

**TOWN OF EXETER  
PLANNING BOARD  
August 13, 2020  
VIRTUAL MEETING  
DRAFT MINUTES**

**Zoom ID: 836 6697 5429**

**Phone: 1 646 558 8656**

**I. PRELIMINARIES:**

**BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown (@6:59 PM), Pete Cameron, Clerk, Gwen English, John Grueter, Jen Martel, Molly Cowan, Select Board representative (@6:23 PM), Pete Steckler, Alternate, Robin Tyner, Alternate (@ 6:59 PM) and Nancy Belanger, Alternate.

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

**II. CALL TO ORDER:** Chair Plumer called the meeting to order at 6:00 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**

July 23, 2020

Edits were recommended to Line 70, 77, 88, 93, 127, 131, 167, 181, 184 and 238.

*Mr. Cameron motioned to table the minutes to the next meeting. Mr. Grueter seconded the motion. A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown – aye and Cowan – aye. With all in favor the motion passed 7-0-0.*

**IV. NEW BUSINESS**

**Public Hearing on the 2021 Capital Improvements Program (CIP) projects as presented by the Town Departments. Copies of the proposed document(s) will be available at the Planning Department Office prior to the meeting.**

42  
43 Mr. Sharples provided a draft of CIP requests of the department heads who are here tonight to present  
44 them. A second public hearing will be held to finalize them.  
45

46 Town Manager Russell Dean noted a very active CIP going on. Two projects are already underway for  
47 drainage and road improvements. A public safety study was completed. The Town is working on the  
48 library and with active parks' improvement.  
49

50 Parks & Recreation – Greg Bisson  
51

52 Greg Bisson from Recreation noted the park improvement fund is very vital. Working on pavilion  
53 designs. Recreation park irrigation modification. Kid's park renovation, turf repairs, Gate Park walkway  
54 renovation which is slated for 2020 still. There are a couple of deferred projects. Requesting \$100,000  
55 for focus on Park Street common. Equipment is in need of repair. Would completely remove and  
56 replace the elements. Looking for community input. Would make for ages 2-12.  
57

58 Ms. Belanger asked if the survey would start soon? Mr. Bisson indicated not until after March of 21.  
59

60 Conservation Commission – Kristen Murphy  
61

62 Ms. Murphy from Conservation indicated they have a \$50,000 request to allocate for the Conservation  
63 Commission account in support of Conservation action like acquiring property. Have communicated  
64 with three property owners but did not have the funds to move forward.  
65

66 Planning Department – Dave Sharples  
67

68 Mr. Sharples indicated \$25,000 is requested for the bike and pedestrian portion of the master plan to  
69 complete the town-wide plan to establish paths and bike lanes, and sidewalk extensions. No plan for  
70 prioritization as of November. This would examine modes of transportation. Has been in our Master  
71 Plan.  
72

73 DPW - Jennifer Perry of Public Works  
74

75 Ms. Perry indicated DPW started preliminary analysis this year for the proposed public works facility and  
76 requests \$150,000 for next year to continue. Ms. Perry noted the DPW will take the opportunity to  
77 coordinate with other departments including the Highway garage and fueling station which is currently  
78 in poor condition. The garage does have much space. There is damage to garage doors and frames.  
79 Would be a drive-through type facility. It would address town-wide storage needs. Construction would  
80 begin in 2023 with approximately \$5 million.  
81

82 Ms. Perry indicated next is the Pickpocket Dam reclassification which is a high hazard, will be doing a  
83 feasibility study in 2021 and is requesting \$300,000 to find an alternative to the dam as is, by 2025.  
84

85 Ms. Perry noted the next project is utility replacements at Salem Street for water and sewer drainage  
86 which is a total cost of \$5.53 million for construction in 2021. This will improve drinking water quality,  
87 replacing drain lines. Numbers are approximate. Will be holding public meetings on that.

88

89 Mr. Cameron asked who owns the water in Pickpocket? Ms. Perry noted independent properties in  
90 both Exeter and Brentwood.

