

**TOWN OF EXETER  
PLANNING BOARD  
NOVEMBER 7, 2019  
APPROVED MINUTES**

**I. PRELIMINARIES:**

**BOARD MEMBERS PRESENT:** Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete Cameron, Clerk, Niko Papakonstantis, Select Board Representative, Gwen English, John Grueter, Pete Steckler, Alternate

**STAFF PRESENT:** Town Planner Dave Sharples

**II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM.

Chair Plumer indicated that Alternate, Pete Steckler, would be active tonight.

**III. OLD BUSINESS**

**APPROVAL OF MINUTES – October 24, 2019 - Tabled**

Mr. Cameron proposed edits to lines 50 and 69 and to remove quotation marks throughout. Mr. Steckler noted where the vote concerning having the Town Planner or his designee review returning fertilizer waivers was 4-3, he would like his comments included to show the reason he was not in favor, which is both to educate the public and keeping new board members up to speed. Mr. Sharples recommended having the tape reviewed and the minutes redrafted.

*Mr. Papakonstantis motioned to table acceptance of the October 24, 2019 minutes. Mr. Grueter seconded the motion, with all in favor, the motion passed 7-0-0.*

**IV. NEW BUSINESS**

**PUBLIC HEARINGS**

1. The application of Keri J. Marshall, Esquire (on behalf of 83 Main Street Trust) for a lot line adjustment of the common boundary line between the properties at 83 Main Street and 12 Jacks Court; and a minor site plan review for a proposed parking area to be located on the property at 83 Main Street.  
R-2, Single Family Residential zoning district  
Tax Map Parcel #63-250 and #63-243  
Case #19-14.

Chair Plumer read the public hearing notice out loud and asked for a motion to accept and open the case.

43 **Mr. Grueter motioned to accept and open Planning Board Case #19-14 seconded by Mr.**  
44 **Papakonstantis. With all in favor, the motion was approved 7-0-0.**

45  
46 Mr. Sharples noted this was a lot-line adjustment between 83 Main Street and 12 Jacks Court and minor  
47 site plan for 83 Main Street. A variance was obtained from the ZBA for dimensional setbacks on  
48 September 17, 2019. There will be no review by the TRC, but It has been reviewed by Mr. Sharples and  
49 Mr. Eastman. The easements will be eliminated to provide the owners with their own parking. Two  
50 parking stalls will go away to allow access to eight. There will be two waivers, one for grading within 5'  
51 of the property line and the other for a 20' wide access aisle where 22' are required.

52  
53 Mr. Sharples noted he requested the parking calculations be done on the new plan and ten spaces are  
54 required. What we will have if approved are 9 spaces, one handicapped which is an improvement.  
55 There is an 18" infiltration trench. Test pits have not been done yet, so as long as soils are adequate  
56 may be adequate for infiltration. This area predominately has a history of sandy loam., 1' above the  
57 estimated seasonal high water table.

58  
59 Surveyor, Peter Landry presented the plan on behalf of the applicant and noted monuments have been  
60 set to show the landowners the lot line adjustment on the ground.

61  
62 Ms. English asked if the north side of Parcel B is an open field. Mr. Landry noted it was a lawn.

63  
64 Ms. English asked the Clarks if they intended to have a fence and if that was their preference and Mr.  
65 Clark responded Yes, as part of the agreement and 83 Main will begin and the Clarks will finish it off.

66  
67 Chair Plumer opened the hearing to the public for comments and questions at 7:28 PM.

68  
69 Gregory Hankin, an abutter at 81 Main Street (TM#63-251) asked if the easement on his lot would go  
70 away and Attorney White responded Yes and offered to forward a copy of the paperwork to be filed at  
71 the Registry of Deeds.

72  
73 Vice-Chair Brown asked if he was happy with that and he responded Yes. Vice-Chair Brown noted the  
74 parties were satisfied.

