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**TOWN OF EXETER  
PLANNING BOARD  
APPROVED MINUTES  
NOVEMBER 1, 2018**

6 **1. CALL TO ORDER:** Session was called to order at 7:00 pm by Chair Plumer.

7  
8 **2. INTRODUCTIONS**

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

12 **Staff Present:**

13 Chair Plumer indicated that Alternate, John Grueter would be active tonight.

14 **3. Public Hearings:**

- 15  
16 **1. Exeter Station Properties, LLC for a multi-family site plan review for the**  
17 **proposed construction of a 23-unit multi-family condominium development**  
18 **and associated site improvements**  
19 **1 Rockingham Street, Tax Map Parcel #73-175**  
20 **C-1 Central Area Commercial Zoning District, Case #18-11**

21  
22 Chair Plumer read the public notice out loud.

23  
24 Mr. Sharples advised the application is complete for review purposes.

25  
26 ***Ms. English moved to open Planning Board Case #18-11. Ms. Corson***  
27 ***seconded the motion, with all in favor, so moved.***

28  
29 Mr. Sharples advised the applicant proposes to construct a 23-unit multi-family  
30 condominium development. The applicant was originally scheduled to meet with the  
31 Planning Board on October 11, 2018 and requested a continuance. The applicant  
32 appeared before the TRC on September 13, 2018. UEI has reviewed and provided a  
33 comment letter. The applicant has not submitted revised plans addressing those  
34 comments. Hold the public hearing and hear any concerns and table the application  
35 to the next meeting. The applicant wants to see how the Board feels about the three  
36 proposed waivers, for High Density Soil Survey, Grading within 5' and Parking within  
37 10' of building. The applicant has been asked to provide more analysis of traffic  
38 impact results of adjacent streets, which will be available at the next meeting.

39  
40 Attorney Sharon Somers of Donahue, Tucker & Ciandella presented the applicant  
41 was looking for site review of redevelopment at 1 Rockingham Street. David Cowie,  
42 the principal, Henry Boyd and Eric Botterman of Millennium Engineering and  
43 architect, Mark Rogers of Winter-Holben are present.

44  
45 The proposal is for 23 units with light industrial. Relief has been provided by the ZBA  
46 relative to front and side yard setbacks.  
47

48 The goal for tonight is to present the proposal and have the Board accept jurisdiction  
49 for the complete application and gain input from the Board generally and specifically  
50 relative to the waiver requests and to discuss site review requirement which deals  
51 with recreational needs on-site. This is an in-fill.  
52

53 Mr. Boyd stated they are going to extend the second story upward which is the  
54 reason for relief sought with the ZBA.  
55

56 Mr. Boyd advised that as a result of abutter concerns about too many entrances,  
57 they have removed the accessway at the East end.  
58

59 Mr. Boyd stated Bayside Engineering has been hired to do the traffic report and will  
60 have the results at the next meeting. Plan to do more survey work on Harvard Street  
61 concerning the existing town sidewalk plan.  
62

63 Mr. Rogers showed the proposed Gate House, Yard House and Rock House on the  
64 plan. The portion that was formerly lumber sheds and had no historic value will be  
65 removed.  
66

67 Mr. Boyd stated that they have the area to provide the recreational space. Ms.  
68 Somers stated that the challenge is to have one central location for the recreational  
69 space. Ms. Corson asked about a Site Walk adding that there is a park nearby in  
70 need of repair, would need a suitable crossing to access. Chair Plumer added that  
71 there have been CIP upgrades of other parks. Mr. Cameron stated they would need  
72 to see the traffic study to get a better feel. Ms. English suggested more on-site  
73 landscaping, big trees to improve the view and outdoor feel. Mr. Botterman added  
74 there will be a landscape plan with changes recommended by TRC. Chair Plumer  
75 recommended speaking with Rec.  
76

77 Ms. Tyner asked where access ways were now. Mr. Boyd showed the access area  
78 on the plan. Mr. Rogers added that the access area is not able to be totally  
79 dedicated to green space because of drainage. Signs will post the property is private  
80 to discourage cutting through.  
81

82 Mr. Grueter asked about the chain link fence along the railroad. Mr. Rogers stated  
83 the fence is suitable height, in good condition and is maintained by the railroad.  
84

85 Mr. Grueter asked if there was any idea what the industrial use would be. Mr. Boyd  
86 stated he was not sure, there will be small companies with one person.  
87

88 Ms. English asked about trash. – Probably private service.  
89

90 Ms. English raised concerns about pedestrian safety at building 5 and 4, no sidewalk  
91 space.

92  
93 Ms. Tyner asked how much space is lost to the Fire Department access – 3-4.’

