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**TOWN OF EXETER
PLANNING BOARD
APPROVED MINUTES
March 14, 2019**

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

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8 **2. INTRODUCTIONS**

9 **Members Present:** Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete Cameron,
10 Clerk, Gwen English, Kelly Bergeron, Robin Tyner, Alternate and Nick Gray, Alternate

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

12 Chair Plumer indicated that Alternates, Nick Gray and Robin Tyner would be active. Mr.
13 Gray recused himself.

14 **3. NEW BUSINESS**

15 **HEARINGS:**

- 16 1. A continued public hearing on the application of Palmer & Sicard, Inc. for a
17 commercial site plan review and Wetlands & Shoreland Conditional Use Permits for
18 the proposed construction of a 26,989 S.F. office building/warehouse/shop
19 development and associated site improvements on a 14.74-acre parcel
20 Off Holland Way, CT-Corporate Technology Park zoning district
21 Tax Map Parcel #66-1. Case #18-22.

22
23 Mr. Sharples advised that a Joint Site Walk was conducted on March 7, 2019.
24 Application was presented to Conservation Commission last night but did not receive
25 usual recommendation memo. Chairman stated, "approved as presented." There
26 were questions about possible contiguous wetlands but has been resolved. Three
27 waiver requests are listed in memo.

28
29 Christian Smith of Beals Associates, PLLC, Stratham, NH advised at the TRC
30 meeting, Ms. Murphy stated a wetland waiver was more appropriate than permit.
31 Previous pavement was looked into and is allowable but would have to be under
32 drained. Large trucks in there would not be good with pervious pavement. It couldn't
33 be sanded so another de-icing method would be required which is not a great
34 alternative. Shown on display plan. The applicant was asked to find out about the
35 maintenance ownership concerning the two culverts. DPW is going back to original
36 agreement. Town Engineer is confident it will be the Town's responsibility.

37
38 Ms. English (addressing plan) stated she was still concerned with the graphic scale.

39
40 Mr. Smith stated buffers overlap each other in some places. Mr. Smith noted the
41 scale is off and will be corrected.
42

43 Ms. English stated the leach filed shown on the December plans was large. Mr.
44 Smith explained that it was a prior design, the proposed use flow will be over 600
45 gallons.

46
47 Ms. English asked about light and landscape photometrics, not finding any. Mr.
48 Smith advised they are shown on plan.

49
50 Ms. English asked about native plantings. Mr. Smith responded native to the
51 northeast.

52
53 Mr. Brown stated the plan displayed shows 40, 50, 75-foot setbacks. Looks like
54 relate to manmade wetlands. Mr. Smith responded yes, only one affected is that.
55 Mr. Brown asked if there would be more labels to the top? Mr. Smith stated yes,
56 already done on final plan set. Ms. Tyner asked about the 300' shoreland line, there
57 is a lot behind the line. Mr. Smith explained it was designed to minimize
58 encroachment. The only disturbed area is one small bit. The rest is completely out of
59 shoreland setback. There is a significant reduction of impervious surface.

60
61 Ms. Tyner asked Mr. Sharples if those were typically waived. Mr. Sharples explained
62 on commercial projects. The intent and setbacks are the same regardless of
63 whether they are called waivers or use permits. Ms. Tyner asked about the 75-foot
64 setback. Mr. Smith advised Conservation preferred buffer of natural forest. If
65 pushed to 75' setback would be close to natural bank.

66
67 Chair Plumer asked about proposed signage. Mr. Smith responded there would not
68 be a lighted sign but perhaps granite. Chair Plumer noted it needs to be on the plan.
69 Mr. Sharples added the location is usually but also goes to the Building Dept.

70
71 Ms. English stated she had looked at the Northern boundary on the Site Walk and
72 wanted to know where was the limit of cuts? Mr. Smith stated (addressing the plan)
73 there is just enough for grading and stormwater pond. Ms. Tyner stated the wrong
74 spot was cleared before, basically. Mr. Smith responded correct.

75
76 Ms. English stated there is a lot of planting proposed in South area. Some trees
77 were larger, mostly pine? Mr. Smith stated yes, justified waiver because couldn't tell
78 what trees were. Not a lot of opportunity to save those trees. Ms. English advised
79 the purpose of the tree count is to get an idea of the number and types of trees and
80 see if those can be mitigated given the extent of the cutting. Mr. Smith stated that he
81 addressed this with Conservation and is happy to infill some trees back in that spot,
82 perhaps Northern Spruce and Red Maples, plantings specified by caliper.

83
84 Ms. English asked if the DPW were in favor of enviro-septic? MR. SMITH responded
85 yes, to be inspected every two years for failure. Chair Plumer asked about the plan
86 for that? MR. SMITH stated it is written into the deed.

87
88 Chair Plumer opened the hearing to the public for questions and comments at 7:34
89 PM.