91

92 Mr. Cameron asked about a downtown traffic study and Ms. Perry noted the sidewalk program sets  
93 aside approximately \$120,000 annually to repair deteriorated sidewalks. It is very expensive work.  
94 Money has been set aside in the Capital Reserve Fund.

95

96 Ms. Perry indicated next is the waterfront walkway repair of \$25,000. It would extend the life five years  
97 and beautify the location.

98

99 Ms. Perry noted groundwater source development and assessments have a \$1 million request in 2021  
100 for hydrogeological exploration. Need to know that have enough volume for what we're looking to add.  
101 There wouldn't be construction until 2024.

102

103 Ms. Perry indicated surface water plant lagoon clearing has a request for \$275,000. For disposal of  
104 residuals from flushing and backwashing which were last cleared in 2013.

105

106 Ms. Perry noted surface water plant improvements have requested \$400,000 for 2021 for most likely  
107 replacement in five-ten years. Several repairs are needed with corrosion on pumps.

108

109 Ms. Perry indicated wastewater lagoon cleaning is \$1.3 million in 2021. Anticipate 10,000 tons of sludge  
110 removal. Similar cost in 2022 for lagoon #2.

111

112 Chair Plumer asked the purpose of the three lagoons? Ms. Perry noted half of the third has been used  
113 up. Just ponds with solar circulators. Are opportunities for other uses if Town decides.

114

115 Ms. Belanger asked if sludge removal is mandated? Ms. Perry noted no, but if not would become a  
116 sludge storage facility.

117

118 Ms. Perry noted vehicles this year are replacement of Highway SUV \$31,849 which is changing to a Ford  
119 Explorer.

120

121 Ms. Perry noted the Highway ½ ton pickup is \$42,721 qualifies for replacement and will change to a Ford  
122 F-250 4x4.

123

124 Ms. Perry noted the six-wheel dump is \$203,879 and warrants replacement under capacity for its use.

125

126 Ms. Perry noted the Water/Sewer department ½ ton pickup is \$37,846 and is looking to upgrade to a  
127 crew-cab truck.

128

129 Ms. Perry indicated the Wastewater ½ ton pickup is \$37,846 and will change to a Ford F-150 pickup.

130

131 Ms. Tyner and Vice-Chair Brown arrived at 6:59 PM.

132

133 Fire Department

134

135 Chief Eric Wilking indicated the vehicles are cycled out every ten years or so. Would replace the Ford  
136 Explorer with F250 pickup.

137

138 Chief Wilking noted the breathing apparatus is ten years old. Seeking placeholder for CIP. Will go to  
139 RFP. Purchasing 36 units. Feasibility study of new Public Safety Complex. One option is completely new  
140 facility. Need to do a space-needs assessment.

141

142 Mr. Steckler asked about combining the two garage projects together? Chief Wilking agreed that both  
143 could be combined together to be more efficient.

144

145 Mr. Dean noted he can look at that but not sure if the two are entirely separate entities. Mr. Sharples  
146 indicated he would continue the CIP discussion to finalize for 8/27.

147

#### 148 **PUBLIC HEARINGS**

149 1. A request by Wakefield Investment, Inc. (2 Hampton Road LLC) for modifications to a previously  
150 approved multi-family site plan for the “Windsor Crossing” development. The subject property is  
151 located on Acadia Lane

152 CT-Corporate Technology Park zoning district

153 Tax Map Parcel #69-3

154 Planning Board Case #21404

155

156 **Mr. Cameron moved to continue the Wakefield Investment, Inc. hearing, Planning Board Case #21404**  
157 **to September 24, 2020. Mr. Grueter seconded the motion. A roll call vote was taken, Plumer – aye,**  
158 **English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown – aye and Cowan - aye. With all in**  
159 **favor the motion passed 7-0-0.**

160

161 2. The application of Seacoast Mental Health Center Resource Group, Inc. for a site plan review of the  
162 proposed construction of a 5,326 SF addition and associated parking to the existing facility located at 30  
163 Magnolia Lane.