75  
76 Chair Plumer closed the hearing to the public at 7:38 PM.

77  
78 Attorney White read the waiver requests, noting the first request was for grading within 5' of the  
79 property line and would be minimal to perform paving and drainage. Mr. Sharples noted Parcel B is  
80 2,414 SF.

81  
82 Attorney White explained how the adjustment would eliminate the easements and allow additional  
83 parking at Jacks Court and does not affect any other properties.

84  
85 Attorney White noted the waiver for the 20' access aisle could be addressed by Mr. Landry. Mr. Landry  
86 explained it is a residential multi-family and felt that 20' is adequate for eight parking spaces while 22' is

87 required by the Town. Mr. Landy noted this would reduce the footprint and impervious surfaces and  
88 parking will only be for residents and guests of 83 Main Street.

89  
90 Ms. English asked about snow storage and removal. Mr. Landry noted the areas are shown on the plan  
91 and are labeled. If the snow was bad it would be hauled out but there is room for snow storage both  
92 behind and in front of the dwelling.

93  
94 **Ms. English motioned that after reviewing the criteria for granting waivers, that the request of**  
95 **Melissa Clark and Brian Clark, Planning Board Case #19-14 for a waiver from Section 9.5.1.4 of the Site**  
96 **Plan Review and Subdivision Regulations regarding grading within 5' of the property line, be**  
97 **approved. Mr. Grueter seconded the motion, with all in favor, the motion passed 7-0-0.**

98  
99 **Ms. English motioned that after reviewing the criteria for granting waivers, that the request of**  
100 **Melissa Clark and Brian Clark, Planning Board Case #19-14 for a waiver from Section 9.13.6 of the Site**  
101 **Plan Review and Subdivision Regulations regarding minimal aisle width within the proposed parking**  
102 **area be approved. Mr. Papakonstantis seconded the motion, with all in favor, the motion passed 7-0-**  
103 **0.**

104  
105 Mr. Sharples reviewed the plan with Attorney White and Mr. Landry concerning elimination of the  
106 easements which Vice-Chair Brown recommended be a condition of approval.

107  
108 Mr. Sharples read out loud the proposed conditions of approval:

- 109  
110 1. A dwg file of the plan shall be provided to the Town Planner showing all property lines and  
111 monumentation prior to signing the final plans. This plan must be in NAD 1983 State Plane New  
112 Hampshire FIPS 2800 Feet coordinates;  
113  
114 2. Three easements for exclusive use, parking, access and maintenance shown on the plan shall be  
115 extinguished prior to signing the final plan.

116  
117 **Vice-Chair Brown motioned that the request of Keri J. Marshall, Esquire (on behalf of 83 Main Street**  
118 **Trust) for a lot line adjustment of the common boundary line between the properties at 83 Main Street**  
119 **and 12 Jacks Court be approved with the conditions read by Mr. Sharples the Town Planner. Mr.**  
120 **Grueter seconded the motion, with all in favor, the motion passed 7-0-0.**

121  
122 **Ms. English motioned that the request of Keri J. Marshall, Esquire (on behalf of 83 Main Street Trust)**  
123 **for a minor site plan review for a proposed parking area to be located on the property at 83 Main**  
124 **Street to be approved subject to the conditions stated below. Mr. Cameron seconded the motion, with**  
125 **all in favor, the motion passed 7-0-0.**

126  
127 **Conditions:**

128

- 129 1. A dwg file of the plan shall be provided to the Town Planner showing all property lines and  
130 monumentation prior to signing the final plans. This plan must be in NAD 1983 State Plane New  
131 Hampshire FIPS 2800 Feet coordinates;  
132
- 133 2. Prior to signing the final plans, the applicant shall demonstrate to the satisfaction of the Town  
134 Planner that the existing soils will infiltrate the increased runoff of the proposed parking area or how the  
135 soil will be amended to allow for infiltration. The bottom of the infiltration practice shall be a minimum  
136 of 1' above the estimated seasonal high ground water table and the applicant shall maintain the  
137 infiltration trench in accordance with the maintenance notes, as stated on the minor site plan, so long as  
138 the site plan remains valid.

