

**TOWN OF EXETER  
PLANNING BOARD  
NOWAK MEETING ROOM  
OCTOBER 28, 2021  
APPROVED MINUTES**

**I. PRELIMINARIES:**

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

**STAFF PRESENT:** Town Planner Dave Sharples

**II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM. The members introduced themselves.

**III. OLD BUSINESS**

**APPROVAL OF MINUTES**

October 14, 2021

Edits were suggested by Mr. Cameron, Ms. English and Vice-Chair Brown.

***Mr. Cameron motioned to approve the October 14, 2021 Meeting Minutes as amended. Ms. Cowan seconded the motion. A vote was taken, Mr. Grueter and Chair Plumer abstained. The motion passed 5-0-2.***

**IV. NEW BUSINESS**

**PUBLIC HEARINGS**

1. Continued public hearing on the application of ZV Investments LLC for a multi-family site plan review for the proposed conversion of the structures located at 50 Newfields Road into four (4) residential condominium units

RU-Rural Residential zoning district

Tax Map Parcel #35-9

Planning Board Case #21-10

Mr. Sharples noted the applicant still needs to go before the Conservation Commission concerning septic issues. The Conservation Commission's deadline is today for their November 9, 2021 meeting.

41 ***Vice-Chair Brown motioned to continue Planning Board Case #21-10 to Thursday, November 18, 2021***  
42 ***at 7 PM. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed 7-***  
43 ***0-0.***

44  
45 Mr. Sharples noted the Budget Review Committee will be using the meeting room on the 18<sup>th</sup> and the  
46 Board will meet in the Wheelwright Room if it is available. If not he will find another meeting room and  
47 notice it.

48  
49 2. The application of Public Service Company of New Hampshire d/b/a Eversource Energy for a  
50 Wetlands Conditional Use Permit and a Shoreland Conditional Use Permit for the replacement of three  
51 (3) existing transmission line structures within an existing ROW corridor located between NH Route 101  
52 west bound and Epping Road (NH Route 27)  
53 RU – Rural and R-1 Low Density Residential zoning districts  
54 Tax Map Parcels #29-1, #29-2, #29-31 and #29-32  
55 Planning Board Case #21-11

56  
57 Chair Plumer read out loud the Public Hearing Notice.

58  
59 Mr. Cameron recused himself and disclosed that he is a PSNH retiree. Chair Plumer activated Alternate  
60 Marc Dettore as a voting member.

61  
62 Mr. Sharples noted the applicant is seeking approval of a Wetlands Conditional Use Permit and a  
63 Shoreland Conditional Use Permit for replacement of three (3) existing transmission line structures  
64 within an existing ROW corridor as depicted. The applicant submitted plans and supporting documents  
65 dated September 8, 2021. There are no site plan review, subdivision or waivers requested. There was  
66 no TRC review, but the staff did review and had no comments or objections. The applicant appeared  
67 before the Conservation Commission at their October 12, 2021 meeting. Chairman Koff submitted his  
68 letter dated 10/13/21 with no objection by the Commission or comments. Mr. Sharples noted he has no  
69 recommended conditions of approval and is ready for review purposes.

70  
71 ***Ms. English motioned to open Planning Board Case #21-22. Vice-Chair Brown seconded the motion. A***  
72 ***vote was taken, all were in favor, the motion passed 7-0-0.***

73  
74 Kristopher Wilkes of VHB presented the application on behalf of Eversource. Mr. Wilkes noted that  
75 Eversource periodically inspects and identifies structures that are deficient by age or damage. A lot of  
76 the existing structures are wood with a limited life span due to rot and woodpecker damage and are to  
77 be replaced with weathered steel. Maintenance work was done a couple of years ago and this is the  
78 next phase. He noted there would be WCD impacts, shoreland impact to the Little River watershed and  
79 temporary direct impacts including within the 40' buffer. Some replacement will be within 12' of the  
80 existing structure but #176 will be moved back 200' to get it out of the wetlands because it sits in the  
81 floodplain wetland. This structure will be moved to the upland near Epping Road. Work will begin in  
82 November which is more beneficial to the environmental impacts outside the growing season with less  
83 ground disturbance. There will be timber mats and 100'x100' staging areas except for #177 which will  
84 require a 50'x50' for the structure being removed. They will inspect the area in the spring for

85 restoration needs. Access for #176 and #175 will be Epping Road. DOT has issued temporary driveway  
86 permits for those. Access for #177 will be Route 101 west and is being discussed with DOT.

