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**TOWN OF EXETER
PLANNING BOARD
APPROVED MINUTES
SEPTEMBER 27, 2018**

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

7
8 **2. INTRODUCTIONS**

9 **Members Present:** Chair Langdon Plumer, Pete Cameron – Clerk, Aaron Brown, Gwen
10 English, Kathy Corson – Select Board and Nick Gray – Alternate.

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

12 Chair Plumer indicated that Alternate, Nick Gray, would be active tonight.

13 **3. Public Hearings:**

- 14
15 **1. Porches at Exeter – PB Case #18-10**
16 **25 & 29 Franklin Street**
17 **M/F Site Plan Review and Shoreland CUP**
18 **R-2 Single Family Residential Zoning District**
19 **Tax Map Parcels #72-75 and #72-77**

20 Chair Plumer advised that Case #18-10 has been rescheduled until October 25, 2018.

- 21 **2. Excel Construction Management LLC (Freedman Realty) – PB Case #18-07**
22 **Continued Public Hearing**
23 **173-179 Water Street**
24 **WC – Waterfront Commercial Zoning District**
25 **Tax Map Parcel #64-50**

26
27 Ms. Corson recused herself.

28
29 Mr. Sharples advised there were modifications to existing structure, covered parking lot
30 and additional two-story residential units. Two spots that encroached on Town land.
31 State law requires recommendation from Planning Board and Conservation Commission
32 before the Select Board can act. Increasing impervious surfaces. Not pursuing
33 stormwater mitigation. May need waiver. Appeared before Historic District Commission.
34 Granted approval with conditions.

35
36 Chair Plumer asked if they were recommended to go to Select Board. Mr. Sharples
37 stated that yes, but they did not give an opinion on it. Their attorney said they need
38 recommendation from Planning Board first.

39
40 Michael Todd stated they need the condo docs. There is a water drainage issue. Show
41 adjacent parking of Merrill Block. Not looking for full approval, looking for
42 recommendation/narrative for two spots. Met with Select Board for review of easement.

43 Town counsel recommended that we seek recommendation from Planning Board and
44 Conservation Commission, allow for on-site parking, landscape and maintenance.

45
46 Chair Plumer asked if there were vehicles parked there and if there were space between
47 entrance to parking. Mr. Todd responded that cars can still park there, on road, not legal
48 parking. Mr. Sharples advised it was not illegal either. No police offense. You would
49 lose a space by opening curb cut.

50
51 Ms. English asked if there were spaces between area A and building. Mr. Todd
52 responded that there will be two, will get striped. Mr. Brown stated that there were the
53 two spots, then landscaping, then curb.

54
55 Mr. Brown asked what the consideration for the Town will be. Mr. Todd responded they
56 will get two extra spots and maintained area.

57
58 Mr. Gray stated that the owners satisfy required number of spots with two spots, but the
59 Town loses two spots they need.

60
61 Mr. Sharples asked if a unit was being added. Mr. Todd responded that the spots were
62 needed for additional number of units. Mr. Sharples added to satisfy ZB regulation.

63
64 Mr. Brown asked how full the lot was back there. Mr. Sharples advised Thursdays were
65 the busiest. There are 29 spots. There are usually a few spots open. Mr. Brown added
66 he never had trouble parking there.

67
68 Mr. Todd stated the condo docs were on the way. Second was drainage. Will have to
69 add another waiver for stormwater drainage. Will need easement for Merrill Block side
70 spots. Negotiating with them. See four angled spots instead of two. Private property
71 with manhole. Can drop so we can grade and gain a few feet. Traffic flow one way in.
72 Mr. Sharples added half on and half off. See deeded rights. In addition to easement,
73 secure that two are deeded to building.

74
75 Chair Plumer opened the hearing to the public at 7:31 pm.

76
77 Charlie Travers asked if there would be time for questions at the other meeting about
78 difficult subjects. Chair Plumer advised that he can ask those now. Will be another
79 opportunity because it is not being acted on.

80
81 Julie Travers stated she kept a journal of parking. The first time one open spot was
82 available was at 10 am this morning.

83
84 Chair Plumer advised that the board needs to wait for condo docs to be done, a waiver
85 request is needed.

86
87 Mr. Brown stated the angled spot was furthest from the river. That's the one that gets
88 tight. Might be pavers too. How far over does it get? Mr. Todd responded he was not
89 sure yet, still discussing that with Merrill Block.

