

**TOWN OF EXETER
PLANNING BOARD
MARCH 24, 2022
APPROVED MINUTES**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Vice-Chair Aaron Brown, Pete Cameron, Clerk, John Grueter, Gwen English, Molly Cowan, Select Board Representative, and Robin Tyner, Alternate.

STAFF PRESENT: Town Planner Dave Sharples

II. CALL TO ORDER: Vice-Chair Brown called the meeting to order at 7:00 PM, introduced the members present and activated Alternate Robin Tyner.

III. OLD BUSINESS

APPROVAL OF MINUTES

February 10, 2022

Ms. English recommended edits.

Mr. Cameron motioned to approve the February 10, 2022 meeting minutes as amended. Mr. Grueter seconded the motion. A vote was taken, Ms. Tyner abstained. The motion passed 5-0-1.

IV. NEW BUSINESS

PUBLIC HEARINGS

1. Public hearing on a proposed amendment to the Exeter Planning Board Site Plan Review and Subdivision Regulations (Section 5 and Section 9.13) to add language regarding “Electric Vehicle Charging.” *A copy of the full text of the proposed amendment is available in the Planning Department office.*

Mr. Sharples indicated that the Energy Committee has requested the Planning Board consider an amendment to its Site Plan Review & Subdivision Regulations addressing Electric Vehicle Charging for new multi-family residential projects and non-residential projects. Mr. Sharples provided a draft of the amendment proposed by the Energy Committee at their February 9, 2022 meeting. Definitions Section 5.11 for “Electric Vehicle Supply Equipment (EVSE) were proposed and Section 9.13.8 Projects which shall provide Electric Vehicle Charging Readiness for 5% of parking spaces for new multi-family residential projects: and 2% of parking spaces for new non-residential projects. Electric Vehicle Charging

41 Readiness (EVCR) was defined as a parking space that meets the requirement that the project have
42 dedicated circuits on the electric panel with the capacity to accommodate the EVSE; and Conduit has
43 been installed to allow the addition of all necessary wiring to electrify installed EVSE at the parking
44 space(s) without having to excavate to do so. Mr. Sharples noted the proposed amendment does not
45 require charging stations be installed.

46
47 Renay Allen, Chair of the Energy Committee presented the proposal on behalf of the Energy Committee.
48 She noted the incentives to make workplaces attractive and business income which could be gained
49 while the vehicles are charging outside a business. The goal is to reduce emissions in the community.
50 Ms. Allen compared New Hampshire to other States as to the number of plug-in vehicles and hybrids
51 and compared Exeter to other New Hampshire communities. The municipality has 4 such vehicles, 2 are
52 owned by the Police Dept. New Hampshire dealerships have a low inventory, but she has spoken to
53 dealerships who believe there will be a boom in sales once inventory is made available. There are
54 charging stations at the Exeter Inn and the Volvo dealership. New Hampshire is on the low side with 322
55 compared with California which has 30,000 and Massachusetts with 4,128 and New York, 6,000. New
56 Hampshire is lagging behind and this would help to remove potential barriers. She concluded that
57 Exeter residents are buying these vehicles and it would be great if they could charge them too.

58
59 Mr. Grueter expressed concerns with taking away parking spaces which are already limited in multi-
60 family projects and asked how long charging typically takes. Ms. Allen noted charging time is dependent
61 on the vehicle, some charge for 25–50-mile range daily while others have a larger range and charging
62 time for a distance of 300 miles.

63
64 Ms. Tyner noted this amendment is to prepare to accommodate charging stations. Ms. Allen explained
65 how some associations and businesses might schedule charging with a common card as used for a copy
66 machine.

67
68 Mr. Grueter questioned whether the parking spaces would be designated as with handicapped parking
69 or could be utilized by residents the same way as a gas vehicle. Ms. Allen explained how there could be
70 one charging head in between two spaces or even a double-sided head between four spaces as Ms.
71 English had observed. One vehicle could be charging while the adjacent vehicle is waiting.

72
73 Ms. Tyner noted this is a starting point, not a maximum number. If owners want more stations the
74 developers will listen and make adjustments.

75
76 Vice-Chair Brown opened the hearing to the public for comment at 7:27 PM and being none closed the
77 hearing to the public.

78
79 Ms. Tyner disclosed that she was a member of the Energy Committee and questioned if it were
80 acceptable for her to vote and there were no objections.

81
82 Ms. English proposed editing the amendment to “rounded” up instead of “round” up in #3.

