

Draft Minutes

Exeter Technical Review Committee  
May 20, 2021

The meeting began via ZOOM at 10:00 a.m.

**Application**

**Project Description:**

*The application of Nouria Energy Corporation for a site plan review of the proposed redevelopment of the property located at 158 Epping Road. The Applicant is proposing a new retail motor fuel outlet (convenience store with drive-thru and fueling canopy with six islands) and a car wash building with vacuum island spaces. The property is located in the C-3, Epping Road Highway Commercial zoning district and is identified as Tax Map Parcel #47-1-2. PB Case #21-4.*

**Attendees:**

**Town staff:** Town Planner, Dave Sharples, Public Works Assistant Engineer, Jen Mates P.E.; Building Inspector/Code Enforcement Officer, Douglas Eastman, Kristin Murphy, Natural Resources Planner, Town Engineer, Paul Vlasich, P.E.

**Third Party Consultants:** Allison Reese, P. E., Underwood Engineering

**Applicant and Representatives:** Tony El-Nemr, Nouria, Tom Healey, Nouria, Mike Durant, Nouria, John Arnold, Hinckley Allen, Chris Tymula, GPI, Heather Monticup, GPI, Mike Lambert, Property Owner, Dennis Dillon, RE Agent.

The participants were introduced.

An overlay of the project was presented.

Items discussed included but were not limited to the following: reclaimed/recycled water, jellyfish treatment system, maintenance for drainage systems, required Annual Stormwater Maintenance Manual, AOT permit, number of driveways, traffic impact analysis, architectural standards, landscape plan.

An email will be sent to the applicant today regarding the need for a CUP application.

The applicant should expect to receive a Technical Review Committee comment letter by May 26<sup>th</sup> allowing for revision of plans and submittal by June 9<sup>th</sup> in anticipation for public hearing at the June 24<sup>th</sup>.

If resubmittal is not received by June 9<sup>th</sup>, the application will be bumped out to a later date.

The meeting adjourned at 11:00 a.m.

Respectfully submitted,  
Kathleen Croteau  
Administrative Assistant