

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **APRIL 14, 2022**
4 **APPROVED MINUTES**

5 **I. PRELIMINARIES:**
6

7 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown,
8 Pete Cameron, Clerk, John Grueter, Nancy Belanger Select Board Representative, and Jennifer
9 Martel.

10
11 **STAFF PRESENT:** Town Planner Dave Sharples
12

13 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM, and introduced the
14 members.
15

16 **III. OLD BUSINESS**
17

18 **APPROVAL OF MINUTES**
19

20 March 24, 2022
21

22 Mr. Cameron recommended edits.
23

24 ***Mr. Grueter motioned to approve the March 24, 2022 meeting minutes as amended. Vice-***
25 ***Chair Brown seconded the motion. A vote was taken, Ms. Martel and Chair Plumer abstained.***
26 ***The motion passed 4-0-2.***
27

28 **IV. NEW BUSINESS**

29 **PUBLIC HEARINGS**

30 1. The application of Philips Exeter Academy for a multi-family site plan review, lot line adjustment and
31 Shoreland Conditional Use Permit for the proposed construction of a faculty neighborhood development
32 and associated site improvements on High Street and Gilman Lane
33 C-1, Central Area Commercial and R-2, Single Family Residential zoning districts
34 Tax Map Parcels #71-117, #71-118 and #71-119
35 Planning Board Case #22-2
36

37 Chair Plumer read out loud the Public Hearing Notice.
38

39 Mr. Sharples noted that plans were submitted on February 15, 2022 which were revised and supplied on
40 April 5, 2022. A traffic memorandum dated February 7, 2022 was provided. The TRC reviewed the

41 application on March 9, 2022 and provided a letter on March 15, 2022. UEI provided comments dated
42 March 14, 2022. The applicant went before the Zoning Board of Adjustment in December for a Special
43 Exception for two-family dwellings in the residential district and a variance for 10' of frontage where 25'
44 are required. The ZBA Notice of Decision and meeting minutes were provided. The applicant went
45 before the Heritage District Commission in November, and they approved with conditions (nothing to do
46 with site plan regulations) in February. The applicant appeared at last month's Conservation
47 Commission meeting and the Commission recommended approval with four conditions which Mr.
48 Sharples read out loud, to do with installing the best possible stormwater management system,
49 narrowing the private road width, applying for waiver of initial fertilizer use to establish new landscaping
50 and review of the necessity of irrigation system. The applicants have revised the grading and drainage
51 plan, narrowed the width of the private road, applied for waiver of initial fertilizer use and evaluated the
52 need for irrigation system. The applicants will be asking for a waiver for work within five (5') of the
53 property line. Prior to a site walk being done the applicant should be asked to mark important features
54 of the site. Mr. Sharples noted he has heard back from all departments who have no further comments.
55

56 Mr. Sharples noted he has prepared proposed Conditions of Approval when the application gets to that
57 point.
58

59 Corey Belden with Altus Engineering presented the application on behalf of PEA. He noted Mark
60 Leighton from PEA was present along with Christine O'Brien from Marketplace Architects and Kyle Zick
61 the landscape architect is on the meeting electronically.
62

63 Mr. Belden posted a rendering of the prime development site indicating the existing Observatory and
64 storm water management area. He added that the ZBA approved the Special Exception and Variance
65 and that a condition was to work with the Planning Board concerning additional screening of the
66 property to the East. There will be some tree planting. The 10' setback will align with other structures
67 in the Historic District. Eight Gilman Lane will be demolished. 35 Gilman Lane is currently six units and
68 being remodeled to a two-unit building. There are currently eight residential units on site and the
69 number of units will be increased by five, to a total of 13 units. This will allow PEA to provided needed
70 diverse faculty housing on campus. Mr. Belden described the proposal to move the Gilman Lane access
71 to the nearby existing signalized intersection. A new sidewalk will be constructed for pedestrian access.
72

73 Mr. Belden posted plans of the proposed lot line adjustment showing the abandoned lot line and posted
74 plans showing the area of the Shoreland CUP. He noted they met with the Conservation Commission
75 concerning the 250' buffer which encompasses almost the entire site. There will be no increase to
76 impervious surface within the 150' buffer. They will preserve all of the shoreland bank along the Exeter
77 River and the wooded buffer near the Observatory which provides screening.
78

79 Mr. Belden discussed the condition for the best possible stormwater management system. The
80 Conservation Commission suggested a gravel wetland, the applicant had proposed a bioretention rain
81 garden. The Commission voiced concerns about nitrogen and phosphorous removal. Mr. Belden
82 explained the new proposal for a system approved by NH DES Aot which provides higher removal rates
83 than a rain garden or gravel wetland. He described the travel path of the stormwater.
84

85 Mr. Belden concluded that all comments in the UEI letter have been addressed. The road width is
86 narrowed to 20' wide in a section and fire truck movement was checked. There will be two parking
87 spaces per unit and no parking along Gilman Road. Kyle Zick presented the landscaping plan. There will
88 be additional plantings along the riverbank. The existing culvert under Gilman Lane will be replaced
89 with a new culvert to outlet to the Exeter River. A waiver is being requested for work within five (5') of
90 the property line in two places. The lot line adjustment will have a ten (10') strip deeded to the adjacent
91 property owner at 25 High Street.

92

93 Mr. Grueter asked about sewer main capacity which is listed as exceeded during peak flow. Mr. Belden
94 noted the flow would not be significant enough to need to be addressed further.

