

1 **TOWN OF EXETER**

2 **PLANNING BOARD**

3 **March 11, 2021**

4 **VIRTUAL MEETING**

5 **APPROVED MINUTES**

6 **Zoom ID: 87018404771**

7 **Phone: 1 646 558 8656**

8 **I. PRELIMINARIES:**

9
10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Brown, Pete
11 Cameron, Clerk, Gwen English, John Grueter, Jennifer Martel, Molly Cowan, Select Board
12 Representative, Nancy Belanger, Alternate, Mark Dettore, Alternate, and Pete Steckler,
13 Alternate.

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

25
26 The members introduced themselves by roll call and in accordance with the Right to Know Law
27 noted they were alone in the room.

28
29 **III. OLD BUSINESS**

30
31 **APPROVAL OF MINUTES**

32
33 February 11, 2021

34
35 Ms. English recommended edits.

36
37 ***Mr. Grueter motioned to approve the February 11, 2021 Meeting Minutes as amended. Ms.***
38 ***English seconded the motion. A roll call vote was taken Brown - aye, Cameron – aye, Cowan***
39 ***– aye, English – aye, Martel – aye, Grueter – aye and Plumer – aye. The motion passed 7-0-0.***
40

41 **IV. NEW BUSINESS**

42 **PUBLIC HEARINGS**

43 1. The application of McFarland Ford Realty Trust for a site plan review and Wetlands
44 Conditional Use permit for the proposed construction of a vehicle storage lot on the property
45 located at 110 Holland Way
46 C-2 Highway Commercial zoning district
47 Tax Map Parcels #51-14-1 & #51-17
48 Planning Board Case #21-2

49
50 Chair Plumer read out loud the public hearing notice.

51
52 Mr. Sharples indicated the application was complete for review purposes.

53
54 ***Mr. Cameron moved to accept the application of McFarland Ford Realty Trust for a site plan***
55 ***review and Wetlands Conditional Use permit for the proposed construction of a vehicle***
56 ***storage lot on the property located at 110 Holland Way in the C-2 Highway Commercial***
57 ***zoning district, Tax Map Parcels #51-14-1 & #51-17, Planning Board Case #21-2. Ms. Martel***
58 ***seconded the motion. A roll call vote was taken Brown – aye, Cowan – aye, Martel – aye,***
59 ***Cameron – aye, English – aye and Plumer – aye. The motion passed 7-0-0.***

60
61 Mr. Sharples noted the applicant is seeking approval of a site plan and Wetlands Conditional
62 Use Permit application for the proposed construction of a vehicle storage lot at 110 Holland
63 Way. Site Plan and supporting documents were submitted, dated January 15, 2021 and
64 February 2, 2021 and provided to the Board with staff comments dated February 22, 2021 and
65 UEI comments dated February 19, 2021. The applicant appeared before the Conservation
66 Commission at their February 9, 2021 meeting to review their CUP and NH DES Minimum
67 Impact Dredge & Fill permit applications. A memo from Chair Andrew Koff dated February 12,
68 2021 outlining the Commission’s recommended conditions was provided and include porous
69 pavement, a sign indicating the transition to porous pavement, functions and values
70 (submitted) and deed use limitations (sample provided). Revised plans were received on March
71 4, 2021 and the applicant has responded to the staff and UEI comments. Lighting would be
72 proposed to be reduced by 50% which after 10 PM would need Board approval.

73
74 Mr. Sharples noted concerns about the existing 11,500 SF gravel parking area which shows in a
75 2010 aerial as grass with no history of approval. This could be formalized in the Site Plan
76 approval.

77

78 Mr. Sharples noted the applicant is requesting a waiver from Section 9.7.5.5 of the Site Plan
79 Review & Subdivision Regulations for landscaped planting islands within parking areas. The
80 waiver letter dated January 12, 2021 was provided.

81
82 Chris Lane, General Manager and President of McFarland Ford presented the application. Mr.
83 Lane noted McFarland Ford has experienced growth and need for inventory contiguous to the
84 property. Ford is no longer producing passenger vehicles but larger vehicles such as Explorers
85 and F-Series vehicles. A letter from Ford was provided to the Board.

