

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **December 3, 2020**
4 **VIRTUAL MEETING**
5 **DRAFT MINUTES**

6 Zoom ID: 830 9835 5914

7 Phone: 1 646 558 8656

8 **I. PRELIMINARIES:**
9

10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete
11 Cameron, Clerk, Gwen English, John Grueter, Jennifer Martel, Molly Cowan, Select Board
12 Representative, Nancy Belanger, Alternate, Pete Steckler, Alternate and Mark Dettore, Alternate (@7:29
13 PM).
14

15 **STAFF PRESENT:** Town Planner Dave Sharples
16

17 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM and read out loud the
18 meeting preamble which indicated that an emergency exists and the provisions of RSA 91-A:2 III (b) are
19 being invoked. As federal, state and local officials have determined gatherings of ten or more people
20 pose a substantial risk to the community and the meeting imperative to the continued operation of
21 Town and government and services which are vital to public, health, safety and confidence. This
22 meeting will be conducted without a quorum physically present in the same location and welcome
23 members of the public accessing the meeting remotely. Chair Plumer acknowledged Exeter TV for all of
24 their help and Mr. Sharples for helping hand deliver the Board's packets before Thanksgiving.
25

26 **III. OLD BUSINESS**
27

28 **APPROVAL OF MINUTES**
29

30 November 12, 2020
31

32 Mr. Steckler recommended an edit to Line 145.
33

34 ***Mr. Cameron motioned to approve the November 12, 2020 minutes, as amended. Mr.***
35 ***Grueter seconded the motion. A roll call vote was taken Grueter – aye, Martel – aye, English***
36 ***– aye, Cowan – aye, Cameron – aye, Brown – aye and Plumer – aye. With all in favor, the***
37 ***motion passed 7-0-0.***
38

39 November 19, 2020
40

41 Mr. Cameron recommended an edit to Line 179.

42 Mr. Steckler recommended an edit to Line 169.

43

44 Ms. English recommended edits to Lines 127, 129 and 209.

45

46 ***Ms. English motioned to approve the November 19, 2020 minutes as amended. Ms. Martel***
47 ***seconded the motion. A roll call vote was taken Brown – aye, Cameron – aye, Cowan – aye,***
48 ***English – aye, Martel – aye, Grueter – aye and Plumer – aye. With all in favor, the motion***
49 ***passed 7-0-0.***

50

51 **IV. NEW BUSINESS**

52 **PUBLIC HEARINGS**

53 1. The application of People’s United Bank for the proposed construction of a drive-thru canopy and
54 reconstruction of the existing parking lot at 1 Center Street.

55 C-1, Central Area Commercial zoning district

56 Tax Map Parcel #72-205 and #72-216

57 Case #20-3

58

59 Chair Plumer read the Public Hearing Notice out loud.

60

61 Mr. Sharples noted the applicant appeared at the previous meeting to request site plan review for the
62 construction of a drive-thru canopy and reconstruction of the existing parking lot. The HDC reviewed
63 and recommended conditions issuing a Certificate of Appropriateness. Staff and UEI reviewed the plans
64 and supporting documents and UEI provided comments dated March 4, 2020. There were no concerns
65 with access or emergency services. There were six waiver requests. The Board reviewed and approved
66 five waiver requests and denied the waiver for the angled parking spaces to back out onto Ladd’s Lane.
67 The hearing was tabled to redesign the angled parking which has become two parallel parking spots
68 which do not require a waiver per the ordinance as they will not back onto Ladd’s Lane. The dumpster
69 enclosure was changed from black slats with chain link fencing to a wooden fence. The planting type for
70 the trees were changed to a London Plain tree, grading was revised and will be replanted according to
71 the landscaping plan. The sidewalk was continued around the corner up Ladd’s Lane to the parallel
72 stalls. The half parking spot on the satellite parking spot on the Northeast corner was made into a
73 landscape island.

