

**TOWN OF EXETER
PLANNING BOARD
OCTOBER 10, 2019
DRAFT MINUTES**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT: Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete Cameron, Clerk, Niko Papakonstantis, Select Board Representative, Pete Steckler, Alternate, Jennifer Martel, Alternate and Robin Tyner, Alternate

STAFF PRESENT: Town Planner Dave Sharples

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7 PM.

Chair Plumer indicated that Alternates, Pete Steckler, Jennifer Martel and Robin Tyner would be active tonight.

III. OLD BUSINESS

APPROVAL OF MINUTES – September 26, 2019

Edits were proposed, discussed and agreed upon.

Mr. Cameron motioned to approve the minutes of September 26, 2019 as amended. Mr. Papakonstantis seconded the motion, with six voting in favor and one abstention, the motion passed.

IV. NEW BUSINESS

PUBLIC HEARINGS

- 1. A request by Gateway at Exeter, LLC for a design review of a proposal to consolidate and Re-subdivide Tax Map Parcels #47-6 and #47-7 Situated on Epping Road, into three lots; and A proposal to construct a mixed-use development on the two newly created parcels with frontage on Epping Road. The proposed development will include three (3) multi-family residential buildings consisting of 224 units, a 40,000 square foot mixed use building and associated site improvements. C-3 Epping Road Highway Commercial zoning district Case #19-12**

Chair Plumer read the public hearing notice out loud.

42 Jim Petropulos, PE of Hayner/Swanson, Inc. presented the design review proposal on behalf of Gateway
43 at Exeter, LLC. Mr. Petropulos indicated Tom Monahan and Matt are present with him. This is for a
44 non-binding discussion concerning the 60-acre site formerly known as the King Property. There are two
45 lots on the property. One is very small (less than 1/3 acre). Immediate abutters are highway,
46 conservation land, and commercial businesses. There is 600 feet of frontage. The entire boundary has
47 been surveyed. Believe it was forested in 2014. The wetlands have been flagged and mapped. There
48 are several wetland areas and vernal pools. Have seen several development proposals before. This
49 team presented a similar plan before. There were questions on workforce housing and variance for
50 multifamily.

51
52 The backland will remain undeveloped. 25% of units will be workforce housing rents and remain this
53 way for 30 years. There will be no more than 224 units. Construction would be mixed-use property. It
54 will be a subdivision to end up with three properties.

55
56 The 44-acre parcel in back will have a two-story building on the left by the entrance. There will be 100-
57 110 parking spots. The code allows shared parking. There will be three multi-family buildings.

58
59 The number of wetlands in frontage is a sizable impact in the area. Mr. Petropulos indicated it would be
60 up to us to prove need and come up with a mitigation effort. The proposal will go to Conservation
61 Commission next. The prospective drawing incorporates tradition look and has a lot of work to do. The
62 subdivision plan will be included, the site plan and traffic study.

63
64 Mr. Petropulos noted there are waivers that may be asked for. Will be doing an inventory of trees, HISS
65 waiver, and landscape islands. May seek relief. Anticipate challenges and will work through and provide
66 information and a traffic study.

67
68 Mr. Sharples indicated the property was before us for design review before, but it was different. If the
69 design review process ends there is a proposed motion provided.

70
71 Ms. Tyner asked where the 2.9 acres of wetlands are situated? Mr. Petropulos noted it was difficult to
72 see. There are a number of pockets throughout the 60 acres with an inconsistent pattern. 20% of the
73 site is poorly drained soils.

74
75 Ms. Tyner asked if the condition of the backlot will be permanent? Mr. Petropulos indicated it would be
76 tied to the multifamily use variance. Mr. Sharples noted the Planning Board may follow-up on condition
77 and ensure it is recorded.

78
79 Chair Plumer asked if there were two cuts onto Route 27? Mr. Petropulos explained yes, the proposal
80 anticipates drop off will be through the main entrance and exit through the other second access to
81 property. Mr. Cameron noted the traffic study must include traffic across the street as well.

82
83 Mr. Sharples noted from Continental Drive to the interchange, Irving compact area is North of that in
84 DOE jurisdiction. Want to be part of Conservation when development comes.

85

86 Ms. Tyner observed there are a lot more cars in this project than last.

87

88 Chair Plumer asked if the developer had any idea what will be available for apartments there? Mr.
89 Petropulos indicated it could not be a condominium. 158 one-bedroom studios, 68 two-bedrooms. A
90 market study was done. Would provide parking and access to back land.

