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**TOWN OF EXETER
PLANNING BOARD
APPROVED MINUTES
OCTOBER 25, 2018**

6 **1. CALL TO ORDER:** Session was called to order at 7:01 pm by Chair Plumer.

7
8 **2. INTRODUCTIONS**

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

12 **Staff Present:**

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

14 **3. Public Hearings:**

- 15
16 **1. Excel Construction Management LLC (for Freedman Realty, Inc.)**
17 **For modifications to the existing structure for the proposed construction of a**
18 **covered parking lot to the rear of the building and a two-story addition for**
19 **residential uses**
20 **173-179 Water Street**
21 **WC-Waterfront Commercial zoning district**
22 **Tax Map Parcel #64-50, Case #18-07**

23
24 Ms. Corson recused herself.

25
26 Chair Plumer read out loud the Public Notice. Mr. Cameron read out loud the Town
27 Planner's memo. Site Plan Review application concerning modifications to the
28 existing structure and covered parking lot with a second-story addition. The
29 applicant appeared on August 23, 2018 and on September 27, 2018 concerning the
30 two parking spaces on town-owned property. Planning Board and Conservation
31 Commission recommended going to the Select Board regarding the easement. The
32 applicant went before the Conservation Commission on October 9, 2018 and
33 received a favorable recommendation. On October 15, 2018 the Select Board
34 granted the easement in the public right-of-way. The TRC recommended getting
35 authorization to cross private property to access that easement and the applicant is
36 still working on an agreement and will have more information. The Condominium
37 documents have been prepared or submitted and cannot be approved until those
38 documents have been reviewed.

39
40 The August 15, 2018 memo references a waiver that is required for grading within
41 five (5') feet of the property line. A Storm Water Management waiver will be required
42 as there is no on-site storm water management, and this could be included as a
43 condition of approval.

44 Chair Plumer offered copies to the applicant and the public for review.
45 Michael Todd of Excel Construction Management, LLC stated he represented
46 Freedman Realty. As stated in Mr. Sharple's memorandum, they will require a
47 waiver for grading within five (5') feet of the property line. It is a small site that is tight
48 on three sides of the building. Jones and Beach requested a waiver for the Storm
49 Water Management increase to impervious restrictions. Have been in touch with the
50 DPW who can treat with their existing system.

51
52 The Condominium documents are almost complete and are fine with conditional
53 approval.

54
55 There is the parking easement from the Town and two additional spots from the
56 Merrill Block being discussed.

57
58 Chair Plumer asked if there were any questions from the Board.

59
60 Ms. English asked about the HVAC on the roof, noise and more noticeable elevation.
61 Mr. Todd showed the HVAC to the rear of the roof and responded it would be less
62 noticeable.

63
64 Ms. English asked about recycle bins, dumpsters and trash and where they will stay
65 on trash day. Mr. Todd responded there is an area for canisters hidden behind roll
66 down shutters, that will remain on trash day.

67
68 Ms. English asked with parking so tight, where is the landscaping proposed to be?
69 Mr. Todd responded the greenery shown on the plan.

70
71 Ms. English asked about reclaiming pavement and existing trees. Mr. Todd stated
72 the landscape architect will pick a native species and durable selection.

73
74 Ms. Martel asked for clarification concerning the existing catch basin, proposal to use
75 the Town's – yes.

76
77 Ms. Martel stated she did not receive the landscaping plan. Mr. Todd stated he
78 could submit as a condition of approval.

79
80 Mr. Cameron asked about the utility lines. Mr. Todd responded the DPW comments
81 determined the pitch too flat to go around and replace under the building as shown
82 on plan, encased with 8" cast iron 16" pile with spacers.

83
84 Mr. Cameron asked about the electric lines. Mr. Todd stated that Unitil has a plan
85 and a neighbor has been in touch about relocating that line. Mr. Gray asked about
86 the end of the distribution line. Mr. Todd stated it comes in from the Swasey site and
87 will continue. Mr. Gray spoke to issues of disconnection being hard to repair
88 underground.

89 Mr. Gray asked if the two parking spaces in the Merrill Block would be parallel versus
90 angled. Mr. Todd responded that right now, shown as you see it. They are still

91 talking about two parallel and working to change to angled to get a couple more for
92 the Merrill Block.

93
94 Mr. Brown asked about the utility issue which he felt is a big item to leave open
95 ended. Mr. Todd stated the overhead to an existing pole and then underground.
96 The neighbor to the West is unhappy with Unital's proposal to have the wires cross in
97 front of his property.