86
87 Erick Poulin of Jones and Beach posted the plan for the proposed vehicle storage lot on Holland
88 Way. The majority of the parcel would be undisturbed. Deed restrictions are proposed. There
89 would be wetland impact with the driveway crossing with the State. The storage lot would be
90 for employees only to double stack vehicles up front and lessen impact. Mr. Poulin showed
91 proposed snow storage areas to the rear and side and up toward the main curb cut to handle
92 the remainder of the driveway.

93
94 Mr. Poulin showed the stormwater treatment areas, the smaller treating the driveway prior to
95 discharge with the porous pavement and under drains every 50' to discharge to the rear of the
96 property and a culvert crossing which exits under Holland Way.

97
98 Mr. Poulin noted seven light poles which will be dark sky compliant around the perimeter of the
99 lot. The applicant is amenable to adjusting the time which they would go to 50% to 10.

100
101 Mr. Poulin presented the request for a waiver from Section 9.7.5 of the Site Plan Review and
102 Subdivision Regulations for landscaping. The lot would not be close to abutters, especially
103 residential, is a unique situation with a not typical lot used for inventory storage and
104 employees. There will be no customers or public driving in or parking. Vehicles would be
105 brought up to the main building. The buffer impacts being minimized are the hardship unique
106 to this property. The waiver would not vary zoning provisions. There have been three
107 meetings with the Conservation Commission, Mr. Sharples and UEI which have resulted in the
108 plan before the Board.

109
110 Mr. Grueter asked about the gravel/grass parking area and Mr. Poulin noted it has existed since
111 1992 before Holland Way existed and posted aerial pictures from Google Earth Pro time layers.
112 Grass grew on top of the gravel when not in use. The driveway will cut through the pad site and
113 the area will be loamed and seeded by the treatment swale. The area to the north will be left
114 as is. Mr. Grueter asked if there were plans to pave and Mr. Poulin responded no.

115
116 Chair Plumer asked if the lot was for vehicle storage or display and Mr. Poulin noted storage.

117

118 Mr. Cameron asked if the vehicles would be new or used and Mr. Poulin noted new. Mr.
119 Cameron asked if they would be trailered in and Mr. Poulin responded no, there is not enough
120 turning radius for a tractor trailer and there would be concerns about the weight on the porous
121 pavement system. The dealership has a loading and unloading area in another location. Mr.
122 Cameron asked if there would be fueling on site and Mr. Poulin noted no, the dealership does
123 not have on-site fueling facilities. Mr. Cameron noted not having full gas tanks would minimize
124 the risk of spillage.

125
126 Ms. Martel asked where the sloped granite curbs would be and Mr. Poulin showed on the plan
127 where the sloped curbs would be needed to direct storm water flow to the swale only.

128
129 Ms. Martel asked how the treatment swale would be vegetated and Mr. Poulin noted with 4" of
130 loam and seed with mulch when construction grade is finalized. Discharge would begin once
131 the grass is established.

132
133 Ms. Martel asked about a planting plan and Mr. Poulin noted trees along Holland Way would be
134 maintained and the rear would transition from grass to natural wooded area in the rear. Ms.
135 Martel asked about putting landscaping along the perimeter in the disturbed and regraded
136 areas especially in the area with site lines to the public and the drainage swale at the entrance.
137 Some plantings could be added to the front edge along Holland Way. Trees offer additional
138 value than just aesthetic. Native shrubs would provide ecological value. Ms. English agreed.
139 Lack of landscaping would create a heat island and have a cumulative effect impacting the
140 environment. Mr. Grueter opined the front row would be like a showroom. Arborvitae would
141 block that. Ms. Martel asked if the applicant owned the ROW and Mr. Sharples explained the
142 owner could do improvements at their own risk without adverse possession created. Mr.
143 Sharples noted older ROWs were different than the present fee situation. Mr. Sharples noted
144 he did not feel comfortable gauging the landscaping plan in place of the Board. The applicant
145 could work with the highway foreman, Jay Perkins. Ms. English noted the Tree Committee
146 would probably not provide advice about what kind of plantings or trees as they are not
147 arborists or landscape architects.

148
149 Mr. Cameron asked about fencing for security and Mr. Poulin noted no fencing was proposed.
150 Motion lights could alert of unauthorized presence in the evening hours.

151
152 Mr. Grueter asked about the 50% light reduction in the late evening and Mr. Poulin noted it
153 would drop at 10 PM or could drop to 0% with motion sensor lights for security. Mr. Sharples
154 asked how the reduction would happen and Mr. Morrill explained how the smart lighting could
155 be controlled by panel or with smart technology.

