

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **NOWAK ROOM – TOWN OFFICE BUILDING**
4 **10 FRONT STREET**
5 **MAY 12, 2022**
6 **APPROVED MINUTES**

7 **I. PRELIMINARIES:**

8
9 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown,
10 Pete Cameron, Clerk, John Grueter, Jennifer Martel, Nancy Belanger Select Board
11 Representative, and Robin Tyner, Alternate.
12

13 **STAFF PRESENT:** Town Planner Dave Sharples
14

15 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM and introduced the
16 members.
17

18 **III. OLD BUSINESS**
19

20 **APPROVAL OF MINUTES**

21
22 April 14, 2022
23

24 Ms. English, Mr. Cameron, Jen Martel and Mr. Grueter recommended edits. Mr. Grueter asked
25 Corey Belden from Altus Engineering to describe Lines 67-68 in greater detail.
26

27 ***Mr. Cameron motioned to approve the April 14, 2022 meeting minutes as amended. Ms.***
28 ***English seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.***
29

30 **IV. NEW BUSINESS**

31 **PUBLIC HEARINGS**

32 1. The continued public hearing on the application of Philips Exeter Academy for a multi-family site plan
33 review, lot line adjustment and Shoreland Conditional Use Permit for the proposed construction of a
34 faculty neighborhood development and associated site improvements on High Street and Gilman Lane
35 C-1, Central Area Commercial and R-2, Single Family Residential zoning districts
36 Tax Map Parcels #71-117, #71-118 and #71-119
37 Planning Board Case #22-2
38

39 Chair Plumer read out loud the Public Hearing Notice.
40

41 Mr. Sharples noted the applicants will be asking for a Lot Line Adjustment, Multi-Family Site Plan
42 Review, Shoreland Conditional Use Permit and waivers: for work within five (5') of the property line and
43 use of fertilizer for one year. A site walk was conducted by the Board on April 20, 2022 and he will
44 obtain the minutes from Barbara for approval.

45
46 Corey Belden with Altus Engineering presented the additions to the application on behalf of PEA which
47 was last presented to the Board on April 14, 2022. He noted Mark Leighton and Heather Taylor from
48 PEA were present along with Christine O'Brien and Rob Haversham from Marketplace Architects and
49 Steve Pernaw, the traffic engineer.

50
51 Mr. Belden reviewed the improvements proposed after the site walk concerns were noted, to drainage
52 with the internal storage reservoir rain garden, setbacks of the proposed buildings, grade at High Street
53 in front of the duplex and the swale being created in the back corner of one building.

54
55 Ms. English asked if off-site runoff from the lot where the old High Street Market was located were
56 calculated and Mr. Belden explained the off-site runoff is being collected.

57
58 Ms. English asked about the plantings in front of the new house on High Street. HDC had commented
59 they wanted to cover up the foundation; she asked about the foundation veneer and Mr. Leighton
60 commented that the veneers were too thick – 8-12” so it is not feasible. He noted PEA would like to
61 keep it simple and consistent with other property in the neighborhood as far as landscaping.

62
63 Mr. Grueter asked about a house on High Street that is remaining that has earth raised up about three
64 feet from there and why they wouldn't want to match that. Mr. Leighton noted they could do that.
65 There is a porch entrance.

66
67 Ms. Martel asked about drainage. She observed during the site walk that it had rained heavily a few
68 days earlier and there was a lot of standing water. She looked at the grading plan and the collection of
69 drainage in a low point. She noted she observed nothing on the plan to keep it in/prevent overflow.
70 The yard drain could become clogged with leaves and there should be a failsafe. Mr. Belden explained
71 the proposed use of a bee hive grate and described the rounded dome which prevents clogging. Ms.
72 Martel pointed out the elevation rim, referencing PYD#8 and questioned if water could be stored in the
73 small area. Mr. Belden noted he could doublecheck and believed there was a good depth and expects
74 to get a foot but will verify that. He noted their intent is to maintain storage of up to at least a 25-year
75 storm event but there is not a lot of surface water there. The roof flows have been reduced in front and
76 goes to a catch basin, diverted to the roadway drainage and then to the rain garden systems.