98
99 Chair Plumer opened the hearing to the public at 7:27 pm.

100
101 Charlie Travers of 183 Water Street stated he is a direct abutter, 12-15' away from
102 the property.

103
104 Chair Plumer asked to the West – Mr. Travers responded, yes.

105
106 Mr. Travers approached the plan and pointed out the proposed utility line which he
107 stated is different than the plan submitted. Mr. Todd disagreed stating he is trying to
108 accommodate the neighbor to the West. This is what we have now. Chair Plumer
109 asked if that becomes a drop pole – it may.

110
111 Mr. Brown asked Mr. Travers what he would like. Mr. Travers stated if they leave
112 this then I'm happy. Chair Plumer asked if he was part of these conversations – yes.

113
114 Mr. Travers stated he had a couple of other issues. The first concerning the fragility
115 of the 1814 free standing brick building at 183 Water Street and the damage it could
116 sustain from all the construction, heavy equipment and vibrations over a one-and-a-
117 half-year period. Second, he would like to see unobstructed access to the existing
118 right-of-way easement. The residents, owners and tenants would have to walk
119 during the 1.5-year construction period and use the area for unloading. Tenants and
120 rental income could be lost, unless there is a different staging area.

121
122 Mr. Freedman responded the front half my building is staying, using the alleyway will
123 take pressure off other areas. They will make a path and make sure parking is not
124 interfered with. Mr. Todd added the right-of-way is an old cart path to the river.

125
126 Julie Traver stated that she lives and does business there and there are many with
127 back issues who wouldn't have moved to the building if the access wasn't there for
128 unloading. One couple stated to her they will move out if this happens. Being
129 inconvenienced for weeks or months would be understandable but for a year and a
130 half is too much.

131
132 Mr. Brown stated the easement should be open. Mr. Todd stated it's a cart path and
133 is on-site stuff to be dealt with in pre-construction meetings, not for the Planning
134 Board. Chair Plumer stated its an issue if not worked out. The access easement is
135 potentially a legal matter. Mr. Todd stated there is access from the front.

136

137 Chair Plumer asked if there were any further questions or comments from the public
138 and being none closed the hearing to the public at 7:47 pm for deliberations.

139
140 Ms. English agreed that 183 Water Street is a fragile 1814 brick building and
141 suggests a pre and post construction survey of the foundation to have a baseline.
142 Mr. Brown included “for insurance purposes.”

143
144 Chair Plumer addressed the two waivers. Indicating they would consider them one
145 at a time, starting with the first request for discharge of stormwater.

146
147 Mr. Todd read from the letter from Jones and Beach. Comment #14 – Site Plan
148 Review and Subdivision regulation 9.3.2 discharge of stormwater. The project is 42’
149 from tidal river. Propose use of existing drain without detention, so it won’t overload,
150 using deep sump catch basins, proposed by Barry Geier. To reduce pollutants on
151 the site. Chair Plumer corrected “exiting” not “existing.”

152
153 **Ms. English moved to grant the request of Excel Construction Management,**
154 **LLC, Planning Board Case #18-07 for a waiver from Site Plan Review and**
155 **Subdivision Regulation 9.3.2 discharge of storm water. Mr. Gray seconded the**
156 **motion. Voting 6-0 in favor, were: Gwen English, Pete Cameron, Langdon**
157 **Plumer, Aaron Brown, Nicholas Gray and Kelly Bergeron, so moved.**

158
159 Mr. Todd read Jones & Beach request for m/l #64-50, waiver from Site Plan Review
160 and Subdivision Regulation 9.3.6.4, regarding no grading within five (5’) feet of
161 property line. Ms. English noted it conflicted with what Mr. Sharples had (9.5.1.4)
162 and determined Jones & Beach is correct.

163
164 **Ms. English moved the request for Case #18-05 for a waiver from Site Plan**
165 **Review and Subdivision Regulation 9.3.6.4 grading within five (5’) feet of**
166 **property be approved. Mr. Cameron seconded the motion. Voting 6-0 in favor**
167 **were: Gwen English, Pete Cameron, Langdon Plumer, Aaron Brown, Nicholas**
168 **Gray and Kelly Bergeron, so moved.**

169
170 Mr. Brown would like to see resolution of the easement access issue. Mr. Gray
171 agreed it’s a legal instrument.

172
173 Mr. Brown would like more feedback on the utility, electric issue and asked the
174 abutter where he stood. Mr. Travers stated he is in favor of this, not a change. Mr.
175 Brown asked Mr. Freedman if he can live with this – yes. Mr. Brown indicated a
176 change in the field can be addressed by the authority vested in the Town Planner but
177 if not happy would have to come back to the Board.

