an abutter for 27 years and had an issue with the size of
67 the building, creating an eyesore, expanding on a non-historic, non-compliant building
68 with more than the allowed expansion percentage. Mr. Wriet recommended not doing
69 the third floor at all which he believed would alleviate sewer problems as well as their
70 need for a parking permit.

71
72 Mr. Clement asked Mr. Freedman who owns the private sewer system. Mr. Freedman
73 stated that all of the owners on water street collectively own the sewer system that
74 eventually empties into the municipal system.

75
76 Wendell Rang stated that he was Mr. Wriet's neighbor, an abutter and echoed Mr.
77 Wriet's concerns opined that it would change the whole character of downtown Exeter
78 that he did not want to become similar to downtown Portsmouth.

79
80 Michael Todd responded that they had taken several aerial shots of the story heights of
81 buildings within a 250' radius. The average story height is within 10% and therefore
82 complies with regulations.

83
84 Mr. Clement added that they have not included the historical boathouse in those
85 calculations which is a relatively small building. Mr. Freedman added that even factoring
86 in the 11' story of the boathouse it would still comply and clarified to Mr. Wriet that story
87 heights govern per the Zoning Ordinance not building heights.

88 Mr. Sharples advised that the Planning Board does not interpret the Ordinance that Mr.
89 Eastman does. Mr. Eastman provided a determination on this and Mr. Sharples will
90 provide that to everyone showing that it is in fact determined by story heights not
91 building heights.

92
93 Chair Plumer closed the hearing to the public at 8:07 PM.

94
95 There would be a couple of stalls outside and an access isle adding to the impervious
96 surfaces.

97
98 Mr. Clement asked about storm water management. Mr. Gier advised that a majority
99 coming off the roof would be the same as it is now with no additional effect.

100
101 ***Ms. English motioned to table Case #18-07 until September 27, 2018 at 7:00 PM.***
102 ***Mr. Cameron seconded her motion, with all in favor, so moved.***

103
104 • **Approval of Minutes – June 28, 2018**

- 105 •
106 • Mr. Cameron proposed changing Line 89 from “he” to “Attorney Pasay,” Line 90 from
107 “their minds” to “minds of the Board members,” Line 114 from “his” to “the”

108 ***Mr. Cameron motioned to approve the minutes of June 28, 2018 as amended. Mr.***
109 ***Clement seconded the motion, with all in favor, so moved.***

110 • **Approval of Minutes - August 9, 2018**

111 Mr. English proposed changing Line 24 “Cobble” to “Kolbow,” Line 43 change
112 “Sunburns” to “Sanborns,” Line 95-96, 108 and 112 change “Beeson” to “Bisson,”
113 grammatical changes to the paragraph that begins at Line 96. Mr. Cameron
114 recommended changing Line 67 to fix the spelling of Mr. Gray and that the vote should
115 be 5-1 not 6-1.

116 ***Ms. English motioned to accept the minutes, as amended. Mr. Cameron seconded***
117 ***the motion, with Mr. Brown and Mr. Clement abstaining, 4 in favor with two***
118 ***abstentions, so moved.***

119 **Town Planner’s Items**

120 • **Field Modifications**

121
122 Mr. Sharples reported that at Willey Creek there were minor drainage changes, water
123 system changes and regarding where they removed guardrail, all signed off on by the
124 appropriate people.

125
126 Mr. Cameron asked if legal action was taken regarding their decision to waive the school
127 impact fees. Mr. Sharples advised that they had not yet been formally served but to
128 expect the paperwork soon.

129

130 **Announcements**

131 None.

132 **Chairperson Items**

133 None

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

135 **Adjournment**

136 *Mr. Cameron motioned to adjourn the meeting at 8:27 pm. Ms. English seconded the*
137 *motion, with all in favor, so moved.*

138 Respectfully submitted,

139

140

141 Daniel Hoijer

142 Recording Secretary