74

75 Christopher Berry of Berry Surveying & Engineering presented the proposed plan revisions showing
76 changes to the angled parking which is now two parallel 10’x20’ spots with platform and regraded
77 slopes. The dumpster was changed to wooden stockade fencing. The trees were changed and the
78 location of the outlet structure pushed forward. The sidewalk was carried further.

79

80 Chair Plumer commended Mr. Berry for working so hard to improve the layout and provide more
81 greenspace and a safer arrangement and good solutions.

82

83 Mr. Sharples asked if the landscape island in the Northeast satellite parking area is at grade and Mr.
84 Berry noted it was.

85

86 Mr. Grueter asked about the utility pole at the continued sidewalk and Mr. Berry noted it was a grassy
87 area.

88

89 Chair Plumer opened the hearing to the public for comments and questions at 7:22 PM.

90

91 Mr. Steckler asked about the location of the proposed crosswalk crossing the parcel and whether it
92 would be safe for the non-bank pedestrians to use there. Mr. Sharples noted the crosswalk shown is
93 private, internal to the site. The Town would not put a crosswalk across a driveway and has no issue
94 with the Bank having a crosswalk internal to their site.

95

96 Chair Plumer closed the hearing to the public for deliberations at 7:25 PM.

97

98 Mr. Sharples reviewed the proposed Conditions of Approval:

99

- 100 **1. An electronic As-Built Plan of the entire property with details acceptable to the Town shall be**
101 **provided prior to the use of the drive-thru. This plan must be in a dwg or dxf file format and in**
102 **NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;**
103
- 104 **2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town**
105 **engineer prior to any site work commencing. The following must be submitted for review and**
106 **approval prior to the preconstruction meeting:**
107
- 108 **i. The SWPPP (storm water pollution prevention plan), if applicable, be submitted**
109 **to and reviewed for approval by DPW prior to preconstruction meeting.**
110 **ii. A project schedule and construction cost estimate.**
111
- 112 **3. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact**
113 **fees, and inspection fees (including third party inspections), prior to the issuance of a building**
114 **permit or a Certificate of Occupancy whichever is applicable;**
115
- 116 **4. The inspection and maintenance plan log sheet in the stormwater management report dated**
117 **1/15/20 revised 10/13/20 shall be submitted to the Town Engineer annually on or before**
118 **January 31st. This requirement shall be an ongoing condition of approval.**
119
- 120 **5. All outdoor lighting (including security cameras) shall be down lit and shielded so no direct light**
121 **is visible from adjacent properties and/or roadways.**
122
- 123 **6. All landscaping shown on the plans shall be maintained and any dead or dying vegetation shall**
124 **be replaced no later than the following growing season as long as the site plan remains valid.**
125 **This condition is not intended to circumvent the revocation procedures set forth in state**
126 **statutes.**
127
- 128 **7. If determined applicable by the Exeter Department of Public Works, the applicant shall submit**

129 *the land use and stormwater management information about the project using the PTAPP Online*
130 *Municipal Tracking Tool (<https://ptapp.unh.edu/>). The PTAPP submittal must be accepted by*
131 *DPW prior to the pre-construction meeting;*
132

133 ***Ms. English motioned to approve the request of People’s United Bank, Planning Board Case #20-3 or***
134 ***Site Plan Review with the conditions outlined by the Town Planner David Sharples. Ms. Martel***
135 ***seconded the motion. A roll call vote was taken Cowan – aye, Cameron – aye, Brown – aye, English –***
136 ***aye, Martel – aye, Grueter – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.***
137

138 2. The application of Exeter Hospital, Inc. for a site plan review for the proposed construction of a 6,417
139 square foot Cancer Center building addition and associated site improvements on the hospital campus
140 at 5 Alumni Drive.