178
179 Chair Plumer read out loud the conditions of approval, which are:

- 180
181 1. An electronic, as-built plan for the entire property with details acceptable to the
182 Town shall be provided prior to the issuance of a Certificate of Occupancy. This

- 183 plan must be in a DWG or DXF file format and in a NAD 1983 State plan NH
184 FIPS 2800' coordinates.
- 185 2. A pre-construction meeting shall be arranged by the applicant and his contractor
186 with the Town Engineer prior to any site work commencing. The following must
187 be submitted for review and approval prior to the pre-construction meeting:
188 SWPPP if applicable will be submitted and reviewed for approval by the DPW
189 prior to preconstruction meeting; a project schedule and construction cost
190 estimate.
 - 191 3. All comments in the review letter from Jen Mates, Assistant Town Engineer dated
192 August 17, 2018 shall be added to the satisfaction of the Town Planner prior to
193 signing of the final plans.
 - 194 4. The application fees be paid including but not limited to sewer, water connection
195 fees, impact fees and inspection fees, including third party inspections, prior to
196 the issuance of a building permit or certificate of occupancy, whichever is
197 applicable as determined by the Town.
 - 198 5. All applicable state permit approval #s shall be noted on the final plans.
 - 199 6. All Condominium documents including declaration and by-laws shall be
200 submitted to the Town Planner for review and approval prior to the signing of the
201 final plans. In the event the Town Planner deems review is needed by the Town
202 Attorney this review shall be at the applicant's expense.
 - 203 7. All outdoor lighting including security lights shall be down lit and shielded so no
204 direct lighting is visible from adjacent property and/or roadways.
 - 205 8. An easement over the adjacent property to access the two parallel parking stalls
206 shown Easterly of the building, on the plan, shall be provided to the satisfaction
207 of the Town Planner prior to signing of the final plans.
 - 208 9. An easement or other form of permission shall be secured from the Town of
209 Exeter Select Board to address the use to the Town right-of-way for two most
210 Northerly proposed parking stalls. This permission shall be secured and
211 executed prior to the signing of the final plans.
 - 212 10. All landscaping shown on plan shall be maintained and any dead or dying
213 vegetation shall be replaced no later than the following growing season as long
214 as the Site plan remains valid. This condition is not intended to circumvent the
215 revocation procedures set forth in the state statute.
 - 216 11. If determined applicable by the Exeter DPW, the applicant shall submit Land Use
217 and Storm Water Management information about the project using the PTAPP
218 online municipal tracking tool (website provided). The PTAPP submittal must be
219 acceptable to the DPW prior to the pre-construction meeting.
 - 220 12. A pre-construction survey shall be conducted on the circa 1814 brick building at
221 183 Water Street, which survey shall be at the applicant's expense.

222
223 Ms. Martel stated we haven't seen the landscaping plan. #10 should we add that the
224 landscaping plan should be submitted to the Town Planner for approval of all
225 landscaping.

226
227 Ms. English stated during the pre-construction meeting with the Town the hours of
228 construction 7-3:30 or 4 on Saturdays should be discussed.

229

230 **Mr. Brown moved that the request of Excel Construction Management, LLC for**
231 **the Site Plan approval, Planning Board Case #18-07 be approved with the**
232 **conditions read previously, #1-12. Ms. Bergeron seconded the motion. Voting**
233 **6-0 in favor were: Gwen English, Pete Cameron, Langdon Plumer, Aaron**
234 **Brown, Nicholas Gray and Kelly Bergeron, so moved.**
235

236 **2. The Porches at Exeter**

237 **For a multi-family site plan review and Shoreland Condition Use Permit (CUP)**
238 **for the proposed construction of a four-unit structure and associated site**
239 **improvements**
240 **25 and 29 Franklin Street**
241 **R-2, Single Family Residential zoning district**
242 **Tax Map Parcels #72-75 and #72-77, Case #18-10**
243

244 Chair Plumer read out loud the public notice. Mr. Cameron read out loud Mr.
245 Sharple's memorandum. Mr. Cameron stated this was previously scheduled on
246 September 27, 2018 and continued to October 25, 2018 to address the UEI
247 comments which were received on October 11, 2018. The applicant was previously
248 granted extensions in April 2017 and the approval expired. It was resubmitted. The
249 ZBA on July 17, 2018 granted minor rear and maximum building coverage
250 requirements, two properties merged, attested by the attached meeting minutes.
251 Conservation Commission reviewed on September 4, 2018, SCUP and had no
252 objections. Conservation Commission recommended the applicant consider native
253 landscaping plants in their memorandum dated September 12, 2018. Letter from
254 TRC, letter from UEI and response. One more waiver for grading within five (5') feet
255 of property line. TRC had no objection.
256