90 Barry Freedman stated that he met with Merrill Block yesterday and they did not like the
91 area out front, even off edge of boathouse, 3 feet further, for a total of 11-12 feet.

92
93 Mr. Brown stated it was good for private owners to create more parking.

94
95 Mr. Sharples advised there were two compressors at end of spot. Asked if going to add
96 more spots there?

97
98 Mr. Freedman responded he could but was looking to beautify that area.

99
100 Mr. Travers asked if the current Site Plan was accurate. Mr. Todd stated that it was. Mr.
101 Travers stated that it shows relocated wires. Heard it would go from pole in parking lot
102 from railroad. 183 Water Street has unobstructed view of river. It will come in front of
103 our building. The wire gets buried at a point. Should bury it to the point of origin.

104
105 Mr. Brown asked if it goes over building now. Mr. Travers responded yes, still be wires,
106 just not high. Mr. Todd stated he would look into it with Unitil and neighbors. Mr. Brown
107 added sometimes utility companies don't care about beautification. Mr. Gray stated he
108 would share concern with owner of 183. Potential problems with buried wires. Check
109 reliability with Unitil.

110
111 Mr. Cameron stated the sophistication of underground has increased greatly. The risk of
112 problems is diminished. Mr. Gray added the frequency maybe, but it takes a long time
113 when something goes wrong.

114
115 Ms. English asked about snow storage. Mr. Todd advised it, along with landscaping
116 plans, was not on these plans, just the easement.

117
118 The Board discussed landscaping alternatives with Mr. Todd, in keeping with the Master
119 Plan.

120
121 ***Mr. Gray motioned to recommend the Select Board approve the applicant's***
122 ***request for easement of subject property located at 173-179 Water Street in***
123 ***exchange for form of consideration that benefits immediate area. Mr. Brown***
124 ***seconded his motion, with all in favor, so moved.***

125
126 ***Mr. Cameron motioned to table until October 25, 2018. Ms. English seconded the***
127 ***motion, with all in favor, so moved.***

128
129 **3. Home One Builders LLC – PB Case #18-09**
130 **Preliminary Design Review – M/F Residential Development (9 units)**
131 **69 Main Street**
132 **C-1 – Central Area Commercial Zoning District**
133 **Tax Map Parcel #63-255**

134
135 Chair Plumer advised this was a non-binding discussion concerning a nine-unit
136 development with site improvements.

137 Christian Smith – Brad’s Autobody. Parcel has some units above it already. Propose
138 that add 9, relocate driveway, opening up a lot to green space, early conceptual front
139 views, 1-2-unit, 1-3 unit, 1-4 unit.

140 Mr. Brown stated he liked the idea. The streetscape is a challenge. Unit 1, what we see
141 from street, see side.

142
143 Ms. Corson stated Unit 7 looks like on-street, make it wider, walkable street.

144
145 Mr. Smith stated there were numerous things that can be done.

146
147 Mr. Gray stated the parking calculated 32 provided, two required for visitors.

148
149 Mr. Smith responded he hasn’t gotten there yet. Make driveways wide enough to
150 accommodate two vehicles. Mr. Plumer asked about public parking. Mr. Smith
151 responded no. Mr. Gray asked about visitor spaces in private driveways. Mr. Sharples
152 added ideally want public. Mr. Gray stated if driveways large enough, then every unit
153 has one which satisfies.

154
155 Mr. Cameron stated think about the impact another nine vehicles has on busy
156 intersection nearby.

157
158 Ms. English asked about impervious surfaces. Mr. Smith responded they significantly
159 reduced after construction. Only increasing by four units.

160
161 Mr. Plumer asked if they were revitalizing and improving the neighborhood.

162
163 Ms. English asked about roof infiltration. Ms. Smith stated it was some naturally, can
164 take a look.

165
166 Chair Plumer asked about the elevation of adjoining property. Mr. Smith responded it
167 was pretty flat there.

168
169 Ms. Corson stated look at surrounding houses, incorporate a similar look.

170
171 Mr. Sharples stated that the applicant could take three unit make two instead and point
172 towards street. Might look nice, setback ten feet. Can allow Doug E to look at rest of
173 block for flexibility to come forward.

174
175 Mr. Cameron asked about the existing sidewalk. Mr. Brown stated bringing closer to
176 sidewalk fits nicely.