95

96 Mr. Cameron asked about the faculty housing and potential for influx of students visiting. Mr. Leighton
97 noted there could be but it is unlikely.

98

99 Ms. Belanger asked whether Gilman Lane will be used to access the stadium for games and increase
100 traffic during game times; and whether Gilman Lane is still open to emergency vehicles to get to the
101 stadium and for the DPW to access utilities. Mr. Leighton responded that Gilman will not be used to
102 access the stadium for games but could be used in emergency and for utilities. Visitor parking won't
103 interfere with fire truck access.

104

105 Chair Plumer asked how the neighborhood would compare with the one behind the Performing Arts
106 Center and Mr. Leighton explained the density is close, but units are smaller. There were all single
107 family where these are two-family with a diversity of bedrooms from two to four.

108

109 Ms. Martel asked if Gilman Lane would be public or private and Mr. Leighton noted it will remain
110 private.

111

112 Ms. Martel asked if the rain garden is ISR and Mr. Belden explained how the first rain garden would
113 drain to the other system during a large storm event.

114

115 Chair Plumer asked how 27 High Street would be accessed and about parking. Ms. Martel clarified that
116 the house at Eight Gilman Lane is being demolished.

117

118 (Unidentified) noted he met with HBC four times and three different historic home experts. There was
119 not a lot left from one era to warrant preservation. Mr. Grueter agreed, noting he walked the site with
120 HDC.

121

122 Ms. Martel asked about landscaping in front of the foundations on High Street and Mr. Zick noted there
123 would intentionally not be for historic precedent to be followed.

124

125 Chair Plumer opened the hearing to the public for comments and questions at 7:52 PM.

126

127 Anthony Zwaan noted he was an abutter and neither for or against the applications. He had a good
128 conversation with representatives concerning screening. He noted he was impressed with the speed of

129 which the applications were going through but urged the Board to use their due diligence concerning
130 traffic, drainage and the removal of a grove of trees and not underestimating the number of trees being
131 removed. He noted he was not thrilled with the architecture of duplexes.

132
133 Mr. Belden showed the drainage flow pattern, swale and catch basin. He noted the current impervious
134 surface calculations were 32,000 SF and proposed are 46-47,000 but with treatment to all impervious
135 except the 10' from the roadway. Mr. Belden explained the traffic flow and timing. He noted these are
136 residential units for faculty who work on the premises and will have a diminimus impact and promote
137 walking and biking.

138
139 Ms. Belanger noted she understood both 8 Gilman and 35 High Street had been vacant, but Mr.
140 Leighton explained that 35 High Street was occupied and only 8 Gilman had been vacant. Mr. Belden
141 explained the timed signal which senses a vehicle present waiting to enter the intersection.

142
143 Ms. Martel recommended a site walk be scheduled. The Board agreed that a Site Walk would be
144 conducted on Wednesday, April 20th at 8 AM on Gilman Lane.

145
146 ***Mr. Cameron motioned to table the application of Philips Exeter Academy (Planning Board Case #22-2)***
147 ***to May 12, 2022 at 7:00 PM. Ms. Belanger seconded the motion. A vote was taken, all were in favor,***
148 ***the motion passed unanimously.***

149
150 **V. OTHER BUSINESS**

- 151
152 • Master Plan Discussion

153 Mr. Sharples noted he has consulted with Horsley-Whitten concerning the
154 zoning amendment and Exeter has been asked to participate with Urban 3 which
155 evaluates the Town's environmental, financial and social perspectives in their
156 analysis along with the City of Nashua, and Towns of Rochester and Claremont.

157 Vice-Chair Brown discussed looking at zoning amendments for projects that are
158 getting variances before they come to the Planning Board such as the Epping
159 Road corridor with multi-family housing.

160 Ms. Belanger asked about the TIFF Road and Mr. Sharples explained that TIFF is a
161 way to financially calculate what comes back to the Town in a formula that
162 calculates the capture of a percentage of excess revenue from the development.

163 Ms. Martel asked the process of zoning amendments which Mr. Sharples
164 explained. The Board is provided with details and draft language, has a public
165 hearing or hearings, votes to recommend, and it cannot be altered at the
166 Deliberative Session. It goes on the Warrant. The public hearings are usually
167 held between October and December.

- 168 • Field Modifications
- 169
- 170 • Bond and/or Letter of Credit Reductions and Release
- 171

172 **VIII. TOWN PLANNER'S ITEMS**

173 Mr. Sharples noted there will be a presentation of the proposed new Public Safety Complex on
174 May 4th at 6 PM at Town Hall to analyze the needs and options. The architects have been
175 working with staff and the Town Manager and are ready to roll out the presentation to the
176 public. Light refreshments will be served.

177 **IX. CHAIRPERSON'S ITEMS**

178 **X. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

179 Ms. Belanger reported there will be a forum on Friday, May 6th from 9-11 AM at Town Hall concerning
180 regional housing. She noted there will be speakers concerning economic development, Commissioner
181 Caswell, representatives from RPC and Chris Porter. Matt Burke will be presenting Why Housing
182 Matters to Local Business.

183 **XI. ADJOURN.**

184 ***Mr. Grueter motioned to adjourn the meeting at 8:40 PM. Ms. Belanger seconded the motion. A vote***
185 ***was taken all were in favor, the motion passed 6-0-0.***

187 Respectfully submitted,

188 Daniel Hoijer,
189 Recording Secretary
190 Via Exeter TV