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**TOWN OF EXETER  
PLANNING BOARD  
APPROVED MINUTES  
JUNE 27, 2019**

1. **CALL TO ORDER:** Session was called to order at 7:12 pm by Chair Plumer.

2. **INTRODUCTIONS**

**Members Present:** Chair Langdon Plumer, Pete Cameron, Clerk, John Grueter, Marcia Moreno-Baez, Alternate, Jennifer Martel, Alternate, Pete Steckler, Alternate

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

Chair Plumer indicated that Alternates, Pete Steckler, Jennifer Martel and Marcia Moreno-Baez would be active.

3. **APPROVAL OF MINUTES**

**May 23, 2019 - Tabled**

**June 13, 2019**

*Mr. Grueter motioned to approve the June 13, 2019 minutes as corrected. Mr. Steckler seconded the motion, with all in favor, the motion passed unanimously.*

4. **NEW BUSINESS**

**HEARINGS:**

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

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

**Tax Map Parcel #100-04**

**Case #19-02**

Chair Plumer indicated by letter of Christopher Davis dated June 17, 2019 VWI Towers requested a continuance to the August 22, 2019 meeting.

*Mr. Cameron motioned to continue VWI Towers LLC, Case #19-02 to August 22, 2019. Mr. Grueter seconded the motion, with all in favor, the motion passed unanimously.*

Mr. Cameron questioned the timetable. Mr. Sharples advised he understood the applicant was wants to find a user for the tower before moving ahead and if the

42 application is not moving forward it will be withdrawn. The applicant got a Special  
43 Exception, however had deficient noticing.

44  
45 **Application of Sparkle Street Realty LLC for a site plan review for the proposed**  
46 **construction of a 3,458 square foot dental office, parking and associated site**  
47 **improvements on the property located at 1 Wayside Drive**  
48 **NP-Neighborhood Professional zoning district**  
49 **Tax Map Parcel #86-1**  
50 **Case #19-06**

51  
52 ***Mr. Cameron motioned to open case #86-1. Mr. Grueter seconded the motion, with***  
53 ***all in favor, the motion passed unanimously.***

54  
55 Mr. Sharples noted the application is for site plan review for a 3,458 SF. dental office,  
56 parking and associated site improvements on 1 Wayside Drive. The applicant met with  
57 Technical Review Committee (TRC) on May 23, 2019, a copy of their comment letter is  
58 included. The plans and documents were reviewed by Underwood Engineers and copy  
59 of their comments were received yesterday. The applicant has responded to TRC  
60 comments and supplied elevations and parking need layout, patient-staff breakdown and  
61 a colored rendering of the building. After discussion of concerns tonight, the plans will  
62 be revised with all comments. Mr. Sharples recommended scheduling a site walk and  
63 tabling to the July 25, 2019 meeting.

64  
65 Mr. Sharples indicated the applicant is requesting two waivers as outlined in their May  
66 14, 2019 waiver request letter (copy included) for grading within five feet of property line  
67 and high intensity soils survey (HISS).

68  
69 Jason Hill presented this is a use permitted in the NP District, a half-acre development  
70 with ¼-acre of disturbed earth work. They are looking to build ASAP. Mr. Hill indicated  
71 there won't be much difference in the aesthetics of site. There is a vacant parcel and  
72 two residential lots abutting the property.

73  
74 Mr. Hill indicated the driveway will be full access with two-way parking lot of 24 spaces.  
75 A dense landscape buffer will be provided to the North. Mr. Hill noted the footprint size  
76 could not be reduced without impacting business. They are minimizing impervious area,  
77 have a rolling dumpster and trash enclosure. The site is in the most efficient and  
78 compliant location.

79  
80 Mr. Hill noted the HISS waiver is requested. Drainage and infiltration were testing using  
81 real data on that.

82  
83 Mr. Hill noted a low traffic generation, less than one trip generation every five minutes.

84  
85 Lighting would be standard LED lighting package with poles moved away from right-of-  
86 way.

87

88 Ted Jusczyk of TF Moran indicated the design was inspired by a traditional New  
89 England barn with a pitch roof and natural cladding throughout. Landscape screening  
90 intended to block view from residential areas. The sign would be on the Hampton Road  
91 side.

92  
93 Mr. Cameron asked the peak height. Ms. Martel noted it looked to be 33 FT.

94  
95 Mr. Jusczyk noted there will be attic storage upstairs.

96  
97 Mr. Grueter noted there will be 8 patient rooms and asked if the 15 employees would be  
98 there the whole time? Dr. Dibona noted it would fluctuate day to day. Appointments are  
99 staggered.

100  
101 Mr. Grueter asked how the dumpster would be accessed for dumping? Mr. Jusczyk  
102 explained there was a custom enclosure screened from abutters.