139  
140 **V. OTHER BUSINESS**

141  
142 **Bond Release Request**

143 **PB Case #21517**

144 **Storage King**

145  
146 Mr. Sharples noted he received a letter noting that construction will stop at phase two and be stabilized.  
147 Prior to any new construction commencing a new letter of credit would be issued. The bond was  
148 originally \$430,000 reduced to \$122,883 and then to \$8,000 in 2017. Mr. Sharples noted he has heard  
149 from Jennifer Mates with the DPW and a site visit was done with Underwood Engineering.

150  
151 ***Vice-Chair Brown motioned the request to release the \$8,000 bond and/or letter of credit for Storage***  
152 ***King, Planning Board Case #21517 be approved. Mr. Papakonstantis seconded the motion, with all in***  
153 ***favor, the motion passed 7-0-0.***

154  
155 **Master Plan Discussion**

156  
157 Mr. Sharples reported the Master Plan Oversight Committee met this morning and put together a draft  
158 amendment as an incentive to build affordable housing. Mr. Sharples sent out an email for review  
159 earlier and passed out the meeting minutes. The MPOC invited the PB to do a joint meeting. Mr.  
160 Sharples reminded the timeframe to bring zoning ordinances once a year and the need to vote to hold a  
161 public hearing on January 1<sup>st</sup> to get it on the March 2020 ballot.

162  
163 Mr. Sharples advised Horsley Witten would be presenting on December 12<sup>th</sup> and December 19<sup>th</sup>.

164  
165 Mr. Sharples noted the Board was welcome to attend the next MPOC meeting on November 21<sup>st</sup> at 8  
166 AM and the Board can also email comments. Mr. Sharples has received comments from Jen Martel  
167 concerning landscaping.

168  
169 Mr. Cameron noted it was fairly technical and recommended reading it, putting it away for a day or so  
170 and reading it again.

171

172 Mr. Sharples noted he had spoken with some developers to get their feedback and to see if they would  
173 want to do this and take advantage of it. Some conditions are that it be pedestrian friendly and  
174 walkable. 10% would be affordable housing and in the C-1 zone. If the percentage is too high then they  
175 would not take advantage of it, so they found 20% to be too high.

176  
177 Ms. English asked if it were modeled after another community and could be followed to see how its  
178 working? Mr. Sharples will find out.

179

180 **VI. TOWN PLANNER'S ITEMS**

181 **Field Modifications**

182 **Announcements**

183 Mr. Sharples received the 2020 Meeting Calendar from Barbara McEvoy and asked for feedback on the  
184 December meetings due to the Festival of Trees on 12/3 and the first day of Hanukkah on 12/10. Vice-  
185 Chair Brown noted he was in favor of keeping it on 12/3 and being respectful of Hanukkah.

186  
187 Mr. Sharples advised Conservation Commission is doing a site walk for the **Grisette** property on Saturday  
188 November 9<sup>th</sup> at 9:30 AM. The meeting will be posted, and a notice will be sent out telling where to  
189 meet.

190 Mr. Sharples advised the TRC is having its CIP meetings on November 13<sup>th</sup> and November 18<sup>th</sup> at 6:30  
191 PM.

192 **VII. CHAIRPERSON'S ITEMS**

193 Chair Plumer advised the Heritage Commission is still looking for a member.

194 **VIII. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

195 *None.*

196 **IX. ADJOURN**

197 The next meeting will be November 21, 2019.

198 ***John Grueter moved to adjourn at 8:03 PM. Mr. Papakonstantis seconded the motion, with all in***  
199 ***favor, the motion passed unanimously.***

200 Respectfully submitted,

201 Daniel Hoijer,

202 Recording Secretary