77
78 Ms. Martel noted the current conditions are wooded and by adding a lot of impervious surface it will not
79 be the same volume of runoff. Mr. Belden noted the significant improvements will reduce by one-third.
80 They are also collecting it and making a significant improvement to current conditions. He referenced
81 reduction of the impervious of the roofs by one-half.

82
83 Ms. Martel referenced the 100-year storm and ability to capture without the wooded area. She noted
84 that concentrating the runoff could cause the system to be overwhelmed resulting in runoff to the

85 adjacent neighbor's properties. She referenced using rip rap attenuators as one possibility. Mr. Belden
86 indicated he would verify the 50-year storm criteria noting the 100-year storm is a big event. Ms. Martel
87 noted the 100-year event is happening more frequently these days. The stormwater system has to have
88 some sort of overflow. She noted concerns with concentrating the flow of water in a swale and sending
89 it to one point with no failsafe for overflow.

90
91 Chair Plumer asked the elevation and capacity of the drain and if he anticipates standing water and
92 excess flowing away. Mr. Belden gave calculations of 2.04 CFS, two cubic feet per second which is
93 adequate for the 25-year storm event. The drain is sized to account for that with an 8" inlet pipe
94 adequate with 2 CFS coming to that point. He noted there is not significant flow there and they have
95 significantly reduced the water shed. He noted they have an 8" culvert and can put in a 12" if the
96 concern is that it is inadequate. DES and the Town asked for the 50-year storm. Chair Plumer noted the
97 100 year are more frequent, storms are longer and likely to be 2-3 storms in a row, exceeding three
98 days.

99
100 Ms. English asked Mr. Sharples if UEI could look at that again and address Ms. Martel's questions. Mr.
101 Sharples noted that UEI has already reviewed but he will ask Ms. Martel's questions specifically. He
102 noted the regulations are up to the 50-year storm, not 100, that would be another conversation. Ms.
103 Martel clarified that she was not asking for up to the 100-year storm but is concerned with the proximity
104 to three abutters, collecting concentrated stormwater. Mr. Belden noted the regulation is to not
105 increase peak flows and not to go off site.

106
107 Ms. Martel asked about the drip edge of the buildings and Mr. Belden explained they will have drip
108 edges, 6" of rock, but not underdrains. Each building will have foundation drains all around.

109
110 Ms. English asked about the comments made by the Natural Resource Planner and Conservation
111 Commission concerning supplemental plantings in the buffers. Mr. Belden noted more would be added
112 but does not appear on the plans we have. He pointed out the two areas where additional wetland
113 buffer plantings will be. Mr. Sharples advised that Ms. Murphy the Natural Resource Planner indicated
114 all of Ms. Murphy's and the Conservation Commission's comments have been addressed.

115
116 Ms. English asked about snow plowing and snow storage. Mr. Belden pointed out those areas. Ms.
117 English asked about the location of the new plantings. Ms. Martel noted they are Sweet Gum and
118 Flowering Dogwood 15-20' from the edge of pavement. Mr. Belden noted there are a lot of utility lines
119 to contend with and those were the best position, 15 plus feet from center of tree to the edge of
120 pavement.

121
122 Ms. English asked the area marked to the southern end and Mr. Belden noted that is the existing 10
123 Gilman Lane and indicated how the garage would be facing another direction.

124
125 Ms. English asked about trash collection and Mr. Belden noted the Academy takes care of that.

126
127 Ms. English asked about the sidewalk from High Street which goes directly onto pavement of the
128 neighbor. Mr. Belden noted there is a bit of off-site buffer between while it is not well maintained. Ms.

