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**TOWN OF EXETER  
PLANNING BOARD  
NOWAK MEETING ROOM  
AUGUST 26, 2021  
APPROVED MINUTES**

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**I. PRELIMINARIES:**

**BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer (@7:12 PM), Vice-Chair Aaron Brown (@7:24 PM), Pete Cameron, Clerk, Gwen English, Jennifer Martel, Niko Papakonstantis, Select Board representative, and Nancy Belanger, Alternate.

**STAFF PRESENT:** Town Planner Dave Sharples

**II. CALL TO ORDER:** Mr. Cameron called the meeting to order at 7:00 PM and read out loud the public hearing notice. The members introduced themselves.

Chair Plumer noted Alternate Nancy Belanger was active.

**III. OLD BUSINESS**

**APPROVAL OF MINUTES**

August 12, 2021

Edits were suggested by Ms. English and Ms. Belanger.

***Ms. Belanger motioned to approve the August 12, 2021 Meeting Minutes as amended. Ms. English seconded the motion. A vote was taken, Mr. Papakonstantis, Ms. Martel and Mr. Cameron abstained. The motion passed 4-0-3.***

**IV. NEW BUSINESS**

**PUBLIC HEARINGS**

1. Second Public hearing on the 2022 Capital Improvements Program (CIP). Copies of the proposed document(s) will be available at the Planning Department Office prior to the meeting.

Mr. Cameron noted this is the Second Public Hearing relative to the 2022 Capital Improvements Program (CIP). The Department Heads made their presentations at the last meeting. A letter was received from the Exeter Facilities Committee dated August 24, 2021 which Mr. Sharples read into the record. The Committee made recommendations concerning four of the proposed CIP projects: the DPW Complex which has \$75,000 scheduled for FY22, the Assessment which has \$45,000 scheduled for

41 FY 22, the Geotechnical Evaluation of \$50,000 for FY22 and the Raynes Farm renovations matching grant  
42 funds for FY22 of \$100,000. The Committee noted that the Facility Condition Assessment is essential to  
43 the oversight and management of Town Facilities. The Town has several multi-million-dollar projects  
44 which are prioritized in the CIP. The Committee supports the Raynes Barn improvements. Mark  
45 Leighton will attend the final hearing. The letter was signed by the Chair, Chris Weeks, Vice-Chair, Peter  
46 Cannon, Rob Corson and Mark Leighton.

47  
48 Chair Plumer encouraged the public to follow the CIP hearing process to see where their tax dollars are  
49 going and where the Wastewater Management and Dam repairs are headed.

50  
51 Ms. Belanger indicated she was comfortable with the CIP. Mr. Cameron noted he wasn't present at the  
52 last meeting but read the minutes and is comfortable with the 2022-2027 CIP.

53  
54 Chair Plumer indicated that Public Works gave a sampling of what the Town is going to run into. There is  
55 a lot of work, and it is not inexpensive. The nitrogen management at the Wastewater Treatment Plant is  
56 a concern if the government who is not happy with levels.

57  
58 Ms. Belanger noted she is the chair of the subcommittee on general government as a disclosure and the  
59 Public Works' Facility replacement has been discussed for a long time and she hopes they move forward  
60 with it.

61  
62 Ms. Martel indicated she was not at the presentation but watched it online and feels well informed and  
63 doesn't think there is anything frivolous. The staff did an amazing job.

64  
65 **Ms. Belanger motioned to adopt the Town of Exeter 2022-2027 CIP as presented at the last meeting.**  
66 **Mr. Papakonstantis seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-**  
67 **0.**

68  
69 2. The application of Doucet Survey/Jack Kaiser (on behalf of Kenneth M. Straus Revocable Trust of  
70 2013 and Hayes Mobile Home Park, Inc.) for a lot line adjustment of the common boundary line  
71 between the properties at 8 Glenerin Lane and 56 Jady Hill Avenue  
72 R-2, Single Family Residential zoning district  
73 Tax Map Parcel #64-101 and #64-105  
74 Planning Board Case #21-7

75  
76 Chair Plumer read the Public Hearing Notice out loud.

77  
78 Mr. Sharples noted the application is ready to be heard.