94  
95 Ms. English asked about fumes from the auto body repair shop. Mr. Rogers and Mr.  
96 Botterman explained they heard complaints and the auto body shop is not supposed  
97 to release fumes. Chair Plumer added the dynamics of airflow may change with the  
98 second story there.

99  
100 Mr. Grueter asked about bus stops. Mr. Boyd stated that would be dictated by the  
101 bus company.

102  
103 Ms. Tyner asked if there would be a corridor connecting the office spaces – no.

104  
105 Ms. Martel asked about using pavers which are permeable rather than asphalt – no,  
106 too expensive.

107  
108 Chair Plumer raised concerns with the roofline which was not compatible with the  
109 neighborhood.

110  
111 Chair Plumer opened the hearing to the public at 8 pm.

112  
113 Donna Sweeney of 17 Harvard Street stated she has traffic concerns and  
114 understands the study will be available at the next meeting. Ms. Sweeney wanted  
115 the Board to know that Harvard Street was not complete end to end sidewalks.

116  
117 Doug McCain of 8 Rockingham Street objected to the exit in front of his house, citing  
118 safety concerns and asked if there needed by statute to be two exits. Mr. McCain  
119 expressed concerns about runoff from the roof into his driveway which is a problem  
120 now and will be tripled. Mr. McCain opined that the Board in getting excited about  
121 the project, not overlook the ordinances and their purposes and look past too many  
122 of them.

123  
124 Melissa Fox of 41 Winter Street stated she was not an abutter but feels more streets  
125 will be affected by the project and should be included in the study concerning  
126 sidewalks and safety of the children, the number of children added to classrooms  
127 and even the post office and emergency services being able to keep up. Ms. Fox  
128 opined there were enough multi-family units and people are being packed like  
129 sardines. There is too much going on, less units would alleviate traffic and provide  
130 the recreational space.

131  
132 Ms. Corson asked about height restrictions – Mr. Sharples responded 35.’

133  
134 Chair Plumer thanked Ms. Fox for the quick summary of all the new housing going  
135 on.

136

137 Chair Plumer closed the hearing to the public at 8:21 pm.

138  
139 Chair Plumer advised there are a lot of concerns with traffic, make sure your  
140 engineer has all the answers. Chair Plumer asked about setting a date for Site Walk.  
141 Mr. Boyd responded there are a lot of things they can do about traffic, but some that  
142 are not able to do anything about.

143  
144 Mr. Sharples advised the TRC report recommended third party review of the traffic  
145 study at the applicant's expense.

146  
147 Attorney Somers wished to discuss the proposed waivers, although there would be  
148 no voting on those tonight. Soil, grading and parking. The grading waiver will be  
149 needed just to remove the building. Mr. Brown added landscaping and beautification  
150 in that area.

151  
152 Mr. Boyd asked if they needed waiver for parking. Mr. Sharples advised in one area,  
153 the other is debatable depending on location. Mr. Cameron advised we cannot grant  
154 or deny unless we know where.

155  
156 Ms. Martel asked about roof drainage and whether there would be a gutter system?  
157 (answer inaudible). Chair Plumer stated the plan will improve the situation.

158  
159 Ms. Tyner stated the park was small and questioned whether the capacity was  
160 realistic.

161  
162 Mr. Boyd advised that as stated they are looking for input but do have the 9500 s.f. to  
163 use on-site. Mr. Brown stated it was not truly communal however. Mr. Boyd stated  
164 they are trying to honor setbacks as well.

165  
166 Ms. English asked about #18, the 13 additional parking spaces. Mr. Boyd stated  
167 they are overflow if a business becomes successful down the road they won't need  
168 to park in the street.

169  
170 Mr. Brown asked to comment on Mr. McCain's concerns about the entry/exit. Mr.  
171 Boyd stated he would need to talk to the engineer. Its new information. One access  
172 was eliminated and now we're talking about eliminating one of the two left. Ms.  
173 Corson stated they favor two and don't believe fire safety would not want two. Ms.  
174 Tyner recommended signage indicating residents only, not thru traffic.

175  
176 Ms. Corson advised that landowners have rights and if they are within regulations the  
177 Planning Board can't just tell you to go away.

178  
179 Stated there are 42 units at Pine Meadows or Windsor Crossing, not a lot of traffic  
180 with that out of there. Mr. Boyd stated we did a 51 unit a lot of people thought would  
181 be a lot of traffic. It isn't going to be as much traffic as people think.

182

183 Mr. McCain stated the access way (in front of his house) isn't going to be used for  
184 fire trucks. Ms. Corson advised it could be police, ambulances, connectivity, very  
185 happy to have two ins and outs.

186  
187 Ms. Corson recommended scheduling a site walk. The Site Walk is scheduled for  
188 Wednesday, November 14<sup>th</sup> at 9:00 AM.

