

**TOWN OF EXETER  
PLANNING BOARD  
APPROVED MINUTES  
SEPTEMBER 13, 2018**

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**1. CALL TO ORDER:** Session was called to order at 7:04 pm by Chair Plumer.

**2. INTRODUCTIONS**

**Members Present:** Chair Langdon Plumer, Pete Cameron – Clerk, Aaron Brown, Gwen English, John Grueter – Alternate, Nick Gray – Alternate, Kathy Corson – Select Board, Jennifer Martel – Alternate, and Robin Tyner - Alternate

**Staff Present:** Dave Sharples - Town Planner

Chair Plumer indicated that Alternate, John Grueter would be acting as an active member on the first Public Hearing.

**3. NEW BUSINESS**

**2019 Capital Improvements Program (CIP) 2<sup>nd</sup> Hearing**

Mr. Sharples presented a Memo dated September 7, 2018 which addressed the questions and requested information which were raised at the first CIP Hearing on August 9, 2018. Mr. Sharples advised that the Select Board would be meeting on September 10<sup>th</sup> and that he would update the Board about any comments they have.

Mr. Sharples advised of the following breakdowns:

**Library renovation project**

- Design engineering and construction administration \$ 255,155
- Building Construction\* \$3,491,000
- Furniture, Phone System, Equipment \$ 195,000
- HVAC\* \$650,000 (included in Building Const.)

**Cost of HVAC servicing and repairs from 2014-2018:**

2014	Service Contract	\$ 2,886.00
	o Additional Repairs	6,896.00
2015	Service Contract	\$ 2,973.00
	Additional Repairs	5,573.53
2016	Service Contract	\$ 2,170.00 (covering less due to age/system)
	Additional Repairs	3,760.00
2017	Service Contract	\$ 2,170.00
	Additional Repairs	\$ 2,204.42

36	2018	Service Contract	\$ 2,170.00	
37		Additional Repairs	2,955.16 as of 8/1/18	
38		Additional Repairs Total	\$21,370.20	
39		<b><u>Repairs to roof, decks and interior damage from 2010 to present:</u></b>		\$121,593.90.

40 **Hope Godino - Library**

41 Mrs. Godino advised that the Library needs to be renovated to take care of certain areas. The  
42 Children's Area needs more space. This proposal would provide more space as well as  
43 eliminate major problems it has had. The Library is important to the infrastructure. People  
44 come to us for computer and Wi-Fi access and for help. "We do more than people know." Mrs.  
45 Godino advised that she brought along the architects:

46 **Anthony M.** provided large scale drawings. More could be done with community engagement.  
47 Repairs would be done to roof and walls and the Building systems would be replaced with better  
48 equipment. The Addition off North side was previous design. Looking at adding less interior  
49 renovation, addition of a parent's space, renovating bathrooms, paint, lighting, fix areas where  
50 leaks occur, reconfiguring upper balcony and meeting rooms, and a lot of glass. The library will  
51 not need to close during renovation.

52 Ms. English asked about solar panels, which are in discussion.

53 Mr. Grueter asked when the Library was built, which was determined to be in 1987-88. Mr.  
54 Grueter asked if the entryway was protected from rain, and it was determined that only under  
55 the overhang and parking garage were protected.

56 Mr. Gray expressed his distaste at proposal, citing costs.

57 Ms. Corson advised that the only way to repair it is to get rid of some of these things. 52% of  
58 voters voted in favor of the proposal at the March 2018 Town Meeting.

59 Ms. Tyner stated that she was curious of the rates justifying this expansion.

60 **Greg Bisson – Recreation**

61 Mr. Bisson stated that he would like to get public input. \$250,000 is much lower than the  
62 original \$4.7 million to go forward with the whole project. Renovation of softball fields created a  
63 buzz. Other organizations may approach weekly to host tournaments. Mr. Bisson advised that  
64 the figure was greatly reduced.