129 English noted it would be nice to have the entrance be visually pleasing. Mr. Leighton indicated they
130 have had discussions with the owner who has not expressed any desire to put anything there. The trees
131 are going away and will be replaced with grass or mulch.

132

133 Ms. English asked about the house south of the Zwaan property and the proposed buffer there. Mr.
134 Leighton noted he has had conversations with the property owner and Mr. Zwaan is comfortable with
135 that.

136

137 Ms. Martel asked if there were an updated plan since March 31st and Mr. Belden indicated there was
138 not, but he could include a letter concerning the revised plantings and abutter properties.

139

140 Ms. Martel asked about the wooden screen fence and Mr. Belden noted the materials are being agreed
141 upon with the abutters. Mr. Leighton noted it could be 6' wooden pickets or vinyl.

142

143 Ms. English asked while it is not in the Board's purview, to describe the environmental action plans by
144 PEA on campus. Mr. Leighton explained the buildings will be using air source heat pumps with electric
145 for heat and cooling. Solar on the rooftops was not feasible due to rooftop orientation but the climate
146 action plan could result in a large on the ground solar panel array. He noted one section of the front of
147 the property will have irrigation.

148

149 Ms. Tyner asked about the use of fertilizer and referenced statements made in past meetings about
150 changing over to something more environmentally friendly. She asked if there were any consultations
151 with their Sustainability Club or the Piscataqua River Keepers as to a better way to establish plant
152 material on the site than fertilizer usage. She noted with unhealthy rivers, estuaries and oceans it would
153 be great to be able to use their resources to do something better.

154

155 Chair Plumer opened the hearing to the public for comments and questions at 8:09 PM.

156

157 John Donnell of 25 High Street expressed concerns about his ability in the future to safely exit High
158 Street and turnaround in his driveway. He presented a letter which Vice-Chair Brown read out loud. He
159 noted one neighbor has already sacrificed their front yard for parking and turn around with fast moving
160 three lanes of traffic which makes backing out dangerous.

161

162 Mr. Leighton detailed the proposal for PEA to have a 10' Lot Line Adjustment with the Donnell's noting
163 that Mr. Donnell has suggested another idea which they will be discussing on Tuesday.

164

165 Chair Plumer closed the hearing to the public at 8:14 PM for deliberations.

166

167 Ms. Belanger requested to see the aerial view of Mr. Donnell's driveway to get a better perspective of
168 the situation.

169

170 Vice-Chair Brown asked Mr. Belden about impervious surface calculations. Mr. Belden noted presently
171 18.5%, post project 27.6%. Mr. Belden summarized the drainage and shoreland permit.

172

173 Chair Plumer asked about the waivers. Mr. Sharples reviewed the criteria for granting waivers: public
174 health, safety, welfare, not injurious to the public and noted they are providing fences and sidewalk
175 which are not detrimental.

176
177 Mr. Sharples reviewed the criteria that the parcel be unique and features not generally applicable to
178 other property. Mr. Belden noted the site conditions dictate a necessity to work within this area.

179
180 Mr. Sharples reviewed the criteria for topographical hardship and Mr. Belden noted the fence along a
181 property line is standard practice and the hardship is grading is not allowed within 5’.

182
183 Mr. Sharples reviewed the criteria for the intent to have a smooth transition between property and
184 noted it is for grading not working within. There will be a slight grading at the curb cut.

185
186 Mr. Sharples noted it would not vary the provisions of the zoning ordinance or Master Plan as there is
187 nothing in the ordinance or the Master Plan concerning that.

188
189 ***Vice-Chair Brown motioned after reviewing the criteria for granting waivers the Planning Board will***
190 ***grant the request of Philips Exeter Academy, Planning Board Case #22-2 under Article 9.6.3.4 of the***
191 ***site plan and subdivision regulations for a waiver for grading within 5’ of the property line. Ms.***
192 ***Belanger seconded the motion. A vote was taken, English – aye, Grueter – aye, Brown – aye, Plumer –***
193 ***aye, Cameron – aye, Martel – aye and Belanger aye. The motion passed unanimously 7-0-0.***

194
195 Ms. Martel asked about conditions and if the depressed area could get another look. Mr. Sharples
196 noted it could be a COA with the later motion.