156

157 Jim Gove spoke to the prime wetlands changes and noted the prime wetland areas won't suffer
158 and the buffer will protect the habitat. It is better to maintain the mature buffer than replace
159 with treatment. Mr. Steckler asked about prime wetlands impact and Mr. Gove explained the
160 changes to the law such as a 2-acre size, having four of 12 functions, and strips which are
161 narrower than 50' such as fingers and tributaries. The prime wetland would stop and this is
162 why the crossing is a minimum permit for wetlands not prime wetlands. Mr. Steckler noted he
163 struggled with Condition #2 of the CUP application and would like to see that the applicant
164 pursued the curb cut to go in Holland Way.

165
166 Chair Plumer opened the hearing to the public for questions and comments at 8 PM and being
167 none closed the hearing to the public for deliberations.

168
169 Ms. Martel noted she would like to see a planting plan and put off approval. Chair Plumer
170 agreed. Mr. Poulin agreed they could come back to the next meeting with that and also to
171 address the sign comment and Mr. Steckler's concerns with Condition #2 of the CUP
172 application.

173
174 ***Mr. Cameron motioned that the application of McFarland Ford Realty Trust (PB Case #21-2)***
175 ***for Site Plan approval be continued to the March 25, 2021 Exeter Planning Board meeting at 7***
176 ***PM. Ms. English seconded the motion. A roll call vote was taken Grueter – aye, Martel –***
177 ***aye, English – aye, Cowan – aye, Cameron – aye, Brown – aye and Plumer – aye. The motion***
178 ***passed 7-0-0.***

179
180 **V. OTHER BUSINESS**

181
182 Public School and Recreation Impact Fee Schedule – Public Hearing

183
184 Mr. Sharples outlined the process for updating impact fees and the amended ordinance at the
185 January 14th public hearing. Bruce Mayberry, the consultant hired by the Town provided
186 options A, B & C for levels of CIP projects and Recreation fees could be updated annually by the
187 Town as the School has their own budget. The Select Board would recommend, then go back to
188 the Planning Board to adopt and then return to the Select Board after the Planning Board
189 adopts the fee schedule. The Select Board met and recommended Option A for both School
190 and Recreation fees. Option A utilizes the lower fees based on what is spent now.

191
192 ***Vice-Chair Brown moved that the Planning Board adopt Option A as the update to our School***
193 ***Impact fees as set forth in the table in Section H.1 on page 17 in the 2020 Impact Fee Update:***
194 ***Public School Facilities, Town of Exeter, New Hampshire dated October 16, 2020 by Bruce***
195 ***Mayberry. Mr. Cameron seconded the motion. A roll call vote was taken Cowan – aye,***

196 **English – aye, Martel – aye, Grueter – aye, Cameron – aye, Brown – aye and Plumer – aye.**
197 **The motion passed 7-0-0.**

198

199 **Vice-Chair Brown moved that the Planning Board adopt Option A as the update to our**
200 **Recreation Impact fees as set forth in the table in Section A Executive Summary in the 2020**
201 **Impact Fee Update: Public Recreation Facilities, Town of Exeter, New Hampshire dated**
202 **October 16, 2020 by Bruce Mayberry. Mr. Cameron seconded the motion. A roll call vote was**
203 **taken Brown – aye, Cameron – aye, Cowan – aye, English – aye, Martel – aye, Grueter – aye**
204 **and Plumer – aye. The motion passed 7-0-0.**

205

206 Mr. Sharples noted he would bring the matter to the Select Board at their March 29, 2021
207 meeting and the fees would become effective at that time.

208

209 **VI. TOWN PLANNER’S ITEMS**

210 Mr. Sharples reported all Warrant Articles passed and all Zoning Amendments. SB 109 is
211 pending and if passed will allow the Solar Array project to move forward. Mr. Sharples thanked
212 the Board for their efforts, diligence and for getting the word out to voters.

213 **VII. CHAIRPERSON’S ITEMS**

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

215 **IX. ADJOURN**

216 **Vice-Chair Brown motioned to adjourn the meeting. Chair Plumer seconded the motion. A**
217 **vote was taken, all were in favor, the motion passed unanimously. The meeting adjourned at**
218 **8:44 PM.**

219

220 Respectfully submitted,

221 Daniel Hoijer,

222 Recording Secretary