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**TOWN OF EXETER
PLANNING BOARD
NOWAK MEETING ROOM
SEPTEMBER 23, 2021
DRAFT MINUTES**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete Cameron, Clerk, Gwen English, Jennifer Martel, John Grueter, Molly Cowan, Select Board representative, Marc Dettore, Alternate, Robin Tyner, Alternate, and Nancy Belanger, Alternate.

STAFF PRESENT: Town Planner Dave Sharples

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

Mr. Sharples noted there are technical issues with Zoom which are being handled by ExeterTV who will speaker attendees in to comment.

III. OLD BUSINESS

APPROVAL OF MINUTES

August 26, 2021

Edits were suggested by Ms. English, Mr. Cameron and Ms. Belanger.

Mr. Cameron motioned to approve the August 26, 2021 Meeting Minutes as amended. Ms. Martel seconded the motion. A vote was taken, Ms. Cowan and Ms. English abstained. The motion passed 5-0-2.

IV. NEW BUSINESS

PUBLIC HEARINGS

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

R-5, Multi-Family Residential zoning district

41 Tax Map Parcel #82-36
42 Planning Board Case #21-6

43
44 Chair Plumer read out loud the Public Hearing Notice.

45
46 Mr. Sharples referenced his September 16, 2021 memo.

47
48 Christian Smith from Beals Associates presented the application and plans for multi-family site plan
49 review and Wetlands Conditional Use Permit (CUP) for the redevelopment of the property at 32 Charter
50 Street. Mr. Smith indicated a site walk was done and that he met with the fire inspector to change the
51 front parking area to provide for access for the ladder truck. He has responded to UEI's second review
52 memo and labeled the existing condition plan. He has provided draft architectural for both buildings
53 and a landscape plan was emailed. He handed out copies. Mr. Smith discussed changes to the sediment
54 forebay and parking stalls and the better turning radius for the fire department.

55
56 Mr. Grueter asked about the number of parking spaces per household plus guest spaces. Mr. Smith
57 noted in addition to the garages there will be 11 spots at the front of the building with a total of 25. Mr.
58 Grueter opined that three guest spots would not likely be adequate and questioned whether an
59 additional space could be created elsewhere on the property. Mr. Smith noted that while the parking
60 does meet the letter of the ordinance he could plan for another stall. There are two vehicles per
61 household with no limitation. Mr. Grueter recommended putting a limitation in the documents. Ms.
62 Martel asked the number of bedrooms and Mr. Smith noted they were two bedroom units and noted
63 she was not in favor of adding more paving so close to the wetland. The Board should not require more
64 than the regulations. Vice-Chair Brown suggested a future parking area as necessary, without paving it.
65 Vice-Chair Brown agreed that the spaces should be assigned. Mr. Smith noted the condominium
66 documents don't usually allow trailers, etc. or working on cars.

67
68 Mr. Grueter questioned whether the Town planned CIP drainage improvement would be affected by this
69 development and Mr. Sharples noted Westside Drive is on the other side and he had zero concerns.

70
71 Chair Plumer opened the hearing to the public at 7:20 PM.

72
73 Ms. Martel asked about landscaping clarification and the Conservation Commission's notes about the
74 wetland buffer restoration area. There are no notes concerning spacing in the plans in accordance with
75 the Commission's recommendation that the plantings be done 10' on center in accordance with the
76 Army Corp. spacing. Ms. Martel asked about the three maple trees and expressed concerns with the
77 one in the way of the fire truck turn around. Plantings in the snow storage area at the entrance would
78 not likely survive and something else should be chosen, or they should be moved. Ms. Martel asked for
79 an explanation of UEI Comment #20 the catch basin at the northerly entrance to the abutter driveway.
80 Mr. Smith noted there is a lot less runoff and the catch basin does not seem warranted.

81
82 Ms. Belanger asked about the stop sign at the top of the hill by the mailbox for the other condominium
83 association and Mr. Sharples explained it could be addressed if it becomes an issue by the DPW or Police
84 Department. The roadway is being taken from 20 to 15 so there is more sight distance. Ms. Belanger

85 asked about the driveway and abutters and parking in front of homes. Mr. Smith noted the access aisle
86 is 24.' Ms. Martel asked about the curbing and street and Mr. Smith explained the area where the DPW
87 stores snow for Charter Street.

88

89 Chair Plumer opened the hearing to the public at 7:32 PM.

90

91 Chair Plumer asked about affluents. Mr. Smith explained the ejector pump and force main.

92

93 Chair Plumer asked about the Conservation Commission's recommendations concerning invasive species
94 removal. Mr. Smith noted on the plan the Gove study incorporated with DES.

