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**TOWN OF EXETER
PLANNING BOARD
DRAFT MINUTES
February 28, 2019**

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, Gwen English, Kelly Bergeron, John
10 Grueter, Donald Clement, Select Board Representative, Jennifer Martel, Alternate,
11 Robin Tyner, Alternate and Nick Gray, Alternate

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

13 Chair Plumer indicated that Alternates Jennifer Martel and Robin Tyner would be active.

14 **3. NEW BUSINESS**

15 **HEARINGS:**

16 1. A continued public hearing on the application of Salema K.I.D.S. Realty Ventures
17 LLC for a commercial site plan review and Shoreland Conditional Use Permit (CUP)
18 for the proposed construction of a 7,001 square foot commercial building consisting
19 of a 1,941 sq. ft. donut shop with drive-thru window and 5,070 square feet of retail
20 space and associated site improvements on a 5.68-acre parcel
21 159 Epping Road, C-3, Epping Road Highway Commercial zoning district
22 Tax Map Parcel #47-9.02. Case #18-17.

23
24 Chair Plumer advised that Case #18-17 requested a continuance to a date to be
25 determined.

26
27 2. The application of Palmer & Sicard, Inc. for a commercial site plan review and
28 Wetlands & Shoreland Conditional Use Permits for the proposed construction of a
29 26,989 S.F. office building/warehouse/shop development and associated site
30 improvements on a 14.74-acre parcel
31 Off Holland Way, CT-Corporate Technology Park zoning district
32 Tax Map Parcel #66-1. Case #18-22.

33
34 ***Ms. Bergeron motioned to open the hearing for Case #18-22. Mr. Grueter***
35 ***seconded the motion, with all in favor, so moved.***

36
37 Chair Plumer opened the hearing by reading Dave Sharples' Memo. The applicants
38 are seeking to construct an office building in the CT Corporate Technology Park
39 zoning district and have appealed to the ZBA to run off Town water and sewer, which
40 a variance was granted for. The applicants appeared before the TRC as well. Both
41 comments are included in the member packets. The applicants intend to meet with
42 Conservation Commission on March 13, 2019

43 Christian Smith responded to the UEI and TRC comments and proposed to introduce
44 the Board to the project and schedule the Site Walk. The applicants plan to meet
45 with Conservation on the 13th and Planning Board on the 14th.

46
47 Mr. Smith noted there is not a lot of functional value to the area shown. The
48 applicants will be requesting waivers: for trees in excess of 16" caliper. They are
49 proposing a gravel area so that trucks can go in and out of loading dock. The
50 stormwater catch basin system covers entire impervious area. This proposal
51 (shown) is a revised septic design, 600 gallons per day, slightly higher than a four-
52 bedroom home. The system must be inspected biannually and use advanced
53 enviroseptic, a standard site plan design.

54
55 Ms. Tyner asked about the waiver for trees greater than 16" caliper. Mr. Smith noted
56 that two acres of 14.5-acre parcel are being developed and didn't believe the location
57 would provide more beneficial information.

58
59 Mr. Gray recused himself.

60
61 Ms. English commented there is no site plan and is not sure if that is ready for the
62 next meeting. Mr. Clement agreed and would like to see the site plan in future.
63 There are lines on the plans not identified. Mr. Smith noted the printer company had
64 trouble, the revised plan looks better. Ms. English proposed the graphic scale should
65 be checked against the actual lines on the planset. Mr. Smith will doublecheck.

66
67 Ms. Martel asked about the tree waiver. A lot of trees have been removed and would
68 like to see a survey of the trees that will be cut. Mr. Smith responded they will be
69 cutting some and can be viewed in the field. Ms. Martel stated she would like to see
70 on the plan, which trees will be removed.

71
72 Mr. Clement stated he would echo Ms. English's comments about the planset.
73 Would the stormwater system be routed through gravel wetlands out to the Northern
74 end? Would there be flow on the Southern side? Mr. Smith responded no, collected
75 in drainage and conveyed to gravel wetland. Drainage analysis has been submitted
76 as well.

77
78 Mr. Grueter asked about extending the parking area, now asphalt? Mr. Smith
79 responded "correct."

80
81 Mr. Grueter asked if there was an issue with the existing traffic? Visibility? Mr. Smith
82 responded the sight distance is very good there.

83
84 Mr. Grueter asked how close to the sewer? Mr. Smith stated the closest point is
85 1500 feet and terminates on private property.

86
87 Ms. English stated worked very hard to get out of Shoreland Protection District with
88 previous owner. Shifted parking around it seems. Didn't see parking area. Mr. Smith
89 stated initially had 54 and reduced to 53. Ms. English asked if that was adequate?