257 Jeff Kevan of TF Moran stated the original two buildings were two-family and three-
258 family on two separate lots being redeveloped into a 4-unit townhouse, 3 levels and
259 garage.
260

261 Two variances were received, one for 26% maximum building, previously 25% and
262 the other for rear setback of 25' to 22.9'.
263

264 Previous 5 units are down to 4. The previous rear parking lot is replaced by a
265 garage, the previous parking area is now green. Off Franklin is garage, one space
266 per unit and driveway and two spaces adjacent building. Utilities, sewer, water and
267 drainage. Capturing the roof runoff, storm water to underground chamber to state
268 standards, overflow to South Street to the municipal system, better than previous.
269 Grading, new flood analysis, after removal of dam, driveways 2.5 -7%. Offsite
270 improvements include vertical granite curbs, concrete sidewalk on Franklin Street,
271 bituminous on South Street, overlaying Franklin Street. Landscaping 3 large trees,
272 on property will be preserved. No problem with native plantings. Lighting is building
273 mounted.
274

275 Requesting one waiver for grading within five (5') feet of property line, frontage and
276 back, to make smooth transition between yard. There will be 8' wooden fence for
277 privacy.

278
279 The second is for CUP – building is just outside 150' s/protection to allow lot greater
280 than 10% in shoreland protection, previously 48% reducing to 44%.

281
282 Mr. Kevan stated he can add snow storage to the plan, and two parking spaces at
283 Southeast end site.

284
285 Ms. Martel asked about overhead power lines/, continue or preplace with what
286 previous, on the opposite side of road? – yes.

287
288 Mr. Grueter arrived at 8:27 pm.

289
290 Ms. English asked about the fence, being vinyl or wood – wood.

291
292 Ms. English asked about lighting – building maintained residential.

293
294 Mr. Cameron asked about two parking spaces and who maintains? Mr. Kevan
295 responded the building maintenance crew.

296
297 Mr. Brown asked about pavers and who maintains – the owner.

298
299 Mr. Gray asked about one-way dead-end Franklin Street, ten families can get can't
300 access without driving by, how would that work? Mr. Kevan explained it will be
301 maintained same as other and have flaggers when utilities are done.

302
303 Ms. English asked about tree – can slide back 10' or so.

304
305 Chair Plumer asked if there were any questions or comments from the public and
306 being none closed the hearing to the public at 8:35 for deliberations.

307
308 Mr. Kevan's request is for a five (5') waiver of 9.3.6.4 to allow grading within 5' of
309 property line. Swale, minor grading changes to back of building and transition
310 between yards.

311
312 **Ms. Corson moved that the request of the Porches at Exeter, LLC, Planning**
313 **Board Case #18-10 for a waiver from Site Plan Review and Subdivision**
314 **regulation 9.3.6.4 to allow grading within five (5') feet of property line be**
315 **approved. Mr. Gray seconded the motion. Voting 7-0 in favor were: Gwen**
316 **English, Kathy Corson, Pete Cameron, Langdon Plumer, Aaron Brown,**
317 **Nicholas Gray and Kelly Bergeron, so moved.**

318
319 Mr. Kevan's request for Shoreland CUP greater than 10% overlay previously 5,060
320 s.f. reduced to 4,645 s.f. from 48% to 44%.

321

322 **Mr. Gray moved that the request of the Porches at Exeter, LLC, Planning Board**
323 **Case #18-10 for approval of CUP be approved. Ms. Bergeron seconded the**
324 **motion. Voting 7-0 in favor were: Gwen English, Kathy Corson, Pete Cameron,**
325 **Langdon Plumer, Aaron Brown, Nicholas Gray and Kelly Bergeron, so moved.**
326

