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

1. **CALL TO ORDER:** Session was called to order at 7:01 pm by Chair Plumer.

2. **INTRODUCTIONS**

Members Present: Chair Langdon Plumer, Niko Papakonstantis, Select Board Representative, Pete Cameron, Clerk, John Grueter, Gwen English, Jennifer Martel, Alternate and Nick Gray, Alternate

Staff Present: Dave Sharples, Town Planner

Chair Plumer indicated that Alternates Jennifer Martel and Nick Gray would be active.

3. **APPROVAL OF MINUTES**

May 23, 2019 - Tabled

June 27, 2019

Mr. Grueter motioned to approve the June 27, 2019 minutes as amended. Mr. Cameron seconded the motion. Ms. English, Mr. Gray and Mr. Papakonstantis abstained. Approved: 4-0-3.

4. **NEW BUSINESS**

HEARINGS:

The application of Linden Woods LLC for a Wetlands Conditional Use Permit and site plan amendment for the proposed construction of a gravity sewer connection to serve the previously approved open space condominium development currently under construction on the property located at 98 Linden Street

The proposed location of the sewer main will create a temporary impact of 3,200 SF within the wetland buffer of a poorly drained wetland R-2, Single Family Residential zoning district
Tax Map Parcel #104-71
Case #19-08

Mr. Cameron motioned to open case #19-08. Mr. Grueter seconded the motion, with all in favor, the motion passed unanimously.

Mr. Sharples advised the TRC did not review the application. The project was part of a previously approved plan. Proposed sewer plan modifications were reviewed. Work on

42 the sewer is mostly completed. A site walk was performed with the Conservation
43 Commission who voted to recommend denial of the Wetland CUP due to the lack of
44 sufficient demonstrated need. Copy of Conservation Commission Memorandum dated
45 July 11, 2019 to the Planning Board provided.

46
47 Jonathan Ring, PE of Jones and Beach Engineers, Inc. presented the wetlands will not
48 be impacted by the sewer line. There is 3,200 SF of impact to the wetland buffer. The
49 condominium is 16 units of an eight-duplex development. The road into the
50 development will always be private. The applicant attempted to get an easement to use
51 the gravity sewer. The proposed modifications have been reviewed by the Assistant
52 Town Engineer. Four buildings are underway now which end at Patricia Avenue
53 (sewer). This is a private system with no concern about pump stations. Attempted to
54 negotiate with abutter a year ago to use gravity.

- 55
56 1) Gravity sewer is permitted in district;
57 2) Use can't be carried out outside district. Need for gravity requires this location;
58 3) Impacted has been evaluated and is not detrimental to value of wetland, disturbed
59 buffer will be revegetated;
60 4) Best location to minimize detrimental impact;
61 5) Landowner agree to restore site and revegetate buffer;
62 6) No hazard to safety or health;
63 7) All requirement permits obtained, have sewer permit amended.

64
65 Bradford Jones, Vice President of Jones & Beach Engineers, Inc. presented gravity is a
66 lot better option to the Town. Underwood Engineering (UEI) has done several reviews.
67 A small section of Patricia Ave has not been connected yet. Ideal to have sewer under
68 roadway. Separation from water needed as well. Currently the road is a gravel
69 roadway, will go back and connect that portion and pave.

70
71 Mr. Ring noted there was never a roadway connection through Cyprus Road. It is a
72 private road maintained by Homeowners Association.

73
74 Jim Gove indicated he did a site walk. There is an isolated wetland development on two
75 sides of it. There will be development to the Northwest; undeveloped to the West and
76 South. Poorly drained wetland in sandy area. Groundwater recharge and discharge
77 with expect to have recharge not discharge. Very small, minimal water there. No pool
78 habitat. Some utilization by birds, etc. Nutrient attenuation in area. As long as buffer is
79 restored, don't see much loss in functions. Does not suggest planting Hemlock.
80 Suggest tree planting restoration with Pine, Maple, Beach or Red Oak; ten-foot on
81 center; 18" tall or taller. Should be sufficient moisture there.

82
83 Mr. Cameron asked if ever dry or always have water? Mr. Gove noted it was very
84 disturbed where construction occurred. Wetland edge is dry and moist with depth.
85 Clear where poorly drained soils are. Water tables of 15-20" down. Still ponded at area
86 of bend. Good to restore topography to what it was. Would eliminate ponding.