95

96 Vice-Chair Brown noted the abutters who were not here had spoken to Mr. Catapano and he agreed to
97 top coat their driveway.

98

99 Ms. Martel asked about the finger extension which Mr. Smith noted is an extension of paving.

100

101 Vice-Chair Brown asked about the architectural plan which was discussed. Chair Plumer asked about
102 sprinklers and Mr. Smith noted there would be sprinklers in all buildings including the duplex.

103

104 Mr. Smith noted the temporary impact in the prime wetland is 3,800 SF. The temporary impact in the
105 buffer is 18,913 SF. The permanent buffer impact is 15,216 SF.

106

107 Mr. Smith reviewed the criteria for Section 9.1.6 referencing Mr. Gove's two-page report. Old debris will
108 be removed. Functions and values will be improved by the restoration. Soil disturbance is temporary or
109 restored and will be overseeded. All permits will be obtained.

110

111 Chair Plumer closed the hearing to the public at 7:46 PM.

112

113 Mr. Cameron asked if there were any hazardous materials and Mr. Smith noted none had been found in
114 the Phase I Environmental study but if something unexpected is found it will be dealt with and
115 mitigated.

116

117 Ms. Martel referenced the area along the existing driveway which had tall evergreens, peonies, azaleas
118 and Japanese Knotweed. She recommended not transplanting this as the invasives would be spread and
119 to remove reference to transplanting these plants from the plan.

120

121 Mr. Sharples read out loud the proposed conditions in the Conservation Commission's Memo and added
122 the condition recommended by Ms. Martel.

123

- 124 • Remove the note on the landscape plan regarding relocation/transplant of ornamental plants.
- 125 • Trees and shrubs be planted in the buffer restoration area at a density dictated by the Army
126 Corp. 10' on center.
- 127 • Invasive species control management be incorporated into the restoration proposal.

- 128 • Restoration plantings be monitored for a minimum of two years to manage adaptivity should
129 planting success drop below 70% to ensure success is achieved.

130
131 Vice-Chair Brown motioned after reviewing the criteria for a Wetlands Conditional Use Permit that the
132 request of One Home Builders, LLC (Planning Board Case #21-6) for a Conditional Use Permit be
133 approved with the conditions read by the Town Planner Dave Sharples. Mr. Cameron seconded the
134 motion. A roll call vote was taken: Grueter – aye, Cowan – aye, Brown – aye, Cameron – aye, English –
135 aye, Martel – aye and Plumer – aye. The motion passed 7-0-0.

136
137 Ms. Martel recommended the tree caliper of 2-2.5” be included in the conditions of approval. Mr.
138 Sharples noted shrubs are not by the gallon. Vice-Chair Brown recommended adding the condition
139 about top coating the abutter’s driveway and the landscaping plan be updated for the fire truck turning
140 and snow storage areas.

141
142 Mr. Sharples read the conditions for the Multi-Family Site Plan approval.

143
144 **1. An electronic as-built plan of the entire property with details acceptable to the Town shall be**
145 **provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in dwg or dxt file**
146 **format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates; and**

147
148 **2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and**
149 **Subdivision Regulations prior to the issuance of a Certificate of Occupancy.**

150
151 **3. A preconstruction meeting shall be arranged by the applicant and their contractor with the Town**
152 **Engineer prior to any site work commencing. The following must be submitted for review and**
153 **approval prior to the preconstruction meeting:**

- 154
155 **i. The SWPPP (storm water pollution prevention plan), if applicable, be submitted to and**
156 **received for approval by DPW prior to preconstruction meeting; and**
- 157 **ii. A project schedule and construction cost estimate.**

158
159 **4. All comments in the most recent Underwood Engineers Inc. letter shall be addressed to the**
160 **satisfaction the Town Planner prior to signing the final plans.**

161
162 **5. Third party construction inspection fees shall be paid prior to scheduling the preconstruction**
163 **meeting;**

164
165 **6. A completed inspection and maintenance manual checklist of the stormwater management**
166 **inspection and maintenance plan shall be submitted annually to the Town Engineer on or before**
167 **January 31st of each year. This requirement shall be an ongoing condition of approval and noted in**
168 **the HOA documents where appropriate.**