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Todd Piscovitz stated they voted to recommend approving wetlands and CUP, did address trees. The reason for the waiver had to be unique to the property. A lot of trees is not unique to the property. Things can be required for mitigation. Ms. Tyner asked if they would plan to keep the “beauty strip.” Mr. Piscovitz explained the Chair expressed that but was not a Board decision.

Chair Plumer closed the hearing to the public for deliberations at 7:39 PM.

Mr. Brown stated inspection of septic every other year is appropriate and reasonable. Chair Plumer added that if it were repurposed then it may need to be expanded. Porous pavement is not desired for lot of traffic.

Ms. English asked if there was a need for as many spaces as you have? Mr. Smith responded they did not want to have to go back and pave more spaces later. The owner feels the number is what will be necessary.

Chair Plumer directed the waiver would be discussed now. Mr. Smith stated it is a significant tree location and respectfully disagree that it doesn't meet site and subdivision regulations. Unique as large portion has been clear cut. Don't think it will result in useful information and no real reason to save any trees already there.

After reviewing the criteria for granting waivers, Mr. Brown motioned to approve the request of Palmer & Sicard, Inc., PB Case #18-22 for a waiver from Section 7.4.7 of the Site Plan Review and Subdivision Regulations regarding identifying significant trees 16” in diameter (caliper) or greater. Ms. Bergeron seconded the motion, with all in favor, approved 7-0.

Chair Plumer directed the topography and soils delineation waiver would be discussed now.

Mr. Smith stated the applicant was only asking for one area where there was no development proposed.

After reviewing the criteria for granting waivers, Ms. Tyner motioned to approve the request of Palmer & Sicard, Inc. PB Case #18-22 for a waiver from Section 7.4.10 of the Site Plan Review and Subdivision Regulations to provide High Intensity Soil Survey Information on the Existing Conditions Plan. Ms. English seconded the motion, with all in favor, approved 7-0.

Chair Plumer directed the Existing Contours waiver would be discussed now.

Mr. Smith stated the exact same area, with no development there.

After reviewing the criteria for granting waivers, Ms. Bergeron motioned to approve the Existing Contours waiver request of Palmer & Sicard, Inc., PB Case #18-22 from Section 7.4.9 of the Site Plan Review and Subdivision

137 **Regulations to provide existing 2-foot interval contours. Mr. Cameron**
138 **seconded the motion, with all in favor, approved 7-0.**

139
140 Chair Plumer directed the Wetlands waiver would be discussed now.

141
142 **After reviewing the criteria for a Wetlands Conditional Use Permit, Mr.**
143 **Cameron motioned to approve the request of Palmer & Sicard, Inc., PB Case**
144 **#18-22 for a Conditional Use Permit. Ms. Bergeron seconded the motion, with**
145 **all in favor, approved 7-0.**

146
147 Chair Plumer directed the Shoreland CUP waiver would be discussed now.

148
149 **After reviewing the criteria for a Shoreland Conditional Use Permit, Mr.**
150 **Cameron motioned to approve the request of Palmer & Sicard, Inc., PB Case**
151 **#18-22 for a Conditional Use Permit. Mr. Brown seconded the motion, with all**
152 **in favor, approved 7-0.**

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154 Chair Plumer directed the Site Plan would be discussed now.

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156 Mr. Sharples advised the standard conditions would apply, plus some additional
157 concerning the eight trees with three-foot caliper.

158
159 Mr. Brown asked if the signage should be required to be shown on the plan? Mr.
160 Sharples noted where the sign will be located should be noted and it would need to
161 meet setbacks and dimension requirements not in the prevue of the Planning Board
162 as the applicant still needs to go through the permit process.

163
164 **Ms. Bergeron motioned that the request of Palmer & Sicard, Inc., PB Case #18-**
165 **22 for Site Plan approval (Case #21606) be approved under the following**
166 **conditions:**

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168 1. A dwg file of the plan shall be provided to the Town Planner showing all property lines and
169 monumentation prior to signing the final plans. This plan must be in NAD 1983 State Plane
170 New Hampshire FIPS 2800 Feet coordinates.
171
172 2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review
173 and Subdivision Regulations prior to the issuance of the Certificate of Occupancy;
174
175 3. A preconstruction meeting shall be arranged by the applicant and his contractor with the
176 Town engineer prior to any site work commencing. The following must be submitted for
177 review and approval prior to the preconstruction meeting:
178
179 i. The SWPPP (storm water pollution prevention plan), if applicable, be
180 submitted to and reviewed for approval by DPW prior to preconstruction
181 meeting.
182 ii. A project schedule and construction cost estimate.
183