103  
104 Chair Plumer asked about snow removal and whether bushes would survive storms.  
105 Mr. Hill noted there were small snow storage zones throughout with one being drainage  
106 area.

107  
108 Ms. Martel noted there were two landscape plans and asked which one was right? Mr.  
109 Hill indicated the stand alone is in response to the TRC comments and review.

110  
111 Ms. Martel noted there are large trees on site being removed for parking and asked if  
112 there were other configurations considered to keep those trees? Mr. Hill indicated there  
113 would be paving all along the back of the building. It would be a liability to customers, so  
114 unfortunately no.

115  
116 Ms. Martel asked if the plan could include a few more canopy trees along the side street  
117 and Hampton Road. Mr. Jusczyk stated he did not want to remove the large trees and is  
118 happy to add more.

119  
120 Mr. Steckler asked about the five-foot grading within property line waiver and whether  
121 there was an actual abutter. Mr. Hill indicated that was correct, it is a public right-of-way.  
122 Mr. Steckler noted there was no individual to challenge and asked if the applicant had  
123 approval from abutter across the street to grade? - no.

124  
125 Mr. Steckler noted snow and ice fall from metal roof could be dangerous and asked what  
126 the stormwater management plan was. Mr. Hill noted there would be a drip edge on  
127 both edges of building to a catch basin and closed drainage system, an underground  
128 leaching system and shallow infiltration basin. Mr. Steckler asked what storm was the  
129 data based on? Mr. Hill indicated the Town's required system, most 100-year storms.

130  
131 Mr. Steckler asked about toxic waste and whether there was a system to capture toxic  
132 waste. Dr. Dibona noted any suction system has filters to capture mercury and are  
133 routinely maintained so won't go into water.

134

135 Mr. Grueter asked if underground parking drainage has been done before? Mr.  
136 Sharples noted Unitil had just done. Mr. Hill added there were different pre-treatment  
137 restrictions.

138  
139 Mr. Grueter asked about the minimized depth of parking spots? Mr. Hill noted the drive  
140 was 22 FT. wide and each stall was 18 FT. deep.

141  
142 Mr. Sharples asked about the TRC comments. Mr. Hill noted there was a minor  
143 modification to align the handicapped stalls with drive aisle.

144  
145 Mr. Grueter asked about parking on Wayside. Mr. Sharples noted there were no issues  
146 or signage.

147  
148 Mrs. Moreno-Baez asked the reason for increased parking. Mr. Hill indicated it was due  
149 to amount of staff.

150  
151 Mr. Cameron asked about the number of cars. Mr. Hill indicated it will generate some  
152 traffic. Closing time is not coincident with peak hour when the road is busiest. 7 AM-  
153 9AM and 4 PM to 6 PM, only one car during those times, not noticeable. Mr. Cameron  
154 noted there would be 15 more cars from staff. Mr. Jusczyk noted staff do not leave all at  
155 one time. Mr. Hill noted ITE incorporates all usage which is included in report. Based  
156 on that use will see one new trip every five minutes. Dr. Dibona added there is  
157 staggered start times for employees. They don't all need to be there at the same time.  
158 Mr. Hill added half of traffic movement will be right turns.

159  
160 Ms. Martel noted it looks like snow would fall right where people need to get to cars. Mr.  
161 Jusczyk responded the snow guards would act like a shelf, to hold until it melts. Drip  
162 edges were discussed but not in plans yet.

163  
164 Chair Plumer asked if the sidewalk would come right up to the building? – yes.

165  
166 Ms. Martel asked about spillover to East property. Mr. Hill noted it was currently being  
167 reviewed.

168  
169 Ms. Martel asked if fixtures were detailed? – not yet.

170  
171 Chair Plumer opened the hearing to the public at 8:00 PM for comments and questions.

172  
173 Charlie Lombardi of 2 Wayside Drive noted he lived across the street from the property  
174 and there was no buffer from his property and would like to see evergreens or something  
175 to limit light-exposure at night. Drainage is another concern. Mr. Lombardi stated he is  
176 concerned everything going to the street by their house and wants to protect his property  
177 and wondered if the entrance could go somewhere else and asked about the hours of  
178 business.

179  
180 Dr. Dibona noted the business would be open from 7 AM to 7 PM.

181

182 Mr. Lombardi would like to see a copy of the traffic study and does not believe it will be  
183 more severe than it sounds and is concerned about headlights from cars directed to his  
184 house when cars leave.

185  
186 Mr. Sharples advised lighting needs to be dark sky compliant, which means you will not  
187 see filament.

188  
189 Mr. Lombardi asked if the roof had to be metal and is concerned about the noise when it  
190 rains. Mr. Lombardi indicated he would advocate for the project otherwise.