169
170

171 **7. All condominium documents including declaration and by-laws shall be submitted to the Town**
172 **Planner for review and approval prior to signing the final plans. At a minimum the draft documents**
173 **submitted to the Town shall be revised to include language regarding the maintenance of the**
174 **driveway and sidewalk onto Charter Street. In the event the Town Planner deems that review is**
175 **needed by the Town Attorney then this review shall be at the applicant's expense.**
176

177 **8. All applicable state permit approval numbers shall be noted on the final plans. All appropriate fees**
178 **to be paid including but not limited to: sewer/water connection fees, impact fees and inspection fees**
179 **(including third party inspections) prior to the issuance of a building permit or a Certificate of**
180 **Occupancy whichever is applicable as determined by the Town.**
181

182 **9. All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is**
183 **visible from adjacent properties and/or roadways.**
184

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

188 **11. If determined applicable by the Exeter Department of Public Works, the applicant shall submit the**
189 **land use and stormwater management information about the project using the PTAPP Online**
190 **Municipal Tracking Tool . The PTAPP submittal must be accepted by DPW prior to the pre-construction**
191 **meeting.**

192 **12. A Restoration and Erosion Control surety in an amount and form reviewed and approved by the**
193 **Town Planner in accordance with Section 12 of the Site Plan Review and Subdivision Regulations shall**
194 **be provided prior to any site work.**

195 **13. Applicant agrees to top coat the driveway at 35 Charter Street.**

196 **14. Landscape plan shall be revised to correspond with the fire truck turning radius and snow storage**
197 **areas.**

198 Mr. Cameron motioned the request of One Home Builders, LLC (Planning Board Case #21-6) for a Multi-
199 Family Site Plan approval be approved with the conditions read by the Town Planner. Mr. Grueter
200 seconded the motion. A roll call vote was taken: Martel – aye, English – aye, Cameron – aye, Brown –
201 aye, Grueter – aye, Cowan – aye and Plumer – aye. The motion passed 7-0-0.
202

203 2. The continued application of W. Scott Carlisle, III for review of a proposed twelve (12) lot single-
204 family open space subdivision, Wetlands Conditional Use Permit and associated site improvements on
205 the property located at 19 Watson Road
206 R-1, Low Density Residential zoning district
207 Tax Map Parcel #33-26
208 Planning Board Case #20-21
209

210 Chair Plumer read out loud the Public Hearing Notice.
211

212 Mr. Sharples indicated that the applicant submitted plans for an open space subdivision and a Wetlands
213 Conditional Use Permit for a proposed single-family open space development and associated site
214 improvements on a 97.99-acre parcel located at 19 Watson Road. The applicant submitted an entire
215 package with a yield plan and open space subdivision plan dated 4/1/21 and a revised yield plan dated
216 5/21/21. At the June 10, 2021 meeting the Board voted to accept the Yield Plan (dated 5/21/21) for a
217 12-lot single-family open space development, as presented. The applicant requested a continuance to
218 tonight's meeting to allow them to attend the Conservation Commission's meeting prior to their
219 presentation to the Planning Board. The applicant appeared before the Commission at their June 8th
220 meeting for recommendation of their Wetlands Conditional Use Permit and the Commission voted to
221 table recommendation until a later date so the applicant could return with a revised plan set and wildlife
222 assessment. The applicant provided revised plans and supporting documents dated August 31, 2021.
223 The UEI comment letter dated 5/4/21 and TRC comment letter dated 5/2/21 previously provided were
224 addressed by Jones and Beach in their August 27, 2021 letter. Copies of Stormwater Management
225 Operation and Maintenance Manual dated 8/25/21 can be found on the Town website. A letter was
226 received from UEI dated 9/17/21 provided. The applicant returned to the Conservation Commission
227 September 14th and recommendations for approval of the CUP was provided with conditions in a memo
228 from Vice Chair Trevor Mattera dated September 15, 2021. A copy of the Natural Resource Plan dated
229 8/19/21 is also available on the Town's website.

230

231 Mr. Sharples noted the applicant is requesting two waivers in their letter dated March 30, 2021 and
232 August 30, 2021 for surveyed property lines and significant trees.

233

234 Mr. Sharples noted the applicant could get a higher density however the 76-Acre Open Space is a
235 condition of approval (not required) being deeded to the Town with a potential third party holding the
236 easement.

