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**TOWN OF EXETER  
PLANNING BOARD  
APPROVED MINUTES  
APRIL 11, 2019**

6 **1. CALL TO ORDER:** Session was called to order at 7:00 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, John Grueter, Gwen English, Niko Papakonstantis, Select Board Representative,  
11 Robin Tyner, Nick Gray, Alternate, Jennifer Martel, Alternate and Marcia Moreno-Baez,  
12 Alternate.

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

14 Chair Plumer indicated that Alternate, Nick Gray would be acting.

15 **3. APPROVAL OF MINUTES – March 28, 2019**

16 Grammatical changes were proposed to Page 4 and accepted.

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19 ***Ms. English moved to approve the March 28, 2019 minutes as amended. Mr. Gray***  
20 ***seconded the motion, with Chair Plumer, Mr. Grueter and Mr. Cameron abstaining,***  
21 ***approved 5-0.***

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23 **4. NEW BUSINESS**

24 **HEARINGS:**

25 **The application of James M. and Amy D.K. Streck for a minor subdivision of an**  
26 **existing 0.76-acre parcel into two (2) residential lots**  
27 **26 Brentwood Road, R-2 Single Family Residential zoning district**  
28 **Tax Map Parcel #62-39**  
29 **Case #19-04**

30 ***Mr. Cameron moved to open Case #19-04. Ms. English seconded the motion, with***  
31 ***all in favor, so moved.***

32 Mr. Sharples noted the applicant is seeking a minor subdivision of the property located  
33 at 26 Brentwood Road into two (2) single-family lots. The existing parcel is 33,024  
34 square feet in lot area. The proposed subdivision plan depicts Lot #1 as having a lot  
35 area of 15,344 S.F. and will include the existing home. Lot #2 is proposed for a new  
36 home and will have a lot area of 17,680 S.F. As noted on the plan, the existing  
37 barn/workshop located on the property is to be razed. Both lots will meet the minimum  
38 frontage requirements of 100.' There was no TRC review of the application, however it  
39 was reviewed by Code Enforcement Officer, Doug Eastman who found it to be in  
40 compliance with the dimensional requirements outlined in the zoning regulations.

41 Henry Boyd of Millennium Engineering noted there will be no waivers requested, the  
42 barn must be removed and stated he did not know what house will go into the second  
43 lot.

44 The applicant, James Streck noted the existing house in Lot #1 is for sale and when sold  
45 the barn will be taken down.

46 Chair Plumer opened the hearing to the public for comments and questions at 7:10 PM  
47 and being none closed the hearing to the public.

48 Mr. Sharples proposed the following conditions for approval:

49 *1) All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review*  
50 *and Subdivision Regulations prior to the issuance of the Certificate of Occupancy;*  
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52 *2) A dwg file of the plan shall be provided to the Town Planner showing all property*  
53 *lines and monumentation prior to signing the final plans. The plan must be in NAD 1983*  
54 *State Plane New Hampshire FIPS 2800 feet coordinates;*

55 *3) Barn razed prior to issuance of permit.*

56 **Mr. Gray moved that the request of James M. Streck and Amy D.K. Streck,**  
57 **Planning Board Case #19-4 for minor subdivision approval be approved with the**  
58 **forementioned conditions. Vice-Chair Brown seconded the motion, with all in**  
59 **favor, so moved.**

60 **A request by Phillips Exeter Academy for a waiver from Exeter Zoning Ordinance**  
61 **– Article 9, Sections 9.2.3.K.12 and 9.3.4.F.12 “Use of Fertilizer” for the Varsity**  
62 **athletic fields**  
63 **Off Court Street and Gilman Street, R-2 Single Family Residential zoning district**  
64 **Tax Map Parcel #83-1**  
65 **Case #17-17**  
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67 **Mr. Cameron moved to open Case #17-17. Mr. Papakonstantis seconded the**  
68 **motion, with all in favor so moved.**

69 Mr. Sharples noted the applicant has submitted a request for a “three-year” waiver from  
70 the Exeter Zoning Ordinance – Article 9 (Sections 9.2.3 K.12 and 9.3.4. F.12) for “Use of  
71 Fertilizer” on approximately 10-acres of turf on the varsity athletic fields. The applicant  
72 has submitted their 2019 Athletic Turfgrass Management Plan in accordance with the  
73 recent amendment to the Town’s Zoning Ordinance in March 2019 regarding the use of  
74 fertilizer in the Shoreland Protection and Aquifer Protection Districts (copy provided).  
75 The area proposed is in both protection districts and so two waivers are required for one  
76 proposal. The amended ordinance language for both districts provides for the granting  
77 of the waivers by the Planning Board or its designee.

78 Mr. Sharples noted Kristen Murphy, the Natural Resources Planner reviewed the plan  
79 and her Memorandum dated April 8, 2019, provided, finds the management plan  
80 compliant with the newly adopted zoning amendment restrictions on fertilizer for heavy  
81 use turf in the shoreland and aquifer protection district. Ms. Murphy noted that while

82 only one fertilizer application indicates it is slow-release, the other two applications in  
83 Spring and Summer are organic.

84 Mr. Johnson stated the plan includes all athletic fields, in compliance, with three-pound  
85 nitrogen for the season.

86 Ms. Tyner asked what is the threshold that is not being met? Mr. Johnson stated the  
87 general role focuses on residential sports turf more needed, slow release and organic  
88 fertilizers, going to three-pound, with one pound at each application.

89 Mr. Sharples noted the previous ordinance prohibited nitrogen. This one is .5 lb. per  
90 application for a total of 1.5 lbs., capped at 3 lb. for use with waiver. It is not a  
91 traditional waiver request.

