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**TOWN OF EXETER
PLANNING BOARD
APPROVED MINUTES
MAY 9, 2019**

6 **1. CALL TO ORDER:** Session was called to order at 7:02 pm by Chair Plumer.

7
8 **2. INTRODUCTIONS**

9 **Members Present:** Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete Cameron,
10 Clerk, John Grueter, Gwen English, Kelly Bergeron, Niko Papakonstantis, Select Board
11 Representative, Robin Tyner, Alternate, Marcia Moreno-Baez, Alternate, Nick Gray,
12 Alternate, Jennifer Martel, Alternate.

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

14 Chair Plumer indicated that some certificates of recognition had been received from the
15 Select Board.

16 **3. APPROVAL OF MINUTES**

17
18 **April 25, 2019**

19
20 *Ms. Grueter moved to approve the April 25, 2019 minutes as written. Mr. Cameron*
21 *seconded the motion. Ms. Bergeron and Mr. Brown abstained. Approved 4-0.*

22
23 **April 11, 2019 Site Walk**

24
25 *Mr. Cameron moved to approve the April 11, 2019 Site Walk minutes as written.*
26 *Mr. Papakonstantis seconded the motion. Ms. Bergeron and Chair Plumer*
27 *abstained. Approved 4-0.*

28
29 **4. NEW BUSINESS**

30 **HEARINGS:**

31 **Continuation of public hearing on the application of VWI Towers LLC for a site**
32 **plan review for the proposed construction of a wireless communications facility**
33 **and associated improvements on a 31.48-acre parcel located on Kingston Road**
34 **(Town of Exeter landfill property)**

35 **R-1, Low Density Residential zoning district**

36 **Tax Map Parcel #100-004**

37 **Case #19-02**

38
39 Chair Plumer indicated that VWI Towers, Case #19-02 needs to be continued to May 23,
40 2019.

42 **Mr. Cameron moved to continue Case #19-02 to May 23, 2019. Ms. Bergeron**
43 **seconded the motion. Approved 6-0.**

44
45 Mr. Brown noted improper notice was reason for continuance. Mr. Sharples added that
46 while all identified abutters had been sent notice, VWI Towers used Maps Online and
47 had issues noticing public. Mr. Sharples noted in his memorandum that our application
48 stipulates that the abutter list "shall be compiled from the Exeter Tax Assessor's records"
49 because this is the most up-to-date information. Maps Online does not update
50 ownership information on a regular basis.

51
52 **The application of Unitil Energy Systems, Inc. for a commercial site plan review**
53 **and Wetlands Conditional Use Permit (CUP) for the proposed construction of a**
54 **53,490 S.F. building (offices, storage, warehouse and wash bay area), parking and**
55 **associated site improvements on an 11.70-acre parcel located at 20 Continental**
56 **Drive**
57 **Corporate Technology-1 Park zoning district**
58 **Tax Map Parcel #46-3**
59 **Case #18-16**

60 **The application of Unitil Energy Systems, Inc. for a lot line adjustment between**
61 **properties located at 20 Continental Drive and 60 Gourmet Place**
62 **CT-Corporate Technology-1 Park zoning district**
63 **Tax Map Parcels #46-3 and #46-1**
64 **Case #18-20**

65
66 Mark Beliveau of Pierce Atwood in his letter dated May 9, 2019 requested a continuance
67 to May 23, 2019 on behalf of Unitil Energy Systems, Inc. for Case #18-16 and #18-20.

68
69 **Ms. Bergeron moved to continue Case #18-16 and #18-20 to May 23, 2019. Mr.**
70 **Papakonstantis seconded the motion. Approved 6-0.**

71
72 **Board Discussion on "Cul-de-sac" length**

73
74 Mr. Sharples provided a Memorandum dated May 3, 2019 and letter from Exeter
75 resident, Jennifer Briggs dated December 27, 2018.

76
77 Mr. Sharples noted at the April 11th meeting the Board discussed the request of Ms.
78 Briggs to change the maximum cul-de-sac length from 1,200 feet to 750 feet in the Site
79 Plan Review and Subdivision Regulations. At that meeting the Board decided to
80 schedule further discussion on the matter for this meeting and requested that Mr.
81 Sharples provided a memorandum regarding the request. In addition to the
82 memorandum, Mr. Sharples conducted an analysis of Ms. Brigg's letter.

83
84 Mr. Sharples noted cul-de-sacs and dead-end streets were the same. Exeter has
85 approximately 84 cul-de-sacs/dead-end streets. 18 exceed 1,200-foot maximum length,
86 with the longest approximately 3,000 feet long. 39 exceed 750 feet in length.