141 H-Healthcare zoning district.

142 Tax Map Parcel #65-131

143 Case #20-11

144

145 Chair Plumer read out loud the Public Hearing Notice.

146

147 Mr. Sharples indicated the application was complete for review purposes.

148

149 ***Ms. Martel motioned to open Planning Board Case #20-11, the request of Exeter Hospital, Inc. for a***
150 ***site plan review for the proposed construction of a 6,417 SF Cancer Center building and associated site***
151 ***improvements on the hospital campus at 5 Alumni Drive. Ms. English seconded the motion. A roll call***
152 ***vote was taken Brown – aye, Cameron – aye, Cowan – aye, English – aye, Martel – aye, Grueter – aye***
153 ***and Plumer – aye. With all in favor, the motion passed 7-0-0.***
154

155 Mr. Sharples noted the application was submitted on July 14, 2020 with plans and supporting
156 documents. There was no formal TRC meeting, but all departments have reviewed the application and
157 UEI which letters are enclosed in the Board’s packets. The plans were revised on November 20, 2020
158 and addressed most of the concerns. A letter dated December 2, 2020 itemized minor items and
159 comments. The applicant originally requested three waivers dated June 16, 2020 but withdrew the third
160 waiver request for performance guarantee.

161

162 Barry Gier of Jones & Beach Engineers presented the plan on behalf of Exeter Hospital. Colin Laverty
163 and Eileen McDonald of Exeter Hospital were in attendance as well as Christine Rancourt and Marco
164 Montonio of Smith Group.

165

166 Mr. Gier noted Parcel #65-131 is in the hospital zone on the campus and is proposed to be a Cancer
167 Center addition on campus. Ms. Rancourt showed the location of the Portsmouth Avenue entrance
168 behind the main entry which will unite the two cancer centers into one, infilling a courtyard. Mr.
169 Montonio showed the floor plans depicting an open courtyard on either side of the new connector
170 increasing the capacity of the center for infusion patients with 16 new bays at 96 SF each. The
171 courtyards shown were proposed to be terraced. Construction would commence in 2021 and
172 occupancy would be proposed for spring/summer of 2022.

173
174 Mr. Gier noted the small connector building would be demolished. There will be a green roof proposed
175 on the new portion with reconstructed utilities, storm sewers, a new grease trap for the kitchen waste,
176 emergency power lines to the generator on the east side, storm water catch basins underground will
177 infiltrate prior to distribution. Construction access will be limited to Alumni and Portsmouth with no
178 construction vehicles on Highland or Prospect. Staging will be at the north entrance of the building or
179 west of the outpatient center loading dock. UEI comments were addressed and comments from DPW.
180 Two waivers are requested.

181
182 Ms. Martel asked about the terracing and stormwater management system and Mr. Gier explained the
183 roof drains to the sewer system to the underground detention then filtered by the treatment system
184 before discharging to the existing campus stormwater system off Alumni Drive. There will be retaining
185 walls and a nice view for the patients.

186
187 Chair Plumer asked if it would be one story and Mr. Gier answered affirmatively.

188
189 Chair Plumer opened the hearing to the public at 7:44 PM.

190
191 Mr. Gier reviewed the waivers requested from Section 7.4.10, 7.5.4 and 7.7.5 for High Intensity Soil
192 noting the site was previously disturbed and would serve no purpose.

193
194 Mr. Gier noted the waiver from Section 7.4.12 for depiction of property lines with bearings and
195 distances is unnecessary as the construction is more than 200' from the nearest property line. A large
196 zoom out to attempt to capture that would not show the construction proposed.

197
198 Ms. English asked if the waiver for the performance bond 12.1 was withdrawn and Mr. Gier indicated it
199 was withdrawn.

200
201 Ms. English asked about up lighting and Mr. Gier noted it was within the limits of the addition.
202 Chair Plumer asked if there were any questions or comments from the public again at 7:48 PM and
203 being none, Mr. Gier was asked to review the criteria for granting the waivers.

204
205 Mr. Sharples read the five criteria for granting the waivers. Mr. Gier noted the soils were reviewed and
206 not disturbed with no impact. Mr. Gier noted the previous disturbed soil in the middle of the campus
207 was unique to the property and not a virgin site. Mr. Gier noted he did not think the physical,
208 topography and hardship versus inconvenience should not be a requirement. Mr. Gier noted the design
209 is not based on HISS and meets the intent with drainage. There is no septic and requires a higher level
210 of intensity. Mr. Sharples noted it does not vary the provision of the zoning ordinance or Master Plan.

