

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **NOWAK MEETING ROOM**
4 **JULY 1, 2021**
5 **APPROVED MINUTES**

6 **I. PRELIMINARIES:**

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8 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Pete Cameron, Clerk, Gwen
9 English, John Grueter, Molly Cowan, Select Board Representative, and Nancy Belanger,
10 Alternate.

11
12 **STAFF PRESENT:** Town Planner Dave Sharples
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14 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM and read out loud the
15 public hearing notice. The members introduced themselves and Chair Plumer noted Alternate
16 Nancy Belanger was active.
17

18 **III. OLD BUSINESS**
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20 **APPROVAL OF MINUTES**

21
22 June 10, 2021
23

24 Edits were suggested by Ms. English.
25

26 ***Ms. Cowan motioned to approve the June 10, 2021 Meeting Minutes as amended. Mr.***
27 ***Cameron seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***
28

29 **IV. NEW BUSINESS**

30 **PUBLIC HEARINGS**

31 1. The application of Phillips Exeter Academy for a minor site plan review for the proposed construction
32 of a grounds storage yard on Lary Lane. The applicant is proposing to construct a new 31,000 SF gravel
33 storage lot with a 1,500 SF concrete pad for material storage for PEA projects.

34 R-1 Single Family Residential zoning district

35 Tax Map Parcel #94-19

36 Planning Board Case #21-5
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38 Chair Plumer read the Public Hearing Notice.
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40 Mr. Sharples indicated the case was ready to be heard and complete for review purposes.

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Ms. English motioned to open Planning Board Case #21-5. The applicant has submitted plans for a minor site plan review for proposed construction of ground storage on Lary Lane, Tax Map Parcel #94-19 in the R-1 Residential zoning district. Mr. Cameron seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.

Mr. Sharples noted the applicant has submitted plans for a minor site plan review for the proposed construction of a grounds storage yard on Lary Lane. The applicant is proposing to construct a new 31,000 SF gravel storage lot with a 1,500 SF concrete pad for material storage for PEA projects. The applicant has submitted a site plan and supporting documents dated May 18, 2021 and revised plans and documents dated June 15, 2021, copy provided to the Board. A TRC meeting was held on June 3, 2021 and plans and documents reviewed by UEI. Comment letters dated June 10, 2021 (TRC) and June 8, 2021 (UEI) were provided to the Board. A hydrogeological study was done by Truslow Resource Consulting. A waiver is requested from the performance and maintenance guarantee which the regulations require as a restoration bond in the event for example the Town needs to stabilize the site.

Chair Plumer asked if the R-1 Residential zone was compatible with the proposed use and Mr. Sharples noted the Building Inspector was at the TRC Meeting and raised no issue.

Corey Belden with Altus Engineering presented the proposal on behalf of PEA. Mr. Belden noted the proposal is for a gravel storage area on the southern portion of the 140.5-acre parcel. Materials would be stored to support construction projects on the PEA campus. The parcel is an undeveloped wooded uplands and wetlands mix. A two-acre portion was cleared in 2018, stumps will be removed in this area but not in the surrounding portion. Mr. Belden displayed the plan and noted ten acres was surveyed and wetlands mapped in 2016. He noted that Mr. Gove from Gove Environmental went out this past month to confirm the delineation.

Mark Leighton, the Director of Facilities Management noted the flood plain is down 3' elevation from 2018 and there is no flood plain near the site. The area is 5% of the lot. Drainage analysis was done. There will be treatment installed on the eastern side. Grading runs west to east. There will be no increased runoff. PEA is requesting the bond waiver as PEA is in good standing and not going to walk away from the project.

Donna Truslow explained her June 10, 2021 hydrogeologic study report letter noting the project area is within the Town of Exeter Aquifer Protection District located west of the Town well at the end of Lary Lane outside the 400' sanitary radius but within the well head protection and overlay zone. There are three Town wells including the end of Lary Lane, the Gilman Park well and Stadium well. Ms. Truslow noted she used US Geological Survey mapping and existing well information to illustrate the sand and gravel which is covered by deep clay which provides good protection from potential aquifer impacts, preventing contamination and infiltration which would have a slow travel time. Ms. Truslow discussed the stormwater management system sediment forebay, level spreader and recharge on site per the Altus plans. Impervious surface coverage would be 0.5%.