88 Mr. Sharples noted that he spoke with several town planners who cited varying reasons
89 for regulation including connectivity, limit of density, and public safety concerns. Mr.
90 Sharples noted that he used scholarly articles (reputable sources) with quantitative
91 analysis. There will always be circumstances that change the needed length which is
92 why we have waivers for these. Length of fire hoses was recurring theme in established
93 cul-de-sac length research. Exeter used to have 500 feet firehose, now have 2,000-
94 2,500 feet. Mr. Sharples spoke with the Fire Department and Police Department who
95 had no issues with length and did not find any reason to decrease the 1,200-foot
96 maximum length.

97
98 Ms. Tyner asked if there were any justification for shorter lengths in other towns? Mr.
99 Sharples noted he looked at Stratham, Epping, Hampton and Hampton Falls, some with
100 1,200, some had 1,000. Can easily find towns with lower or higher somewhere. There
101 is no minimum or maximum in International Code Council standards. The chart supplied
102 refers to turnaround treatment depending on length. The 760' turnaround was just an
103 ambiguous number picked at the time, according to the ICC.

104
105 Mr. Grueter asked if the distance from the hydrant should be more important? Mr.
106 Sharples responded, yes that was what he was hearing.

107
108 Ms. English asked the date it was made 1,200 feet? Mr. Sharples noted in 2000 it was
109 1,200 feet and in 1993 it was 500 feet so sometime in between. Ms. English noted 18
110 roads were approved with waivers prior to instituting change. Mr. Sharples noted 5 or 6
111 after 2000, 12 pre-dated change and researched to 1975. However minutes for 96-98
112 were missing.

113
114 Chair Plumer opened the hearing to the public for comments and questions at 7:25 PM.

115
116 Jennifer Briggs of 6 Forest Street stated that her request originated because of Rose
117 Farm development out of concerns that waivers granting extraordinary lengths when we
118 set 1,200 feet with a lot of safety concerns, interconnectivity and mental health issues
119 associated with isolated parts of long cul-de-sacs, population density concerns. Cul-de-
120 sacs force you to be in the car more.

121
122 Mr. Sharples noted he did all the same research and could not find the data Ms. Briggs
123 referenced.

124
125 Ms. Briggs noted 25 meetings for Rose Farm development and did use journal articles in
126 her research.

127
128 Chair Plumer noted the Board has focused on interconnectivity a lot. Not all situations
129 allow for that but we have always thought about connecting neighbors.

130
131 Mr. Cameron asked about Eno drive. Ms. English did not believe that was longer than
132 1,200 feet. Mr. Brown did not believe it was longer than 1000 feet. Mr. Sharples noted it
133 was 810 feet.

134

135 Ms. Tyner noted bigger issue in Master Plan is walkable distances and proximity, also
136 mentioned annual review points that include this. Mr. Sharples added it is tough with
137 infrastructure to do so, always looking to make good planning decisions. Ms. Martel
138 noted connectivity is not always just roads, but open space and conservation land.
139 Should encourage trail networks as well. Mr. Sharples noted he could not find distinct
140 difference in connectivity between 750 feet and 1,200 feet.

141
142 Mr. Gray asked if the concern was the length or frequency of waivers? Ms. Briggs
143 stated the larger concern is the frequency of waivers. Ms. Briggs opined the need to
144 document the reasons for granting waivers. 4,000 plus is too much.

145
146 Mr. Grueter asked if Mr. Sharples had spoken to Hooksett? Mr. Sharples noted many
147 dense cities do not prohibit cul-de-sacs contrary to Ms. Briggs' letter. Closest was
148 Virginia, who threatened not to maintain longer roads. Portland Oregon had a 200 feet
149 maximum. Mr. Sharples offered to discuss with Hooksett noting density is already
150 limited by frontage, setbacks, maximum heights, parking, etc. May look at traffic flow to
151 justify density. Many homes have 100 homes with only 2 exits.

152
153 Mr. Brown stated the rationale for 1,200 gets challenging. Most regs were probably just
154 set by looking at other town's regs. A set figure makes it harder to grant waiver than if
155 left open to interpretation. Mr. Brown stated he appreciated the concern and the
156 considerable amount of time Mr. Sharples took to educate us and follow up on your
157 research. "This is a worthwhile discussion regardless." There is not a lot of land left to
158 impact with potential change. Mr. Sharples noted a few areas with potential
159 opportunities. Harder to determine if will be cul-de-sac or connectivity. Mr. Brown noted
160 he lived on 2,000-foot cul-de-sac and does walk and does know his neighbors. There
161 are nice trails, the cul-de-sac environment is nice.

162
163 Ms. Briggs noted in her research most accidents happen within driveways noting an
164 incident on Forest Street two years ago because of false sense of security. Ms. Martel
165 noted she did not find that on website. Mr. Sharples noted he could not find cul-de-sac
166 connections with accidents. Ms. Tyner noted there were other factors to these
167 accidents.

