

**TOWN OF EXETER
PLANNING BOARD
MAY 28, 2020
VIRTUAL MEETING
DRAFT MINUTES**

Zoom ID: 867 9311 9492

Phone: 1 646 558 8656

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Pete Cameron, Clerk, Gwen English, John Grueter, Jen Martel, Molly Cowan, Select Board Representative, Pete Steckler, Alternate, and Nancy Belanger, Alternate.

STAFF PRESENT: Town Planner Dave Sharples and Kristen Murphy, Natural Resource Planner

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7:04 PM and read out loud the meeting preamble which indicated that an emergency exists and the provisions of RSA 91-A:2 III (b) are being invoked. As federal, state and local officials have determined gatherings of ten or more people pose a substantial risk to the community and the meeting imperative to the continued operation of Town and government and services which are vital to public, health, safety and confidence. This meeting will be conducted without a quorum physically present in the same location and welcome members of the public accessing the meeting remotely.

III. OLD BUSINESS

APPROVAL OF MINUTES

May 14, 2020 - Tabled

Mr. Grueter motioned to table approval of the May 14, 2020 minutes. Mr. Cameron seconded the motion. A roll call vote was taken, Cameron – aye, Plumer – aye, Grueter – aye, English – aye, Martel – aye, Cowan – aye, Steckler - aye. With 7 in favor, approved 7-0-0.

IV. NEW BUSINESS

PUBLIC HEARINGS

1. The application of Gateway at Exeter, LLC for a proposed lot line adjustment and subdivision at 170 Epping Road. The lot line adjustment will transfer 2.10 acres of land from Tax Map parcel #47-7 to Tax Map parcel #47-6; and subsequently a proposed subdivision of Tax Map parcel #47-7 into two lots in conjunction with a mixed use development being proposed for the site.
C-3, Epping Road Highway Commercial zoning district

42 PB Case #19-15

43

44 2. The application of Gateway at Exeter, LLC for a site plan review and a Wetlands Conditional Use
45 Permit for the proposed construction of a mixed-use development at 170 Epping Road (TM #47-6 and
46 #47-7). The proposal includes a 224-unit multi-family residential complex, a 2-story 48,560 square foot
47 mixed use building that may include a 20,040 YMCA day care facility, office/retail space and possibly a
48 restaurant along with associated site improvements.

49 C-3, Epping Road Highway Commercial zoning district

50 PB Case #19-16

51

52 Mr. Sharples indicated the cases are ready to be heard.

53

54 **Mr. Grueter motioned to open both cases for review. Mr. Cameron seconded the motion. A roll call**
55 **vote was taken – Plumer – aye, Grueter – aye, Steckler – aye, Cameron – aye, English – aye, Martel –**
56 **aye and Cowan – aye. With all in favor, the motion passed 7-0-0.**

57

58 Mr. Cameron noted the two cases are interconnected. If the lot line adjustment is denied, then #19-16
59 cannot move forward.

60

61 Mr. Sharples indicated the applicant is seeking lot line adjustment with subdivision into three lots. The
62 applicant has submitted a CUP application. There are three multifamily buildings proposed with
63 approximately 50,000 SF in the C-3 zone.

64

65 The applicant went to the ZBA and got relief. Part of it was affordability component. The applicant
66 appeared before the Planning Board for design review on October 10. Comments regarding wildlife
67 corridor in rear portion of site. The applicant appeared before Conservation Commission twice and also
68 before the TRC. The comment letters are provided.

69

70 The applicant is requesting eight waivers, CUP and Site Plan application. A traffic study was done but
71 was deemed insufficient by scope and was asked to expand the scope, developer a corridor study. The
72 application triggers review from DOT as well because it impacts the state right of way.

73

74 If the Board wishes to act Mr. Sharples indicated he has prepared Conditions of Approval but don't feel
75 it is appropriate to have conditions of approval in light of traffic study insufficiencies.

76

77 Jim Petropulos indicated he is representing Tom Monahan who is present. Dave Tencza, Brendan
78 Quigley, Mark Fougier are here as well.

