

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **JUNE 10, 2021**
4 **VIRTUAL MEETING**
5 **APPROVED MINUTES**
6 Zoom ID: 845 3412 7142
7 Phone: 1 646 558 8656

8 **I. PRELIMINARIES:**
9

10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown,
11 Pete Cameron, Clerk, Gwen English, John Grueter, Jennifer Martel, Molly Cowan, Select Board
12 Representative, Nancy Belanger, Alternate, Mark Dettore, Alternate, Robin Tyner, Alternate and
13 Pete Steckler, 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 and read out loud the
18 public hearing notice. Chair Plumer read out loud the meeting preamble which indicated that
19 an emergency exists and the provisions of RSA 91-A:2 III (b) are being invoked. As federal, state
20 and local officials have determined gatherings of ten or more people pose a substantial risk to
21 the community and the meeting imperative to the continued operation of Town and
22 government and services which are vital to public, health, safety and confidence. This meeting
23 will be conducted without a quorum physically present in the same location and welcome
24 members of the public accessing the 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 May 27, 2021
34

35 Edits were suggested by Ms. English, Mr. Cameron, Mr. Steckler and Ms. Cowan.
36

37 ***Ms. Cowan motioned to approve the May 27, 2021 Meeting Minutes as amended. Ms.***
38 ***English seconded the motion. A roll call vote was taken Grueter – aye, Martel – aye, English –***
39 ***aye, Cowan – aye, Cameron – aye, Brown – aye and Plumer – aye. The motion passed 7-0-0.***
40

41 **IV. NEW BUSINESS**

42 **PUBLIC HEARINGS**

43 1. The continued public hearing on the application of Brian Griset for a lot consolidation, subdivision,
44 lot-line adjustment, Wetlands Conditional Use Permit, Shoreland Conditional Use Permit and Site Plan
45 review for a proposed 16-unit single family condominium open space development and associated site
46 improvements on properties located off of Tamarind Lane and Cullen Way.
47 R-1, Low Density & NP-Neighborhood Professional zoning districts
48 Tax Map Parcel #96-15, #81-53 and #96-9
49 Planning Board Case #20-2

50

51 Chair Plumer read out loud the Public Hearing Notice.

52

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

54

55 Mr. Cameron asked Mr. Sharples to clarify what the Board was being asked to accept. Mr. Sharples
56 noted that while the application is complete for review purposes that does not mean the Board cannot
57 take additional information. The vote to accept the application as complete triggers the dates set forth
58 in the regulations for Planning Board review. The 65-day clock starts.

59

60 ***Ms. Martel motioned to accept Planning Board Case #20-2 as complete for review purposes. Ms.***
61 ***English seconded the motion. A vote was taken Cameron – aye, English – aye, Martel – aye, Brown –***
62 ***aye, Cowan – aye, Grueter – aye and Plumer – aye. The motion passed 7-0-0.***

63

64 Mr. Sharples reported the applicant has submitted plans for lot line adjustment, Wetlands Conditional
65 Use Permit, Shoreland Conditional Use Permit and site plan review for a proposed single-family
66 condominium open space development and associated site improvements on properties located off of
67 Tamarind Lane and Cullen Way. At the May 27, 2021 meeting the Board voted to accept the Yield Plan
68 entitled “Preliminary Yield Plan for Residential Development, Tamarind Lane, Exeter, NH (rev. 5/5/21
69 and received in the Planning Office on 5/11/21) as presented for a total of 17 units. There is a bonus of
70 one lot. The applicant appeared before the Conservation Commission at its April 13, 2021 and May 11,
71 2021 meetings for recommendation of the Wetlands and Shoreland CUP applications. The Commission
72 voted to recommend approval of both CUP applications. A copy of the memo from the Commission
73 Chair was provided. Revised open space development site plans dated 5/11/21 were provided by the
74 applicant and a letter from Attorney Pasay dated 5/5/21 and 5/20/21 concerning the supplemental filing
75 were provided at the last meeting. Letters were provided dated June 4, 2021 from Ann & Patrick
76 Flaherty and Brian Griset and an email dated June 9, 2021 from multiple abutters. A select transcript
77 dated 9/26/2019 was provided. Jim Gove is not available for this meeting and will address the CUP
78 applications at a future meeting.

79

80 Attorney Pasay noted Mr. Griset will be presenting the plans for the open space development and has
81 lived at the property for 30 years and has environmental experience.