197
198 Mr. Belden presented the criteria under Section 9.3.4 (f)(C)(2) for granting a waiver for use of fertilizer
199 and noted they would use 50% slow-release nitrogen for the maximum period of one year to establish
200 planting. He reviewed the uniqueness and how establishment of grass would help with the stormwater
201 drainage process here. He discussed the physical topography and again referenced the detriment to the
202 stormwater system if plantings were not quickly established here. He noted it would not be contrary to
203 the spirit and intent of the regulations or vary the terms of the zoning ordinance or Master Plan.

204
205 Mr. Sharples questioned why a waiver was being requested as the applicants appear to be meeting the
206 criteria. Mr. Belden answered that they were instructed to do so at the TRC Meeting. Mr. Sharples
207 noted they are outside the 100’ buffer in 12a and 12b. The regulations state that you cannot get a
208 waiver for 100’ of shoreline anyway. He referenced Comment #6 of the NRP and that the 121 lbs. per SF
209 is not exceeding regulations and varies depending on the water body. Ms. Belanger noted no fertilizer is
210 allowed within the 300’ buffer of the shoreland protection district.

211
212 Mr. Belden indicated if the use can be outside the 100’ he would withdraw the request for the shoreland
213 protection district waiver.

214 Chair Plumer asked about the request for a Lot Line Adjustment and what lines are being added. Mr.
215 Belden showed the existing and proposed lines on the plan to merge two lots into a single lot (outlined

216 in blue) plus the 10' sliver being deeded to 25 High Street shown in red. Mr. Sharples noted the frontage
217 would be more conforming.

218

219 **Mr. Grueter motioned that the Board approve the request of Philips Exeter Academy, Planning Board**
220 **Case #22-2 for a Lot Line Adjustment with the condition read out loud by the Town Planner:**

221

222 **1. a dwg file of the plan shall be provided to the Town Planner showing all property lines and**
223 **monumentation prior to signing the final plans. This plan must be in NAD 1983 State Plane New**
224 **Hampshire FIPS 2800 feet coordinates; and**

225

226 **2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and**
227 **Subdivision Regulations prior to signing the final plans.**

228

229 **Ms. Belanger seconded the motion. A vote was taken: Belanger – aye, Martel – aye, Cameron – aye,**
230 **Plumer – aye, Brown – aye, English – aye and Grueter – aye. The motion passed unanimously 7-0-0.**

231

232 Mr. Belden showed the 300' buffer line from the Exeter River on the plan noting that DES has a 250'
233 requirement for a shoreland permit. He noted the applicants met with the Conservation Commission
234 and received recommendation for approval with four conditions which were addressed in the revised
235 plans and application. Attachment A addresses the criteria. Chair Plumer noted those were presented
236 to the Board before and don't need to be reread. Mr. Belden noted he went back and looked for the
237 best possible removal rate of nitrogen and phosphorus from the site and went with the internal storage
238 reservoir rain garden system which has higher removal rates than the gravel wetland.

239

240 **Ms. English motioned after reviewing the criteria for the Shoreland Conditional Use Permit the Board**
241 **grant approval of the request of Philips Exeter Academy, Planning Board Case #22-2 for a Shoreland**
242 **Conditional Use Permit be approved. Ms. Belanger seconded the motion. A vote was taken: English –**
243 **aye, Grueter – aye, Brown – aye, Plumer – aye, Cameron – aye, Martel – aye and Belanger – aye. The**
244 **motion passed unanimously 7-0-0.**

245

246 Mr. Sharples referenced out loud the proposed conditions of approval for the Multi Family Site Plan:

247

248 1. An electronic as-built plan of the entire property with details accepted to the Town shall be provided
249 prior to the certificate of occupancy (C/O). This plan shall be in a dwg or dxf file format and in NAD 1983
250 State Plane New Hampshire FIPS 2800 feet coordinates; All monumentation shall be set in accordance
251 with Section 9.25 of the Site Plan Review and Subdivision Regulations prior to the issuance of a
252 Certificate of Occupancy.