189  
190 ***Mr. Brown moved the request of Exeter Station Properties, LLC, Planning***  
191 ***Board Case #18-21 for Site Plan approval be tabled until December 6, 2018.***  
192 ***Ms. Corson seconded the motion, with all in favor, so moved.***

193  
194 **2. Anne C. Bushnell 2004 Trust for a multi-family site plan review for the**  
195 **proposed construction of a multi-family building containing nine (9) residential**  
196 **units and associated site improvements**  
197 **12 Front Street, Tax Map Parcel #72-2**  
198 **C-1 Central Area Commercial Zoning District, Case #18-12**

199  
200 Chair Plumer read the public notice out loud.

201  
202 ***Mr. Cameron motioned to open Planning Board Case #18-12. Mr. Grueter***  
203 ***seconded the motion, with all in favor, so moved.***

204  
205 Mr. Sharples stated the proposal is for a multi-family site plan review for nine, one-  
206 bedroom units. The applicant appeared before the ZBA in 2017 for density variance  
207 for the nine units and 10' rear yard setbacks where 20' required with condition that  
208 existing dwelling remain single-family.. The applicant met with TRC in October and  
209 has a comment letter. UEI review was received yesterday and will send out with  
210 next packet.

211  
212 There will be an easement required to the municipal lot similar to 173 Water Street,  
213 so legal counsel weighed in on the process. Planning Board recommendation to  
214 Select Board. However, DPW does not recommend as there are issues with TRC  
215 comment #8 and recommends not taking action until applicant goes before the  
216 Select Board.

217  
218 Corey Dalton presented they have gone through the review process to propose nine,  
219 one-bedroom units, six of which would be allowed with no limitation on the number of  
220 bedrooms. Applicant has also had Historic District review, approved at the end of  
221 2017 and obtained the demo permit for removal of a portion of the back "L." There  
222 will be a new entryway in the same architectural format. We've had a preliminary  
223 meeting with the Select Board on June 4<sup>th</sup> regarding access easement to connect to  
224 municipal lot. Board is in favor so long as concerns addressed by Planning Board  
225 who would recommend to Select Board. The attorney will work out the language for  
226 the deed. The driveway width would be changed to 14' and impact one municipal  
227 parking stall. Met with TRC on October 11<sup>th</sup> and received UEI comments yesterday,  
228 some of which have already been addressed. Working on stormwater management  
229 plan. The property slopes to the rear, drains to a catch basin in municipal lot.

230 Talked to DPW, offered to run pipe for future needs in the event a parking garage is  
231 erected. Impervious pavers on site, infiltration pond, small rain garden. Preserving  
232 larger trees on site, new trees smaller than 20', shrubs and shielding. Have provided  
233 dark-sky friendly lighting plan. Using 8' posts down-lit, length of driveway to  
234 sidewalks. The property is situated downtown, 100' from town common park. There  
235 will be 12 on-side parking stalls, 14 are required but the whole lot is surrounded by  
236 municipal parking. TRC did not support. Provided traffic memo.

237  
238 Ms. Corson recommended since there is no recreation space going with balconies.  
239 Ms. Corson added the parking spaces appear difficult to get in and out of. Mr. Dalton  
240 offered to draw in the turning movement.

241  
242 Parking within 25' building will be offset 10' around building, not adjacent street but  
243 behind existing house. One direct 14' lane needs waiver. There is a 5' setback have  
244 10' buffer, new fence around property, will be working up to property line within 5'.  
245 Parking stall size requirement is 9'x19' and proposing 8.5' x 18' stall size. Lot of  
246 downtown spaces are 8.5.'

247  
248 Ms. Corson stated the narrow parking in town is at an angle.

249  
250 Attorney John Lyons stated the applicant has lived there for 18 years and can't carry  
251 the cost of house and burden of lot. The applicant wants to keep the historic house  
252 as a single-family. Is in walking distance to town, shops, hospital, PEA and train and  
253 fits the goals of the Master Plan. Putting condo docs together, combing rights of  
254 condo units with front house. Attorney Lyons referenced the agreement with HDC  
255 concerning green space and having a place to keep bikes.

256  
257 Mr. Cameron asked if convenience has been addressed. Signage for private  
258 driveway, not gated driveway? If disregard sign? – Signage to be posted at both  
259 ends. Mr. Plumer asked to point out access point with town – showing on map.

260  
261 TRC had concerns with snow removal. Ms. Corson advised the Select Board had  
262 not heard that and has not made any decision. Would like to hear more from Jay  
263 Perkins at Select Board meeting.

