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**TOWN OF EXETER  
PLANNING BOARD  
APPROVED MINUTES  
APRIL 25, 2019**

6 **1. CALL TO ORDER:** Session was called to order at 7:06 pm by Chair Plumer.

7  
8 **2. INTRODUCTIONS**

9 **Members Present:** Chair Langdon Plumer, Pete Cameron, Clerk, John Grueter, Niko  
10 Papakonstantis, Select Board Representative.

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

12 **3. APPROVAL OF MINUTES – April 11, 2019**

13  
14 Grammatical changes were proposed to Pages 2-5 and accepted.

15  
16 *Ms. Grueter moved to approve the April 11, 2019 minutes as amended. Mr.*  
17 *Cameron seconded the motion, with all in favor, approved 4-0.*

18  
19 **4. NEW BUSINESS**

20 **HEARINGS:**

21 **The application of Unital Energy Systems, Inc. for a commercial site plan review**  
22 **and Wetlands Conditional Use Permit (CUP) for the proposed construction of a**  
23 **53,490 S.F. building (offices, storage, warehouse and wash bay area), parking and**  
24 **associated site improvements on an 11.70-acre parcel located at 20 Continental**  
25 **Drive**

26 **Corporate Technology-1 Park zoning district**  
27 **Tax Map Parcel #46-3**  
28 **Case #18-16**

29 **The application of Unital Energy Systems, Inc. for a lot line adjustment between**  
30 **properties located at 20 Continental Drive and 60 Gourmet Place**  
31 **CT-Corporate Technology-1 Park zoning district**  
32 **Tax Map Parcels #46-3 and #46-1**  
33 **Case #18-20**

34  
35 Mr. Sharples noted these hearings were tabled at their last meeting and a site walk was  
36 held on April 11, 2019. The Board raised questions at the site walk and discussed  
37 waivers which the applicant prepared to answer tonight.

38  
39 The applicant also requests a street dedication. Mr. Sharples provided the Board with a  
40 copy of the Select Board Policy 01-21 regarding road acceptance. Mr. Sharples  
41 indicated when he first met with the applicant for Gourmet Place they intended to keep  
42 the road private and now want access for a public roadway. Mr. Sharples reviewed the

43 policy and noted that it also could be brought up at Town Meeting but is too late for that.  
44 The applicant would like to update the Board and address their questions and has  
45 requested to be tabled to May 9, 2019.

46  
47 Mark Beliveau introduced the team and noted that they are still meeting with the Town  
48 Engineer concerning the street dedication and hope to return on May 9, 2019.

49  
50 Jim Petropulos with Hayner/Swanson, Inc. presented a quick recap on the project noting  
51 most of the comments concerned waivers. The parcel is an 11-acre site. The applicant  
52 is looking to adjust the lot line with Gourmet Gift Basket to provide an area which will  
53 serve as a first response station. The building consists of office space as well as  
54 parking/warehouse space. The storage of equipment was discussed at the last meeting.

55  
56 Mr. Cameron asked if the space would be covered? Mr. Petropulos indicated most  
57 areas have a canopy cover.

58  
59 Mr. Petropulos advised the project has received support from the Conservation  
60 Commission as well as receiving wetland permit earlier this week. Seven waivers were  
61 requested initially however three waivers seem appropriate: 1) HISS mapping; 2)  
62 Architectural guidelines; and 3) grading within five feet.

63  
64 The applicant received support from one abutter and will be contacting the other four.  
65 Will be working in or around buffers with proposed use of rock slope, "The Board  
66 suggested different conservation mix and we have agreed to this."

67  
68 Mr. Cameron asked if the slope was compatible with the grass? Mr. Petropulos  
69 answered yes; it is a 2:1 slope but not a great difference.

70  
71 Mr. Petropulos continued the 16" tree survey was counted, and the results of the  
72 inventory were put into a new document. 49 trees were labeled to be lost. There were  
73 concerns with curbing being hit by plow and runoff spilling into the wetland. The curbing  
74 behind the building is not an issue because it will not be plowed. The applicant has  
75 agreed to install an island in the center of the parking field. There will be larger rows of  
76 parking as with the front area. These items are included in the waiver request letter.