65 **Jennifer Perry – Department of Public Works**

66 Ms. Perry presented a proposal for LED Streetlight Retrofit dated September 13, 2018 with a  
67 projected cost to the Town of \$146,000. The proposal shows annual street light energy use at a  
68 cost of \$155,000 in 2017. Conversion to LED outdoor lights would reduce consumption by 60%.  
69 NH Saves Incentives and potential Unutil Gap Incentives and Deferred Acquisition Costs would  
70 provide \$244,725 of the cost of the project estimated to be \$390,500.

71

72 **Mr. Cameron motioned to adopt the CIP as presented and modified, and forward to the**  
73 **Select Board. Mrs. English seconded the motion. Mrs. Corson abstained. Mr. Gray –**  
74 **nay, with 5 in favor, 1 abstention and 1 opposed, motion carried.**

75 **Public Hearings:**

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

80 Mr. Sharples presented a Memo dated September 7, 2018 in which he advised that the  
81 applicant is looking for review of an open space subdivision and Shoreland Conditional  
82 Use Permit for the property development of properties located on Oak Street Extension  
83 and Forest Street. The subdivision will be 49.95+/- acres in R1 Low Density, R-2 Single  
84 Family Residential and R-4 Multi-Family Residential zoning districts identified as Tax  
85 Map Parcels #54-5, #54-6, #54-7 and #63-205.

86 Mr. Sharples provided a copy of the applicant's response to the TRC comment letter and  
87 concerns of the Conservation Commission.

88 Mr. Sharples advised that the applicant is also requesting full and/or partial waivers from  
89 the Town's Site Plan Review and Subdivision Regulations (Sheets 1-3 and 4-8).

90 Mr. Sharples advised that he met with the applicant and engineers, Friday, to address  
91 concerns about the concrete retention wall, and structural engineer evaluation. He  
92 prepared conditions of approval in the event the Board takes action.

93 Attorney R. Timothy Phoenix of Hoefle, Phoenix & Gormley, P.A. of Portsmouth NH  
94 identified the team, some of which would be speaking tonight, as follows:

- 95 • Todd Baker and Keith Pattison, (principles)
- 96 • Corey Coldwell, Brenda Kolbow and Jack McTigue of TFM, MSC of Portsmouth  
97 NH, Engineers
- 98 • Marc Jacobs, Professional Wetland/Soil Scientist
- 99 • Allison Tanguay, Architect & Design; and
- 100 • Tim Stone (expected) Environmental Engineer

101  
102 Attorney Phoenix presented a Power Point presentation.

103  
104 Mr. Baker stated that the project was trying to turn a hazardous property into a charming  
105 neighborhood like location where it has been a challenge to make it appealing. Mr.  
106 Baker stated that it would maintain access to trails, add to the recreation area and  
107 affordable housing.

108  
109 Mr. Baker advised that there will be 37 conventional lots, 5300-foot road, now 45 units.  
110 In favor of waiver to allow acres with buffer to be owned. Went to Conservation  
111 Commission, Traffic study was reviewed. Mr. Baker said the Town engineers reviewed  
112 and supported the study. Conservation supports deeded land but has concerns about  
113 CUP crossing. Have feedback from Remedial Action Plan, confirm that road and

114 crossing least impactful to surrounding area. 50% more would be impacted if change.  
115 Very confident with plan.

116  
117 Mr. Baker advised that it was an opportunity to create affordable housing and clean up  
118 the site and crossing in compliance.

119  
120 Corey Coldwell stated that the plan derives the best use of the property, reducing  
121 wetland impact. Oak Way Ext. is private and would connect to new road (Rose Farm  
122 Way) to allow two emergency exit ways. All lots connect to municipal sewer. They are  
123 looking for three waivers:

- 124 1. Wetland buffer, impact with crossing,  
125 2. Perimeter buffer (ownership suggested by Town)  
126 3. Shared driveway, 50 ft. private right of way, pavement reduced 20.'

127 Mr. Baker advised that they were also looking to do a lot line adjustment, privacy fence, hire an  
128 arborist for tree protection measures, form a Homeowners' Association, maintenance, Fertilizer  
129 restrictions, Stormwater Management system has been reviewed, reduced amount of water per  
130 storm, made drainage improvements.