237

238 Barry Gier of Jones & Beach presented the application for the 98-acre parcel in the residential zoning
239 district. He described the 900' cul-de-sac, wells and septic and residential open space. There will be a
240 closed stormwater system to treat and infiltrate the stormwater with an infiltration basin. Mr. Gier
241 referenced the Natural Resource Plan prepare by Gove Environmental. He referenced the vernal pools
242 to be removed from the private lots to the open space, access to the open space and fire cistern.
243 Proposed CUP impacts to the buffer are 3,784 SF and permanent are 1,215 SF due to the cul-de-sac and
244 drainage. A site walk was held with the Board.

245

246 Mr. Gier reviewed the criteria for the waiver requested from 7.4.12 and 7.4.7 of the regulations for
247 survey of the entire property and identifying significant trees. Vice-Chair Brown explained to the
248 applicant how the Board had revised the requirements for identification of significant trees within the
249 disturbed area. Ms. Martel pointed out the importance of the data and the uses the data provide to the
250 Town and the Planning Board for recommending mitigation. The regulation is not a directive to not cut
251 the trees or attempt to preserve them. Mr. Carlisle indicated he did not want any significant trees
252 eliminated but felt the Conservation area was a reasonable give for the trees in the developed area and
253 that he did not want to dictate what future owners would do with their property.

254

255 Ms. English asked about Blanding's Turtles and encouraged annual education with the HOA.
256 Conservation Commission recommended vernal pool education as well. Mr. Dettore asked about the
257 vernal pools. Vice-Chair Brown read the Conservation Commission's memo about an annual education
258 workshop on vernal pools included in the HOA documents and a copy of the NH Fish and Game
259 Stewardship Brochure similar to Forest Ridge. Ms. Martel described the educational event held every
260 couple of years at Forest Ridge. She felt requiring it annually would be too frequent and the Board
261 agreed on every four years.

262
263 Chair Plumer opened the hearing to the public at 8:26 PM.

264
265 Ms. Martel recommended grading or retaining walls to minimize disturbance to the vernal pools. Rocks
266 could be used from blasting. Mr. Gier recommended changing the slope to 2:1.

267
268 Mr. Gier read the criteria for the waivers into the record. The large forested parcel had been selectively
269 cut. There is a large wetland in the back of the property difficult to access.

270
271 Ms. Martel motioned after reviewing the criteria for granting waivers that the request of W. Scott
272 Carlisle, III (Planning Board Case #20-21) for a waiver from section 7.4.7 of the Site Plan Review and
273 Subdivision Regulations regarding identifying significant trees 20" in diameter or greater be denied. Ms.
274 English seconded the motion. A roll call vote was taken: Grueter – nay, Cowan – aye, Brown – nay,
275 Plumer – nay, Cameron – nay, English – aye, and Martel – aye. The motion failed 3-4-0.

276
277 Mr. Cameron motioned after reviewing the criteria for granting waivers that the request of W. Scott
278 Carlisle, III (Planning Board Case #20-21) for a waiver from section 7.4.7 of the Site Plan Review and
279 Subdivision Regulations regarding identifying significant trees 20" in diameter or greater be approved.
280 Vice-Chair Brown seconded the motion. A roll call vote was taken: Martel – nay, English – nay, Cameron
281 – aye, Cowan – nay, Plumer – aye, Brown – aye, and Grueter – aye. The motion passed 4-3-0.

282
283 Vice-Chair Brown motioned after reviewing the criteria for granting waivers that the request of W. Scott
284 Carlisle, III (Planning Board Case #20-21) for a waiver from Section 7.4.12 requiring surveyed property
285 lines with angles, bearings and distances be approved. Mr. Grueter seconded the motion. A roll call
286 vote was taken: Grueter – aye, Cowan aye, Brown – aye, Plumer – aye, Cameron – aye, English – aye
287 and Martel – aye. The motion passed 7-0-0.

288
289 Chair Plumer closed the public comment at 9:12 PM.

290
291 Mr. Sharples noted the Conservation Commission recommended four conditions for approval of the CUP
292 application:

- 293
- 294 • Inclusion of Blanding's Turtle education
 - 295 • HOA documents provide for vernal pool and Blanding's Turtle workshop every four years and to
296 provide the Fish & Game stewardship brochure
 - 297 • Open Space Conservation Easement to be held by SELT or the Conservation Commission with
298 the terms of the deed to be reviewed by the Commission.

- 299 • Wetlands Conservation District markers to be installed at the boundary of all lots.

300

301 Ms. Martel recommended adding the slope change. Mr. Sharples read out loud the condition.

302

- 303 • Final plans shall show an increase in the slopes along the proposed roadway to reduce the
304 impact to the wetland buffers.