264  
265 Mr. Brown referenced Sheet A101, it looks like two-bedrooms with one less closet.  
266 That may impact your variance. Attorney Lyons advised the study could be used as  
267 office space and offered to address it in the condominium documents. Ms. Corson  
268 added 1050 s.f. is an oversized one bedroom. Mr. Brown recommended open  
269 concept, modern style. Chair Plumer stated its an ugly building in his personal  
270 opinion, contrasting with the beautiful home there now, it's not Exeter.

271  
272 TRC stated it looks like PEA Performing Arts and is intended to have similar look to  
273 that to connect PEA with downtown. Ms. Tyner added it's a historic district with  
274 historic homes. Mr. Grueter stated it's not a bad looking building, its in the wrong  
275 place, looks commercial. Ms. Martel offered set a good example for others looking to  
276 infill develop, using a similar architectural style. Attorney Lyons offered to go back to

277 the architect with comments. Mr. Brown offered that the Porter Street condominiums  
278 were a great example of balconies with nice façade.

279  
280 Mr. Cameron asked about Sheet A101 which shows something on the top of the  
281 building – elevator shaft only. The HVAC will be at ground level.  
282 Chair Plumer opened the hearing to the public at 9:42 pm and being none closed the  
283 hearing to the public at 9:42 pm. Chair Plumer scheduled the Site Walk for  
284 November 14, 2018 at 8:15 am.

285  
286 Attorney Lyons advised they were looking to see the Select Board at their November  
287 26, 2018 meeting. Mr. Cameron advised there is a DPW issue with snow, TRC  
288 10/15 comment #8. Ms. Corson added the municipal lot would also lose stalls to  
289 moving snow removal to another location. Mr. Brown stated it's a good concept and  
290 not a challenge to modify snow removal. Mr. Sharples advised there are two issues,  
291 not just snow removal but the concern of future lot development. Attorney Lyons  
292 advised there will be a written agreement in which the language could reference  
293 cooperation with town and any future development. Ms. English stated the snow  
294 could be required to be moved off-site at expense to town.

295  
296 Mr. Sharples read the proposed motion. Attorney Lyons asked if it did enough to get  
297 us before the Select Board for the follow-up conversation? Mr. Sharples advised it  
298 was the same process as with Water Street and he will go to that Select Board  
299 meeting to clarify. Ms. Corson advised the Select Board will not make decisions  
300 unless they are physically shown where. There may be need for a Site Walk and  
301 you should contact the Chair and also request that Jay Perkins be at both the  
302 Planning Board and Select Board's Site Walks.

303  
304 ***Mr. Brown moved to notify the Select Board the Planning Board does not***  
305 ***object to the general layout as presented by the applicant regarding access***  
306 ***To and from the site but recommends the applicant satisfactorily address the***  
307 ***Public Work's comments #8 in the TRC letter dated October 15, 2018. Mr.***  
308 ***Cameron seconded the motion, with 6 Voting in Favor and Ms. Corson***  
309 ***abstaining, so moved.***

310  
311 ***Ms. Corson moved to table Planning Board Case #18-12 to December 6, 2018.***  
312 ***Chair Plumer seconded the motion, with all in favor, so moved.***

313  
314 **3. Fuller Lane Subdivision, DW White & Sons, LLC**  
315 **Request for Bond Release \$213,744**  
316 **Planning Board Case #21405**

317  
318 Mr. Sharples advised there have been no reduction requests. Letter of Jen Mates dated  
319 October 29, 2018 recommending release of full bond amount of \$213,744.

320 ***Mr. Cameron moved to release the full bond amount of \$214,744 for Planning***  
321 ***Board Case #21405. Ms. Corson seconded the motion, with all in favor, so moved.***

322 **4. APPROVAL OF MINUTES:**

323  
324 **August 23, 2018 – Tabled**

325  
326 **September 19, 2018 Site Walk - Tabled**

327  
328 **September 20, 2018 - Tabled**

329  
330 **September 27, 2018 – Tabled**

331  
332 **October 11, 2018 – Tabled**

333  
334 **October 25, 2018 - Tabled**

335  
336 **5. CHAIRPERSON’S ITEMS**

337 Chair Plumer announced that a representative of the Heritage Commission stepped  
338 down and they need to appoint someone.

339 Ms. Corson stated they work with grants, historic mapping of parts of town. Julie Gilman  
340 is the contact person.

341 **6. ANNOUNCEMENTS**

342  
343 **7. PB REPRESENTATIVES REPORT ON “OTHER COMMITTEE” ACTIVITY**

344  
345 **8. ADJOURNMENT**

346 ***Mr. Brown motioned to adjourn the meeting at 10:07 pm. Ms. Corson seconded***  
347 ***the motion, with all in favor, so moved.***

348 Respectfully submitted,

349  
350  
351 Daniel Hoijer  
352 Recording Secretary  
353 (via ExeterTV)