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**TOWN OF EXETER
PLANNING BOARD
APPROVED MINUTES
JUNE 13, 2019**

6 **1. CALL TO ORDER:** Session was called to order at 7:12 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 Marcia Moreno-Baez, Alternate, Nick Gray, Alternate, Jennifer Martel, Alternate, Robin
12 Tyner, Alternate, Pete Steckler, Alternate

13 **Staff Present:**

14 Chair Plumer indicated that Alternate Nick Gray would be active.

15 **3. APPROVAL OF MINUTES**

16
17 **May 23, 2019 - Tabled**

18
19 **4. NEW BUSINESS**

20 **HEARINGS:** None

21
22 **5. OTHER BUSINESS**

23 **Garrison Glen, LLC**
24 **24 Continental Drive 116,288 SF multi-tenant, light manufacturing/distribution**
25 **facility**
26 **Case #17-29**
27 **Request for One-Year Extension of Approval**
28

29 Chair Plumer referenced a letter dated May 30, 2019 from Thomas F. Monahan on
30 behalf of Garrison Glen, LLC requesting a one-year extension.

31 Chair Plumer indicated a one-year extension had been granted on 1/11/18 and another
32 through 7/11/19. This is to give additional time to satisfy conditions imposed.

33 ***Vice-Chair Brown motioned to grant a one-year extension as requested by***
34 ***Garrison Glen, LLC, Planning Board Case #17-29. Mr. Gray seconded the motion,***
35 ***with all in favor, the motion passed unanimously.***

36 **Master Plan Discussion**
37

38 **Non-Public Session pursuant to RSA 91-A:3(II)(e) consideration of the advice of**
39 **legal counsel**

40
41 ***By Roll Call, Vice-Chair Brown motioned to go into non-public session pursuant to***
42 ***RSA 91-A:3(II)(e) consideration of advice of legal counsel. Mr. Gray seconded the***
43 ***motion, with all in favor, the motion passed unanimously.***

44 The meeting was moved to the Wheelwright Meeting Room and closed to the public at
45 7:19 PM.

46 The meeting was reconvened by Chair Plumer at 8:14 PM.

47 **Possible Amendments to Site Plan Review & Subdivision Regulations**

48 Chair Plumer indicated the Board would conduct an administrative work session to
49 discuss possible amendments to the Site Plan Review & Subdivision Regulations. Chair
50 Plumer indicated the focus of this work session would be on regulations concerning
51 Significant Trees and Soil Survey requirements with zoning related matters to be
52 discussed later in the year.

53 **1. Significant Tree Provision, Section 7.4.7**

54 Chair Plumer reviewed Mr. Sharples May 30, 2019 Memorandum concerning Significant
55 Tree provision.

56 Ms. Tyner noted one significant concern is a landowner can file an intent to cut before
57 coming to the Planning Board. Chair Plumer questioned whether this was out of the
58 Planning Board's purview as a landowner can essentially do what they want. Mr.
59 Eastman may have more information on that. Ms. Tyner noted in certain instances, such
60 as the presence of wetlands for example, cutting would be prohibited and only a
61 percentage of a parcel could be cut,. Vice-Chair Brown added that cutting in buffers
62 would also be prohibited.

63 Ms. Tyner noted for example if seven acres of a ten-acre parcel were cut, this would
64 represent a significant impact. Vice-Chair Brown noted any amount could have an
65 impact.

66 Ms. Tyner questioned what was the right place to monitor and enforce this? Mr.
67 Cameron noted the regulation only requires an inventory and has no mechanism for
68 mitigation or enforcement. Chair Plumer noted 9.6.2 and 4.7.4 appear to cover this.
69 Vice-Chair Brown noted this was discussed with the Master Plan Oversight Committee
70 and Mr. Sharples was a big part of that conversation. Vice-Chair Brown noted 9.6.2 has
71 the intent of preserving large or unique trees whenever possible.