327 Chair Plumer read out loud the conditions of approval, which are:
328

- 329 1. An electronic, as-built plan for the entire property with details acceptable to the
330 Town shall be provided prior to the issuance of a Certificate of Occupancy. This
331 plan must be in a DWG or DXF file format and in a NAD 1983 State plan NH
332 FIPS 2800' coordinates.
- 333 2. All monumentation shall be set prior to the issuance of the first Certificate of
334 Occupancy.
- 335 3. A pre-construction meeting shall be arranged by the applicant and his contractor
336 with the Town Engineer prior to any site work commencing. The following must
337 be submitted for review and approval prior to the pre-construction meeting:
338 SWPPP if applicable will be submitted and reviewed for approval by the DPW
339 prior to preconstruction meeting; a project schedule and construction cost
340 estimate.
- 341 4. All comments in the Underwood Engineering letter dated October 11, 2018 and
342 the TRC comment letter dated September 6, 2018 and any subsequent
343 comments as a result of further review shall be added to the satisfaction of the
344 Town Planner prior to signing of the final plans.
- 345 5. All application fees be paid including but not limited to sewer, water connection
346 fees, impact fees and inspection fees, including third party inspections, prior to
347 the issuance of a building permit or certificate of occupancy, whichever is
348 applicable as determined by the Town.
- 349 6. Inspection checklist stormwater management for September 4, 2018 shall be
350 submitted to the Town Engineer annually on or before January 31st. This
351 requirement shall be on ongoing condition of approval and noted on the
352 condominium association by laws and declaration where appropriate.
- 353 7. All applicable state permit approval #s shall be noted on the final plans.
- 354 8. All Condominium documents including declaration and by-laws shall be
355 submitted to the Town Planner for review and approval prior to the signing of the
356 final plans. In the event the Town Planner deems review is needed by the Town
357 Attorney this review shall be at the applicant's expense.
- 358 9. If determined applicable to the Exeter DPW the applicant shall submit the Land
359 Use and Storm Water Management information using the PTAPP online
360 municipal tracking tool (website shown) PTAPP submittal must be accepted by
361 DPW prior to the pre-construction meeting.
- 362 10. All landscaping shown on plan shall be maintained and any dead or dying
363 vegetation shall be replaced no later than the following growing season as long
364 as the Site plan remains valid. This condition is not intended to circumvent the
365 revocation procedures set forth in the state statute.
- 366 11. Assurance for completion and of all proposed public improvements shall be
367 provided in accordance with Section 12 of the Site Plan Review and Subdivision
368 Regulations prior to any site work commencing.

369 12. A maintenance guarantee toward in accordance with 12.3.1 at Site Plan Review
370 and Subdivision Regulations shall be provided.

371
372 **Ms. Corson moved the request of the Porches at Exeter, LLC, Planning Board**
373 **Case #18-10 be approved with condition 1-12 as read. Mr. Gray seconded the**
374 **motion. Voting 7-0 in favor were: Gwen English, Kathy Corson, Pete Cameron,**
375 **Langdon Plumer, Aaron Brown, Nicholas Gray, Kelly Bergeron, so moved.**

- 376
377 **3. Gateway at Exeter, LLC**
378 **for non-binding discussion of design review of a proposal to construct a**
379 **mixed-use development to include:**
380 **120 unit assisted living facility, 20,000 s.f. office building, 8,000 s.f. retail,**
381 **17,250 s.f. day care facility attached to 24,000 s.f. office space**
382 **Epping Road (formerly the King property)**
383 **C-3, Epping Road Highway Commercial zoning district**
384 **Tax Map Parcels #47-6 and #47-7, Case #18-13**

385
386 Chair Plumer read out loud the public notice. Mr. Cameron read out loud Mr.
387 Sharple's memorandum. This is for design review under NH RSA 676:4 which
388 allows non-binding discussion of a proposal. The proposed project is for a mixed-
389 used building for 120 assisted living units, 20,000 s.f. office building, 8,000 s.f. retail,
390 17,250 s.f. daycare facility with attached 24,000 s.f. office space. Mr. Sharples
391 advised to vote at the end whether the discussions will continue and be tabled or
392 concluded in which case the applicant will be notified in writing.

393
394 Tom Moynihan stated he would introduce the project and hear concerns. The 65-
395 acre parcel is off exit 9 on the Westerly side of the road across from the Mobil
396 Station. Mr. Moynihan is presenting the proposal as the engineer is sick. The
397 mixed- use development abuts Conservation land, Garrison Lane, FW Webb,
398 Gourmet Gift Baskets. Water, sewer, gas and lights are being run on Epping Road
399 and Continental Drive. The project intends to utilize 15 acres of the 65 at the front of
400 the parcel. Mr. Moynihan stated the Arlen Family is interested in the proposal, for
401 Project Walk. There are no plans for the 50 acres out back. He walked the property
402 with DES and the Army Corp years ago. There would be filing in of two acres in the
403 proper process with ZBA and wetlands.

404
405 Mr. Cameron asked if going to do traffic study? Mr. Moynihan stated next Spring.