211
212 **Ms. Martel motioned after reviewing the criteria for granting waivers to approve the request of Exeter**
213 **Hospital, Inc. (PB Case #20-11) for a waiver from Section 7.4.10, 7.5.4 and 7.7.5 of the Site Plan Review**
214 **and Subdivision Regulations for High Intensity Soil Survey be approved. Mr. Cameron seconded the**
215 **motion. A roll call vote was taken Cameron – aye, Cowan – aye, Brown – aye, English – aye, Grueter –**
216 **aye, Martel – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.**

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Mr. Gier noted the location of construction is more than 200' from the nearest property line and will not impact setbacks. The property is unique so far from abutting properties and in the center of the campus. The location is a hardship more than an inconvenience to need to show the property lines. The spirit and intent are observed as the site has been reviewed by the Planning Board over the years and they have previously seen the property lines and know where they are. Mr. Sharples noted it will not vary the provisions of the zoning ordinance or Master Plan.

Mr. Grueter motioned after reviewing the criteria for granting waivers to approve the request of Exeter Hospital, Inc. (PB Case #20-11) for a waiver from Section 7.4.12 of the Site Plan Review and Subdivision Regulations for surveyed property lines be approved. Ms. English seconded the motion. A roll call vote was taken Grueter – aye, Martel – aye, English – aye, Cowan – aye, Cameron – aye, Brown – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.

Mr. Sharples noted up lighting may be approved on a case-by-case basis and this may be one of those cases. Mr. Gier showed the locations for the two up lights per tree in the courtyard of the building envelope which he noted would be enclosed by buildings on all four sides with no roof on them to showcase the trees, angled and would not point to the sky. The lights are low wattage. Mr. Sharples noted there would be two on each of the three trees.

Mr. Sharples read out loud the proposed conditions of approval:

- 1. An electronic As-Built Plan of the entire property with details acceptable to the Town shall be provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in a dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;**
- 2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting:**
 - i. The SWPPP (storm water pollution prevention plan), if applicable, be submitted to and reviewed for approval by DPW prior to preconstruction meeting.**
 - ii. A project schedule and construction cost estimate.**
- 3. UEI comments of October 23, 2020 and letter of Jen Mates dated 12/2/20 to be addressed to the satisfaction of the Town Planner and signed prior to signing the final plans.**
- 4. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact fees, and inspection fees (including third party inspections), prior to the issuance of a building permit or a Certificate of Occupancy whichever is applicable;**
- 5. Annual operations and maintenance report in the stormwater management operations and maintenance manual dated 6/25/20 shall be completed and submitted to the Town Engineer annually on or before January 31st. This requirement shall be an ongoing Condition of Approval.**

262 **6. A signed copy of the inspection and maintenance of facilities and property document shall**
263 **accompany the submission of the final plans.**

264
265 Mr. Sharples explained the agreement to maintain stormwater copy will be signed and
266 submitted.

267
268 **7. All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is**
269 **visible from adjacent properties and/or roadways.**

270
271 **8. All landscaping shown on the plans shall be maintained and any dead or dying vegetation shall**
272 **be replaced no later than the following growing season as long as the site plan remains valid. This**
273 **condition is not intended to circumvent the revocation procedures set forth in State statutes.**

274
275 **9. If determined applicable by the Exeter DPW the applicant shall submit the land use and**
276 **stormwater management information about the property using the PTAPP Online Municipal**
277 **Tracking Tool (<https://ptapp.unh.edu/>). The PTAPP submittal must be accepted by the DPW prior**
278 **to the preconstruction meeting.**

279
280 **10. A restoration erosion control surety in an amount and form reviewed and approved by the**
281 **Town Planner in accordance with Section 12 of the Site Plan Review and Subdivision Regulations**
282 **shall be provided prior to any site work.**

283
284 **Mr. Grueter motioned to approve the request of Exeter Hospital, Inc. (PB Case #20-11) for Site Plan**
285 **approval with the conditions as read by the Town Planner David Sharples. Ms. English seconded the**
286 **motion. A roll call vote was taken Brown – aye, Cameron – aye, Cowan – aye, English – aye, Martel –**
287 **aye, Grueter – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.**

288
289 3. The application of Chinburg Development, LLC for an amendment to a previously approve subdivision
290 known as “Bramble Meadow” which is located off Brentwood Road and Spruce Street. The proposed
291 amendment is specific to the development of Lot #5 of this subdivision.