79

80 Mr. Petropulos noted there is a simple lot line adjustment plan and site plan. The property was
81 purchased in 2018. There have been numerous development proposals on this property. The idea was
82 to develop front and back part of project and convey back part to Town. The ZBA granted variances to
83 allow multifamily residence in this area (mixed use) workforce housing for thirty years with 60 acres, a
84 small house lot along Epping Road, 700' of frontage on Epping Road. The property is fairly flat. Wetland
85 flagging was done on the front 20 acres and there were no less than ten vernal pools. The lot line is

86 being relocated between small lot and parent lot. There are 43.5 acres of backland to remain
87 untouched and mixed development of two multifamily residential buildings and a commercial building
88 with retail spaces, offices and a daycare facility.

89
90 Mr. Petropulos indicated the YMCA is interested in the space. There will be 98 parking spaces on Lot 6.
91 Lot 7 will contain multifamily residential portion of property with 322 total spaces there. Common areas
92 will be shared off Epping Road with notion of shared parking and home delivery van spots. Stormwater
93 would be captured in two places. The project will be well vegetated. Open space will be 59%. Lighting
94 will be dark sky compliant. Landscape plan is provided. Fiscal Impact Report is provided estimating
95 revenues and evaluates impact to Town facilities. The addition of workforce housing will help. The
96 traffic study determined impact to corridor and site distance of two driveways. There are plans to do
97 corridor study along Epping Road. The Town voted to add a center town lane closer to Continental
98 Drive. Construction will be phased to show what site improvements will go with each part of the
99 building. Will work within Conservation overlay district and have further discussions on TRC comments.

100
101 Ms. English noted she saw what appeared to be a body of water on the plan. Mr. Petropulos noted that
102 area is a combination of upland and wetland with no defined outlet.

103
104 Ms. Martel asked about identifying endangered species and Mr. Quigley indicated a species of Bearded
105 Iris. Fish & Game asked them to include spotted turtles in the endangered species list but the
106 Conservation Commission identified a wood turtle.

107
108 Mr. Quigley noted to protect the endangered species that they address design requirements with
109 stormwater management.

110
111 Ms. Martel asked about parking counts and shared parking and Mr. Petropulos indicated they are
112 requesting a waiver for the parking count. 538 spaces are required and 420 are proposed. Mr.
113 Petropulos did a study on percent usage during different times and according to those calculations the
114 requirement would be just under 400 spaces. Mr. Petropulos indicated he reached out to the director
115 of the YMCA concerning the daycare and there would be one bus per day that enters, parks in the aisle
116 and drops off kids. Mr. Petropulos noted it would be a condition if a restaurant were to come into the
117 development they would have to go back to the Planning Board.

118
119 Mr. Plumer asked about the number of employees and Mr. Petropulos noted there would be 40
120 employees. Mr. Petropulos added in terms of a restaurant that people would not be inclined to do
121 business there without adequate parking.

122
123 Mr. Grueter asked about recreation and Mr. Petropulos noted there is 59% open space with fire pits and
124 a pool. Mr. Petropulos indicated there are 168 one-bedroom apartments and 56 two-bedroom. There
125 are no three-bedrooms.

126
127 Mr. Steckler expressed concerns with the east-west connectivity and NH Fish and Game Wildlife area
128 because that is the last undeveloped spot on Epping Road and an important area for wildlife. Mr.
129 Steckler noted the wetlands on the site are more valuable than the applicant has indicated. Mr. Steckler

130 asked if there were any vernal pool species in the body of water Ms. English noted on the plan and Mr.
131 Quigley noted there was not much potential for movement to and from the Town Forest. Mr.
132 Petropulos added there is 700' of frontage on Epping Road where the wildlife area is but a good half of
133 that is already developed land. Mr. Quigley noted minnow traps were deployed which mainly found the
134 presence of predatory frogs which explained the lack of vernal species and no egg masses were found.

135
136 Ms. English asked if the tree cutting done years ago may have affected the viability of those pools and
137 Mr. Quigley indicated that activity helps rather than decreases it.

138
139 Ms. English asked about the phased construction of buildings and Mr. Monahan noted the intention was
140 to do the buildings at the same time with phasing done for financial purposes.

141
142 Ms. English asked if the road to the YMCA would be public and Mr. Petropulos noted all proposed roads
143 would be private.

144
145 Ms. English asked if underground parking was considered and Mr. Petropulos indicated it wasn't
146 financially viable.

