

1 **TOWN OF EXETER**  
2 **PLANNING BOARD**  
3 **SEPTEMBER 12, 2019**  
4 **DRAFT MINUTES**

5 **I. PRELIMINARIES:**  
6

7 **BOARD MEMBERS PRESENT:** Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete Cameron, Clerk,  
8 Niko Papakonstantis, Select Board Representative, Gwen English, John Grueter, Robin Tyner, Alternate,  
9 Pete Steckler, Alternate, Jennifer Martel, Alternate and Nick Gray, Alternate  
10

11 **STAFF PRESENT:** Town Planner Dave Sharples  
12

13 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 6:59 PM.  
14

15 Chair Plumer designated Alternate Nick Gray as active for this meeting.  
16

17 **III. OLD BUSINESS**  
18

19 **APPROVAL OF MINUTES** – August 22, 2019  
20

21 *Mr. Cameron moved to table review of the August 22, 2019 to the September 26, 2019 Planning Board*  
22 *meeting. Selectman Papakonstantis seconded the motion, with all in favor, so moved.*  
23

24 **CIP REVIEW**  
25

26 Chair Plumer noted CIP packets are available.  
27

28 **IV. NEW BUSINESS**  
29

30 **PUBLIC HEARINGS**

31 **The application of Brian Griset for design review of a proposed minor subdivision of an**  
32 **existing 23.6-acre parcel off Tamarind Lane and Cullen Way; and a proposed 16-unit open**  
33 **space development off Tamarind Lane.**

34 **R-1, Low Density Residential Zoning District**

35 **Tax Map Parcel #96-15**

36 **Case #19-11**  
37

38 Chair Plumer indicated PB Case #96-15 will be rescheduled to September 26, 2019.  
39

40 **The continued public hearing on the application of Harbor Street Limited Partnership for**  
41 **design review of a proposed ten (10) lot subdivision and associated site improvements on a**  
42 **4.92-acre parcel located on Brentwood (Ellison property).**  
43 **R-2, Single Family Residential Zoning District**  
44 **Tax Map Parcel #63-93**  
45 **Case #19-10**

46  
47 Chair Plumber read the public hearing notice out loud.

48 John Krebs on behalf of the applicant presented the plan from the previous meeting and noted concerns  
49 which were the inadequate right of way widths, density although it complies with zoning, the Town road  
50 being too close to houses and the thru road. Mr. Krebs contends there should be no wetland impact  
51 because the wetland is manmade and reminded this was a conceptual design so the lot lines may  
52 change.

53 Mr. Krebs indicated the applicant could seek relief from the ZBA and if not, come back to the Planning  
54 Board. One lot is under agreement for sale.

55 Chair Plumer asked about the common driveway?

56 Mr. Krebs noted one comes in and splits up. There are three total driveways.

57 Mr. Steckler asked about the relief process?

58 Mr. Krebs indicated many of the lots don't have enough frontage (one does). Would need waivers but  
59 believes this would solve a lot of problems.

60 Chair Plumer advised the Planning Board typically does a Site Walk for these.

61 Mr. Krebs stated he has reached out to the abutter and is trying to reach out to most. Would like to  
62 hear other issues before the ZBA meeting.

63 Mr. Sharples explained if the applicant got a variance for this five plus acres, houses could be moved  
64 around with an open space design, reduce lot sizes and be more creative.

65 Mr. Grueter asked about Lot #9.

66 Mr. Krebs indicated it was under agreement. The right-of-way could be brought over but is not keen on  
67 doing that. Vice-Chair Brown asked if the applicant considered a private road? Mr. Krebs noted shared  
68 driveways are done all the time and did not believe it makes sense to build a road for two more lots.

69 Vice-Chair Brown proposed a cul-de-sac might bring homes toward the middle creating more of a buffer  
70 from abutters. Mr. Krebs noted it would impact abutters either way.

71 Mr. Steckler noted it was a very large wetland to be manmade and asked what the justification for  
72 seeing it that way was? Mr. Krebs indicated historical knowledge, opinion of their wetland's scientist.  
73 Affects Lot #1 and would require a CUP.

74 Chair Plumer opened the hearing to the public for comments and questions at 7:22 PM.

75 **Jim Allen – Brentwood Road**

76 Mr. Allen expressed concerns with the buffers and drainage. Mr. Allen noted the State of NH does not  
77 differ between wetlands whether or not they are manmade. Mr. Allen asked why the 100' setback is a  
78 rule?

79 Vice-Chair Brown explained the zoning regulations and process with Planning Board and criteria to be  
80 considered for going before the ZBA which are not taken lightly.

81 **Dan Hummel**

82 54 Columbus Avenue

83

84 Mr. Hummel asked how wide the driveway needs to be?

85 Mr. Sharples explained the regulations require 50' for right of way and what a right-of-way is. The  
86 driveway is up to the Owner. Mr. Krebs indicated 12' wide.

87 Mr. Hummel questioned whether a letter was received by the Board about the wetland?

88 Mr. Hummel explained the water doesn't stay on this parcel because the slope and runoff of the water  
89 drain it onto abutting properties.

90 Doug Eastman stated he was told there could never be a basement on that property. After a Site Walk  
91 with the developer it may become a different proposal. A property owner, Bruce White stated that he  
92 never received notification.