292 R-2, Single Family Residential zoning district

293 Tax Map Parcel #63-93

294 Case #20-18

295

296 Chair Plumer read the Public Hearing Notice out loud.

297

298 Mr. Sharples noted the application was complete for review purposes.

299

300 Ms. Cowan indicated she is an abutter and recused herself. Chair Plumer noted six members will be
301 voting as a Select Board representative cannot be replaced by an Alternate.

302

303 **Vice-Chair Brown motioned to open Planning Board Case #20-18 the request of Chinburg**
304 **Development, LLC for an amendment to a previously approved subdivision known as Bramble**
305 **Meadow specific to the development of Lot #5, Tax Map Parcel #63-93. Ms. Martel seconded the**

306 ***motion. A roll call vote was taken Grueter – aye, Martel – aye, English – aye, Cameron – aye, Brown –***
307 ***aye and Plumer – aye. With all in favor, the motion passed 6-0-0.***

308

309 Mr. Sharples noted the motion to accept plans as complete for review purposes triggers the start of the
310 65-day statutory time frame. However, in this Emergency Order, that does not apply.

311

312 Mr. Sharples indicated the applicant is seeking an amendment to a previously approved subdivision
313 known now as “Bramble Meadows” located off Brentwood Road and Spruce Street specific to the
314 development of Lot #5. The Board approved a five-lot subdivision for the subject property. The
315 abutters had runoff issues. The site is flat, and drainage was a big issue of review which resulted in the
316 Board approving the plan with final finished grades. The new owner has decided to do a different
317 house. The finger wetland seen in the site walk wasn’t planned to be filled in and is no proposing to fill
318 that in. It is not a jurisdictional wetland as far as the Town is concerned. The Town exempts man made
319 wetlands, but the State does not – it is a wetland to them. The applicant submitted a dredge and fill
320 permit to DES which was reviewed by the Conservation Commission who had no objection but
321 recommended the construction swale and other drainage be properly designed to capture all water
322 coming off the property so the abutters will not be affected by the runoff. Their memorandum is
323 enclosed in the Board’s packets. Jen Mates of DPW and Paul Vlasich the Town Engineer met with
324 Kristen Murphy concerning redesign of the grades and concluded there would be no adverse effect on
325 drainage and have no further comments on the plan.

326

327 Christian Smith of Beals Assoc. presented the plan on behalf of the owners, Chinburg Development, LLC.
328 Paul Kerrigan of Chinburg Development was in attendance. Mr. Smith shared the proposal for Lot #5
329 approved in February. The swale was created, and the house proposed is larger, approximately 1,700
330 SF. Finished floor will be elevated and foundation fill with beneficial stone drip edges will handle the
331 roof runoff with an extra foot of stone trench around. Calculations were shared with the DPW and
332 Town Engineer and found to be able to handle all stormwater runoff from the roof up to a 50-year storm
333 event. No roof runoff will get into this swale. The owner wants a smaller home with a flatter backyard
334 and proposes to move it forward somewhat.

335

336 Chair Plumer asked about the culvert and Mr. Smith noted it goes underneath the common portion of
337 the driveway to a manhole and connects to an existing catch basin.

338

339 Ms. English asked about the wetland area being impacted by the garage and Mr. Smith noted there is
340 569 SF of impact. Mr. Smith noted the old man-made ditch is devoid of function and value now that it
341 no longer wraps around the wood and has been somewhat filled in over the years.

342

343 Ms. Martel asked about the 22” caliper oak tree. Mr. Sharples pulled up the decision letter for the
344 subdivision approval and noted the conditions of approval will still apply.