91

92 Ms. Martel found the shared parking concept was interesting but noted this seems residential and does
93 not see shared parking working here. Mr. Petropulos noted he initially thought the same thing. Are
94 more one-bedrooms with more than 300 spaces a 1.55 ratio. There are another 110 commercial spots.

95

96 Mr. Steckler noted the 2.9-acre wetland fill is a very large impact. Interested in conversations with
97 wetlands bureau and EPA, etc. Mr. Petropulos said it was a point well taken. Mr. Steckler expressed
98 concerns with the wildlife connections with almost nothing to the South here. A significant issue. Ms.
99 Martel agreed they would want to see environmental impact assessments. Mr. Steckler added the
100 vernal pools assessment. Mr. Petropulos noted the vernal pool assessment has been done each spring
101 for several years by Gove Environmental Services.

102

103 Ms. Tyner asked about building four stories. Mr. Petropulos indicated there is a height limitation of 50
104 feet tied to Zoning regulations.

105

106 Chair Plumer noted there is a nice green space between the highway and buildings and asked if the
107 developer intends to keep it that way? Mr. Petropulos noted he believed this was it with wanting to
108 respect the open water area.

109

110 Chair Plumer opened the design review hearing to the public for comments and questions at 7:41 PM.

111

112 Tom Monahan stated he also owns balance of Garrison Glenn and Gourmet Gift Basket building. With
113 two lots remaining approximately 50 acres, providing access to conservation land. Want to retain
114 backland. Have no intention of developing back land. This proposal was submitted to the Zoning Board
115 of Adjustment.

116

117 Mr. Cameron observed a foot bridge to the backland is proposed. Mr. Petropulos indicated to support
118 parking the backland connects to 212 acres of Town-owned property surrounding Garrison Glenn.

119

120 Chair Plumer asked about trail systems. Mr. Petropulos noted there weren't any yet, not super steep.

121

122 Ms. Martel asked about mitigation and negotiations between applicant and state? Does the Town have
123 any say? Is there any opportunity for us to suggest mitigation?

124

125 Mr. Sharples explained it comes to the Planning Board through the Conservation Commission and can
126 connect to state. The Conservation Commission can suggest mitigation, but it will likely be involved and
127 the state rules at the end of the day wanting to keep funds where impact occurs.

128

129 Mr. Steckler explained that any ARM funds stay in the watershed. The mitigation program encourages
130 the Town to make a prime wetlands list through the Conservation Commission. Mr. Steckler noted the
131 EPA will be resistant to using undevelopable land as mitigation.

132

133 Mr. Cameron asked if the applicant had the ZBA decision? Mr. Sharples noted it would be included with
134 the formal application.

135

136 Chair Plumer noted he appreciated the concern for workforce housing. Exeter is one of the most diverse
137 towns in the state.

138

139 Chair Plumer closed the hearing to the public at 7:45 PM.

140

141 ***Ms. Martel motioned that the design review process for Gateway At Exeter, LLC (PB Case #19-12) has***
142 ***concluded and to instruct the Town Planner to notify the Applicant in writing in accordance with***
143 ***NHRSA 676:4 II(b); seconded by Mr. Steckler, with all in favor, so moved.***

144

145 **2. Proposed Amendment to Section 7.4.7 (Significant Trees) of the Board's Site Plan Review and**
146 **Subdivision Regulations (copies will be available in the Planning Office prior to the hearing).**

147

148 Mr. Sharples reviewed the proposed amendment which was discussed by the Master Plan Committee
149 before being discussed with the Planning Board. The amendment was prepared by the subcommittee
150 formed by the Planning Board on June 27, 2019, who prepared it. It is common to measure these trees
151 at breast height. Have limited the required inventory to the area of disturbance. Waivers were
152 routinely granted which caused the Board to question if the provision should remain in the regulations.
153 A motion was provided if the Board considers adopting the amendment.

154

155 Chair Plumer opened the hearing to the public for comments and questions at 7:59 PM and being none
156 closed the hearing to the public for deliberations.