406
407 Mr. Cameron asked about connecting through back road exit. Mr. Moynihan stated
408 they thought about it and utilities are up front.

409
410 Ms. English stated it includes a single-family residence and two-acre wooded third lot
411 – yes.

412
413 Ms. Corson asked about mitigation? Mr. Moynihan stated the back 50 acres has
414 vernal pools and wetlands. Ms. Corson added and river. Mr. Moynihan stated there
415 is a vernal pool, but the value of the wetlands is not high.

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Mr. Cameron stated the 100-150 cars per day would be a traffic concern.

Mr. Gray asked about the impact of drainage – zero.

Ms. Bergeron asked if the rehab facility would be part of the assisted living? – no, Project Walk is interested in the building connected to the daycare.

Ms. Bergeron and Ms. Corson discussed the remaining 50 acres adjacent to parking. Mr. Moynihan stated why it doesn't go any further is DES asked us not to cross that brook.

Mr. Plumer stated between 101 and this is state land. Mr. Moynihan stated the part of 101 is additional land acquired when did highway, not used and will not be touched.

Mr. Moynihan discussed the pond. Ms. Martel stated she did not want to see a private pond. The parking lot not right up to Epping Road visually does not have a campus feel, don't want big box retail mall more of a village. Don't want people coming to town looking at the back of a building. Mr. Moynihan stated the loading docks are out back and emergency access.

Mr. Cameron advised many of the assisted living residents, 80% won't drive so won't need as much parking as regulation require.

Not showing enough landscaping – going work on improve on this.

How many stories if office – two, assisted living 4.

Similar building less boxy. Ms. Corson stated continuity, architectural symmetry, hide the parking.

Ms. English stated we are proud of our town, it's a historic town. The amount of wetlands. Office building - need right now? - Mr. Moynihan stated if not leased we don't build. Mr. Cameron stated there is empty office space right now at Hampton Road.

Ms. Corson stated this is the Gateway to Exeter and would like the architecture to reflect who we are, that is the challenge to you. Mr. Moynihan suggested how about if we decide together?

Mr. Brown stated the plan was backward. With 15 acres intensely developed holding back the rest without talking. Use spread on total less wetland impact is ridiculous proposal, filing in that amount of wetlands.

Mr. Moynihan stated it is allowed as it is.

463 Ms. Corson stated it's a peek in the window, kind of like taking a yield plan and
464 making an open space. Show this plan on 65 acres. Mr. Moynihan stated he did a
465 site walk with DES two years ago they would prefer not to go out back.
466 Mr. Gray asked if the developers had any vision for the first-story retail? restaurant?
467 Mr. Moynihan responded – no.

468
469 Mr. Gray asked about assisted living. Mr. Moynihan stated there is a huge need
470 according to feasibility study. Looked at hotel but no warrant for that.

471
472 Ms. Corson asked about workforce housing. Mr. Moynihan stated unfortunately it is
473 not zoned for that.

474
475 Chair Plumer asked whether to end the discussion or table it for more review. Mr.
476 Moynihan stated he would come back with full application.

477
478 ***Mr. Brown moved the design review process of Gateway at Exeter, LLC,***
479 ***Planning Board Case #18-13 has concluded and to instruct the Town Planner***
480 ***to notify the applicant in writing in accordance with RSA 676:4. Ms. Bergeron***
481 ***seconded the motion. Voting 7-0 in favor were: Gwen English, Kathy Corson,***
482 ***Pete Cameron, Langdon Plumer Aaron Brown, Nicholas Gray and Kelly***
483 ***Bergeron, so moved.***

- 484
485 **4. New England Realty Trust, Mayo Family Eye Care, LLC**
486 **for non-residential site plan review of proposed construction of a 1,350 s.f.**
487 **addition, additional parking and associated site improvements**
488 **191 High Street**
489 **R-2 Single Family Residential zoning district**
490 **Tax Map Parcel #70-115, Case #18-14**

491
492 Chair Plumer read out loud the public notice.

493
494 ***Mr. Gray motioned to open Case #18-14. Ms. English seconded the motion,***
495 ***with all in favor, so moved.***

496
497 Mr. Cameron read Mr. Sharple's memorandum out loud which advised the applicant
498 has been before the ZBA for Special Exception approval for the proposed expansion
499 in April, 1988 which is still valid, with conditions concerning the buffer and Site Plan
500 Review with the Planning Board for the 1350 sf addition at 191 High Street. Mr.
501 Sharples will email the UEI letter and that the TRC are no longer requiring the 5'
502 waiver.