79  
80 **Mr. Cameron motioned to open Planning Board Case #21-7. Ms. Belanger seconded the motion. A**  
81 **vote was taken, all were in favor, the motion passed 7-0-0.**

82  
83 Jack Kaiser of Doucet Survey presented the application on behalf of the owner, Hayes Mobile Home  
84 Park, Inc. for a lot line adjustment between the properties located at 8 Glenerin Lane and 56 Jady Hill

85 Avenue to resolve an existing encroachment issue. 341 SF would be transferred to the Kenneth Straus  
86 Revocable Trust of 2013 and 319 SF to the Hayes Mobile Home Park, Inc. Monuments have been set  
87 and waivers are requested. The triangular parcel extends into the gravel home pad.  
88

89 Mr. Kaiser indicated the first of many waiver requests is for the boundary survey of the entire parcel  
90 which is the 40-acre mobile home park, which is excessive for a 341 SF swap.  
91

92 Chair Plumer opened the hearing to the public for comments and questions at 7:42 PM.  
93

94 Mr. Sharples noted he received an email from owners of 59 Jady Hill Road opposed to the increase of  
95 additional traffic. Front end loaders, heavy equipment and machinery have been in and out of the  
96 residential structure used for commercial purposes. The owners stated they have lived on Jady Hill Road  
97 for 16 years and the house has been hit by a car, their son has been hit by a car. There is heavy traffic,  
98 and they are concerned that changing the common boundary will result in increased traffic and noise,  
99 decrease their property values and put children at risk.  
100

101 Vice-Chair Brown noted the owner would get one more home pad with this transfer, but they already  
102 had that pad prior to discovery of the encroachment, removed the pad and are seeking to put the pad  
103 back in. They are going back to what they previously had.  
104

105 Carol Smith of Jady Hill Road noted she received the registered letter but not the map. Mr. Sharples  
106 explained the noticing procedure. Ms. Smith noted there is a bus stop in front of her house, and she has  
107 serious traffic concerns. There is a blind spot, motorists don't follow rules and do not have the same  
108 attitudes and courtesies today as they did when she purchased her property in 1974. There is not  
109 enough police presence with the golf course. One more home pad can bring a family of four and two  
110 more vehicles.  
111

112 (unidentified) resident asked why the Town must overdevelop and create city sized problems and costs.  
113 The sewerage plant brings more people with more demands for infrastructure. He opined that  
114 development needs to slow down, or it will ruin this Town.  
115

116 Chair Plumer noted the park is evolving and noted when the double-wides came into the mobile home  
117 park they had to reduce the number. There is traffic in Exeter as in other Towns.  
118

119 Mr. Sharples identified the waiver requests from Sections p, q, s and t. Locations and dimensions of  
120 areas on all property for 600 SF swap in a 45-acre mobile home park, the line of existing abutting streets  
121 and driveway locations within 100' of the site, footprint, location of all existing structures on the site;  
122 over a couple hundred structures would need survey for that, the size and location of all existing public  
123 and private utilities on the site. It is a standard of the Board not to require these outside the specific  
124 area. Mr. Sharples noted it is not needed the lot-line adjustment is nowhere near it.  
125

126 Vice-Chair Brown reviewed the June 17<sup>th</sup> letter from Mr. Kaiser requesting waivers from n, p, q, s, t and  
127 u of Section 6.6.2 and noted he did not see the criteria addressed and asked Mr. Kaiser to address those  
128 in light of the accusations of the abutters concerning diminished value and public safety and injury to

129 other property. The Board has heard testimony from abutters and thru email and a couple are here in  
130 person.

131  
132 Vice-Chair Brown noted there will be the same number of units as previously, no net gain and no injury.  
133 Speed limits and public safety enforcement can't be taken out on the applicant. The conditions are  
134 unique. It is a massive piece of property, and the cost is not justified with a net gain of zero units. A  
135 hardship would result as opposed to a mere inconvenience since the cost of the survey would exceed  
136 any gain to the public. Mr. Kaiser noted the spirit and intent of the regulations are not contrary – they  
137 are not trying to pull a fast one. Mr. Sharples noted it is not contrary to the Master Plan. The Code  
138 Enforcement Officer found compliance with all dimensional requirements.

139  
140 ***Vice-Chair Brown motioned after reviewing the criteria for granting waivers that the request of Jack***  
141 ***Kaiser, Planning Board Case #21-7 for waiver from sections n,p,q,s,t and u of Section 6.6.2.4 be***  
142 ***approved. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed***  
143 ***7-0-0.***

144  
145 ***Vice-Chair Brown motioned that the request of Jack Kaiser, Planning Board Case #21-7 for a lot-line***  
146 ***adjustment be approved with the conditions read by the Town Planner:***

- 147  
148 ***1. An electronic as-built plan of the entire property with details acceptable to the Town shall be***  
149 ***provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in dwg or dxt file***  
150 ***format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates; and***  
151  
152 ***2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and***  
153 ***Subdivision Regulations prior to the issuance of a Certificate of Occupancy.***

154  
155 ***Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.***

156  
157 Ms. English addressed the concerns of the Jady Hill residents and wondered if there was a way they  
158 could be brought to the attention of Public Works.