164 R-2 Single Family Residential zoning district

165 Tax Map Parcel #65-146

166 Planning Board Case #20-5

167

168 **Ms. English motioned to open Planning Board Case #20-5. Vice-Chair Brown seconded the motion. A**  
169 **roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye,**  
170 **Brown – aye and Cowan – aye. With all in favor the motion passed 7-0-0.**

171

172 Mr. Sharples indicated this is for Site Plan Review of an addition of 5,326 SF submitted in February. This  
173 has been reviewed by staff multiple times. The applicant appeared before the ZBA and were granted a  
174 variance for expansion of a non-conforming use. Drainage was questioned. The applicant submitted  
175 information in response and that was addressed. Water volume is increasing leaving the site. An  
176 easement would be beneficial. Several waivers for HISS, grading within 5ft of a property line, and  
177 outdoor lighting trespassing on other property.

178  
179 Chris Rice indicated Jay Couture, Monica Kieser, Adam Wagner, Steve Farmer are all here for this  
180 project. The property is at 30 Magnolia Lane. Is an existing one-story building with a shed and  
181 dumpster. The dumpster will be relocated. The property borders residential properties and the Exeter  
182 Hospital. 5,326 SF addition is proposed. The basement will be for mechanical and storage. There will  
183 be 54 parking spaces where 44 before. No external utility changes. Show decrease in peak runoff.  
184 Proposed landscape plan is provided. Appeared at ZBA for variance. Responded to all review  
185 comments. Three waiver requests, HISS, grading within 5 feet of property line, and light trespass.  
186 Trying to keep parking elevation consistent with building elevation. The third waiver is light trespass  
187 despite the majority of photometric compliance. Small point where lighting exceeds property line but  
188 there is natural buffer there. The traffic memo has been provided. 29 additional trips in AM peak and  
189 39 in PM. Inconsequential impact to traffic. Very conservative. Currently operating at 50% capacity.  
190 Expect to continue with virtual work even after pandemic ends. An architectural rendering is provided.

191  
192 Mr. Wagner noted they wanted to keep consistent with existing building, show elevators, discuss façade  
193 treatments and give time to look at how to brighten up the building.

194  
195 Ms. Martel asked about stormwater being collected from the roof? Mr. Rice indicated he thinks  
196 everything will just sheet off and collect on ground. Can add a roof drain if needed.

197  
198 Ms. Martel recommended he look at snow falling off the roof. Mr. Rice noted they could defer roof  
199 pitches to the emergency walkway. Mr. Sharples added it appears to be pea stone along strip in  
200 parking. Mr. Rice noted it shows bark mulch now. Ms. Martel asked about the walkway through the  
201 strip in the middle. Mr. Rice indicated it was step up and step down and referred to the TRC comments.  
202 Ms. Martel noted it could be a tripping hazard.

203  
204 Ms. English indicated she was trying to figure out the parking space numbers. Mr. Rice noted there are  
205 currently 44 and 54 proposed. Ms. English asked if the parking lot would be torn up before resurfacing?  
206 Mr. Rice noted they are demoing the parking, but the access lane will remain as is.

207  
208 Ms. English asked about considering pervious pavement there as it could help with the drainage aspect.  
209

210 Mr. Rice indicated that was considered at one point but costs more to install so they stuck with the  
211 standard pavement.

212  
213 Ms. English asked about the entrance door on the side – if this is where staff enters? Mr. Wagner noted  
214 it meets emergency access and is not a main entrance.

215

216 Ms. English asked about lighting spilling over onto residences and if there was anyway to shield the  
217 back? Mr. Rice noted the light pole is in the far corner and there will be minimal trespassing.

218

219 Ms. English asked about possible noise coming from mechanical units and where those would be  
220 located? Mr. Wagner noted he doesn't have mechanical engineers on board yet, so he doesn't have the  
221 specifications on the mechanical units.