84 Ms. Truslow noted there will be no petroleum, herbicide, pesticide or other hazardous materials used or
85 stored at the site and no repair of vehicles or other motorized equipment completed at the site. There
86 will be no de-icing chemicals or snow removed from offsite sources stored at the site. A spill kit will be
87 kept on site. Fertilizer would be used sparingly to stabilize the area around the pad, if necessary, per
88 use restrictions specified in the ordinance. Signage will be posted as to what can be used or stored on
89 site.

90
91 Mr. Grueter asked about the areas serviced by the wells and Ms. Truslow noted the wells service many
92 Exeter residents. There is a treatment area at the end of Lary Lane. Additional information can be
93 obtained from the Water Dept. Ms. Truslow noted the location of the wells on the plans.

94
95 Mr. Cameron asked if the site would be monitored, and Mr. Leighton stated it will be gated to prevent
96 dumping and campus security will keep an eye on it. The site would become part of campus operations.

97
98 Ms. English questioned what the applicant expected to protect the area from with the proposed storage
99 of only bricks, loam and mulch. Mr. Leighton indicated the mulch would sit on a concrete pad. There
100 could be vehicles such as a lift or bulldozer parked temporarily.

101
102 Chair Plumer recalled the old storage area which was closer to the river and noted this is better.

103
104 Ms. English asked what the large bin was on the site and Mr. Leighton noted it was spill prevention.

105
106 Ms. Belanger asked if DPW was at the TRC meeting and had any concerns about the size of trucks or
107 wear and tear of the road. Mr. Sharples noted DPW was at the TRC meeting and participated in the
108 process.

109
110 Chair Plumer asked about traffic and Mr. Leighton noted it would be infrequent during projects.

111
112 Ms. English asked about regrowth of the area to the north and Mr. Leighton noted the woodlands in the
113 forest management process would regrow for ten years before select harvesting occurs again.

114
115 Chair Plumer opened the hearing to the public for comments and questions at 7:41 PM and being none
116 closed the hearing to the public for deliberations.

117
118 Mr. Cameron felt the waiver questions and responses had been addressed.

119
120 **Mr. Grueter motioned after reviewing the criteria for granting waivers that the request of Phillips**
121 **Exeter Academy (PB Case #21-5) for a waiver from Section 12.1 of the Site Plan Review and Subdivision**
122 **Regulations regarding a performance and maintenance guarantee be approved. Ms. Cowan seconded**
123 **the motion. A hand vote was taken Belanger – aye, Grueter – aye, Cameron – aye, Plumer – aye,**
124 **Cowan – aye and English – aye. The motion passed 6-0-0.**

125
126 Mr. Sharples recommended conditions of approval:
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- 128 1. That the applicant address the TRC comments stated in their June 10, 2021 letter and the UEI
129 comments stated in their June 8, 2021 letter; and
130 2. That the Stormwater Management System be included in the PEA annual reporting requirements.
131

132 **Ms. Cowan motioned that the request of Phillips Exeter Academy (PB Case #21-5) for Minor Site Plan**
133 **approval be approved subject to the conditions as read by the Town Planner Dave Sharples. Mr.**
134 **Cameron seconded the motion. A hand vote was taken Belanger – aye, Cowan – aye, English – ye,**
135 **Cameron – aye, Grueter – aye and Plumer – aye. The motion passed 6-0-0.**
136

- 137 2. The application of Nouria Energy Corporation for a site plan review of the proposed redevelopment
138 of the property located at 158 Epping Road. The applicant is proposing a new retail motor fuel outlet
139 (convenience store with drive-thru and fueling canopy with six islands) and a car wash building with
140 vacuum island spaces.