253

254 2. A pre-construction meeting shall be arranged by the applicant and their contractor with the Town
255 Engineer prior to any site work commencing. The following must be submitted for review and approval
256 prior to the preconstruction meeting.

257

258 1. The SWPPP (storm water pollution prevention plan), if applicable, be submitted to and
259 received for approval by DPW prior to preconstruction meeting; and

- 260 ii. a project schedule and construction cost estimate.
261
- 262 3. Third party construction inspection fees shall be paid prior to scheduling the preconstruction
263 meeting.
264
- 265 4. The Stormwater System Operations and Maintenance Report in the Stormwater Management
266 Operation and Maintenance Manual shall be completed and submitted to the Town Engineer annually
267 on or before January 31st. This requirement shall be an ongoing condition of approval.
268
- 269 5. All applicable State permit approval numbers shall be noted on the final plans.
270
- 271 6. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact
272 fees, and inspection fees prior to the issuance of a building permit or a Certificate of Occupancy
273 whichever is applicable as determined by the Town.
274
- 275 7. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be
276 replaced, no later than the following growing season as long as the site plan remains valid. This
277 condition is not intended to circumvent the revocation procedures set forth in State statutes.
278
- 279 8. If determined applicable by the Exeter DPW the applicant shall submit the land use and stormwater
280 management information about the project using the PTAPP online municipal tracking tool. The PTAPP
281 submittal must be accepted by the DPW prior to the preconstruction meeting.
282
- 283 9. UEI will review the final plans to determine that the drainage area in the most eastern northeast
284 corner of the site will function as designed.
285
- 286 10. The final landscape plan shall show the additional plantings agreed upon by the abutters and as
287 stated by the applicant.
288
- 289 Mr. Sharples discussed the proposed condition concerning Mr. Donnell's driveway at 35 High Street and
290 proposed the wording use reasonable effort to work with Mr. Donnell to resolve a solution. He noted
291 PEA is proposing to give him 10" of property and is meeting with Mr. Donnell on Tuesday to suggest Mr.
292 Donnell's other proposal. Vice-Chair Brown noted PEA has offered to work with him on the turnaround
293 and deed him 10.' Mr. Belden noted there are multiple vehicles parked there that kind of stack and
294 would block that. Mr. Leighton noted there are opportunities on his property that Mr. O'Donnell can
295 take. Mr. Sharples noted the Town has a sewer easement. Vice-Chair Brown questioned whether it
296 was reasonable for this Board to solve Mr. Donnell's ability to exit High Street where his property has
297 always been. Mr. Sharples noted the condition is to make a reasonable effort to find a solution, to work
298 on one. Chair Plumer opined that the effort can be measured and documented. Vice-Chair Brown
299 noted they have already offered the 10.'
- 300
- 301 Ms. English asked about dealing with the front elevation on High Street. Mr. Belden proposed raising
302 the grade to 18" to reduce the reveal. Mr. Grueter recommended the grade be similar to the other
303 structure at 35 High Street.

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The Board agreed the condition concerning Mr. Donnell’s driveway would read:

#11. The applicant shall work with Mr. Donnell on a solution to the turnaround issue of Mr. O’Donnell’s driveway outlined on Mr. Donnell’s letter dated May 12, 2022 submitted to the Planning Board.

#12. Final landscape plans shall show a note that the use of fertilizers shall meet the requirements of Section 9.3.4. (f)12(a)and(b).

#13. The final plans shall show a raise in grade of the new structure to about 18” above the sidewalk, similar to 35 High Street.