503
504 Dr. Mayo presented that they have outgrown their office space and wish to increase
505 the patient waiting area and patient parking.

506
507 John Lorden of TF Moran stated the existing business is 673 s.f. has been outgrown
508 and has a wide driveway. The proposed addition will be 1,425 s.f. with a narrow 22'
509 driveway and parking in the rear. Two front spots for employees, patient parking in

510 back. Utilities run through existing, gas will be upgraded. There will be light above
511 main entrance for patient care and pole in parking area. TRC addressed revisions
512 and plans on October 1, 2018.

513
514 Ms. Bergeron advised she is a patient.

515
516 Chair Plumer discussed illumination at the back of building. Mr. Lorden advised it
517 would be LED Dark Sky compliant and lights off at 6:15 pm.

518
519 Ms. Martel questioned if tree removal was occurring as the Planning Board prefers to
520 review those and they should be noted on the plan. For example, trees with a
521 diameter of 8" or greater could be saved. Mr. Moran responded that the majority of
522 the trees have been removed, through proper channels working with Doug Eastman.

523
524 Mr. Grueter asked if there would be a connection to the addition – by the reception
525 area. Mr. Grueter advised he is also a patient. Are we looking at two businesses in
526 the future?

527
528 Steve Pasco, the builder, stated that when complete and Dr. Mayo moves in, the
529 opening from the old to the new section will be completed. The left side will remain
530 and be storage.

531
532 Chair Plumer asked there will be a connecting doorway in the future – yes.

533
534 Mr. Pasco discussed the handicapped provisions to the front, right.

535
536 Ms. English asked if the staff would remain the same. Dr. Mayo responded she
537 would like to hire 1-2 more people, in the beginning.

538
539 Ms. English asked if the area removed would be revegetated as lawn area – yes.

540
541 Chair Plumer opened the hearing to the public at 9:59 pm.

542
543 Brian and Beth Kaputa stated they live directly South across the street and have
544 concerns about screening as the light is now coming into their kitchen until late
545 hours. Also, that the drainage will not be directed to their yard. Mr. Brown advised
546 the drainage plan has been stamped. Ms. Corson stated they could note the lights
547 off time on plan at 6:30 pm.

548
549 There is to be an evergreen barrier on side and rear as buffer. Mr. Brown stated the
550 current screening is not doing its job if you are able to see through. The screening
551 that was there is not there. Chair Plumer stated we can make that a condition. Mr.
552 Brown clarified their house is sloped down from the property so the light shines in.

553
554 Mr. Brown read out loud a letter of abutter, Carol Alfino to Barbara McEvoy received
555 by email today at 3:14 pm which questioned how large the parking area is and the

556 number of cars and whether there is a dumpster. Dr. Mayo advised there is no
557 dumpster or hazardous waste, trash is hidden in back out of view on existing pad.

558
559 Chair Plumer asked if there were any further questions or comments from the public
560 and being none closed the hearing to the public at 10:13 pm for deliberations.

561
562 ***Ms. English motioned that the request of New England Realty Trust, Mayo***
563 ***Family Eye Care, Planning Board Case #18-14 for waiver of Site Plan Review***
564 ***and Subdivision Regulation 7.4.10 to provide high intensity soil information be***
565 ***approved. Ms. Corson seconded the motion. Voting 7-0 in favor were: Gwen***
566 ***English, Kathy Corson, Pete Cameron, Langdon Plumer, Aaron Brown,***
567 ***Nicholas Gray and Kelly Bergeron, so moved.***

568
569 ***Ms. English moved that the request of New England Realty Trust, Mayo Family***
570 ***Eye Care, Planning Board Case #18-14 for Site Plan Review and Subdivision***
571 ***Regulation 7.4.13 regarding identification of lines of existing abutting streets***
572 ***and driveway locations within 200' of the site be approved. Ms. Corson***
573 ***seconded the motion. Voting 7-0 in favor were: Gwen English, Kathy Corson,***
574 ***Pete Cameron, Langdon Plumer, Aaron Brown, Nicholas Gray and Kelly***
575 ***Bergeron, so moved.***

576
577 ***Ms. English moved that the request of New England Realty Trust, Mayo Family***
578 ***Eye Care, Planning Board Case #18-14 for Site Plan Review and Subdivision***
579 ***Regulation 9.13.7.3 regarding pavement thickness be approved. Ms. Corson***
580 ***seconded the motion. Voting 7-0 in favor were: Gwen English, Kathy Corson,***
581 ***Pete Cameron, Langdon Plumer, Aaron Brown, Nicholas Gray and Kelly***
582 ***Bergeron, so moved.***