87

88 Ms. Martel asked how the project fell within the shoreland buffer and Mr. Wilkes explained the  
89 jurisdiction of Little River is not well defined here but any contiguous wetland associated with Little  
90 River may fall into that jurisdiction and they prefer to be on the safe side. The wetland edge is in the  
91 district buffer; all one system within one buffer and USGS mapped as Little River.

92

93 Mr. Wilkes noted the WCD impacts are 7,415 SF of direct temporary impact in W31.

94

95 Mr. Sharples added that the Planning Board regulates the buffer. #177 and #175 are in those buffers.

96

97 Mr. Wilkes noted there would be 6,090 SF of temporary impact in the WCD buffer and 40 SF of buffer in  
98 W31 and W32. There would be 10,000 SF of temporary shoreland impact within the 300' shoreland  
99 buffer for placement of the 100'x100' work pad and 714 SF temporary impact within the 300' buffer.

100

101 Chair Plumer asked about future impacts down the line after work is completed in the winter and Mr.  
102 Wilkes explained they avoid impacting species Fish & Game are concerned about which would be  
103 hibernating during the work timeframe. Post construction there would be an inspection to be sure  
104 there were no ruts or need for further restoration and seeding. He noted Fish & Game does not have  
105 the same requirements for observing species during the winter months that it does during the active  
106 season which ends November 1<sup>st</sup>.

107

108 Mr. Dettore asked about future upgrades and Jeremy Fennell of PSNH noted future poles will fail and  
109 need replacing. Access in the uplands is often left to facilitate access.

110

111 Chair Plumer opened the hearing to the public for comments and questions at 7:48 PM and being none  
112 closed the hearing for deliberations.

113

114 Ms. English asked about species Fish and Game may be concerned about and Mr. Wilkes explained there  
115 were no plants identified but Blanding's, Spotted and Wood Turtles were identified as were the Black  
116 Racer snake species and all would be in hibernation during the timeframe of the work. Erosion and  
117 sediment controls would be in place.

118

119 Chair Plumer asked if the criteria needed additional review and Mr. Sharples noted it was up to the  
120 Board, but the applicant had submitted 13 pages as to why the project meets the criteria.

121

122 **Mr. Dettore motioned after reviewing the criteria for a Wetlands Conditional Use Permit that the**  
123 **request of PSNH-Eversource Energy (PB Case #21-11) for a Conditional Use Permit be approved. Mr.**  
124 **Grueter seconded the motion. A roll call vote was taken Grueter – aye, Brown – aye, English – aye,**  
125 **Cowan – aye, Martel – aye, Dettore – aye and Plumer - aye. The motion passed 7-0-0.**

126

127 **Mr. Grueter motioned after reviewing the criteria for a Shoreland Conditional Use Permit that the**  
128 **request of PSNH-Eversource Energy (PB Case #21-11) for a Conditional Use Permit be approved. Mr.**

129 ***Dettore seconded the motion. A roll call vote was taken Dettore – aye, Martel – aye, Cowan – aye,***  
130 ***English – aye, Grueter – aye, Brown – aye and Plumer – aye. The motion passed 7-0-0.***

131

132 Master Plan Discussion

133

134 Field Modifications

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136 Bond and/or Letter of Credit Reductions and Releases

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138 Public Comment

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140 **VI. TOWN PLANNER’S ITEMS**

141 Mr. Sharples noted he will be attending the annual Sustainability Conference next Thursday (11/4) and  
142 there are no agenda items for that date. The Board agreed they will not meet on November 4th and the  
143 next meeting will be November 18<sup>th</sup> at 7:00 PM.

144 **VII. CHAIRPERSON’S ITEMS**

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

146 **IX. ADJOURN.**

147 ***Mr. Dettore motioned to adjourn the meeting at 7:59 PM. Vice-Chair Brown seconded the motion. A***  
148 ***vote was taken all were in favor, the motion passed 7-0-0.***

149

150 Respectfully submitted,

151 Daniel Hoijer,

152 Recording Secretary