141 C-3 Epping Road Highway Commercial zoning district
142 Tax Map Parcel #47-1-2
143 Planning Board Case #21-4
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145 Chair Plumer read the Public Hearing Notice.
146

147 Mr. Sharples indicated the case was ready and complete for review purposes.
148

149 **Mr. Grueter motioned to open Planning Board Case #21-4 for a site plan review of the proposed**
150 **redevelopment at Tax Map Parcel #47-1-2. Mr. Cameron seconded the motion. A vote was taken, all**
151 **were in favor, the motion passed 6-0-0.**
152

153 Mr. Sharples noted the applicant has submitted plans dated May 4, 2021 and supporting documents for
154 site plan review for the proposed redevelopment of the property at 158 Epping Road. Revised plans
155 have not been received addressing the TRC comments from their May 20, 2021 meeting or the UEI
156 comments dated May 24, 2021. The applicant provided a Traffic Impact and Access Study dated
157 4/20/21 prepared by Greenman-Pedersen, Inc. (GPI). A summary of their report was provided to the
158 Board. The full report is available on the website. A traffic peer review was conducted by VHB on behalf
159 of the Town. Their letter dated May 18, 2021 was provided to the Board. There are no waivers
160 requested. The applicant appeared before the ZBA at their March 16, 2021 meeting. Minutes of the
161 meeting were provided to the Board. The applicant was granted a Special Exception for the gasoline
162 and/or service station use and two variances, for the required front setback of 50' and the freestanding
163 sign setback from the front by less than 35.' Mr. Sharples recommended the Board schedule a Site
164 Walk.
165

166 Attorney John Arnold from Hinkley Arnold presented the proposal on behalf of Nouria Energy and noted
167 Chris Tymula, Heather Monticup and Jim Kimball the architect, were also present. Attorney Arnold
168 noted the parcel was located on the corner of Continental Drive at the location of the former Jaguar
169 dealership. The dealership would be demolished.
170

171 Chris Tymula, Project Manager with Greenman-Pederson, Inc., GPI Engineering, posted the plans
172 showing 3.8 acres with a shared access easement and curb cut proposed to be added to Continental
173 Drive. Mr. Tymula pointed out the existing tree line to the north and noted much of the area was paved.
174 The 8,000 SF to the rear would be untouched. All demolition would be removed. He noted Mr. Eastman
175 and Ms. Murphy visited the site and that an AOT permit was not triggered. Mr. Tymula presented the
176 plan for a convenience store, six canopied gas islands with 12 pumps, and a car wash located to the rear
177 of the complex and vacuum islands. There would be underground storage tanks and a sign. There will
178 be 22 parking spaces and two electric vehicle charging stations. The landscape plan is overlaid. There
179 will be a closed drainage system with deep catch basins and treatment of stormwater. Roof drains will
180 convert to the stormwater management system. A new 4" water line will be installed. There will be an
181 external grease trap, new transformer pad and water collection for the car wash. Standard erosion
182 control and a silt fence will be utilized during construction. There will be no increased runoff.

183
184 Chair Plumer asked if the car wash would drain to the sanitary sewer and Mr. Tymula indicated yes.
185

186 Mr. Tymula described the landscape plan and noted there would be low growth planting to the front for
187 visibility and ten new trees planted throughout the site. The dumpster area would be screened with
188 arborvitae and there would be an on-site irrigation system.

189
190 Mr. Grueter expressed concerns with the queue for the car wash, stacked 17 cars deep with no way out
191 for someone not wanting to wait any longer. Mr. Grueter asked if the old roadbed would be removed
192 and Mr. Tymula indicated yes. Ms. English noted a 17-car backup seems a lot.

193
194 Chair Plumer asked how the car wash would be accessed and Mr. Tymula pointed the car wash access
195 out on the plan.

196
197 Jim Kimball showed the proposed building and sign. The buildings would have a hip roof and asphalt
198 shingles. The mechanical equipment would be shielded to the rear of the roof top.

199
200 Ms. English asked if there were room for planters and Mr. Kimball noted no much more room than for a
201 sidewalk.