131 Marc Jacobs presented that there has been a tremendous amount of work done. There will be  
132 no hunting in Conservation land and it protects the land from building. There will be signage,  
133 snow storage, invasives management, a possible connector to Jailhouse Spring and more. The  
134 CUP wetland does not require that they demonstrate hardship. The crossing has been made  
135 narrower. The Alteration of Terrain permit meets AOT requirements. The stream crossing  
136 guidelines have been met.

137 Tim Stone stated that remediation has not changed much. There are no primary sources of  
138 contaminants with lead and solid waste, coal ash. The objective is to remove lead contaminants  
139 and solid wastes to reduce direct exposure to contaminants. RAP submitted and anticipate  
140 approval for September.

141 Allison Tanguay stated that they are shaping the recreational areas, maximizing access to  
142 outdoor activities, developing spaces that will be enjoyable to all at any time, spaces for social  
143 gathering, and fostering awareness to natural surroundings, educational aspect as well.

144  
145 Chair Plumer opened the hearing to the public at 9:37 pm.

146  
147 Jen Brackett Piscovitz, 22 Forrest Street who serves on the Exeter Area Conservancy,  
148 expressed that the information presented tonight was all new information to her. She  
149 believed the applicant should go back to Conservation to look at the quality of the  
150 wetlands.

151  
152 Doug Flockhart of 62 Park Court stated that the dead-end road exceeds regulations, and  
153 that his windows were about 5 feet from Oak Street Extension, which would be used for  
154 the construction. Mr. Flockhart believed that if this project be approved, Oak Street  
155 Extension should not be used for construction.

156

157 Sheila R. of 3 Salem Street stated that developing a subdivision on streams would not  
158 be ideal

159  
160 Pete Steckler, of 4 Locust Ave., that the Planning Board should do an updated site walk  
161 to allow the board members to see possible impacts of this plan. Mr. Steckler questioned  
162 how much this project would burden taxpayers and asked if there was a cost benefit  
163 analysis associated with the project. Mr. Steckler also expressed concern in having  
164 affordable housing built over a waste area and saw a lack of compensatory mitigation  
165 with the project as well.

166  
167 Chair Plumer gave warning that the hearing would close to the public at 10 pm. Mr.  
168 Steckler asked if he could continue to speak at the next hearing and Chair Plumer  
169 advised that he could.

170  
171 Chair Plumer closed the hearing to the public at 10 pm.

172  
173 Nate (inaudible) of 548 Forrest Street

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179 ***Mr. Brown motioned to continue Case #17-27 to September 20, 2018 with a Site***  
180 ***Walk to take place beginning at Jailhouse Springs at 5 pm on September 19, 2018.***  
181 ***Mr. Cameron seconded his motion, with all in favor, motion carried.***

182  
183 **4. OTHER BUSINESS**

184 Chairman Plumer advised that Ms. Woolhouse has resigned, and a new member is  
185 needed. Ms. Corson advised that the Select Board would be responsible to find a new  
186 member and the Planning Board would need to elect a new Vice-Chair. Mr. Grueter and  
187 Mr. Gray could be considered.

188 ***Mr. Cameron motioned to recommend to the Select Board Nick Gray and John***  
189 ***Grueter to fill the vacancy of Ms. Woolhouse. Ms. English seconded the motion,***  
190 ***with all in favor, so moved.***

191  
192 **5. TOWN PLANNER'S ITEMS - Tabled**

193  
194 **• Field Modifications - Tabled**

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196 **• Announcements - Tabled**

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198 **6. APPROVAL OF MINUTES: August 23, 2018 - Tabled**

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200 **7. CHAIRPERSON'S ITEMS – Tabled**

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202       **8. PB REPRESENTATIVES REPORT ON “OTHER COMMITTEE” ACTIVITY**

203           **Tabled**

204       **9. ADJOURNMENT**

205       *Mr. Cameron motioned to adjourn the meeting at 10:22 pm. Mrs. Corson seconded the*  
206       *motion, with all in favor, so moved.*

207       Respectfully submitted,

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209

210       Daniel Hoijer

211       Recording Secretary