82

83 Attorney Pasay noted there will be CUP presentations for wetlands and shorelands presented at a later
84 date when Mr. Gove can be present, and waivers requested. A written response to the abutter's letters
85 will be provided next week.

86
87 Brian Griset provided a detailed history of the parcels beginning in 1986 and continuing in 1990 and
88 1991-1993 when lot line adjustments, amended plans and acquisition of the Mendez Trust property and
89 development of the Brickyard Park parcel comprised the parcels now before the Board for subdivision.
90 Wild Apple Lane removed the ROW crossing to preserve the Flaherty property/driveway with a lot line
91 adjustment. The Griset and Mendez properties were combined and resubdivided. Mr. Griset directed
92 the Board to note 15 on Sheet 3 of 4 which prohibits further subdivision.

93
94 Mr. Griset stated the goal has been to protect the neighborhood, and the diversity of the environment
95 and wildlife and provide general public access to a portion of the property for enjoyment. Wildlife
96 corridors and contiguous green spaces have been protected. The proposal limits impact to the greatest
97 extent possible. Two vernal pools will be protected and buffers for sensitive areas.

98
99 Mr. Griset reviewed the 21-page plan set which detailed the lot line adjustment, the subdivision
100 boundary plan, existing surveyor conditions, engineering and the Yield Plan previously approved with
101 the one-unit density bonus.

102
103 Christian Smith of Beals Associates posted the plan showing the boundaries to be relocated for the lot
104 line adjustment for the benefit of the Flahertys.

105
106 Mr. Griset reviewed the existing conditions: 29 acres of poorly drained soil, the swamp oaks, forested
107 areas and vegetated buffers. Mr. Griset showed the location of his home and Farm Road and the
108 meadow. The forested areas provide screening. Mr. Griset noted the public notice refers to a 16-unit
109 development and the Yield Plan is 17 units and subdivision 18 units total. 16 of 17 units of single-family
110 open space, the 17th unit is to be built next to his existing home. The 17th unit on Cullen Way, #96-15-17
111 will be 1.67 acres. #96-45 is the existing home. The common area is 14.59 acres. The remaining
112 Mendez Trust parcel will be deeded to the Town with conservation terms worked out with the
113 Commission concerning hunting. There is 475' of unrestricted access at the Brickyard Condominium
114 Park. Note 15 on the plan states that #96-15 and #96-15-17 cannot be subdivided further. There will be
115 large block retaining walls to minimize slope encroachment. Impacts will be 1,680 SF and 2,960 SF. A
116 waiver will be requested for the road width for 20' where 24' are required. The sidewalk will be 5'
117 instead of 4' and ADA complaint. There will be a mail kiosk at station 300. Previously disturbed upland
118 is being utilized for the entrance road. The two 4" PVC pipes are being changed to two 12" culverts to
119 minimize abutter's drainage concerns. The curbed roadway will collect runoff and be retreated before
120 discharge to the wetlands. No spawning grounds will be impacted by the CUP. The man-made pond will
121 still be functional, and no corridors impacted. The units will have Town water and sewer. There will be
122 a perimeter buffer waiver request to create contiguous green space.

123
124 Mr. Griset discussed the HOA and combined driveway easement and possibility for garage under for
125 Unit 10. Basement slab locations for Units 1-7 will be enclosed and 8-16 will be walkout with two-car
126 garages minimum. There is a pretreatment pond midway through the cul-de-sac and a second

127 pretreatment pond. Underground utilities and driveways are located. There will be 27 on-street parking
128 spaces. Each unit will have two indoor garage spaces and two exterior spaces minimum. There are six
129 minor buffer encroachments on the CUP applications. The fence will be upgraded and enhanced. The
130 landscape plan is sheet 14 of 19. Planting areas that didn't take will be filled in. There will be screening
131 at the mailbox kiosk. The Flahertys provided a letter. The first wet pond adjacent to Unit 16 will have
132 enhanced vegetation screen and the rest of the development protected by visual buffer. The second
133 wet pond area to the right will have white spruce intermixed with existing pine and hemlock.

134

135 Ms. English asked about the effects of the failed culvert being repaired, on this project. Mr. Smith noted
136 it conveys the headwaters of the brook. The stream runs at a different elevation and the property being
137 developed. Mr. Griset noted the culvert collapsed and once restored won't change drainage from rain
138 events.

139

140 Vice-Chair Brown asked about third-party review on wetlands and noted he watched the Conservation
141 Commission meeting and there have been no concerns from the Board and would like to hear from the
142 abutters.