222

223 Ms. English asked about trash pickup and Mr. Rice noted 200' further than where is currently which will  
224 create a lot less noise.

225

226 Chair Plumer asked how often trash serviced? – once per week.

227

228 Ms. English indicated the landscape areas removed in parking and asked if anything would be in that  
229 strip? Maybe some vegetation by the dumpster.

230

231 Mr. Steckler asked about drainage issues and runoff into the slope, if there were any plans to address  
232 that? Mr. Rice noted necessary revisions were made which reduced rate of runoff and got analysis from  
233 a geotechnical engineer. There was a concern of stormwater in lower ground. Should be no increase  
234 there.

235

236 Mr. Sharples reviewed the standard Conditions of Approval to reference the last UEI letter and TRC  
237 letter.

238

239 Mr. Rice noted he is counting 57 spaces on site as a correction and can see if they can remove and add  
240 landscaping.

241

242 Chair Plumer asked about the paved walkway on the north side exit? Mr. Rice noted it would be  
243 concrete with a rail outside of it.

244

245 Mr. Sharples noted it will go through the Building Permit process.

246

247 Ms. Martel noted the fence seems to stop with a gap and a four-foot drop and asked if that could be  
248 closed off at the end of the walkway? Mr. Rice indicated they could do that.

249

250 Chair Plumer noted the railing seems to start after the door. Mr. Rice noted he can wrap it if needed.

251

252 Ms. English asked if there would be flood lights in the back still? Mr. Wagner noted they have been  
253 changed due to abutter comments.

254

255 Ms. English expressed concerns about people cutting through neighboring properties and Mr. Rice  
256 explained that is why they extended the fence line.

257

258 Attorney Kieser indicated the most feedback has been from the neighbors to the west. Don't recall a  
259 concern in that area. Would be surprised if people walk through there.

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Mr. Couture noted the grade was too steep on the hotel side for cut-throughs.

Mr. Rice noted the HISS waiver-systems were designed using GIS mapping using data from infiltration testing performed on site. Is a conservative design with no adverse effects to the public.

**Mr. Grueter moved to grant the waiver from Section 7.5.4 of the Site Plan Review and Subdivision Regulations after reviewing the criteria. Vice-Chair Brown seconded the motion. A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown – aye and Cowan - aye. With all in favor the motion passed 7-0-0.**

Mr. Rice addressed the request for grading within five feet of the property line. He noted the abutting hospital has a natural vegetated buffer there. Does not take place on abutting property. Results in parking which accommodates building’s use. Are existing slopes which would cause a hardship. No unsightly conditions with natural screening. No negative impacts to environment or historical areas in town.

**Mr. Grueter moved to grant a waiver from Section 9.3.6.4 of the Site Plan Review and Subdivision Regulations after reviewing the criteria. Mr. Cameron seconded the motion. A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown – aye and Cowan – aye. With all in favor the motion passed 7-0-0.**

Mr. Rice addressed the waiver request for light trespassing. Most of the metrics are minimal and where wooded buffers exist. Light pole must be located where it is due to width of lot. Access drive and building require light for safety. Limiting extent of light trespass.

Mr. Grueter asked who determines the negative impact of the light installation? Mr. Sharples noted no direct light can spill over, is a standard condition of approval. If somebody finds negative impact the Board had already allowed it by granting a waiver.

Vice-Chair Brown asked if the public should be invited again regarding this waiver? Ms. English asked if the light was critical for safety? Mr. Sharples noted it is debatable. Lighting technology is much better today. If an engineer thinks is necessary, wouldn’t dispute that.

Mr. Rice indicated they would like the light for safety. It is dark in that area during the winter. May be able to shift north but will still exceed in the Town right-of-way.

Mr. Sharples indicated he wouldn’t ask for waiver if it spills into Town right-of-way.

Mr. Grueter asked about the owner of the abutting property who is not here and whether the light could be on a timer? Mr. Sharples indicated it is to be shut off by 10 PM.