87

88 Chair Plumer asked for clarification that he was speaking of buffer area for restoration?
89 Mr. Gove responded yes. Expectation to restore and reevaluate functions and values.
90

91 Ms. English noted when looking for vernal pools it is a Springtime process and asked to
92 speak to that a bit. Mr. Gove noted there were none found in 2017. For pool to stay wet
93 enough for tadpoles to mature need about 12"-18" for 2-4 months. Seems like 6" deep
94 upon analysis.
95

96 Mr. Sharples asked about proposed test pits to estimate seasonal high-water table
97 estimations. Mr. Gove noted three holes outside at 15" seasonal depth.
98

99 Mr. Ring advised they are willing to plant four each of tree species, most in the North
100 side. The entire area will be seeded.
101

102 Mr. Grueter asked if he knew what the topography was before? Mr. Gove noted he
103 could see from surrounding area and could do an elevation chart.
104

105 Mr. Gray noted Conservation indicated a lack of information for criteria 3 and 9. #3
106 states that it needs to be evaluated. Mr. Gray asked what was missing? Mr. Gove
107 indicated it was not supplied at the time. Not a particularly sensitive wetland. Provides
108 groundwater recharge. If had evaluation in front of them probably would've been
109 sufficient in his opinion.
110

111 Ms. English stated the plans seem incomplete, yet the project is almost complete. If
112 Conservation needed more information, then should go back to them. Ms. English noted
113 she didn't wish to go further with it. If force main is only alternative, then that's what we
114 have.
115

116 Chair Plumer noted it would be a good development and design if done in the proper
117 order.
118

119 Mr. Ring responded the prevue of the Planning Board is overall planning. If it could have
120 gone through abutting property it would have. Chair Plumer added there was also a
121 change of ownership with the abutting property.
122

123 Ms. Martel asked about the potential for a public right of way? Mr. Ring advised they
124 need to get to Pontiac Ave. UEI and DPW wanted to know where logical location for
125 sewer line would be.
126

127 Mr. Sharples added if the extension was made it would be built to Town standards and
128 become future Town road.
129

130 Ms. Martel noted the appropriate species selection of very small deciduous and
131 encourages larger trees maybe 1" caliper and asked what the seed mix would be.
132

133 Mr. Ring noted it was intended to be the same used on Cyprus.
134

135 Mr. Gray noted the impact on the buffer is minimal. Could have extended line to go
136 around and avoid buffer altogether. Mr. Ring responded DPW wanted under the road if
137 there was to be one there.

138
139 Chair Plumer opened the hearing to the public for comments and questions at 8:06 PM.

140
141 Mark Storey asked how construction was inspected? Sewer was going through opposite
142 direction?

143
144 Brad Richards noted it was inspected by UEI.

145
146 Chair Plumer noted UEI and DPW are aware.

147
148 Mr. Ring added it was redesigned later and approved by DPW.

149
150 Mr. Sharples added DPW did not supercede. The process utilizes third-party review.
151 UEI was out there with them and familiar with it. Not how this is usually done.

152
153 Kris (inaudible) asked what is under those trees now? Does revegetated mean grass
154 seed? Timetable? Mr. G noted it is roughly graded, no topsoil now. Will be regraded,
155 loamed, seeded with wild mix and trees. Could be done in two weeks.

156
157 Chair Plumer closed the hearing to the public at 8:22 PM.

158
159 Ms. English noted she did not see wetland buffer marked on plan. Mr. Ring indicated
160 the buffer is dashed on plans.

161
162 Mr. Gray noted the order of events is not correct but would be in favor. Recommend
163 developing set of instructions for restoration as a condition.

164
165 Mr. Papakonstantis indicated the desire would have been for Conservation to have all
166 the information we have. To delay this is not in the Town's best interest. Agree with Mr.
167 Gray but lessons have to be learned how to move forward with proper protocol.

168
169 Mr. Cameron noted he would have liked to have seen Conservation's minutes to see
170 how they arrived at their decision.

171
172 Mr. Gray recommended having the revegetation plan in writing and attach as a
173 condition.

174
175 Ms. Martel proposed to remove reference to cul-de-sac 104-71.

176
177 Mr. Sharples read out loud the conditions of approval.

178
179 {insert conditions}

180
181 Ms. English asked about restoring topography. 12"-15" taller than what is.

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Mr. Gray motioned that the request of Linden Woods LLC (PB Case #19-08 for an amendment to Site Plan approval be approved with the aforesaid conditions. Mr. Cameron seconded the motion. Voting: Ms. English and Chair Plumer – nay; Mr. Papakonstantis, Ms. Martel, Mr. Cameron, Mr. Grueter and Mr. Gray – aye. Approved 5-2-0. So moved.

Mr. Gray motioned after reviewing the criteria for a Wetlands Conditional Use permit that the request of Linden Woods, LLC (PB Case #19-08) for a Conditional Use Permit be approved with the aforesaid conditions. Mr. Grueter seconded the motion. Voting: Ms. English and Chair Plumer – nay; Mr. Papakonstantis, Ms. Martel, Mr. Cameron, Mr. Grueter and Mr. Gray – aye. Approved 5-2-0. So moved.

5. TOWN PLANNER’S ITEMS

Field Modifications

Mr. Sharples recommended an early start for the next meeting, at 6:30 PM and to do the MTAG update first. There will be another public info session, this is a midway update.

Announcements

6. CHAIRPERSON’S ITEMS

Next Meeting: July 25, 2019 at 6:30 PM.

7. PLANNING BOARD REPRESENTATIVES REPORT ON “OTHER COMMITTEE” ACTIVITY

8. ADJOURN

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

Chair Plumer adjourned the meeting at 8:56 PM.

Respectfully submitted,

Daniel Hoijer
Recording Secretary
Via Exeter TV