177
178 Chair Plumer opened the hearing to the public at 8:19 pm.

179
180 Mr. Carlisle stated that the chain link fence runs the length of the property. Given a foot
181 of maintenance space, the fence then another foot further.

182

183 Jonathan Chaft. Fence separates right on property, don't know what that means for
184 zoning.
185

186 Chair Plumer asked if there were any concerns.
187

188 Mr. Chaft stated – not yet, fairly early for me. Neighborhood looking to change and
189 upgrade. It would improve the neighborhood.
190

191 Chair Plumer stated that we sometimes do Site Walks. Mr. Brown stated if have Site
192 Walk we need permission.
193

194 Mr. Smith advised there was a hornet's nest where old ship is. You can see almost
195 everything from entrance. Surveyor has located both fences.
196

197 ***Ms. English motioned that design review process has concluded. Town Planner***
198 ***contact applicant in writing. Ms. Corson seconded the motion, with all in favor, so***
199 ***moved.***
200

201 **4. OTHER BUSINESS**

202

203 **1. North Atlantic Hockey Group LLC – PB Case #17-28**

204 **Request for Extension of Conditional Approval**

205 **40 Industrial Drive (The Rinks at Exeter)**

206 **Tax Map Parcel #47-9-1**

207

208 Mr. Sharples advised the applicant received conditional approval of a minor Site Plan on
209 September 28, 2017 for construction of two (2) building additions and minor site
210 improvements to the existing structure. The applicant has requested a one-year
211 extension of the minor site plan approval for the project.
212

213 ***Ms. Corson motioned to approve a one-year extension for the conditional***
214 ***approval of the site plan for North Atlantic Hockey Group LLC (PB Case #17-28)***
215 ***through September 28, 2019. Ms. English seconded the motion, with all in favor,***
216 ***the motion passed unanimously.***
217

218 **5. TOWN PLANNER'S ITEMS**

219

- 220 **• Field Modifications**

221 Willey Creek – Mr. Sharples advised there were minor modifications

222 HAC had technical assistance grant kickoff. Adjust zoning to take advantage of
223 affordable housing. Master Plan Oversight Committee met. Very informative. Come to
224 recommendation on parking issues downtown. Didn't like idea of sworn officer enforcing
225 tickets. Mr. Brown asked if there was feedback on that. Mr. Sharples responded yes.

226 Chair Plumer asked about construction on Epping Road, sewer installation.

227 Mr. Sharples responded there were a few things. Traffic light, offered to host meeting
228 Friday about construction, water, sewer, light, Until moving poles. Very good with
229 moving poles.

230 • **Announcements**

231

232 **6. APPROVAL OF MINUTES:**

233

234 **August 23, 2018 – Tabled**

235

236 **September 13, 2018**

237

238 Ms. English recommended the following amendments: Pg. 2 Line 48 change “looked to
239 “looking.” Line 56-58 change sentence “stated through taxpayers” to “expressed his
240 distaste at proposal, citing costs.” Line 58 change “are in favor” to “voted in favor of the
241 proposal at the March 2018 Town Meeting.” Line 91 add “, and” strike “which did clear.”
242 Line 92 add “He” Line 110-111 strike “for \$18,000” add “Commission” add “Mr. Baker
243 said” Line 160 change “did” to “should do”

244

245 ***Ms. Corson motioned to approve the September 13, 2018 minutes, as amended.***

246 ***Mr. Cameron seconded the motion, with all in favor, motion carried.***

247

248 **September 19, 2018 Site Walk - Tabled**

249

250 Ms. English recommended adding Ms. Tyner to those present and adding the names of
251 the applicant and representatives who were present.

252

253 **September 20, 2018 - Tabled**

254

255 ***Ms. English motioned to table the approval of the August 23, 2018 and September***
256 ***19 and 20 meeting minutes until October 11, 2018. Ms. Corson seconded the***
257 ***motion, with all in favor, motion carried.***

258

259 **7. CHAIRPERSON’S ITEMS**

260

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

262

263 **9. ADJOURNMENT**

264 ***Ms. English motioned to adjourn the meeting at 8:53 pm. Ms. Corson seconded the***
265 ***motion, with all in favor, so moved.***

266 Respectfully submitted,

267

268 Daniel Hoijer

269 Recording Secretary