92 Ms. English stated she was surprised that more fields were added, went from 415,000  
93 SF and added 600,000 SF? That is a big change from what was reviewed. Mr. Johnson  
94 noted the largest is Field 8 which is natural grass and have tried improving those.

95 Ms. English asked if they foresee not needing as much fertilizer on those day fields? Mr.  
96 Johnson noted they are mostly for practice but want to adequately maintain those fields.

97 Ms. English asked if a data sheet of fertilizers could be included in the management  
98 plan? The grounds manager Jim Terenzio stated they could do that, however if better  
99 products become available, they did not want to be locked in.

100 Mr. Grueter questioned whether Field 8 has a temporary increase due to rehab of fields?

101 Mr. Terenzio stated once renovated they will re-evaluate and won't do the whole area at  
102 once.

103 Chair Plumer opened the hearing to the public for comments and questions at 7:28 PM  
104 and being none closed the hearing to the public.

105 Chair Plumer read Kristen Murphy's memo out loud.

106 Mr. Sharples proposed the following condition of approval:

107 *1) Fertilizer data sheet provided to Town Planner and Natural Resource Planner.*

108 ***Mr. Gray moved that the request of Philips Exeter Academy, Planning Board Case***  
109 ***#17-17 for a waiver from Section Article 9.2.3K of the Zoning Ordinance regarding***  
110 ***the use of fertilizer in the Aquifer Protection District be approved subject to the***  
111 ***aforementioned condition. Mr. Grueter seconded the motion, with all in favor, so***  
112 ***moved.***

113 ***Mr. Gray moved that the request of Philips Exeter Academy, Planning Board Case***  
114 ***#17-17 for a waiver from Section Article 9.3.4F of the Zoning Ordinance regarding***  
115 ***the use of fertilizer in the Shoreland Protection District be approved, subject to the***  
116 ***aforementioned condition. Mr. Papakonstantis seconded the motion, with all in***  
117 ***favor, so moved.***

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119 **5. OTHER BUSINESS**

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**Review of Cul-de-sac Regulation Request Letter – Jennifer Briggs**

Chair Plumer noted Mr. Sharples provided a copy of a letter for discussion purposes from Jennifer Briggs dated December 27, 2018 concerning review of cul-de-sac regulations.

Mr. Sharples noted the request is for the Board to amend site plan and subdivision regulations for cul-de-sac length and the Board can discuss the request if it chooses.

Mr. Cameron asked if the discussion expects no outcome?

Mr. Sharples noted, correct, for informational purposes on the matter, if the Board wants.

Ms. Tyner noted the listing of other towns has some substantially shorter and asked if existing cul-de-sacs would be grandfathered?

Mr. Sharples noted, correct, other towns have 1200 ft. limit also, the remaining parcels are generally developed.

Mr. Grueter recommended waiting a few meetings to allow Mr. Sharples to put some information together. Ms. Briggs, a resident of Forest Street drafted the letter as a result of Rose Farm project.

Ms. English asked if she would be willing to come back in if the Board were to wait? Ms. Briggs responded yes, she did extensive research and the waiver granted more than doubled the regulations in the Rose Farm project, even if no more large developments come, it sets a good precedent for safety, health standards and if keeping 1200 SF, should not allow for waiver because it is outside of norm.

Chair Plumer stated he will put on an agenda.

Mr. Sharples advised Unitil was coming back on the 25<sup>th</sup> and May 9<sup>th</sup> looks open.

Ms. Tyner questioned whether we can allow something not to be waived? Mr. Sharples noted no, cannot do that. State law requires the ability to waive under certain criteria, similar to ZBA and variances.

Ms. Tyner questioned at what point do we consider the cumulative effect of all these waivers, on an annual basis? Chair Plumer advised we don't to my knowledge because each case is individual.

Ms. Briggs stated it makes you think about why we have this policy if waived so often.

164 **MASTER PLAN DISCUSSION**

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166 Mr. Sharples noted the Master Plan Oversight Committee did discuss some provisions  
167 for consistency with waivers being consistently asked for like HISS. Committee desired  
168 to change that provision.

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170 Mr. Sharples noted concerns of the Planning Board are on the list so far. Ms. Martel  
171 noted significant true surveys and wetland setback and clear guidelines of Planning  
172 Board discretion. Mr. Gray noted current housing mixes, affordable housing. There is  
173 an Affordable Housing Event on April 17<sup>th</sup>. It would be nice for the Planning Board to  
174 take an active role in that topic, what we feel our role in developing those is.

175  
176 Mr. Sharples added age ambiguity, 55 or 62; yield plan. Will post on lighter agenda,  
177 some are just about clarifying language. The Planning Board would be involved if  
178 discussions result in an amendment. The April 17<sup>th</sup> even tis looking at three different  
179 sections in Town. Hoping for public input on what people want to see in those areas and  
180 affordable housing incentives and how to make that work.

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182 **6. TOWN PLANNER’S ITEMS**

183 Field Modifications

184 Announcements

185 **7. CHAIRPERSON’S ITEMS**

186 **Next Meeting: April 25, 2019** **Site Walk: May 1, 2019**  
187 Kingston Road

188 Brigg’s Letter **May 9, 2019**

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190 **8. PLANNING BOARD REPRESENTATIVES REPORT ON “OTHER**  
191 **COMMITTEE” ACTIVITY**

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193 **9. ADJOURN**

194 *Mr. Cameron motioned to adjourn the meeting at 8:04 pm. Mr. Gray seconded the*  
195 *motion, with all in favor, so moved.*

196 Respectfully submitted,  
197 Daniel Hoijer  
198 Recording Secretary