Vice-Chair Brown indicated if the light isn’t needed then maybe should just remove the waiver. Vice-Chair Brown indicated he struggles with granting waivers involving buffer zones.

304  
305 Mr. Wagner noted the light level for reference is equatable to the light of a full moon and the light is on  
306 a timer.

307  
308 Mr. Rice expressed he feels the waiver is needed. Just question if lighting can be shifted to make the  
309 exceedance 0%.

310  
311 Mr. Sharples noted there is a sidewalk there as well.

312  
313 Mr. Rice indicated the fence can be extended which may limit the exposure and perhaps add a tree as a  
314 shield.

315  
316 **Mr. Grueter motioned to grant a waiver from Section 9.20.1 of the Site Plan Review and Subdivision**  
317 **Regulations after reviewing the criteria with condition that the applicant work with the Town to lower**  
318 **the exceedance and lights to be shut off at 10 PM each evening. Mr. Cameron seconded the motion.**  
319 **A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye,**  
320 **Brown – opposed and Cowan - aye. The motion passed 6-1-0.**

321  
322 Chair Plumer closed the hearing to the public at 8:48 PM.

323  
324 Ms. English noted the snow storage was not much for the size of the parking lot.

325  
326 Mr. Rice indicated there are two additional areas if exceeded then will be trucked off-site and can look  
327 at vegetation to shield by the dumpster area.

328  
329 Ms. Martel asked about converting excess parking to planting? Mr. Rice noted he may be able to do a  
330 partial strip on the other end where the island is.

331  
332 Mr. Sharples noted the standard COA and fence on northern side to extend to guardrail and add in  
333 deciduous tree to end of linear parking island. Easement will be provided as deemed by Town Planner.

334  
335 Ms. Martel asked to address the roof runoff. Mr. Sharples noted the roof runoff could be collected by a  
336 gutter system or gravel drip edge.

337  
338 **Mr. Grueter motioned to approve the request of Seacoast Mental Health Center Resource Group,**  
339 **Planning Board Case 320-5 for Site Plan approval with the aforesaid conditions noted by the Town**  
340 **Planner. Ms. Martel seconded the motion. A roll call vote was taken, Plumer – aye, English – aye,**  
341 **Cameron – aye, Martel – aye, Grueter – aye, Brown – aye and Cowan – aye. With all in favor the**  
342 **motion passed 7-0-0.**

343  
344 Chair Plumer recessed the meeting from 9:02 to 9:08 PM.

345  
346 3. The application of Celia C. Rocco Revocable Trust for a minor subdivision of a 23.8-acre parcel off  
347 Thornton Street and Rocky Hill Road into two (2) single-family residential lots; and a lot line adjustment



348 between the aforementioned property and properties at 1 Sleepy Hollow Road and 3 Sleepy Hollow  
349 Road.

350 R-2 Single Family Residential zoning district  
351 Tax Map Parcels #70-12, #71-67 and #71-68  
352 Planning Board Case #20-6

353  
354 **Mr. Cameron motioned to open Planning Board Case #20-6. Ms. English seconded the motion. A roll**  
355 **call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown –**  
356 **aye and Cowan – aye., With all in favor the motion passed 7-0-0.**

357  
358 Mr. Sharples indicated the application is for a minor subdivision and lot-line adjustment. The applicant  
359 appeared at the Zoning Board of Adjustment and got a variance for minimum lot length and width  
360 requirements. A revised plan was submitted. The plan has been independently reviewed by the TRC  
361 and received a response letter back. Are proposing a septic system and have an opinion on that waiver.

362  
363 John Ring indicated the property is an L-shaped wooded parcel with 11.63 acres on the left lot and 13.43  
364 acres on the right. Relief was obtained from the Zoning Board of Adjustment. 25 feet or less of cut  
365 vegetated buffer is required and has been provided. Each location is at an elevation 30' below sewer  
366 pipe so requesting a waiver from connecting to town sewer. Would like option to put in well and septic.  
367 Only issue is the town sewer matter. Would like to drill well and put in septic connection.