Mr. Sharples reread the proposed conditions of approval.

Mr. Grueter motioned that the Board grant the request of Philips Exeter Academy, Planning Board Case #22-2 for a multi-family site plan with the conditions as read by the Town Planner. Ms. Belanger seconded the motion. A vote was taken: Belanger – aye, Martel – aye, Cameron – aye, Plumer aye, Brown – aye, Grueter – aye, and English – aye. The motion passed unanimously 7-0-0.

- 2. The application of Rafferty Investment Group LLC for a minor subdivision of an existing 7.3-acre parcel located at 54 Drinkwater Road into two (2) residential lots.
R-1, Low Density Residential zoning district
Tax Map Parcel #106-1
Planning Board Case #22-4

Chair Plumer read out loud the Public Hearing Notice.

Mr. Sharples advised that he has spoken with the applicant earlier and after looking at the plan the 75’ well radius was not identified. He recommended the Planning Board not act on that until the Board sees it or table the application to May 26th. He noted he has not heard from the applicant and recommended tabling it to the May 26th meeting.

Mr. Cameron motioned that the Board table the application of Rafferty Investment Group LLC, Planning Board Case #22-4 to the May 26, 2022 Planning Board meeting at 7:00 PM. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously 7-0-0.

- 4. The application of Seneca Hipkiss for a lot line adjustment of the common boundary line between the properties located at 14 Riverbend Circle and 110 Linden Street
R-2 Single Family Residential zoning district
Tax Map Parcels #104-28 and #104-76
Planning Board Case #22-5

Chair Plumer read out loud the Public Hearing Notice.

348 Mr. Sharples noted the applicant is seeking a lot-line adjustment between the property at 14 Riverbend
349 Circle and the abutting property at 110 Linden Street owned by TpJP-Invest LLC. Four acres will be
350 transferred by the adjustment from the TpJP-Invest LLC property and combined with the existing .86-
351 acre parcel at 14 Riverbend Circle. The applicant has submitted a LLA plan dated April 12, 2022 and
352 supporting documents. There was no TRC review but the materials have been reviewed by Code
353 Enforcement Officer Doug Easement and found to be in compliance with the zoning regulations.

354
355 Mr. Sharples added that the applicant submitted a request for several waivers and did not need any of
356 them. The minor subdivision regulations state “as deemed necessary by the Town Planner.” He noted it
357 is a simple Lot Line Adjustment adding four acres to one parcel and reducing the 10 acres that fronts on
358 Linden Street to 6.61 acres and he doesn’t see the need for any of the waivers.

359
360 Chair Plumer opened the hearing to the public for comments and questions at 9:25 PM.

361
362 Seneca Hipkiss of Riverbend Circle, the applicant, stated the purpose is purely conservation. With the
363 removal of trees and all that has happened above us. Given opportunity to purchase this piece of land
364 which abuts the Conservation land on the river below us with no plans to ever build or develop it.

365
366 Vice-Chair Brown noted he saw no issues with this, it is straightforward.

367
368 ***Mr. Cameron motioned to open Planning Board Case #22-5. Ms. Belanger seconded the motion. A***
369 ***vote was taken, all were in favor, the motion passed unanimously 7-0-0.***

370
371 Mr. Sharples suggested two conditions of approval:

372
373 ***1. a dwg file of the lot line adjustment plan be provided to the Town Planner showing all***
374 ***property lines and monumentation prior to signing the final plans. This plan must be in NAD 1983***
375 ***State Plane New Hampshire FIPS 2800 feet coordinates; and***

376
377 ***2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and***
378 ***Subdivision Regulations prior to signing the final plans.***

379
380 ***Ms. English motioned that the Planning Board approve the request of Seneca Hipkiss, Planning Board***
381 ***Case #22-5 for a Lot Line Adjustment with the two conditions read by the Town Planner. Ms. Belanger***
382 ***seconded the motion. A vote was taken: English - aye, Grueter - aye, Brown – aye, Plumer – aye,***
383 ***Cameron – aye, Martel - aye and Belanger – aye. The motion passed 7-0-0.***

384 385 V. OTHER BUSINESS

- 386
387
 - Election of Officers

388 Mr. Cameron asked if anyone else would be willing to serve as Clerk, he is willing if no
389 one else wants to. Vice-Chair Brown and Chair Plumer indicated the same for the Vice-
390 Chair Position.