305

306 Vice-Chair Brown motioned after reviewing the criteria for a Wetlands Conditional Use Permit that the
307 request of W. Scott Carlisle, III (Planning Board Case #20-21) for a Conditional Use Permit be approved
308 subject to the five conditions read by the Town Planner Dave Sharples. Mr. Cameron seconded the
309 motion. A roll call vote was taken: Grueter – aye, Cowan – aye, Brown – aye, Plumer – aye, Cameron –
310 aye, English – aye and Martel – aye. The motion passed 7-0-0.

311

312 Mr. Sharples read out loud the conditions for the Single Family Open Space Subdivision approval:

313

314 **1. A dwg file of the subdivision plan shall be provided to the Town Planner showing all property lines**
315 **and monumentation prior to signing the final plans. This plan must be in NAD 1983 State Plane New**
316 **Hampshire FIPS 2800 Feet coordinates; and**

317

318 **2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and**
319 **Subdivision Regulations prior to the issuance of a Certificate of Occupancy.**

320

321 **3. A preconstruction meeting shall be arranged by the applicant and their contractor with the Town**
322 **Engineer prior to any site work commencing. The following must be submitted for review and**
323 **approval prior to the preconstruction meeting:**

324

325 *i. The SWPPP (storm water pollution prevention plan), if applicable, be submitted to and*
326 *received for approval by DPW prior to preconstruction meeting; and*

327

327 *ii. A project schedule and construction cost estimate.*

328

329 **4. All comments in the Underwood Engineers Inc. review letter dated 9/17/21 and TRC comment**
330 **letter dated 7/8/21 and any subsequent comments as a result of the further review shall be addressed**
331 **to the satisfaction the Town Planner prior to signing the final plans.**

332

333 **5. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact**
334 **fees, and inspection fees (including third party inspections) prior to the issuance of a building permit or**
335 **a Certificate of Occupancy whichever is applicable as determined by the Town.**

336

337 **6. The Stormwater Management Operations and Maintenance Manual dated December 22, 2020**
338 **shall include an annual reporting requirement and a completed Stormwater Operations and**
339 **Maintenance Plan and Inspection Report in the document referenced above shall be completed and**
340 **submitted to the Town Engineer annually on or before January 31st. This requirement shall be an**
341 **ongoing condition of approval and noted in the HOA documents.**

342

343 **7. All applicable State permit approval numbers shall be noted on the final plans.**

344

345 **8. All HOA documents or other legal instrument regarding maintenance of the drainage features**
346 **outside the public road shall be submitted to the Town Planner for review and approval prior to**
347 **signing the final plan. The document shall include language including the annual reporting**
348 **requirement set forth in Condition #6 above. In the event the Town Planner deems that review is**
349 **needed by the Town Attorney this review shall be at the applicant's expense.**

350

351 **9. The limit of cut/disturbance shall be flagged in the field prior to any site work and these flags shall**
352 **be maintained until a Certificate of Occupancy has been issued for all units.**

353

354 **10. If determined applicable by the Exeter DPW the applicant shall submit the land use and**
355 **stormwater management information about the project using the PTAPP () online municipal**
356 **tracking tool. The PTAPP submittal must be accepted by the DPW prior to the preconstruction**
357 **meeting.**

358

359 **11. The applicant shall submit proposed names of the proposed roadway to the E911 Committee for**
360 **review in accordance with the Town Ordinance Chapter 14. The street names shall be adopted prior to**
361 **the issuance of a Certificate of Occupancy for any units.**

362

363 **12. Assurances for completion of all proposed public improvements shall be provided in accordance**
364 **with Section 12 of the Site Plan Review and Subdivision Regulations prior to any site work.**

365

366 **13. The proposed Open space property shall be deeded to the Town in accordance with the plan. This**
367 **shall be completed prior to the issuance of a building permit for any dwelling unit or any structure.**

368

369 Ms. English asked about the number of lights and lack of a landscaping plan for the cul-de-sac and street
370 trees.

371

372 Ms. Martel proposed adding the planting condition in the cul-de-sac area which Mr. Sharples read out
373 loud as a condition of approval.

374

- 375 • The landscape island within the cul-de-sac shall be planted with seven native trees with a
376 minimum 2.5" caliper.

377

378 Mr. Cameron motioned that the request of W. Scott Carlisle, III (Planning Board Case #20-21) for a
379 Single-Family Open Space Subdivision approval be approved subject to the conditions read by the Town
380 Planner Dave Sharples. Mr. Grueter seconded the motion. A roll call vote was taken: Grueter – aye,
381 Cowan – aye, Brown – aye, Plumer – aye, Cameron – aye, English – aye and Martel – abstain. The
382 motion passed 6-0-1.