202
203 Mr. Grueter asked about other Nouria Energy locations. Mr. Kimball noted other locations in MA and
204 NH which had the Shell brand and that Nouria is looking to promote its own brand.

205
206 Heather Monticup with GPI Engineering presented the Traffic Impact and Access Study. She reported
207 that the site is bounded by Continental Drive to the north, Al's Service Station to the south, Epping Road
208 (NH Route 27) to the east and vacant land to the west. Existing and future conditions were evaluated.
209 Sight distances exceed minimum requirements with exception to the site driveway on Continental Drive
210 which is limited to 125 feet due to the adjacent T-intersection. Ms. Monticup discussed predicted
211 additional vehicle trips and noted most traffic is not final destination, but passersby people stopping on
212 their way to somewhere else. Ms. Monticup discussed predicted peak volumes. Less than four seconds
213 of negligible increase to queue lengths were predicted. Ms. Monticup discussed left and right turns out
214 of the site and two way left turns or no left turns and did not see a problem with full access. Pedestrian

215 and emergency vehicle comments have not yet been addressed. Fuel delivery trucks would be accessing
216 and exiting via Epping Road during off-peak hours. The site is predicted to generate more traffic than
217 the former dealership.

218

219 Mr. Sharples pointed out the outdoor seating of the neighboring brewery was not shown on the plan
220 and should be a point of consideration. Mr. Sharples will invite Jason Plourde to the next meeting after
221 responses are received from the applicant.

222

223 Mr. Cameron expressed concerns about future traffic demands on Epping Road and Continental Drive
224 and Ms. Monticup noted she could only speak to those before the Town presently but noted they did
225 look at projects they knew would be coming and improvements which were feasible to the year 2030.

226

227 Mr. Grueter noted there wasn't much snow storage and Mr. Tymula noted it would be trucked off site
228 as needed.

229

230 Ms. Monticup discussed possible changes to the access points and raised islands. Mr. Tymula posted an
231 unsubmitted proposal describing possible changes.

232

233 Ms. English noted she would like to see native plantings on the landscape plan and asked about lighting
234 which Mr. Tymula displayed on the plan.

235

236 Chair Plumer asked about hours of operation. Mr. Tymula indicated 24-hour service is proposed,
237 however the car wash would likely be open from 7 AM to 8 or 9 PM. Ms. English noted the lighting out
238 back where the car wash could be reduced at 10 PM.

239

240 ***Mr. Grueter motioned that the application of Nouria Energy Corporation (PB Case #21-4) be tabled to***
241 ***the 7 PM meeting of the Planning Board on Thursday, July 29, 2021 and revised plans/documents be***
242 ***submitted to the Planning Office before the July 29, 2021 meeting or the application may remain on***
243 ***the table to a future meeting. Ms. Belanger seconded the motion. A vote was taken, all were in favor,***
244 ***the motion passed 6-0-0.***

245

246 Chair Plumer noted the consensus of the Board was that a Site Walk would be at the premises of the
247 former Jaguar dealership at 8:30 AM on July 15, 2021. Mr. Sharples noted having the applicant mark the
248 location of the buildings, curb cuts to Continental Drive and Epping Road, edge of front pavement,
249 location of car wash and fuel/vacuum islands could be helpful.

250

251 **V. OTHER BUSINESS**

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253 Master Plan Discussion

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255 Field Modifications

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258 Bond and/or Letter of Credit Reductions and Releases

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260 Mr. Sharples reported a bond reduction for Linden Woods on Cypress Circle from
261 approximately \$37,000 to \$13,000.

262

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

264 Mr. Sharples reported the DOT will be resigning on Route 101 before Exit 9 all the way to Raymond.

265 **VII. CHAIRPERSON'S ITEMS**

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

267 **IX. ADJOURN.**

268 *Mr. Cameron motioned to adjourn the meeting at 9:12 PM. Ms. Belanger seconded the motion. A*
269 *vote was taken all were in favor, the motion passed 6-0-0.*

270

271 Respectfully submitted,

272 Daniel Hoijer,

273 Recording Secretary