368  
369 Mr. Rocco indicated rain could cause sewer backup and has in the past. Don't want that problem to  
370 continue. Cost will be about even over time compared to paying for town servicing.

371  
372 Mr. Ring indicated have to be 300' from reservoir and the sewer will be 1000' from the reservoir.

373  
374 Mr. Rocco noted met with someone from Water & Sewer and were told was all set to put test pits in.  
375 Told we needed a waiver from the Planning Board for this.

376  
377 Ms. Martel noted she would like to hear the opinion on the waiver.

378  
379 Mr. Sharples noted he spoke to Jen Mates about it. Municipal sewer is available. Private septic systems  
380 are a main contributor to nitrogen levels. Better to connect to town sewer to minimize amount of  
381 nitrogen. Is a common practice to install a pump system and would be cheaper than a septic.

382  
383 Mr. Sharples indicated each lot is in different situation with the septic topic. Only seen one other case  
384 like this. They can add their own well if they want, as that is not an issue.

385  
386 Vice-Chair Brown noted he has seen properties that want a government backed loan that are required  
387 to tie into town sewer.

388  
389 Mr. Grueter noted he would be against a leach field. Have sewer line and there are fixes to stop  
390 overflow.

391

392 Liz Roberts – asked is this a subdivision issue or septic issue?

393

394 Mr. Sharples indicated the applicant is dividing into two lots which require certain things including tying  
395 into municipal sewer. The applicant is asking for a waiver from that requirement.

396

397 Ms. Roberts noted they have already subdivided a major parcel and asked if they are now subdividing  
398 again?

399

400 Mr. Sharples explained they never got subdivision approval previously, only a variance.

401

402 Lauren Julian asked about hydric soil and setbacks with regards to septic and structures?

403

404 Mr. Sharples indicated the setbacks are shown on plan.

405

406 Mr. Ring noted hydric soil is not different than wetlands in this case but sometimes are.

407

408 Sheila Kelley – 5 Thornton Street asked where will the house behind Thornton be built? Mr. Ring  
409 answered the driveway will be down by Wheelwright Ave.

410

411 Mr. Sharples indicated the intent is to sell and asked if someone could put a house on the left side? Mr.  
412 Ring answered yes, they could.

413

414 Mary Grim – 3 Thornton Street asked what is buildable land? Mr. Ring noted there is about an acre in  
415 the left lot and 5-10 acres off Thornton.

416

417 Laura Julian asked if the intent is to put a drive in the opposite of Wheelwright and tie in the septic at  
418 that point?

419

420 Mr. Ring indicated if the sewer waiver is not granted the pipe would come up that same location, 38-  
421 foot-wide strip of land. Would love to have septic system because of elevation differences. Can ask for  
422 a partial waiver of the left-hand lot instead if not comfortable.

423

424 Mr. Steckler asked about discussing selling for conservation purposes for water and habitat protection?

425

426 Mr. Rocco noted he would be willing to work a deal with the Town. Thought of collaborating with  
427 neighbors already.

428

429 Ms. Roberts noted the entire area is great for conservation activities and is used by neighbors.

430

431 Mr. Sharples noted he had an internal discussion about this but felt the price is not something we could  
432 move forward on. Would be willing to purchase land that borders along reservoir and continue those  
433 discussions at a later date.

434

435 Mr. Ring noted the leach fields are very small and don't give off negative discharge, are over 300' from  
436 Town sewer.

437

438 Mr. Ring asked if the Board was having trouble with this, could get partial waiver?

439

440 Ms. English noted she would not be in favor of granting for the right-hand lot, on the fence about the  
441 left. Don't think we should take chances with the nitrogen.

442

443 Mr. Ring indicated it is not detrimental because would be designed to regulate. Rocky Hill lot is 25'  
444 below sewer. There are significant elevation differences. Compliance with zoning Article 9.3.1 at least  
445 300' from the reservoir.