345

346 Mr. Steckler noted he took exception to the idea that any wetland would be devoid of function and
347 value regardless of size.

348

349 Mr. Sharples read the condition which was “builder shall take all precautions to protect the 22” oak tree
350 located at the southern tip of the man-made wetland on Lot #93-5.

351

352 Mr. Sharples asked the applicant what precautions were taken to protect it and if it had been cut down.
353 Mr. Smith noted he did not believe it had been cut down which was confirmed by abutter Dan Hummel.

354

355 Mr. Smith posted a copy of the previously approved plan at the Board’s request, for comparison.

356

357 Mr. Steckler questioned whether the Board would have approved the changed plan with those wetland
358 impacts given the extent that the design of this subdivision was set to get the five lots in, working hard
359 to avoid that wetland impact. Mr. Steckler noted he understood the applicant was new but indicated if
360 he was voting tonight it would be hard to approve this modification.

361

362 Chair Plumer asked if the modification didn’t handle the runoff better and Mr. Smith indicated without a
363 question it will improve the stormwater getting into Mr. Hummel’s property.

364

365 Mr. Grueter asked if the 22” oak would survive when the man-made wetland is filled in. Mr. Smith
366 noted a tree box could be constructed.

367

368 Chair Plumer opened the hearing to the public for comments and questions at 8:35 PM.

369

370 Dan Hummel indicated he is an abutter to the rear of Lot #5 and has a couple of concerns. Mr. Hummel
371 retained an engineer which was a costly affair for the first approval and is no table to do so a second
372 time. Mr. Hummel believes the builder moved ahead before reapplying to the Board and met with Mr.
373 Sharples to share his concerns and Mr. Sharples agreed the plan was so different it should go back
374 before the Board. Mr. Hummel noted more trees for screening would be an improvement. Mr. Hummel
375 questioned who would be liable if the new owner does not maintain the swale or the swale does not
376 function as promised. Mr. Kerrigan explained that in order to get a wetlands application the applicant
377 had to go before the Conservation Commission and provide a preliminary design. No wetlands were
378 filled in and nothing nefarious or inappropriate occurred to his knowledge. The drainage concept was
379 developed in concert with Mr. Hummel’s engineer. Impervious surface is reduced. The HOA documents
380 mandate maintenance of the drainage system. If not, the Town can come in and clean it out and invoice
381 the homeowner. The applicant is happy to put in two more trees in addition to the three evergreens
382 shown on the plan, one of which could be near the 22” oak tree in the event it doesn’t survive. Mr.
383 Kerrigan agreed he was not sure how he would ensure what the future owners would do with the trees,
384 but the screening would be mutually beneficial and will walk the site with Mr. Hummel concerning
385 placement. Mr. Kerrigan indicated he was happy to send the revised site plan to Mr. Hummel and Mr.
386 Sharples. The house shown on the plan presented to the board would be smaller.

387

388 Vice-Chair Brown questioned the role of the Board in regulating the house size or where someone
389 places the structure provided it is within the setbacks required by the ordinance. Mr. Sharples agreed
390 Planning does not and did not do that however this is unique in that final grading was approved and
391 with a different size house could change. Vice-Chair Brown noted it is difficult to look at a plan of the

392 house that isn't even the home proposed and try to imagine things. Staff could make approvals as well
393 and be afforded the authorization not approve final grading not substantially changed.

394

395 Mr. Steckler noted based on the previous approval the previous applicant went out of their way with
396 grading that avoided wetland impact. That ditch was discussed. There is room to the right to minimize
397 impacts. Mr. Steckler noted first it is recommended to avoid, then minimize and then mitigate. A shift
398 to the right could minimize impact.

399

400 Ms. English noted she would like to see the wetland ditch preserved and not filled in. Mr. Sharples
401 reminded that the Town does not consider it a wetland and it is in the jurisdiction of the State. The
402 applicant went before the Conservation Commission and they did not object.