83

84 ***Ms. Tyner motioned to adopt the proposed amendment to the Site Plan Review & Subdivision***
85 ***Regulations, Section 5.11 and Section 9.13.8 with the word "round" changed to "rounded." Ms.***
86 ***English seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.***

87
88 Mr. Sharples opined that the regulations have already added to parking spaces, and he has seen a lot of
89 empty spaces.

90
91 A request by Ray Farm, LLC for a preliminary **conceptual** consultation with the Planning Board to discuss
92 a proposed redesign of the remaining improvements associated with the Ray Farm Condominium
93 project (senior living development) located off Ray Farmstead Road
94 Tax Map Parcel #47-8
95 Planning Board Case #22-3

96
97 Mr. Sharples indicated that the applicant is requesting a preliminary conceptual consultation with the
98 Board to discuss a proposed redesign of the remaining improvements associated with Ray Farm
99 Condominium project in the C-3 Epping Road Highway Commercial zoning district. A letter of
100 explanation and supporting plans dated March 16, 2022 were provided to the Board. Mr. Sharples
101 explained the parameters allowed for general discussion without noticing abutters and provided the
102 relevant section of regulations and state statute.

103
104 Mr. Sharples again stressed the review is **conceptual**.

105
106 Dennis Hamel presented the conceptual plan to change the location of Building D from the location near
107 the Mobil Station to behind the other three buildings known as A, B and C. The applicant added more
108 land to the area behind those buildings and the location where Building D was previously to exist will be
109 open space and not developed. He noted the applicant obtained a variance as the proposed location for
110 Building D as it is in the C-3 zone which is not residential use. The building will look the same as the
111 other three and the applicant feels they will have better sales by changing the location. It is served by
112 water and sewer.

113
114 Mr. Sharples noted the Town will proceed with the Tiff Road and any changes will require any road to be
115 compatible with the Tiff Road. Vice-Chair Brown noted the Tiff Road is required to access other
116 property.

117
118 Vice-Chair Brown opened the hearing to the public for comments and questions and being none closed
119 the hearing to the public at 7:48 PM.

120
121 **V. OTHER BUSINESS**

- 122
123
 - Master Plan Discussion

124 Mr. Sharples noted the Bike & Pedestrian Master Plan was approved and he has
125 started a RFP. The MPOC will help move forward.

- 126 • Field Modifications
- 127
- 128 • Bond and/or Letter of Credit Reductions and Releases
- 129 Mr. Sharples noted he will have one to bring to the next meeting.
- 130 • Public Comment
- 131

132 **VIII. TOWN PLANNER’S ITEMS**

133 Mr. Sharples provided the Board with a Regional Notification from the Town of Brentwood
134 Planning Board for a public hearing on April 7, 2022 regarding a site plan application of Joseph
135 Falzone at 41A Mill Road within Brentwood’s Aquifer Protection District and in the
136 Residential/Agricultural zone along the Exeter River. The proposal is for a 75-unit, 55+ condo
137 (SF homes) development on approximately 72+/- acres of land adjacent the Exeter River. Per
138 their March 3, 2022 Planning Board meeting and RSA 36-57 Exeter was one of 11 cities and
139 towns to be notified along with RPC and Strafford Regional Planning Commission. The notice
140 provides a link to the application and supporting documents. Mr. Sharples also provided a copy
141 of their draft minutes of March 3, 2022 and contact information.

142 **IX. CHAIRPERSON’S ITEMS**

143 Vice-Chair Brown indicated he would like to see more discussion concerning the uses allowed on Epping
144 Road. He opined that zoning is lagging and there is a vast corridor zoned C-3 commercial highway.

145 Ms. Tyner agreed there need to be more collaboration between the ZBA and Planning Board when there
146 are multiple variances and waivers for the same item, an amendment might be considered. She opined
147 those variances and waiver should be rare, the exception not the rule.

148 Mr. Cameron expressed the Board should consider being careful not to overload the road with vehicles.

149 Mr. Sharples noted there was funding for a corridor study. Cronin Road and State Route 27 were
150 discussed. Mr. Sharples will put emphasis on that corridor.

151 **X. PB REPRESENTATIVE’S REPORT ON “OTHER COMMITTEE ACTIVITY”**

152 **XI. ADJOURN.**

153 *Mr. Cameron motioned to adjourn the meeting at 8:09 PM. Ms. English seconded the motion. A vote*
154 *was taken all were in favor, the motion passed 6-0-0.*

155

156 Respectfully submitted,

157 Daniel Hoijer,

158 Recording Secretary