

**TOWN OF EXETER
PLANNING BOARD
JANUARY 23, 2020
DRAFT MINUTES**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT: Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete Cameron, Clerk, Niko Papakonstantis, Select Board Representative, Gwen English, John Grueter, Kelly Bergeron, and Jen Martel, Alternate.

STAFF PRESENT:

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

III. OLD BUSINESS

APPROVAL OF MINUTES

December 12, 2019

Mr. Cameron motioned to approve the December 12, 2019 minutes as amended. Mr. Papakonstantis seconded the motion. A vote was taken, Ms. Bergeron abstained, approved 6-0-1.

January 9, 2020

Mr. Papakonstantis motioned to approve the January 9, 2020 minutes, as amended. Ms. Bergeron seconded the motion. A vote was taken, Vice-Chair Brown abstained, approved 6-0-1.

IV. NEW BUSINESS

PUBLIC HEARINGS

1. Public hearing on the proposed zoning amendments for 2020 Town Meeting warrant, if required. Copies of the full text of the proposed amendments are available in the Planning Office

Chair Plumer indicated this is the second public hearing for the proposed 2020 zoning amendments for 2020 Town Meeting warrant.

Chair Plumer noted discussion will continue on the proposal of changing MUND in Lincoln Street from 35' to 50.' Ms. Bergeron indicated the consensus of the committee was to keep 35.' Vice-Chair Brown noted this impacts more than Lincoln Street and recommends keeping 35.'

40 Andrew Rockwell expressed concerns about more traffic flow near the train and noted other
41 communities have transitioned to higher density 50' tall, 50' from boundary. This would enable higher
42 housing for the future and to reduce carbon emission by taking cars off the street.

43 Andrea Richards noted she didn't share those opinions and wants to stick with 35.' The scale is
44 important from character perspective. A lot of those goals can be met other ways. Views along the
45 tracks change a lot with 50' buildings.

46 Fred A expressed concerns with 50' and indicated workforce housing would be beneficial and
47 recommends a focus group on various zones.

48 John (inaudible) was in favor of 35' for scale and expressed concerns about putting housing needs over
49 commercial which could leave commercial land vacant rather than equal growth.

50 Vice-Chair Brown indicated he was in favor of 50' in other C-1 areas but in favor of limiting Lincoln Street
51 to 35.'

52 Fred A referenced the downtown area where he did not think that would be much of a problem and
53 already has some zero-lot line situation. How were the numbers established, based on a survey or site
54 plan development with fill? Vice-Chair Brown responded street level.

55 Chair Plumer indicated there were a lot of neighborhood questions and is not comfortable making
56 change to 50.'

57 Ms. Bergeron indicated she lives in the neighborhood and it will affect the area around Shooters. Most
58 neighbors can see Mr. Rockwell's property. Ms. Bergeron recommended more research and does not
59 think it should change after all the impact we have been given. If the change becomes warranted, we
60 can do that.

61 **Mr. Grueter motioned to place the amendment dated December 17th on the warrant to be adopted.**
62 **Ms. Bergeron seconded the motion. A vote was taken, and all were in favor, the motion passed**
63 **unanimously 7-0-0.**

64 2. Continued public hearing on the application of I. S. Realty Trust for the proposed subdivision of an
65 existing 5.58-acre parcel located at 100 Linden Street into five (5) single-family lots and associated site
66 improvements; and a Wetlands Conditional Use Permit for proposed impacts to the wetland buffer.

67 R-2, Single Family Residential zoning district

68 Tax Map Parcel #104-71

69 Case #19-13.

70

71 Chair Plumer read out loud the Town Planner's memorandum. Lots 1-4 will meet lot requirements with
72 frontage on Patricia Ave. Lot 5 will have 85.' The applicant has been to the TRC (see comment letter
73 dated October 7, 2019) and a review letter has been received from Underwood Engineering dated
74 October 28, 2019. The applicant went before the Conservation Commission whose recommendations
75 are attached. They will need a waiver from HISS. Proposed conditions of approval are attached. Vice-
76 Chair Brown indicated there is a letter from Kristen Murphy concerning the proposed HISS waiver.'

77

78 Ian Winter noted he went before the Conservation Commission last week. Recommendations included
79 the fertilization provision and maintenance on the detention pond. The conditions will be cited in the
80 deed and homeowner's association agreement which the homeowners association will maintain.