159  
160 3. The application of One Home Builders, LLC for a multi-family site plan review and Wetlands  
161 Conditional Use Permit for the proposed redevelopment of the property located at 32 Charter Street.  
162 The applicant is proposing to demolish the existing dwelling and out-buildings located on the property  
163 and to construct eleven (11) townhouse-style condominium units along with associated site  
164 improvements

165 R-5, Multi-Family Residential zoning district  
166 Tax Map Parcel #82-36  
167 Planning Board Case #21-6

168  
169 Chair Plumer read the Public Hearing Notice out loud.

170  
171 Mr. Sharples noted the application was ready to be heard.

172

173 **Mr. Cameron motioned to open Planning Board Case #21-6. Ms. Belanger seconded the motion. A**  
174 **vote was taken, all were in favor, the motion passed 7-0-0.**

175  
176 Mr. Sharples noted the applicant submitted an application and plans and supporting documents dated  
177 June 1, 2021 for a multi-family site plan review and Wetlands Conditional Use Permit for redevelopment  
178 of the property at 32 Charter Street to remove the existing home, outbuildings and debris and construct  
179 11 townhouse style condominiums and associated site improvements. A TRC Meeting was held on June  
180 22, 2021 and comments provided on June 27, 2021. UEI reviewed the plan and documents and  
181 provided comments on June 25, 2021. The Conservation Commission reviewed the application for the  
182 Wetlands Conditional Use Permit at their July 13, 2021 meeting and a memo was provided by Chairman  
183 Koff dated July 15, 2021 with the Commission's recommendations. The applicant provided revised plans  
184 and supporting documents dated August 16, 2021 and a response letter to the TRC and UEI comments.  
185 There are no waivers being sought. Mr. Sharples recommended a Site Walk.

186  
187 Christian Smith from Beals Associates indicated he represented the applicant. Gove Environmental  
188 Services provided a memo also. All buildings will be razed and all debris removed from the prime  
189 wetland requiring a state permit to do that. The wetland boundary was found to be larger than the  
190 Town GIS website, more upland. Mr. Smith discussed paving and catch basins. The lot could sustain 20  
191 units. Treatment of stormwater will be within 50' of the buffer. The homes will connect to water and  
192 sewer and an additional hydrant will be added. There will be drip edges on three sides and fronts will be  
193 guttered. Mr. Smith discussed the drainage system and water tables.

194  
195 Ms. Martel asked about the buildings, the width of each unit, what the townhomes will look like and  
196 where the front entry doors will be. Mr. Smith described landscape islands and noted he is waiting for  
197 architect plans, as they are backed up and will have for the next meeting. He believes the width of the  
198 units to be 18.'

199  
200 Ms. Martel asked about the stormwater system and how often they could expect overflow. Ms. Smith  
201 indicated the design would not likely overflow in a two to ten year storm event but possibly at a 50 year  
202 event.

203  
204 Ms. Martel noted there was a lot of impervious surface that close to a prime wetland and a detention  
205 basin within 100' of the wetland setback. Vice-Chair Brown recommended reviewing the Conservation  
206 Commission's memo.

207  
208 Chair Plumer opened the hearing to the public for comments.

209  
210 Maggie Kuliga of 35B Charter Street expressed concerns with the reclamation of wetlands and toxic  
211 debris as well as the driveway, visibility, the trees that buffer the property. She asked if there were a  
212 spring on the property and expressed concerns with sound from passing trains. She was also concerned  
213 about the hours trucks would be coming in and out to haul away debris.

214  
215 Mr. Kuliga described concerns with the driveway and vehicles going up and down and sight distances.  
216 He asked if there could there be a stop sign at the top.