168
169 Mr. Sharples asked if the Board should document reasons for waivers further. Ms.
170 English asked about natural disasters, not found anything in data that connects these
171 disasters to cul-de-sac length. Ms. Briggs opined it is easier to manage in a 500-foot
172 driveway rather than 2000 feet. Mr. Sharples noted he spoke with the Fire Department
173 who carries all types of saws to cut a tree if it falls and did not find a connection. Ms.
174 Briggs stated she also spoke with the Fire Department and interconnectivity is a huge
175 problem.

176
177 Mr. Sharples asked length of cul-de-sacs or roads in general. Ms. Briggs responded
178 roads in general. Mr. Brown noted the Master Plan seeks to promote interconnectivity.
179 Ms. Briggs stated Hooksett focuses greatly on interconnectivity when considering
180 waivers. Mr. Sharples noted many of these have multiple exits.

181

182 Mr. Papakonstantis asked if Ms. Briggs still requested that the Board set 750 feet? Ms.
183 Briggs responded it would help with other issues addressed.

184
185 Mr. Cameron stated he was not understanding the lack of documentation piece. Mr.
186 Grueter noted it could be added to the Oversight Committee. Mr. Sharples noted 750
187 not fire code for clarification.

188
189 Mr. Sharples noted connectivity was a good discussion to have.

190
191 ***Mr. Brown moved to close the discussion at 8:30 PM. Ms. Bergeron seconded the***
192 ***motion. Approved 6-0.***

193
194 Ms. English asked how this would progress, bring up another time? Chair Plumer noted
195 we can do that when look at connectivity and other issues Ms. Briggs brought to the
196 table. Mr. Grueter stated we can put something together in the Oversight Committee.

197
198 **5. OTHER BUSINESS**

199
200 **Exeter Station Properties, LLC – PB Case #18-11**
201 **Request for Extension of Conditional Approval**
202 **Multi-family Condo development at 1 Rockingham Street**

203
204 Mr. Sharples noted this was approved on December 10, 2018 however have been
205 unable to fulfill conditions. Would like an extension on preceding conditions until
206 December 10, 2019. Can also extend building permit or set both for December 10.

207
208 ***Mr. Brown moved to approve the request for an extension of conditions be***
209 ***granted on Case #18-11 to December 10, 2019. Mr. Grueter seconded the motion.***
210 ***Approved 6-0.***

211
212 **Election of Officers**

213
214 Clerk

215
216 Ms. Martel asked if alternates could vote on this – no, also cannot serve as officers.

217
218 Mr. Brown nominated Pete Cameron as Clerk. Mr. Grueter seconded the nomination.
219 Mr. Cameron abstained. Approved 5-0.

220
221 Vice-Chair

222
223 Mr. Cameron nominated Aaron Brown as Vice-Chair. Mr. Grueter seconded the
224 nomination. Mr. Brown abstained. Approved 5-0.

225
226

227 Chair

228

229 Chair Plumer indicated he was willing to serve. Mr. Grueter nominated Langdon Plumer
230 as Chair. Mr. Cameron seconded the nomination. Chair Plumer abstained. Approved
231 5-0.

232 **Master Plan Discussion**

233 Mr. Brown advised the next meeting is on June 6, 2019 at 7:45 AM and is typically the
234 first Friday.

235 Mr. Cameron noted they were looking at parking, traffic, etc. but don't want to overload
236 regs.

237 Mr. Sharples noted looking to inventory properties vulnerable to sea rise and climate
238 change as additional item to be discussed.

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

240 **UNH Climate Assistance Opportunity**

241 Mr. Sharples received a letter stating they could get aid in this if submit request and it is
242 granted.

243 Chair Plumer noted he was walking Swasey Parkway and saw a new sign that was
244 helpful,

245 **Field Modifications**

246 **Announcements**

247 Mr. Sharples noted parking was on Select Board agenda as of last meeting with focus
248 on Lincoln Street first. 100% utilization rate at Lincoln Street for parking, rarely open
249 parking stalls. Ms. Bergeron noted a lot of commuters take the 6:40 AM train and park
250 there.

251 Mr. Sharples noted the Municipal Technical Assistance Grant project kickoff meeting
252 was on April 17, 2019 with great attendance, healthy dialogue, info and summary. A
253 survey went out and had hundreds of responses. Closed yesterday.

254 **7. CHAIRPERSON'S ITEMS**

255 Chair Plumer will get a list of open committee spots for the next meeting.

256 **Next Meeting: May 23, 2019**

257 **8. PLANNING BOARD REPRESENTATIVES REPORT ON "OTHER**
258 **COMMITTEE" ACTIVITY**

259

260 **9. ADJOURN**

261 ***Mr. Grueter motioned to adjourn the meeting at 8:55 pm. Ms. Bergeron seconded***
262 ***the motion, with all in favor, so moved.***

263 Respectfully submitted,

264

265

266 Daniel Hoijer

267 Recording Secretary