143

144 Chair Plumer opened the hearing to the public at 8:52 PM.

145

146 David Hadden stated they need something more solid. John Elliot agreed and wants to confirm that the
147 delineation is correct.

148

149 Mr. Cameron noted the Board discussed this at its previous session. Mr. Cameron noted he was unsure
150 what a third-party review would do and the request should define the scope of review being requested.
151 Mr. Sharples noted while finding a wetland scientist is a rough road, he didn't know if that should factor
152 into the Board's decision. Vice-Chair Brown noted the Conservation Commission could find nothing
153 specific. Mr. Steckler noted he did not play a wetland scientist on this board but has no reason to
154 question Mr. Gove's delineation. There should be a reason to request a third-party review and there
155 has been no articulation as to why Mr. Gove's delineation shouldn't stand and no question based on
156 what Mr. Steckler noted he saw on site. A comparison to the Gateway project would be hard to make.
157 In that situation it was hard to follow lines due to the age of the flags. This site is clearly marked.

158

159 Ms. English asked where the abutters' concerns lie. As she stated before if she had concerns she would
160 be concerned with the south end but is not concerned. It is fairly easy to read the marks. Ms. English
161 asked what area is of concern to the abutters. Ms. English asked where do the abutters feel the
162 delineation is incorrect.

163

164 Mr. Elliot noted Mr. Steckler is not an expert and noted the abutters are not experts. They are asking for
165 third party review. Mr. Cameron asked if they wanted a total review of everything Mr. Gove did. The
166 scope of work could be vastly different. The Board needs some grounds to request it.

167

168 Mr. Smith noted there was no error in delineation. The error was on the map which was discussed at
169 the last meeting when the Yield Plan was approved. Attorney Pasay added Mr. Gove's delineation is the

170 correct delineation. Regulation 9.1.3 is the basis when the Planning Board has a question about validity,
171 not used to cause delays.

172

173 Jason Conway of 5 Tamarind Lane noted he is an abutter across from the proposed development and
174 there should be a third party assessment given the state of the culvert not working for many years.
175 Assessing the property when its dry versus when the culvert is working.

176

177 Laura Knott of 15 Tamarind Lane noted the applicant brought up questions about the map and asked
178 how do we know there are no other map errors, to make sure maps are correct, that the Yield Plan
179 density is correct and stated she has trouble understanding why the Board thinks this is such a burden to
180 do.

181

182 Neil Bleicken noted he agreed and just wanted to get it right. Mr. Bleicken noted that Mr. Griset agreed
183 and then withdrew his agreement. Mr. Bleicken asked what the harm is. There are no taxpayer dollars.
184 It would add confidence where there is significant opposition.

185

186 Chair Plumer noted in layman's terms the culvert function is like a dam being removed. It is the same
187 amount of water. The culvert is a Town problem, not a property owner problem. Mr. Smith noted it
188 takes years/decades for property to dry up and not be wetlands. Hydric soils within 6" of the surface
189 are used for the determination and surrounding vegetation. There are no additional state maps. Mr.
190 Griset noted the Conservation Commission deliberated this issue and noted the prime wetland overlay
191 map is wrong and this has zero to do with Mr. Gove's delineations. A specific issue should be raised.
192 There should be a specific reason, not just to make the neighbors feel better. The application has 65
193 days. It has already been a year and a half. Nothing has been presented to justify the request.

194

195 Mark Paige noted there were three points. Conservation Commission looked to the Planning Board for
196 direction on this. The third-party review would build confidence for the abutters in the Planning Board's
197 decision and the culvert situation.

198

199 Chair Plumer noted it appears the Board's consensus is that we do not need another wetland scientist to
200 look at this.

201

202 ***Vice-Chair Brown motioned to table Planning Board Case #20-2 to June 15, 2021 at 7:00 PM. Mr.***
203 ***Cameron seconded the motion. A roll call vote was taken Brown – aye, Cameron – aye, Cowan – aye,***
204 ***English – aye, Martel – aye, Grueter – aye and Plumer – aye. The motion passed 7-0-0.***

205

206 2. The continued public hearing on the application of Scott W. Carlisle III for review of a Yield Plan for a
207 proposed 12-lot single-family open space subdivision and associated site improvements on the property
208 located at 19 Watson Road.