72 Ms. Martel read out loud 8.9 and noted it is important to know that tree existed in order
73 to mitigate with new planting conditions. Without a survey, you won't know. Ms. Martel
74 disagreed with getting rid of the requirement and would rather make it clear and
75 enforceable. Ms. Tyner noted the intent needed to be clear. Ms. Moreno-Baez added to
76 quantify the situation. Mr. Gray noted it was not practical to inventory or protect
77 individual trees and recommended an overall estimate benchmark per acre and perhaps
78 an inventory aerially of some of the larger parcels, which is likely a short list Ms. Martel

79 opined all trees are not created equal and with aerial surveys, you would not differentiate
80 between oaks or other hardwoods and invasives, which would be more desirable to
81 clear. Ms. Martel noted that while Mr. Sharples researched Stratham's regulations, she
82 had researched 11 other Towns who have regulations, Seabrook, Windham,
83 Portsmouth, Durham, Brentwood all require tree surveys. Not having them is the
84 anomaly.

85 Chair Plumer questioned how to make use of the information in deliberations? What
86 would the Planning Board's future plans be to mitigate the cut trees? Ms. Tyner noted
87 they are often getting the information too late to make use of it.

88 Mr. Cameron noted the survey could be limited to the affected area. If you have 62
89 acres and 45 acres are not being touched. The regulation only goes to the inventory,
90 not to mitigation, you have to go somewhere else. Mr. Gray questioned how does the
91 caliper of the trees change things? If you don't know what species, only the diameter,
92 then diameter replacing won't match. Ms. Martel advised typically the survey does list
93 species. Other Towns use the diameter to calculate their replacement value. If you cut
94 a tree of this caliper you replace it with trees of 2" diameter for example. Mr. Gray noted
95 replacing trees every 30' on center is another possibility. Vice-Chair Brown noted Site
96 Walks enable the Board to take note of large or unique trees.

97 Vice Chair Brown noted impervious surface being created matters. "What will never be."
98 "This regulation is consistently waived and needs to match intent." Ms. Moreno-Baez
99 added the step forward is what's missing. Mr. Gray agreed the inventory is useless
100 unless the intent to not degrade the environment is mitigated by the crafting of a
101 simple replacement system. Mr. Gray recommended a per acre average tree number
102 formula be used to replace a certain number and caliper of cut trees.

103 Ms. Tyner advised that if a habitat is destroyed, replacing that with a manicured buffer
104 strip is useless, nothing is going to live in that.

105 Chair Plumer recommended bringing the Conservation Commission into the discussion.

106 Vice-Chair Brown noted 7.4.7 needs work and suggested possibly a subcommittee. "It is
107 beyond the bandwidth of the Planning Board to craft this." Vice-Chair Brown asked if
108 anyone wants to take this on and reach out to Mr. Sharples? Mr. Steckler recommended
109 if the Town has a professional, licensed forester to consult with, otherwise he could
110 reach out to some of his colleagues.

111 **2. High Intensity Soil Survey (HISS)**

112 Chair Plumer reviewed Mr. Sharples' May 30, 2019 Memorandum concerning High
113 Intensity Soil Survey (HISS) provision.

114 Vice-Chair Brown noted the purpose of revising the regulation is to be consistent with
115 the State language.

116 Ms. Martel questioned whether Mr. Sharples was recommending removing HISS
117 altogether? In the event there was no Alteration of Terrain (AoT) permit, there would be
118 no survey done at all.

119 Mr. Steckler recommended if the soil identification information is the same information to
120 make sure it is brought to the Planning Board as well as the State and not skip us.

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

122 **Field Modifications**

123 **Announcements**

124 **7. CHAIRPERSON'S ITEMS**

125 Chair Plumer indicated a vacancy was open on the Historic Commission if someone
126 would be interested in serving.

127 **Next Meeting: June 27, 2019**

128 **8. PLANNING BOARD REPRESENTATIVES REPORT ON "OTHER**
129 **COMMITTEE" ACTIVITY**

130

131 **9. ADJOURN**

132 *Chair Plumer motioned to adjourn the meeting. Vice-Chair. Brown seconded the*
133 *motion, with all in favor, the motion passed unanimously.*

134 *Chair Plumer adjourned the meeting at 9:00 PM.*

135 Respectfully submitted,

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138

139 Daniel Hoijer

140 Recording Secretary

141 *Via Exeter TV*