81

82 Henry Boyd discussed Patricia Ave, the Right of Way, lot line, grading, drainage, sidewalks, water and
83 sewer, trees, wetlands and landscaping.

84

85 Mr. Boyd noted Patricia Ave will be a narrowed extension with no access other than the right of way and
86 will require site for fire apparatus. Mr. Boyd agreed the sidewalk will connect with Lot 4.

87

88 Mr. Boyd indicated the water quality will be treated and there is to be an easement across Lot 5 to get
89 rid of the septic system.

90

91 Mr. Boyd noted the property will be staked. There will be a 75' center line radius with a curve as sharp
92 as they feel safe. Drainage will be controlled by curbing. Lots 1-4 will have stormwater infiltration. Lot
93 3 has poorer soils.

94

95 Ms. English asked about trees and landscaping and Mr. Winter indicated clearing was done by the prior
96 owner. Ms. Martel noted there is a requirement for significant trees survey. Mr. Winter indicated he
97 will leave anything close to the lot line. Ms. English indicated an abutter expressed concerns about
98 screening. Ms. English and Ms. Martel would like to see trees with a minimum 3" caliper. Mr.
99 Cameron expressed concerns about the stumps and Mr. Winter indicated they had equipment to take
100 care of those. Mr. Boyd will work with Mr. Winter to address screening.

101

102 Ms. English noted she would like to see landscaping in the center of the cul-de-sac. Mr. Winter
103 indicated the area used for snow storage would have low plantings in accordance with his discussions
104 with Conservation. Ms. English referenced Eno Drive which was a good example.

105

106 Mr. Winter indicated he would like to keep the rain garden. Mr. Boyd noted it gives more ground water
107 recharge. Mr. Steckler indicated the Board still did not have the full design of the rain garden.

108

109 Mr. Hipkus indicated he was okay with low-line shrubs and there are mature trees there now, but he
110 would like to see some trees put back after development. Mr. Hipkus expressed concerns about runoff
111 from Lot 1 and the trench freezing and Mr. Boyd indicated no runoff should come to his property. The
112 trench is two feet deep so unless there is a significant rain event there shouldn't be a problem. Vice-
113 Chair Brown indicated drainage is important and he would like to see more information on that.

114

115 Mr. Boyd indicated they are working in the wetland buffer zone. There are several wetlands. No fill is
116 needed. There is an off-site wetland which encroaches a bit.

117

118 Mr. Winter indicated he would like to address the UEI comments and would like to know about the
119 sidewalk and who would maintain it.

120

121 Mr. Steckler asked if the application was ready to go to a vote and Vice-Chair Brown noted the
122 application was not ready to be voted on. An update is needed on the rain garden, the drainage is a big
123 deal, details on trees are needed. Plantings along the entries would be nice. Ms. Martel indicated there
124 was no lighting plan.

125

126 **Ms. English motioned to continue Planning Board Case #19-13 to February 13, 2020 at 7:00 PM. Mr.**
127 **Papakonstantis seconded the motion, with all in favor, the motion passed unanimously.**

128

129 3. The continued public hearing on the application of Harbor Street Limited Partnership for two (2) lot
130 line adjustments and subdivision of a 4.96-acre parcel into five (5) single-family residential lots
131 Off Brentwood Road and Spruce Street
132 R-2, Single Family Residential zoning district
133 Tax Map Parcel #63-93
134 Case #19-18.

135

136 **Mr. Cameron motioned to continue PB Case #19-18 to February 13, 2020 at 7:00 PM. Mr.**
137 **Papakonstantis seconded the motion. A vote was taken, all were in favor, motion passed**
138 **unanimously.**

139

140 4. The application of Great Bridge Properties, LLC for a site plan review of a proposed multi-use
141 development. The proposal will include the construction of a 4-story building with office space and non-
142 residential uses on the first floor, multi-family residential use (28 units) on the upper floors, parking and
143 associated site improvements. The subject property is located at 2 Meeting Place Drive
144 C-2, Epping Road Highway Commercial zoning district
145 Tax Map Parcel #55-75
146 PB Case #19-19.

147

148 Chair Plumer indicated the application for a multi-use building had its approval expire and the
149 ownership has transferred. It went before the ZBA and required two special exceptions.