- 184 4. All comments in the TRC letter dated January 30, 2019 and the Underwood Engineers Inc.
185 letter dated February 7, 2019 shall be addressed to the satisfaction of the Town Planner
186 prior to signing the final plans;
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- 188 5. Third party construction inspections fees shall be paid prior to scheduling the
189 preconstruction meeting;
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- 191 6. A Maintenance Log and Inspection & Maintenance Checklist for all onsite stormwater
192 management systems shall be provided to the satisfaction of the Town Planner prior to
193 signing the final plans. A completed log and checklist shall be submitted to the Town
194 Engineer annually on or before January 31st. This requirement shall be an ongoing
195 condition of approval;
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- 197 7. All applicable State permit approval numbers shall be noted on the final plans;
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- 199 8. If determined applicable by the Exeter Department of Public Works, the applicant shall
200 submit the land use and stormwater management information about the project using the
201 PTAPP Online Municipal Tracking Tool (<https://ptapp.unh.edu/>). The PTAPP submittal
202 must be accepted by DPW prior to the pre-construction meeting;
203
- 204 9. A restoration and erosion control surety, in an amount and form reviewed and approved
205 by the Town Planner in accordance with Section 12 of the Site Plan Review and
206 Subdivision Regulations, shall be provided;
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- 208 10. Any proposed signage shall be shown on the final plans in accordance with Section 7.5 of
209 the Site Plan Review and Subdivision Regulations; and
210
- 211 11. An additional eight (8) deciduous trees with a minimum three-inch (3") caliper; or
212 evergreens with a minimum six-foot (6') plant height shall be shown on the final plans on
213 the rear of the site to the satisfaction of the Town Planner.
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215 ***Ms. Tyner seconded the motion, with all in favor, approved 7-0.***
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217 **4. OTHER BUSINESS**

218 **APPROVAL OF MINUTES:**

219 February 28, 2019
220

221 Amend Line 87 to add "that the Planning Board" and delete last two sentences Line 88.
222

223 ***Ms. English motioned to accept the February 28, 2019 minutes, as amended. Ms.***
224 ***Bergeron seconded the motion, with Mr. Cameron and Mr. Brown abstaining,***
225 ***approved 5-0, so moved.***
226

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

228 Field Modifications

229 Mr. Sharples discussed the plan amendment for 80 Epping Road which is being sold.
230 Decided to keep the front of the building and abandoned front parking. Same footprint,
231 everything else the same.

232 The Excellence in Government article was very informative. Need to start looking at Site
233 and Subdivision Regulation revisions and next year's zoning amendments. Talked
234 about a couple already. The tree waiver may need removal or revision. Mr. Sharples
235 encouraged the Board to consider any regulations they find confusing or troublesome
236 using the Master Plan Oversight Committee as a sounding board to start with.

237 Ms. Tyner noted there are large minimum lot sizes and want to see affordable housing
238 for teachers, etc. Mr. Sharples noted the C-1 district of Lincoln Street is being looked at
239 for affordable housing incentives that could be given in zoning.

240 Ms. Bergeron recommended clarifying language for age restricted regulations to make
241 them more consistent.

242 Mr. Sharples noted they could discuss change of the permit situations as well.

243 Announcements

244 Mr. Sharples advised that this year's zoning amendments and CIP items were all
245 passed.

246 **6. CHAIRMAN'S NOTES**

247 Rockingham Planning Commission

248 Chair Plumer went to the Rockingham Planning Commission meeting. Hollis has an
249 energy committee focused on transportation, hot water and electricity and upgrading
250 electrical systems to save money with more energy efficient vehicles. "Have to spend
251 money to make money in the long run. Ms. Tyner noted what you are describing is what
252 we look to do with the Sustainability Office and requires a lot of manpower. Mr. Brown
253 suggested using the process for engaging UNH. Chair Plumer noted there is information
254 available on the site. Mr. Brown noted the Master Plan Oversight Committee wanted to
255 add Master Plan items to the agenda whether or not they have time to discuss them.

256 Chair Plumer noted software can be used to track energy use to buildings to get a
257 baseline to compare with other buildings and prepare zoning for those possibilities.

258 Mr. Piscovitz recommended putting together a dashboard of items we'd like to discuss
259 throughout the year and do something similar.

260 Mr. Brown recommended tackling parking and traffic flow and public awareness as they
261 are starting to see redevelopment in the downtown area.

262 Mr. Brown reminded they are still in need of a Select Board representative. Mr. Sharples
263 noted it would be discussed at their next meeting.

264 Mr. Sharples noted a Facilities Committee had been created as well.

265 **Next Meeting: March 28, 2019.**

266 **7. ADJOURNMENT**

267 ***Mr. Brown motioned to adjourn the meeting at 8:36 pm. Ms. Bergeron seconded***
268 ***the motion, with all in favor, so moved.***

269 Respectfully submitted,

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271

272 Daniel Hoijer
273 Recording Secretary