446

447 Mr. Sharples asked if the house is closer to a prime wetland than the reservoir? Mr. Ring noted it could  
448 be.

449

450 Ms. Tyner noted she is a little uneasy about granting with proximity to wetland.

451

452 Vice-Chair Brown asked if ever seen this waiver on this Board? Chair Plumer noted he did not recall ever  
453 seeing one. Mr. Sharples noted there was one with much different circumstances.

454

455 Vice-Chair Brown asked if Towns require certain units with certain distances to tie in? Mr. Sharples  
456 indicated they do. We just say have to tie in if it's available.

457

458 Vice-Chair Brown asked the cost difference? Mr. Rocco indicated the septic is \$10,000, the well is  
459 approximately \$8,000. It is \$3,000 to tie into Town plus monthly bill.

460

461 Ms. English noted if they do their own well then they avoid paying for Town water. It is not an all or  
462 nothing.

463

464 Mr. Steckler indicated it isn't really unique. Doesn't sound like a particular hardship.

465

466 **Mr. Grueter motioned to deny the request for a waiver from Section 9.2.1 of the Site Plan Review and**  
467 **Subdivision Regulations after reviewing the criteria, because of failure to meet criteria #2 and #3. Ms.**  
468 **English seconded the motion. A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye,**  
469 **Martel – aye, Grueter – aye, Brown – aye and Cowan – aye. With all in favor the motion passed 7-0-0.**

470

471 Mr. Sharples indicated the Conditions of Approval will require both lots to be serviced by municipal  
472 sewer.

473

474 Ms. English asked if comfortable with concerns from Ms. Murphy? Mr. Sharples indicated yes, are  
475 included with COA.

476

477 **Mr. Grueter motioned to approve the request of Celia C. Rocco Revocable Trust, Planning Board Case**  
478 **#20-6 for minor subdivision, with the conditions as read by the Town Planner. Ms. English seconded**

479 ***the motion. A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye,***  
480 ***Grueter – aye, Brown – aye and Cowan – aye. With all in favor the motion passed 7-0-0.***

481

482 4. The application of OSRAM Sylvania for a minor subdivision of a 32.21-acre parcel located at 129-131  
483 Portsmouth Avenue (and off Holland Way) into three (3) lots; and a request to affirm that Tax Map  
484 Parcel #51-17 located east of Holland Way is a separate lot that was created when NHDOT created the  
485 Holland Way right-of-way.

486 C-2 Highway Commercial and CT Corporate Technology zoning districts

487 Tax Map Parcel #52-112 and #51-17

488 Case #20-7

489

490 Mr. Sharples indicated the applicants are anxious to move ahead. This is a minor subdivision and seems  
491 straightforward.

492

493 R. Gordon Leedy, Jr. indicated next week would work.

494

495 ***Ms. English motioned to table Planning Board Case #20-7 to August 20, 2020 at 7:00 PM. Mr. Grueter***  
496 ***seconded the motion. A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel –***  
497 ***aye, Grueter – aye, Brown – aye and Cowan – aye. With all in favor the motion passed 7-0-0.***

498

## 499 **V. OTHER BUSINESS**

500

501 1. W Scott Carlisle – Case #17-26

502 Request for extension of a conditional approval for minor subdivision (off Epping Road)

503 Tax Map Parcel #40-12

504

505 Chair Plumer noted the Board would keep the Carlisle case on the next agenda.

506

## 507 **VI. TOWN PLANNER’S ITEMS**

### 508 **Field Modifications**

### 509 **Announcements**

## 510 **VII. CHAIRPERSON’S ITEMS**

511 Chair Plumer indicated the next meeting would be August 20, 2020 at 7:00 PM.

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

## 513 **IX. ADJOURN**

514 ***Mr. Grueter moved to adjourn at 10:23 PM. Mr. Cameron seconded the motion. A roll call vote was***  
515 ***taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown – aye and***  
516 ***Cowan – aye. With all in favor the motion passed 7-0-0.***

517

518 Respectfully submitted,  
519 Daniel Hoijer,  
520 Recording Secretary