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Mr. Sharples encouraged residents to look at the applications which are provided online at the Town’s website, as a good tool to follow the details of the project. Vice-Chair Brown explained the process the applicant has to go through with the Conservation Commission and NHDES and the TRC & UEI reviews. Mr. Smith noted that a Phase I environmental study was done on the site which was described as an old deer bone yard resulting from an owner disposing of carcasses. In the spring Gove Environmental did test pits and looked at the water tables in different areas. If a spring runs through, it may be in the prime wetland and not the area being developed. The contractors will abide by the noise ordinance when working. He did not believe the trees buffering the road would be removed although they were not of much value. The townhomes would likely buffer noise from passing trains in addition to the trees. The driveway will be widened from 16’ to 24’ to accommodate two lanes for vehicles. The homeowner’s association or condominium association would be responsible for maintenance of the driveway.

Mr. Sharples noted the public is welcome to attend the Site Walk and while it would be noticed public there would be no notice by mail. The Board scheduled the Site Walk or **Thursday, September 16, 2021** at 8 AM. Ms. Martel reviewed the Conservation Commission’s memo and recommended inviting them even though many have already gone out to the site.

Ms. Martel addressed the density recommendations of the plantings and recommended trees have a minimum 2.5” caliper and shrubs be a minimum of 3 gallon. Mr. Smith added that Mr. Gove did not find any invasive species although there was native poison ivy. Ms. Martel recommended shade trees or red oaks rather than dogwood. Mr. Smith noted snow would be taken off site if there were excess on site.

Ms. Martel noted she would like to see a plan showing the area of disturbance and proposed seed mixes. Ms. English would like to see a landscape plan. Mr. Smith noted there would be a recordable site plan for a condominium.

Ms. English asked about lighting and Mr. Smith noted it would be on the building entrances.

***Mr. Cameron motioned to table Planning Board Case #21-6 to September 23, 2021 at 7:00 PM. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.***

- 4. The application of Scott W. Carlisle, III for review of a proposed twelve (12) lot single-family open space subdivision, Wetlands Conditional Use Permit and associated site improvements on the property located at 19 Watson Road
- R-1, Low Density Residential zoning district
- Tax Map Parcel #33-26
- Planning Board Case #20-21

Chair Plumer indicated that Mr. Carlisle has asked for the application to be continued until the September 23, 2021 Planning Board Meeting at 7:00 PM. The Conservation Commission has asked the Natural Resource Planner to have them come back to the Commission for recommendation to the Planning Board concerning the Wetlands Conditional Use Permit.

261  
262 **Mr. Cameron motioned to continue Planning Board Case #20-21 to the September 23, 2021 Planning**  
263 **Board Meeting at 7:00 PM. Ms. Belanger seconded the motion. A vote was taken, all were in favor,**  
264 **the motion passed 7-0-0.**

265  
266 **V. OTHER BUSINESS**

267  
268 W. Scott Carlisle, III – PB Case #17-26 Request for Extension of Conditional Approval Minor  
269 Subdivision - Epping Road, Tax Map Parcel #40-12

270  
271 Mr. Sharples noted that the decision was approved in 2017 and the applicants were present at  
272 tonight’s meeting. The subdivision regulations have changed concerning stormwater. Half of  
273 the road has been built. Conditional approval requires the whole road be designed.

274  
275 Chair Plumer noted that a one-year extension was granted on 8/9/2018, a second extension on  
276 8/22/2019 and a third on 9/11/2020.

277  
278 Barry Geier with Jones & Beach presented the request for the fourth extension. The subdivision  
279 is a three-lot commercial subdivision off Epping Road with 18.24 acres in the Industrial zone  
280 delayed due to design of the TIFF road and approval of the design by the engineering  
281 department which was taken care of. 700’ of the road has to be constructed to get to the cul-  
282 de-sac head.

283  
284 Vice-Chair Brown agreed that while it is unusual to have so many extensions there is unusual  
285 circumstances involving the collaboration between the Town, the taxpayers and the property  
286 owners and he would be in favor of another extension.

287  
288 **Vice-Chair Brown motioned to approve the request for an extension until 8/24/2022. Mr.**  
289 **Cameron seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.**

290  
291 Master Plan Discussion

292  
293 Field Modifications

294  
295 Bond and/or Letter of Credit Reductions and Releases

296  
297 **VI. TOWN PLANNER’S ITEMS**

298 **VII. CHAIRPERSON’S ITEMS**

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

300 **IX. ADJOURN.**

301 *Ms. Belanger motioned to adjourn the meeting at 9:27 PM. Vice-Chair Brown seconded the motion. A*  
302 *vote was taken all were in favor, the motion passed 7-0-0.*

303

304 Respectfully submitted,

305 Daniel Hoijer,

306 Recording Secretary

307

308 *Zoom link for this meeting for those members of the public who wished to attend virtually was:*

309 *#875 0876 4632*