77  
78 Mr. Cameron questioned containment of the transformers and dealing with leaks inside.

79  
80 Mr. Beliveau indicated the area inside is hazardous waste storage area. Leaks onsite  
81 will be contained onsite; if too damaged they will go into hazardous waste facility. AOT  
82 (Alteration of Terrain) require regulation of these materials and have received permits.

83  
84 Chair Plumer asked about snow storage and parking out front. Mr. Petropulos stated  
85 there is ample green area for parking in front and good opportunities for storage. The  
86 back area will have a break in gate to push snow through onto a stormwater  
87 management cell.

88

89 Chair Plumer asked about lighting. Mr. Petropulos responded everything is LED and  
90 likely there will be lighting visible in back.

91  
92 Chair Plumer opened the hearing to the public for comments and questions at 7:56 PM.

93  
94 Tom Monahan indicated that he was an abutter and fully supports the application and  
95 road dedication.

96  
97 Chair Plumer closed the hearing to the public at 7:58 PM.

98  
99 Chair Plumer asked about traffic. Mr. Petropulos indicated there was no concern with  
100 traffic at the last meeting.

101  
102 Mr. Sharples noted the applicant has requested six waivers from the site plan  
103 regulations, seven total and has raised questions on all but three of them. Three of  
104 those have been discussed and no problems were raised but will still be taking action on  
105 all of them.

106  
107 Mr. Grueter questioned the procedure for the road dedication. Mr. Sharples stated it will  
108 be discussed in more detail. Basically, would recommend to the Select Board that the  
109 street can be brought to them for dedication. Can meet requirements by bringing back  
110 to Planning Board. If approved, plan can go to Select Board. Otherwise it would need to  
111 go to Town Meeting. A public utility company is different than condos, etc. The Board is  
112 not making recommendation outright, it is implied if the plan is accepted.

113  
114 Chair Plumer added there is due diligence to provide the Select Board with enough  
115 information.

116  
117 Chair Plumer asked if there needed to be conditions. Mr. Sharples noted there will be  
118 more discussions when the Town Engineer finishes in a few more weeks and there is  
119 more information.

120  
121 ***Mr. Grueter motioned to table Cases #18-16 and #18-20 until May 9, 2019. Mr.***  
122 ***Papakonstantis seconded the motion, with all in favor, so moved.***

123  
124 **5. OTHER BUSINESS**

125  
126 **MASTER PLAN DISCUSSION**

127 Mr. Sharples reported the Committee hasn't met since the last meeting. They are  
128 working on Municipal Technical Grant for affordable housing. The kickoff on April 17<sup>th</sup>  
129 was well attended. It was good to have residents give input. There is a survey online  
130 and they are looking for people to take the survey. There have been a few responses  
131 already. There will be more engagement follow-up. Exeterhousingfuture.com

132

133 **OTHER**

134

135 Mr. Papakonstantis advised the Select Board is looking to recommend groups who do  
136 extraordinary things for the Town and would like to commend the Planning Board on  
137 May 6, 2019 if they can make it at 7 PM.

138

139 Mr. Sharples noted elections are held at the first May meeting.

140

141 **6. TOWN PLANNER'S ITEMS**

142 Field Modifications

143 Announcements

144 **7. CHAIRPERSON'S ITEMS**

145 **Next Meeting: May 9, 2019**

**Site Walk: May 1, 2019**

146

Kingston Road

147 Brigg's Letter **May 9, 2019**

148

149 **8. PLANNING BOARD REPRESENTATIVES REPORT ON "OTHER**  
150 **COMMITTEE" ACTIVITY**

151

152 **9. ADJOURN**

153 ***Mr. Cameron motioned to adjourn the meeting at 8:17 pm. Mr. Grueter seconded***  
154 ***the motion, with all in favor, so moved.***

155 Respectfully submitted,

156 Daniel Hoijer

157 Recording Secretary