383

384 Vice-Chair Brown expressed his thanks to Mr. Carlisle for the tone of the project which he noted the
385 Board does not see every day with zero abutter impact on such a large parcel. Mr. Cameron agreed the

386 project would do the Town proud. Chair Plumer thanked Mr. Carlisle for the donation of land to the
387 Town of Exeter.

388
389 3. The application of 12 Kingston Road LLC for a minor subdivision of the existing 1.84-acre parcel at 12
390 Kingston Road into two lots.

391 NP-Neighborhood Professional zoning district
392 Tax Map Parcel #81-51
393 Planning Board Case #21-9

394
395 Chair Plumer reported that t2 Kingston Road LLC has withdrawn their application.

396
397 4. A public hearing on the application of Nouria Energy Corporation for a review of the required plan
398 changes outlined in Condition #14 of the conditional approval granted by the Planning Board on July 29,
399 2021 for the proposed redevelopment of the property located at 158 Epping Road. The proposal
400 includes a new retail motor fuel outlet (convenience store with drive-thru and fueling canopy with six
401 islands and a car wash building with vacuum island spaces.

402 C-3–Epping Road Highway Commercial zoning district
403 Tax Map Parcel #47-1-2
404 Planning Board Case #21-4

405
406 Mr. Sharples noted the applicant presented their application to the Board on July 1, 2021 and received
407 conditional approval on July 29, 2021. There were six issues:

408
409 Relocation of the intersection;
410 Elimination of left-hand turns onto Epping Road from the southerly access, except for tractor trailer
411 trucks;
412 Pedestrian access plan with a sidewalk along the Epping Road frontage;
413 The addition of shade trees along the Epping Road frontage;
414 The widening of the landscape strip from 8’ to 10;’ and
415 Exterior lighting on dimmers to reduce in intensity after hours.

416
417 The applicant submitted revised site plans and supporting documents dated September 8, 2021
418 addressing the conditions of approval and a response letter dated September 16, 2021 to the comments
419 of UEI.

420
421 Mr. Sharples noted a letter received from the traffic engineer concluded the peer review.

422
423 Chris Tymula with GPI provided handouts showing the mark up and striping and stop sign in the internal
424 circulation. He will add these to the final plan. He reviewed the changes since the conditional approval.
425 The dashed lines show potential connectivity to Town sidewalks.

426
427 Mr. Cameron expressed concerns with the use of the wording “relocation of intersection.” Mr. Sharples
428 explained the northern portion is 10’ lower to the south required by VHB to shift the driveway to line up

429 with the canopy closer to the intersection so that cars are not headed straight into people coming out,
430 to stop that conflict.

431

432 Mr. Grueter remarked that parking at neighboring Saw Bellies is a concern.

433

434 Vice-Chair Brown motioned that the request of Nouria Energy Corp (Planning Board Case #21-4) for Site
435 Plan approval (specifically related to Condition #14 of the Planning Board decision letter dated July 30,
436 2021) be approved. Mr. Cameron seconded the motion. A roll call vote was taken: Martel – aye, English
437 – aye, Cameron – aye, Plumer – aye, Brown – aye, Cowan – aye and Grueter – aye. The motion passed
438 7-0-0.

439

440 **V. OTHER BUSINESS**

441

442 Ms. Belanger explained the Housing Advisory Committee will have several businesses and the
443 Chamber of Commerce speak concerning workforce housing and economic development which
444 is a regional problem. Exeter has a good selection of housing. There will be a roundtable
445 discussion on January 22, 2022. The Committee meets the 2nd and 4th Friday.

446

447 Master Plan Discussion

448

449 Field Modifications

450

451 Bond and/or Letter of Credit Reductions and Releases

452

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

454 Mr. Sharples noted Yield Plan amendments to the regulations were being brought forward.

455

456 **VII. CHAIRPERSON'S ITEMS**

457 Chair Plumer noted the childcare center near Aroma Joe's had finally been under construction.

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

459

460 **IX. ADJOURN.**

461 *Vice-Chair Plumer motioned to adjourn the meeting at 10:02 PM. Mr. Cameron seconded the motion.*

462 *A vote was taken all were in favor, the motion passed 7-0-0.*

463

464 Respectfully submitted,

465 Daniel Hoijer,

466 Recording Secretary

467

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

469 *#865 7433 7197*