191  
192 Mr. Hill explained the screening will be in the updated landscape plan. The frontage will  
193 be planted with 11 arborvitae at about 10 FT and some other bushes. Mr. Jusczyk  
194 asked if the full height was on the renderings. Mr. Hill offered to change shrubbery to be  
195 opaquer and further explained the grade will be higher than the headlights. The  
196 driveway could be angled to get lights away from bedrooms. There has been no runoff  
197 to date from the site and any runoff would be controlled.

198  
199 Mr. Lombardi asked about using the existing driveway cut easement. Mr. Hill noted  
200 there would need to be a lot of other improvements and factors. The other location is  
201 safe and valid, would put more traffic on highway.

202  
203 Mr. Sharples noted he did not want a curb cut on Hampton Road. The Board can't  
204 require the applicant to use someone else's property. This exit is safer.

205  
206 Mr. Lombardi questioned whether any zoning relief would be required? – no.

207  
208 Tony Scudieri stated he was an abutter at 3 Wayside Drive and had concerns as well  
209 about landscape buffers and bedrooms on that end. Mr. Jusczyk noted that would be  
210 fully screened from the new structure. Landscaping would be softer than a fence and  
211 better for sound.

212  
213 Chair Plumer noted there will be a site walk scheduled.

214  
215 Chair Plumer closed the hearing to the public at 8:25 PM.

216  
217 Ms. Martel asked about the bus stop at the intersection. There should be a safer place  
218 for them to stand. Dr. Dibona indicated two patients arrive at 7 AM.

219  
220 Mr. Steckler asked if the property were sold and the next person cuts the screening  
221 down? Mr. Sharples indicated it is a proposed condition of approval which states will be  
222 ongoing. Landscaping can be reestablished so long as the site plan remains valid. If the  
223 use changes then it will no longer be valid.

224  
225 Mr. Steckler asked with the high-water table if it would be appropriate to waive HISS.  
226 Mr. Sharples noted they would be using test pits. Mr. Hill indicated they want to make  
227 sure there is no ground water issue, test bedding soils; check areas to make sure dry.  
228 HISS would not benefit.

229  
230 **Chair Plumer scheduled the site walk for July 11<sup>th</sup> at 5:30 PM.** Chair Plumer asked  
231 the curb cut to be staked out where it will be located.

232  
233 ***Mr. Grueter motioned to continue the hearing until July 29<sup>th</sup> at 7:00 PM. Mr.***  
234 ***Cameron seconded the motion, with all in favor, the motion passed unanimously.***  
235

## 236 **5. Master Plan Discussion**

237 Mr. Grueter indicated the next meeting would be on July 12<sup>th</sup> at 8:00 AM.

238 Mr. Sharples noted the HISS memorandum had some confusion. It was put in memo  
239 that I did not want replacement. Will put together some draft language for questions and  
240 situations where something other than HISS is required. There may be a threshold  
241 where test pits are adequate. As long as we get enough of the information that we need  
242 and are consistent with everyone.

243 Mr. Steckler noted concerns with understanding runoff. Mr. Sharples will schedule a  
244 short presentation at the July 25<sup>th</sup> meeting.

245 Mr. Sharples would like to have a 15-minute presentation on diverse housing with Q&A.

## 246 **5. TOWN PLANNER'S ITEMS**

### 247 **Field Modifications**

248 Mr. Sharples noted 16 Hampton Road was approved. There were eight deciduous  
249 dogwood trees surrounding the sign on the plan and substituted 5-19 lower shrubbery  
250 and spread three among frontage.

### 251 **Announcements**

252 Mr. Sharples indicated a sub-committee was loosely formed.

253 ***Mr. Grueter nominated Jennifer Martel, Gwen English, Marcia Moreno-Baez and***  
254 ***Pete Steckler to serve on a Planning Board subcommittee to research Significant***  
255 ***Tree. Mr. Cameron seconded the motion, with all in favor, the motion passed***  
256 ***unanimously.***

## 257 **6. CHAIRPERSON'S ITEMS**

258 Mr. Sharples advised the last meeting the Board talked about non-public which was not  
259 what they were having. A non-meeting does include consultation with Town counsel.  
260 Non-public is different - where minutes are needed.

### 261 **Next Meeting:**

## 262 **7. PLANNING BOARD REPRESENTATIVES REPORT ON "OTHER** 263 **COMMITTEE" ACTIVITY**

## 264 265 **8. ADJOURN**

266 ***Mr. Cameron motioned to adjourn the meeting. Mr. Grueter seconded the motion,***  
267 ***with all in favor, the motion passed unanimously.***

268 ***Chair Plumer adjourned the meeting at 9:05 PM.***

269 Respectfully submitted,

270

271

272

273 Daniel Hoijer

274 Recording Secretary

275 *Via Exeter TV*