

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **OCTOBER 24, 2019**
4 **APPROVED MINUTES**

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

11 **STAFF PRESENT:** Town Planner Dave Sharples
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13 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:01 PM.
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15 Chair Plumer indicated that Alternate, Pete Steckler, would be active tonight.
16

17 **III. OLD BUSINESS**
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19 **APPROVAL OF MINUTES – October 10, 2019**
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21 Edits were proposed, discussed and agreed upon.
22

23 *Mr. Cameron motioned to approve the minutes of October 10, 2019 as amended. Mr. Papakonstantis*
24 *seconded the motion, with five voting in favor and two abstentions, the motion passed.*
25

26 **IV. NEW BUSINESS**
27

28 **PUBLIC HEARINGS**

29 1. Continued public hearing on the application of VWI Towers, LLC for a site plan review for the
30 proposed construction of a wireless communications facility and associated improvements on a 31.48-
31 acre parcel located on Kingston Road (Town of Exeter landfill property)
32 R-1 Low Density Residential zoning district
33 Tax Map Parcel #100-004
34 Case #19-02
35

36 Chair Plumer noted this case has been withdrawn without prejudice.
37

38 *Vice-Chair Brown motioned to withdraw Case #19-02. Mr. Cameron seconded the motion, with all in*
39 *favor, the motion passed 7-0-0.*
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41
42

43 2. Application of I.S. Realty Trust for the proposed subdivision of an existing 5.58-acre parcel located at
44 100 Linden Street into five (5) single-family lots and associated site improvements; and a Wetlands
45 Conditional Use Permit for proposed impacts to the wetland buffer.
46 R-2 Single Family Residential zoning district
47 Tax Map Parcel #104-71
48 Case #19-13

49
50 Mr. Sharples noted he had just spoken with the representative. They are not ready to be heard and
51 wish to continue to November 21, 2019.

52
53 ***Vice-Chair Brown motioned to continue Case #19-13 to November 21, 2019 at 7:00 PM. Mr.***
54 ***Papakonstantis seconded the motion, with all in favor, the motion passed 7-0-0.***

55
56 **V. OTHER BUSINESS**

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58 **Master Plan Discussion**

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60 Mr. Sharples reported the Committee is meeting tomorrow. The first draft of the Zoning amendment
61 concerning affordable housing was sent to the Committee. Parking and height are factors to
62 development. Will go over that and send what we have to the rest of the Board tomorrow.

63
64 **VI. TOWN PLANNER'S ITEMS**

65 **Field Modifications**

66 **Announcements**

67 **VII. CHAIRPERSON'S ITEMS**

68 Mr. Sharples reported the Town Planner's role is being considered with regard to decisions on fertilizer
69 waiver requests and could be between himself or his designee for first-time applicants. Ms. Tyner noted
70 to report at some point to see how many people apply. Mr. Sharples noted he would include as an
71 agenda item each meeting and doesn't expect many waivers.

72 Ms. English indicated people who have applied before want the biology of soil to improve so they don't
73 have to apply so many products to landscape.

74 Ms. Tyner noted she doesn't want to be approving these just because they were approved before the
75 prior year. Mr. Sharples noted it would be a recurring thing for heavy-use fields.

76 Ms. Tyner noted products change every year. Mr. Sharples advised they still have to meet criteria.

77 Ms. Tyner asked how we will know if its been approved before? Mr. Sharples indicated the Board would
78 go over the plan as usual and see what they're proposing and act on it at the time using best
79 management practices.

80 Mr. Steckler noted it is a good opportunity every other year to present a management plan to see what
81 it's all about. Mr. Steckler noted he himself was a new board member and has no background or
82 exposure with fertilizer presentations and would like to see a management plan presented and also
83 there is the educational aspect to the public by their seeing it presented and that will not happen if the
84 decision is taken from the Board. Board turnover is also a consideration.

85 Mr. Sharples noted the only reoccurring one may be PEA. Even if the Town Planner is designated, it
86 would still come to the Board for further input, if needed.

87 Chair Plumer noted Mr. Sharples or designee could take care of it and include it in report of
88 announcements.

89 Ms. English noted she was comfortable with Mr. Sharples and Ms. Murphy handling it.

90 Vice-Chair Brown recommends an awareness hearing once a year with no burden to the applicant,
91 noting that he has never had an issue with Mr. Sharple's discretion.

92 Ms. Tyner would like to see the public input aspect to this especially if there are not many requests.

93 Ms. Martel asked about burdening an applicant? Vice-Chair Brown noted if you make it easier, they are
94 more apt to comply.

95 Mr. Steckler noted he was a little torn on staying up to speed on these issues.

96 Mr. Grueter noted it could be left the way it is and if it becomes a burden, then leave it up to Mr.
97 Sharples and Ms. Murphy.

98 Mr. Sharples added going to a public board meeting is intimidating for some people.

99 ***Vice-Chair Brown motioned to designate the Town Planner to provide fertilizer waivers according with***
100 ***zoning ordinances. Mr. Cameron seconded the motion. Voting were 4 in favor and 3 opposed, motion***
101 ***passed.***

102 Ms. Martel noted tomorrow there is an Arbor Day Celebration at 2 PM in front of Lincoln Street School
103 and is a great way to learn about initiatives around Town and take notice of public trees.

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

105 *None.*

106 **IX. ADJOURN**

107 The next meetings will be November 7, 2019, November 21, 2019.

108 ***John Grueter moved to adjourn at 8:01 PM. Mr. Papakonstantis seconded the motion, with all in***
109 ***favor, the motion passed unanimously.***

110 Respectfully submitted,

111 Daniel Hoijer,

112 Recording Secretary