93 Mr. Sharples indicated he is not listed as an owner and may be a relative. Property owners of record  
94 were notified and return receipts are being returned to the PB by the post office and there is a record of  
95 return receipts kept.

96 Mr. Hummel expressed concerns about vernal pools not being identified due to the time of year and  
97 requested surveying during multiple seasons.

98 Mr. Sharples reminded this is a conceptual design review and needs to be repeated in the formal  
99 application.

100 **Lisa Reynolds - 6 Brentwood Road**

101

102 Ms. Reynolds expressed concerns about drainage and showed photos of runoff prior to her property  
103 improvements.

104 **John Lefrank**

105 Spruce Street

106

107 Mr. Lefrank expressed concerns with drainage and stated he prefers the new design concept to the  
108 original.

109

110 Mr. Krebs explained the plan hinges on the ZBA granting relief.

111

112 Mr. Hummel indicated the private owners have reached out to the owner and are willing to match the  
113 price and any other options that are available.

114

115 Vice-Chair Brown reminded one of the lots is under contract and not available to market.

116

117 Mr. Krebs indicated the applicant has not wish to continue the design review process at this time and  
118 will apply after seeking relief from the ZBA.

119

120 *Vice-Chair Brown moved that the request of Harbor Street Planning Board Case #19-10 design review*  
121 *phase be concluded. Selectman Papakonstantis seconded the motion, with all in favor, so moved.*

## 122 **V. OTHER BUSINESS**

### 123 **Professional Resource Development**

#### 124 **Bond Release Request**

#### 125 **16 Hampton Road**

#### 126 **PB Case #18-03**

127

128 Mr. Sharples provided a Memorandum from Jen Mates recommending that the \$19,000 bond be  
129 released.

130 *Mr. Cameron motioned to release the \$19,000 bond for Professional Resource Development,*  
131 *PB Case #18-03. Ms. English seconded the motion, with all in favor, so moved.*

### 132 **Resignation of Marcia Moreno-Baez**

133 Mr. Sharples provided a copy of Ms. Moreno-Baez's resignation letter.

134 Chair Plumer noted that she has moved.

### 135 **Master Plan Discussion**

#### 136 **7.4.7 Amendment (Trees)**

137 Chair Plumer indicated the Committee met and came back with a report.

138 Ms. Martel opined that it seemed like the Planning Board was waiving this too frequently. 20" seems a  
139 reasonable caliper measurement to define significant trees. Survey requirements only for trees that will  
140 be cut down.

141 Mr. Grueter asked about waiver requests. Ms. Martel indicated this should lead to less waiver requests  
142 because there is less work to do.

143 Ms. Martel indicated they can require a natural resource inventory.

144 Chair Plumer explained the process must go through two public hearings.

145 Vice-Chair Brown asked what the breast measurement height would be – 4.5.'

146 Ms. Tyner asked why 16” was changed to 20?” Ms. Martel explained that 16” is a common tree  
147 diameter rather than significant. Mr. Steckler noted he spoke with county foresters and all start at 20.”

148 Mr. Cameron asked if the breast measurement height was defined anywhere? Mr. Sharples indicated it  
149 is not in the regulations but by the meaning of the words.

150 **Mr. Grueter motioned to hold a public hearing on the proposed revisions to 7.4.7 as proposed by the**  
151 **sub-committee. Selectman Papakonstantis seconded the motion, with all in favor, so moved.**

152 Mr. Sharples will do the public notice and put on the agenda where available and noted should have  
153 more than one reading.

154 Ms. Martel noted she has a request that the Board have the subcommittee reconvene to look at two  
155 more issues: 1) the language through the regulations, making those more consistent; and 2) want to  
156 provide information to developers ahead of time concerning suitable replacement.

157 Mr. Sharples did not recommend this. Selectman Papakonstantis, Vice-Chair Brown and Chair Plumer  
158 noted they have had developers go in and cut trees before coming to the Planning Board.

159 Mr. Sharples explained they would still need to file an Intent to Cut which does not need to come before  
160 Planning Board and thus does not require them to do a survey. Bare that challenge in mind when you  
161 consider getting too strict with regulations. In NH, you can only do what legislature allows you to do.  
162 There is no enabling legislation that restricts the timber cutting process that we can use.

163 Vice-Chair Brown asked if it could be made more of an architectural guideline than a regulation? Mr.  
164 Sharples indicated certain communities have had success with that. It can be based off parking spot  
165 quantities.

166 Chair Plumer noted he will appoint a committee to continue.

167 **VI. TOWN PLANNER’S ITEMS**

168 **Field Modifications**

169 **Announcements**

170 **VII. CHAIRPERSON’S ITEMS**

171 **VIII. PB REPRESENTATIVE’S REPORT ON “OTHER COMMITTEE ACTIVITY”**

172

173 **IX. ADJOURN**

174 The next meeting will be on: September 26, 2019

175 ***Mr. Cameron moved to adjourn at 8:24 PM. Selectman Papakonstantis seconded the motion, with all***  
176 ***in favor, the motion passed unanimously.***

177 Respectfully submitted,

178

179

180 Daniel Hoijer,

181 Recording Secretary