90 Mr. Smith stated yes, maybe not initially. This plan reduces overall impervious
91 surfaces. Ms. English asked if having gravel wetland where it is, is that an ideal
92 place? Maybe could move some things around. Mr. Smith responded that he looked
93 at many locations. Should be the best option where it is.

94
95 Mr. Clement noted the planset did not match the one displayed.

96
97 Ms. English asked about the steady flow of trucks coming in and off site? Could
98 pervious pavers be used back there? Mr. Smith advised the soils back there were
99 not conducive to pervious pavement. Not a great deal of truck traffic. Have box
100 trucks but maybe one large truck per day.

101
102 Ms. Tyner asked what type of soil is that area? Mr. Smith responded that it was
103 poorly drained soil, not great for infiltration.

104
105 Ms. English asked if it was necessary to have all that lane in back with little use by
106 trucks. Mr. Smith noted that occasionally there would be large trucks so their turn
107 radius would be looked at and taken into account.

108
109 Ms. English asked about landscaping and heavy planting scheme at South end. Mr.
110 Smith noted originally there was mitigation for clear-cut left on there and that Mr.
111 Sharples advised there would be no need for it, so it was eliminated completely.

112
113 Ms. Martel recommended enlarging the plant schedule font for the next iteration. Ms.
114 English asked about photometric location. Mr. Smith noted that it may not be on
115 your plans but on the lighting plan and apologized for the printing job.

116
117 Mr. Clement asked about the drainage pond and two culverts and who would be
118 responsible for maintaining those? Mr. Smith stated he believes it is DOT but would
119 confirm that.

120
121 Ms. English stated she is struggling with the size of the back-parking lot. Is it likely
122 that trucks will be parked there for a while? -Typically, not overnight. Mr. Clement
123 asked if there were overflow parking requirements? Mr. Smith responded not
124 overflow parking, just to get larger trucks in and out.

125
126 Ms. Tyner asked about the gravel area behind. Mr. Smith noted what was proposed,
127 the Town engineer thought would create problems.

128
129 Chair Plumer asked if vans that employees use would come back there? – no.

130
131 Ms. Martel asked if the applicant was going to State for Alteration of Terrain permit,
132 would need wetland permit? Mr. Smith advised they already have a wetland permit,
133 just for small area.

134
135 Ms. Martel asked if Shoreland permit required? Mr. Smith responded not by State.
136

137 Chair Plumer opened the hearing to the public for questions and comments at 7:38
138 pm and being none closed the hearing to the public for deliberations.

139
140 Mr. Grueter noted that he didn't see large truck getting in easy. Mr. Smith added
141 they can get in there, it was looked at. Mr. Grueter noted he wouldn't want to extend
142 any further.

143
144 Ms. English asked if the dotted line indicated outer swing of truck? Mr. Smith
145 responded the swing of front bumper of truck going out. It can be shut off if needed.
146 Ms. English asked if it could be cut back a little from line to parking. Mr. Smith
147 responded no, as they needed every inch of space there.

148
149 Chair Plumer asked how the ground will be treated there. Mr. Smith responded that
150 anything not paved will be seeded. Ms. Tyner asked how far? Mr. Smith responded
151 within grading limits.

152
153 Chair Plumer asked about the clear-cut portion of land left after development? Mr.
154 Smith responded as noted on the plan a small piece to the north must be cleared.

155
156 Chair Plumer asked to schedule the site walk before the 13th. Mr. Clement stated he
157 would relay the information to Kristen Murphy. Ms. Tyner proposed Thursday, March
158 7th at 8:30 am.

159
160 ***Mr. Clement moved to table Case #18-22 to March 14, 2019. Ms. Bergeron***
161 ***seconded the motion, with all in favor, so moved.***

162
163 **4. OTHER BUSINESS**

164 **APPROVAL OF MINUTES:**

165 February 14, 2019

166
167 Amend Line 69, Sharples to Plumer. Insert Mr. Sharples would like to set aside time.

168
169 ***Mr. Grueter motioned to accept the February 14, 2019 minutes, as amended. Ms.***
170 ***Bergeron seconded the motion, with Mr. Clement and Ms. Martel abstaining,***
171 ***approved 4-0, so moved.***

172
173 **5. TOWN PLANNER'S ITEMS**

174

175 **6. ADJOURNMENT**

176 *Ms. Bergeron motioned to adjourn the meeting at 7:49 pm. Mr. Grueter seconded*
177 *the motion, with all in favor, so moved.*

178

179 Respectfully submitted,

180

181

182 Daniel Hoijer
183 Recording Secretary