209 R-1, Low-Density Residential zoning district

210 Tax Map Parcel #33-26

211 Planning Board Case #20-21

212

213 Mr. Sharples reported the Yield Plan application is ready to be heard. Mr. Sharples noted the applicant
214 has also submitted an open space development plan, but the Yield Plan must receive approval before
215 that can proceed. TRC comments were made on April 29, 2021 and UEI has reviewed. The applicant
216 went before the Conservation Commission for recommendations on the CUP application on June 8,
217 2021. The applicant's response to comments were included in the supplemental packet. Mr. Sharples
218 noted his comments have been addressed. The maximum grade of the road is 8% and they are right at
219 8% and under.

220
221 Mr. Sharples noted there was a site walk on June 8th at 8 AM with the Chair of the Conservation
222 Commission present prior to the applicant appearing at the Commission's June 8, 2021 meeting for the
223 Wetlands CUP recommendation. At the site walk it was discussed whether the plan could be redesigned
224 so that the vernal pool could be in the open space and not on private property. Chair Plumer, Ms.
225 English and Mr. Cameron were not on the site walk. Mr. Dettore noted he was on the site walk and saw
226 no reason not to move forward with the Yield Plan. Vice-Chair Brown agreed that this is a conservative
227 use of this parcel. Concerns would be protecting the vernal pool but that does not affect the Yield Plan.
228 Ms. Martel noted she was on the site walk and agrees and has no problem approving the Yield Plan. Mr.
229 Grueter agreed. The site has topography challenges. Ms. Belanger noted she watched the Conservation
230 Commission meeting and noted their concerns with the vernal pool on Lot 3 and small area of Lot 2. Mr.
231 Steckler noted he was on the site walk and had no concerns with the Yield Plan.

232
233 Mr. Sharples noted the applicant is requesting several waivers from the Site Plan Review & Subdivision
234 Regulations. The request letter was provided at the last Planning Board meeting.

235
236 Chair Plumer opened the hearing to the public for comments and questions at 9:37 PM and being none
237 closed the hearing to the public for deliberations.

238
239 ***Ms. Martel motioned that the request of Scott W. Carlisle III (Planning Board Case #20-21) for a Yield***
240 ***Plan approval of a 12-lot single-family open space development be accepted. Mr. Grueter seconded***
241 ***the motion. A vote was taken Grueter – aye, Martel – aye, English – aye, Cowan – aye, Cameron –***
242 ***aye, Brown – aye and Plumer – aye. The motion passed 7-0-0.***

243
244 **V. OTHER BUSINESS**

245
246 Master Plan Discussion

247
248 Vice-Chair Brown noted the Master Plan Oversight Committee took a field trip to see several
249 completed projects encompassing decades of development. The oldest development was
250 Captain's Meadow. A couple of homeowners provided feedback. Mr. Grueter noted it was a
251 good exercise and gave a different perspective as to how the developments looked versus what
252 he had envisioned. Mr. Cameron agreed that some were different than he had envisioned,
253 pleasantly so.

254

255 Vice-Chair Brown noted the intersection change at Route 27 and 111A from the grant that Mr.
256 Sharples helped obtain for Epping Road. No traffic is being directed down Columbus Way from
257 that intersection. Ms. English noted people are confused where to go right now that they can't
258 turn down Columbus. Mr. Sharples noted the intersection gains sidewalks for pedestrian use
259 but will not improve the ability to go through the intersection. Chair Plumer noted he noticed
260 an increase in traffic on Washington Street due to the ability not to turn down Columbus.

261

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

263 **VII. CHAIRPERSON'S ITEMS**

264 Chair Plumer discussed the meeting schedule with the Board and recommended changing the July 8,
265 2021 meeting to July 15, 2021. Mr. Sharples will be away on the 8th and noted the Executive Order has
266 expired and a quorum of the Board must meet in person. Prior submissions will need to be renoticed.
267 The Board will meet in person going forward. Mr. Sharples will contact the Board for availability to see if
268 a meeting could be held on the 1st.

269 ***Vice-Chair Brown motioned to change the Planning Board Meeting of July 8, 2021 to July 15, 2021.***

270 ***Ms. English seconded the motion. A vote was taken Grueter – aye, Martel – aye, Cowan – aye,***

271 ***Cameron – aye, Brown – aye, English – aye and Plumer – aye. The motion passed 7-0-0.***

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

273 **IX. ADJOURN.**

274 ***Vice-Chair Brown motioned to adjourn the meeting at 9:54 PM. Mr. Grueter seconded the motion. A***
275 ***vote was taken all were in favor, the motion passed 7-0-0.***

276

277 Respectfully submitted,

278 Daniel Hoijer,

279 Recording Secretary