150

151 **Mr. Cameron motioned to open Planning Board Case #19-19. Mr. Papakonstantis seconded the**
152 **motion. A vote was taken, all were in favor, the motion passed unanimously.**

153

154 Steve Haight of Civil Works, N.E. indicated the previous approval on this lapsed. The applicant has met
155 with staff, ZBA, TRC and UEI has issued their ok letter. The utilities are all there with slight revisions to
156 comply with the new stormwater rules. The Alteration of Terrain is valid until May 2020. Will file an
157 amendment for new owner. Pavement has been reduced 7%, eliminating eight parking spaces and a
158 loading zone. There will be a waiver request for the parking spaces which are one foot shorter than
159 required which is supported by UEI. Filed for PTAPP. A traffic light study was done on Continental
160 Drive. 15,000 cars are going down corridor and this will add 60 cars to that, six at peak. One light pole
161 has been moved. There is a sidewalk along the road. Signage directing to trail head. The trail is
162 unchanged. The lighting plan is included. Will require lighting 24/7 and reduce from 10 PM to 7 AM.
163 The landscaping plan has been updated and there are infiltration ponds.

164

165 Ms. English indicated she liked the reduction of pavement and respects the Fire Department's decision.

166

167 Chair Plumer asked about occupants in separate parking area and Mr. Haight indicated no, parking is
168 typically less than what ordinances require while still meeting zoning codes. Ms. English asked about
169 considering underground parking and Mr. Haight stated he could not do that due to the way the site was
170 remediated.

171

172 Ms. Martel asked about signage for the building itself and Mr. Davies indicated he had not thought
173 about that but would like to. Mr. Davies indicated the project is affordable for younger workers and
174 parking needs are rapidly dropping. Uber plays a large role.

175

176 Mr. Grueter asked how tall the building would be and Mr. Davies indicated it needs to be about 50.'

177

178 Mr. Grueter asked if they would all be rental units and Mr. Davies indicated yes.

179

180 Ms. Martel asked about trash and Mr. Haight indicated there is a shared system that already existed
181 with privacy slats, set back a fair distance. Ms. English asked if the area north of the dumpster was
182 already there and Mr. Davies indicated that it was.

183

184 Ms. English asked about equipment on the roof and Mr. Davies indicated it was on the last plan and was
185 not sure about that now. If he could afford solar, he would do it.

186

187 Ms. Martel asked if the architecture changed and Mr. Davies indicated nothing changed. Ms. Martel
188 commented on the west elevation and indicated it looked like the back of the building was against the
189 main gateway road and recommended making that more welcoming. Mr. Davies indicated he could not
190 make major changes like that but will speak to the architect about larger windows.

191

192 Mr. Haight indicated the parking stalls will be 9x18 rather than the 9x19 required. Mr. Steckler indicated
193 there can be long trucks that would stick out a lot and wondered if there was any way to accommodate
194 that at all and Mr. Haight indicated there is no issue and plenty of room.

195

196 Chair Plumer opened the hearing to the public at 9:39 PM for questions and comments and being none
197 closed the hearing to the public at 9:39 PM for deliberations.

198

199 Mr. Grueter indicated the applicant was looking for affordable housing and 28 units were approved
200 before.

201

202 Mr. Haight read out loud the waiver request from Section 5.6.3.A for the parking stalls to be 9x18 rather
203 than 9x19 indicating this is a normal size for parking with adequate room for turning and backing. There
204 is unique geometry and the surrounding topography created a hardship to make 19.' The parcel is
205 constrained by wetlands and buffers. The request is not contrary to the ordinance. The language in
206 zoning allows for leeway. Master plan mentions stormwater management which is addressed with
207 these changes.

208 ***Vice-Chair Brown motioned after reviewing the criteria for granting waivers to grant the request for***
209 ***Planning Board Case #19-19 for waiver from Section 9.13 of the Site Plan & Subdivision regulations***
210 ***concerning off-street parking. Ms. Bergeron seconded the motion. A vote was taken, all were in***
211 ***favor, the motion passed unanimously.***

212
213 ***Mr. Cameron motioned to accept Planning Board Case #19-19 with the following conditions of***
214 ***approval. Mr. Papakonstantis seconded the motion.***

215
216 ***MOTION WITHDRAWN, SECOND WITHDRAWN.***

217
218 Mr. Haight indicated he proved to UEI that they meet the requirements for separation to groundwater.
219 Have 1.8' separation now asking for 100' treatment swale. Added basin creates greater treatment. The
220 is unique geometry and the surroundings pose a hardship. The request dos not vary the provisions of
221 the ordinance.