157

158 ***Mr. Papakonstantis motioned to AMEND Section 7.4.7 of the Site Plan and Subdivision regulations by***
159 ***DELETING "(16 inches in diameter (caliper) or greater measured 12 inches above the ground)" and***
160 ***REPLACING with "(20-inches or greater in diameter at breast height)" and ADDING the following at***
161 ***the end of the Section: "The identification of significant trees as defined above shall be limited to the***
162 ***areas proposed for disturbance." "Significant trees proposed for removal shall be labeled as such on***
163 ***the Existing Conditions Plan and significant trees to remain shall be identified on the Site or***
164 ***Subdivision Plan." Vice-Chair Brown seconded the motion, with all in favor, the motion passed***
165 ***unanimously.***

166

167 **V. OTHER BUSINESS**

168

169 **1. Excel Construction (Freedman Realty Trust)**

170 **PB Case #18-07**

171 **Tax Map Parcel #64-50**

172 **Request for extension of conditional approval (expires 10/25/19)**

173 **173-179 Water Street**

174

175 Mr. Sharples provided the Board with a copy of a letter from Bert Freedman dated May 15, 2019
176 requesting an extension for the approvals granted last year by the board for the project at 173 Water
177 Street together with a copy of the Planning Board approval letter dated October 29, 2018 with the
178 conditions stated. The first extension would expire on 10/25/2020.

179

180 Ms. Martel asked under parking? – yes.

181

182 Mr. Steckler asked the standard protocol for the process. How far does the Planning Board go?

183

184 Mr. Sharples noted the Board would usually approve the first one depending upon whether any of the
185 regulations have changed on a case by case basis.

186

187 Vice-Chair Brown explained that legal under our discretion and authority the Planning Board could deny
188 if it sees fit. They are often granted more easily in times of economic recession.

189

190 **Mr. Cameron moved to extend the conditional approval granted to Excel Construction Management,**
191 **LLC on behalf of Freedman Realty Inc., Planning Board Case #18-07 on October 25, 2018 until October**
192 **25, 2020. Ms. Tyner seconded the motion. With all in favor, the motion passed unanimously.**

193

194 **2. Porches at Exeter**

195 **PB Case #18-10**

196 **Tax Map 72-75, 72-77**

197 **Request for extension of conditional approval (expires 10/25/19)**

198 **25-29 Franklin Street**

199

200 Mr. Sharples provided the Board with a copy of a letter from Kathleen Mahoney dated September 26,
201 2019 requesting an extension of town approvals that were granted for the construction of four
202 townhomes at 25 and 29 Franklin Street together with a copy of the conditional approval letter dated
203 October 29, 2018 to TF Moran, Inc. on behalf of the Porches at Exeter, LLC. Mr. Sharples advised the
204 developer plans to start construction next spring.

205

206 **Ms. Tyner motioned to extend the conditional approval granted to TF Moran, Inc. on behalf of the**
207 **Porches at Exeter, LLC, Planning Board Case #18-10 on October 29, 2018 until October 25, 2020. Mr.**
208 **Cameron seconded the motion, with all in favor, the motion passed unanimously.**

209

210 **3. Master Plan Discussion**

211

212 Mr. Sharples reported the Master Plan Committee is still working on form-based code to marry with the
213 grant and will meet at the end of the month.

214 Ms. Martel asked if there will be an open house? Mr. Sharples noted there has not been a desirable
215 turnout lately with only 12-15 people at the last presentation.

216 Chair Plumer noted the survey results were interesting and informative.

217 Mr. Sharples noted the next step will be to have draft regulation by the end of the month.

218 **VI. TOWN PLANNER'S ITEMS**

219 Mr. Sharples advised that Kristen Murphy asked about the fertilization requirements which had
220 "Planning Board or designee" in language and whether this is something you want to designate.

221 Chair Plumer indicated if there is a designee the Board would like to have a report.

222 Mr. Sharples indicated it would be the same scenario as with field modifications which always has the
223 option to send back to the Board. Chair Plumer noted the applicant may like seeing the Board make the
224 decision. Ms. Tyner agreed adding especially new applicants.

225 **Field Modifications**

226 **Announcements**

227 **VII. CHAIRPERSON'S ITEMS**

228 Chair Plumer indicated the Board is still looking for a Historic District replacement for Nick Gray and will
229 talk to John Grueter.

230 **VIII. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

231 *None.*

232 **IX. ADJOURN**

233 The next meeting will be October 24, 2019

234 ***Vice-Chair Brown moved to adjourn at 8:18 PM. Mr. Cameron seconded the motion, with all in favor,***
235 ***the motion passed unanimously.***

236 Respectfully submitted,

237 Daniel Hoijer,

238 Recording Secretary