391 **Mr. Grueter motioned to nominate the existing three officers for another year. Ms.**
392 **English seconded the motion. Mr. Cameron, Chair Plumer and Vice-Chair Brown**
393 **abstained. The motion passed 4-0-3.**

394 Mr. Cameron reminded there were other positions to serve on, HDC (John Grueter is on)
395 HAC (Mr. Cameron and Ms. Belanger are on), RPC (Chair Plumer and Ms. English are on -
396 could have three), Heritage (Chair Plumer) and MPOC.

- 397 • Master Plan Discussion

398

399 Mr. Sharples noted MPOC is meeting tomorrow to discuss a proposal from RPC
400 to conduct the approval by the voters and are bringing that to the Committee to
401 get that under contract and get started.

402

403 Mr. Sharples noted he will be looking at a town-wide zoning ordinance regarding
404 various land uses. They signed a Memorandum of Understanding with a
405 company that does a physical health analysis of the communities. NH Housing
406 selected four communities and look at cost of infrastructure, where are we
407 spending more than we are getting, types of developments, shaping policy,
408 create developments that will pay for themselves.

409

- 410 • Field Modifications

411

- 412 • Bond and/or Letter of Credit Reductions and Release

413

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

415 Mr. Sharples advised that he received a letter per RSA 675:54 from a Charter School (Friends of Coastal
416 Waters) on Holland Way which will be utilizing the existing building. He advised that being a
417 governmental building it is exempt from local land use regulations unless there is a substantial change.
418 The Board can choose to have a hearing within 30 days however it would be non-binding. The Board has
419 no authority to require them to do anything and there are no plans to modify the exterior of the
420 building.

421 Chair Plumer asked if this was the old TYCO building and Mr. Sharples indicated it is.

422 Mr. Cameron asked the date of the letter and Mr. Sharples noted the 30 days start today.

423 Vice-Chair Brown asked if there were a substantial change would they be required to come and see us.
424 Mr. Sharples indicated government land uses are subject to life, safety and building but not land use
425 regulations.

426 Vice-Chair Brown did not think it was necessary. Mr. Grueter agreed they are not requesting anything.

427 Mr. Sharples also noted the Select Board will have the same opportunity but not an obligation. Ms.

428 Martel asked if abutters would be notified, and Mr. Sharples indicated that is what is usually done but

429 there is no funding to pay for it so he may have to ask the applicants to pay for that. Ms. Martel noted
430 one benefit would be for the abutters to have the chance to ask questions, for transparency. Mr.
431 Cameron asked if the Planning Board was the best option or the governing body. Mr. Cameron agreed
432 the Board doesn't need to get involved. Ms. English agreed with Ms. Martel. Mr. Grueter asked Ms.
433 Belanger if the Select Board were looking to do this, and she indicated their next meeting was on May
434 30th but this letter just came out today so she is not even sure if they have it yet. Mr. Cameron changed
435 his position and recommended to go ahead and do the review Mr. Sharples recommended asking the
436 charter school representatives to come in on May 26th or June 9th.

437 **IX. CHAIRPERSON'S ITEMS**

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

439 **XI. ADJOURN.**

440 *Mr. Cameron motioned to adjourn the meeting at 10 PM. Ms. Belanger seconded the motion. A vote*
441 *was taken all were in favor, the motion passed 7-0-0.*

442

443 Respectfully submitted,

444 Daniel Hoijer,

445 Recording Secretary

446 Via Exeter TV