222
223 ***Vice-Chair Brown motioned after reviewing the criteria for granting waivers to grant the request for***
224 ***Planning Board Case #19-19 for waiver from Section 9.3 of the Site Plan & Subdivision regulations***
225 ***concerning stormwater management. Ms. Bergeron seconded the motion. A vote was taken, all were***
226 ***in favor, the motion passed unanimously.***

227
228 Mr. Haight addressed the request for waiver for the 76' swale where 100' is required. Calculations show
229 that treatment is adequate and is greater treatment than used today. The wetlands setbacks will be
230 maintained. The surroundings pose a hardship.

231
232 ***Vice-Chair Brown motioned after reviewing the criteria for granting waivers to grant the request for***
233 ***Planning Board Case #19-19 for waiver from Section 9.3 of the Site Plan & Subdivision regulations***
234 ***concerning treatment swale length. Mr. Papakonstantis seconded the motion. A vote was taken, Mr.***
235 ***Cameron abstained, the motion was approved 6-0-1.***

236
237 ***Mr. Cameron motioned to accept Planning Board Case #19-19 subject to the conditions of approval***
238 ***stated below. Mr. Papakonstantis seconded the motion. A vote was taken, all were in favor, the***
239 ***motion passed unanimously.***

240
241 ***CONDITIONS:***

242
243 ***1. An electronic As-Built-Plan of the entire property with details acceptable to the Town shall be***
244 ***provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in dwg or dxf file***
245 ***format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;***

246
247 ***2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town***
248 ***Engineer prior to any site work commencing. The following must be submitted to review and approval***
249 ***prior to the preconstruction meeting:***

250

- 251 *i. The SWPPP (storm water pollution prevention plan) if applicable, be submitted to and*
252 *reviewed for approval by DPW prior to preconstruction meeting; and*
253 *ii. A project schedule and construction cost estimate;*
254
255 **3. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact**
256 **fees, and inspection fees (including third-party inspections) prior to the issuance of a building permit**
257 **or a Certificate of Occupancy whichever is applicable as determined by the Town;**
258
259 **4. All applicable State permit approval numbers shall be noted on the final plans;**
260
261 **5. A Maintenance Lot and Inspection & Maintenance Checklist for all onsite stormwater management**
262 **systems shall be provided to the satisfaction of the Town Planner prior to signing the final plans. A**
263 **completed lot and checklist shall be submitted to the Town Engineer annually on or before January**
264 **31st. This requirement shall be an on-going condition of approval.**
265
266 **6. All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is**
267 **visible from adjacent properties and/or roadways;**
268
269 **7. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be**
270 **replaced, no later than the following growing season, as long as the site plan remains valid. This**
271 **condition is not intended to circumvent the revocation procedures set forth in State statutes; and**
272
273 **8. If determined applicable by the Exeter Department of Public Works, the applicant shall submit the**
274 **land use and stormwater management information about the project using the PTAPP Online**
275 **Municipal Tracking Tool (<https://ptapp.unh.edu/>). The PTAPP submittal must be accepted by the**
276 **DPW prior to the pre-construction meeting;**
277
278 **9. The limit of cut/disturbance shall be flagged in the field prior to any site work and these flags shall**
279 **be maintained until a Certificate of Occupancy has been issued for all units; and**
280
281 **10. The applicant shall contact the Code Enforcement Officer (CEO) and Deputy Fire Chief (DFC) fto**
282 **determine the addresses for the units.**

283
284 **V. OTHER BUSINESS**

285
286 **Master Plan Discussion**

287
288 **VI. TOWN PLANNER'S ITEMS**

289 **Field Modifications**

290 **Announcements**

291 **VII. CHAIRPERSON'S ITEMS**

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

293 **IX. ADJOURN**

294 *Vice-Chair Brown moved to adjourn at 10:19 PM. Ms. Bergeron seconded the motion, with all in*
295 *favor, the motion passed unanimously.*

296 Respectfully submitted,

297 Daniel Hoiijer,

298 Recording Secretary