403

404 Mr. Hummel noted he hoped it was built into the HOA documents to stay there. The man made ditch
405 doesn't serve any purpose anymore.

406

407 Mr. Cameron noted he was having difficulty resizing the proposed site mentally and would like to see
408 the actual drawing with the 1700 SF home footprint shown.

409

410 Ms. English noted she could go either way on it, while she would like to see it before approving it she
411 does not want to hold up the applicant if Mr. Sharples can approve it without coming back to the Board.

412

413 Ms. Martel asked if the applicant would have to return for each of the other four lots. Mr. Smith noted
414 two are already under construction. Mr. Sharples noted changes could be administratively approved.

415

416 Vice-Chair Brown noted if the drainage plan is not likely to change and the footprint is going to be
417 smaller.

418

419 Mr. Grueter was undecided and not comfortable with it. The highlighted area of the ditch seems
420 narrower than original. Wouldn't mind letting Mr. Sharples make the call.

421

422 Mr. Sharples read the conditions out loud:

423

424 **After final grading is approved by the Town Planner consistent with the Board's discussion no change**
425 **in grading shall be allowed without the approval of the Exeter Planning Board or the Town if the**
426 **change can be administratively approved in accordance with Section 14.**

427

428 **An additional tree shall be added to the three proposed to the rear of the property. In the event the**
429 **tree doesn't survive another tree will be added in front as a back-up.**

430

431 Vice-Chair Brown noted he would like to see more trees added. Ms. Martel requested the engineer put
432 a note on the drawing regarding the 22" oak being protected, and it be a condition of approval.

433

434 **Mr. Sharples added that a note on the plan shall state that the 22” oak tree located at the southern**
435 **tip of the wetland shall be protected during construction and at a minimum an orange construction**
436 **fence be installed around the base of the tree.**

437

438 Chair Plumer closed the hearing to the public for deliberations at 9:25 PM.

439

440 ***Vice-Chair Brown motioned to approve the request of Chinburg Development, LLC. (PB Case #20-18)***
441 ***for an amendment to the subdivision for Lot #5 for new grading be approved with the conditions as***
442 ***read by the Town Planner David Sharples giving the Town Planner David Sharples authorization to***
443 ***approve the final grading plans. Mr. Grueter seconded the motion. A roll call vote was taken***
444 ***Cameron – nay, English – aye, Martel – aye, Grueter – aye, Brown – aye and Plumer – aye. The motion***
445 ***passed 5-1-0.***

446

447 Mr. Sharples noted for the record an abutter claiming to live at 66 Columbus Avenue had emailed him
448 during the hearing 20 minutes ago at 9:18 PM claiming to have comments and not being able to log on.
449 Mr. Graham from Exeter TV repeated the phone number to call in if having technical difficulties which is
450 listed on the agenda. The email from Ms. Sheena Simpson stated everyone should be treated equally
451 and expressed concerns Mr. Hummel was receiving plantings and screenings and did not approve of the
452 amendment.

453

454 Vice-Chair Brown asked if the emailer had participated in prior approvals and Mr. Kerrigan offered to
455 reach out to her and was not sure why his staff would not have returned her call.

456

457 Mr. Grueter asked if the hearing should be reopened due to the technicality. Mr. Sharples indicated
458 there is a 30-day period for reconsideration and will research it further.

459

460 **V. OTHER BUSINESS**

461

462 **VI. TOWN PLANNER’S ITEMS**

463 Mr. Sharples noted the impact fee update will go before the Select Board to adopt fees and there will be
464 an amendment.

465 **VII. CHAIRPERSON’S ITEMS**

466 Chair Plumer indicated the next meeting will be on December 17, 2020.

467

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

469 **IX. ADJOURN**

470 ***Vice-Chair Brown motioned to adjourn the meeting. Mr. Grueter seconded the motion. A roll call vote***
471 ***was taken, all were in favor, the motion passed unanimously.***

472

473 The meeting adjourned at 10:30 PM.

474

475 Respectfully submitted,

476 Daniel Hoijer,

477 Recording Secretary