583
584 Chair Plumer read out loud the conditions of approval:

- 585
586
- 587 1. An electronic, as-built plan for the entire property with details acceptable to the
588 Town shall be provided prior to the issuance of a Certificate of Occupancy. This
589 plan must be in a DWG or DXF file format and in a NAD 1983 State plain NH
FIPS 2800' coordinates.
 - 590 2. All monumentation shall be set prior to the issuance of the Certificate of
591 Occupancy.
 - 592 3. A pre-construction meeting shall be arranged by the applicant and his contractor
593 with the Town Engineer prior to any site work commencing. The following must
594 be submitted for review and approval prior to the pre-construction meeting: 1)
595 SWPPP Stormwater Pollution Prevention Plan, if applicable, will be submitted
596 and reviewed for approval by the DPW prior to pre-construction meeting; 2) a
597 project schedule and construction cost estimate.
 - 598 4. All comments in the Underwood Engineering, Inc. review letter dated October 23,
599 2018 and the TRC comment letter dated July 24, 2018 and any subsequent
600 comments as a result of further review shall be addressed to the satisfaction of
601 the Town Planner prior to signing of the final plans.

- 602 5. All appropriate fees be paid including but not limited to sewer, water connection
603 fees, impact fees and inspection fees, including third party inspections, prior to
604 the issuance of a building permit or certificate of occupancy, whichever is
605 applicable.
- 606 6. Stormwater management system operation and maintenance plan log sheet in
607 the stormwater management system operation and maintenance plan dated
608 September 25, 2018 and last revised October 17, 2018
609 shall be submitted to the Town Engineer annually on or before January 31st. This
610 requirement shall be on ongoing condition of approval.
- 611 7. All landscaping shown on plan shall be maintained and any dead or dying
612 vegetation shall be replaced no later than the following growing season as long
613 as the Site plan remains valid. This condition is not intended to circumvent the
614 revocation procedures set forth in the state statute.
- 615 8. If determined applicable by the Exeter DPW the applicant shall submit the Land
616 Use and Storm Water Management information about the project using the
617 PTAPP online municipal tracking tool (website shown) PTAPP submittal must be
618 accepted by the DPW prior to the pre-construction meeting.
- 619 9. Exterior lights for the business on a timer to be off at 6:30 pm in the evening, or
620 earlier.
- 621 10. Arborvitae or similar natural screening planted and maintained to the rear of the
622 property at the applicant's expense in the general area of the property line
623 shared with Map 85, Lot 44 owned by the Caputas.
624

625 ***Ms. English moved that the request of New England Realty Trust, Mayo Family***
626 ***Eye Care, Planning Board Case #18-14 for Site Plan approval be approved with***
627 ***the conditions specified, as read. Seconded by Ms. Corson. Voting 7-0 were:***
628 ***Gwen English, Kathy Corson, Pete Cameron, Langdon Plumer, Aaron Brown,***
629 ***Nicholas Gray and Kelly Bergeron, so moved.***
630

- 631 **5. Fuller Lane Subdivision, DW White & Sons, LLC**
632 **Request for a Bond Release**
633 **Planning Board #21405**
634

635 ***Ms. Corson moved the request of Fuller Lane Subdivision, Planning Board***
636 ***Case #21405 for approval of bond release for David W. White & Sons, LLC***
637 ***dated September 6, 2018 for \$18,000 be approved. Mr. Gray seconded the***
638 ***motion. Voting 7-0 in favor were: Gwen English, Kathy Corson, Pete Cameron,***
639 ***Langdon Plumer, Aaron Brown, Nicholas Gray and Kelly Bergeron, so moved.***
640

641 **• Announcements**
642

643 **4. APPROVAL OF MINUTES:**
644

645 **August 23, 2018 – Tabled**
646

647 **September 19, 2018 Site Walk - Tabled**
648

649 **September 20, 2018 - Tabled**

650

651 **September 27, 2018 – Tabled**

652

653 **October 11, 2018 - Tabled**

654

655 **5. CHAIRPERSON’S ITEMS**

656 **6. PB REPRESENTATIVES REPORT ON “OTHER COMMITTEE” ACTIVITY**

657

658 **7. ADJOURNMENT**

659 ***Chair Plumer motioned to adjourn the meeting at 10:27 pm. Mr. Brown seconded the***
660 ***motion, with all in favor, so moved.***

661 Respectfully submitted,

662

663

664 Daniel Hoijer

665 Recording Secretary