147
148 Ms. Martel asked about trash removal and moving vans and Mr. Petropulos indicated there is a good
149 turning radius throughout designed for fire apparatus and would look into moving van loading spaces.

150
151 Mr. Cameron asked the status of the traffic study and Mr. Sharples noted it was in the works as the
152 study initially provided was deemed inadequate by the TRC.

153
154 Mr. Plumer indicated the DOT should be involved with the traffic study. Mr. Sharples indicated the
155 applicant was asked to include the Route 101 interchange in the study and that was not done in the
156 original study.

157
158 Mr. Petropulos indicated waivers are being requested for:

- 159
- 160 • 7.5.4 High Intensity Soil Survey (HISS) – to provide site specific mapping required for AOT permit
 - 161 • 9.7.5.5 Landscape Islands within Parking Lots
 - 162 • 9.9.2 Working within 75' buffer of poorly drained soils – identical to wetlands CUP. Applicant
163 did a function and values assessment and has a mitigation proposal.
 - 164 • 9.12.1 Requirement of five loading docks – more industrial than commercial, noted companies
165 like Amazon are doing deliveries and have designated spots for such
 - 166 • 9.13.1 Parking Spaces
 - 167 • Granite Curbing – using concrete where sidewalks
 - 168 • 11.3.4 Recreation Space waiver. Recreation space require 90,000 SF of space and the applicant
169 is conveying 43 acres to the Town which can be used for passive recreation.
 - 170 • 11.7.2 Impact Fee waiver.
- 171

172 Ms. Martel asked to provide a diagram showing distinction between curbing. Mr. Steckler indicated the
173 initial UEI letter did not recommend waivers for parking, loading and recreation space. Mr. Sharples
174 indicated the Board would be receiving an updated letter from UEI.

175

176 Ms. Belanger asked about the Conservation Commission opinion about the back area discussed at the
177 last meeting concerning recreation space and access to the area. Ms. Murphy noted passive recreation
178 was discussed at the last meeting and there was potential for limited passive recreation but wanted to
179 defer to a site walk. The public access and trail parking would be discussed at the next meeting. Mr.
180 Plumer asked about a possible access point off Continental Drive. Ms. Murphy indicated there is a
181 Conservation easement there and it is very wet and steep. Ms. Murphy noted there are no existing
182 trails on the property.

183

184 Mr. Grueter asked about the Impact Fee Waiver and justification and Mr. Monahan indicated it was
185 about keeping the cost down for workforce housing with 56 units for workforce. Mr. Tencza noted they
186 were requesting a full waiver due to the land being conveyed to the Town and the applicants believe the
187 value of the land exceeds the impact fees.

188

189 Mr. Grueter asked about the per unit impact fee. Mr. Fougier indicated \$711 per unit for recreation.
190 The calculation is from 2003. An easement could be provided to access the recreation space. Mr.
191 Sharples noted the calculations were updated in 2009 but found no record of it being adopted.

192

193 Mr. Plumer asked about any deadlines and Mr. Monahan indicated there has been no change despite
194 circumstances. The deadline as of now is the end of June.

195

196 Mr. Petropulos indicated he was okay with tabling until the 25th so the traffic study could be done.

197

198 ***Mr. Cameron motioned to table Planning Board Cases #19-15 and #19-16 to June 25, 2020 at 7:00 PM.***
199 ***Ms. Martel seconded the motion. A roll call vote was taken Plumer – aye, Cameron – aye, Steckler –***
200 ***aye, Grueter – aye, English – aye, Martel – aye, Cowan – aye. With all in favor, the motion passed 7-0-***
201 ***0.***

202

203 **V. OTHER BUSINESS**

204

205 Mr. Sharples indicated he is having an intern from UNH working on a greenhouse gas inventory.

206

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

208 **Field Modifications**

209 **Announcements**

210 **VII. CHAIRPERSON'S ITEMS**

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

212 **IX. ADJOURN**

213 *Mr. Grueter moved to adjourn at 9:47 PM. Mr. Steckler seconded the motion. A roll call vote was*
214 *taken, Cameron – aye, Plumer – aye, Grueter – aye, English – aye, Martel – aye, Cowan – aye, Steckler*
215 *- aye. With all in favor, the motion passed unanimously.*

216 Respectfully submitted,

217 Daniel Hoijer,
218 Recording Secretary