

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **NOWAK ROOM – TOWN OFFICE BUILDING**
4 **10 FRONT STREET**
5 **JULY 14, 2022**
6 **APPROVED MINUTES**

7 **I. PRELIMINARIES:**

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

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

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15 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM, introduced the
16 members and activated alternate Robin Tyner.

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18 **III. OLD BUSINESS**

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20 **APPROVAL OF MINUTES**

21
22 May 26, 2022

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24 Mr. Cameron and Ms. English recommend edits.

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26 ***Mr. Cameron motioned to approve the May 26, 2022 meeting minutes as amended. Ms.***
27 ***Belanger seconded the motion. A vote was taken, Mr. Brown abstained, the motion passed 6-***
28 ***0-1.***

29
30 June 9, 2022

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32 ***Ms. Belanger motioned to approve the June 9, 2022 meeting minutes, as presented. Ms.***
33 ***English seconded the motion. A vote was taken, Ms. Martel and Mr. Cameron abstained. The***
34 ***motion passed 5-0-2.***

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36 **IV. NEW BUSINESS**

37 **PUBLIC HEARINGS**

- 38 1. The application of Wiley Creek Co. for site plan review, lot line adjustment and wetlands and
39 shoreland conditional use permits for the proposed relocation of Building D of the Ray Farm

40 Condominium Development and associated site improvements off Ray Farmstead Road (Wiley Creek
41 Road)
42 C-3 Epping Road Highway Commercial zoning district
43 Tax Map Parcel #47-8-1 and #47-9
44 Planning Board Case #22-3
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46 Chair Plumer read out loud the Public Hearing Notice and noted the applicants are requesting a
47 continuance to the Planning Board's June 9, 2022 meeting at 7:00 PM.
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49 **Mr. Cameron motioned that the application of Wiley Creek Co. (PB Case #22-3) be continued to the**
50 **Planning Board's June 9, 2022 meeting at 7:00 PM. Mr. Grueter seconded the motion. A vote was**
51 **taken, all were in favor, the motion passed 6-0-0.**
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53 Chair Plumer read out loud the Public Hearing Notice and letter from the applicant requesting a
54 continuance to the Planning Board's next meeting.
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56 **Vice-Chair Brown motioned to continue Planning Board Case #22-4 to the Planning Board's August 25,**
57 **2022 meeting at 7:00 PM. Ms. Tyner seconded the motion. A vote was taken, all were in favor, the**
58 **motion passed 7-0-0.**
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61 2. The application of Unitil for a Wetlands Conditional Use Permit to remove an above-ground meter
62 station and decommission a section of buried natural gas pipe between Kingston Road and Heritage
63 Way. Construction vehicle access to the work area will require temporary impact to wetlands within
64 the natural gas pipeline corridor
65 R-1 Low Density Residential zoning district
66 Tax Map Parcels #74-81 and #81-56
67 Planning Board Case #22-11
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69 Chair Plumer read out loud the Public Hearing Notice.
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71 Mr. Sharples indicated the case was ready to be heard.
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73 **Mr. Cameron motioned to open Planning Board Case #22-11. Ms. Belanger seconded the motion. A**
74 **vote was taken, all were in favor, the motion passed unanimously 7-0-0.**
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76 Mr. Sharples described the application for a wetlands conditional use permit to remove the above-
77 ground meter station and decommission the section of natural gas pipeline noting temporary impact.
78 He noted the applicant provided plans and supporting documentation on 7/5/22 and went before the
79 Conservation Commission who provided a letter of recommendation from Mr. Koff. Mr. Sharples noted
80 there was a site walk on July 7 and a vernal pool, along the access road, was noted to have tadpoles
81 present. Certified Wetlands Scientist Chuck Wyman indicated they were not tadpoles of the wood frog
82 species and recommended approval as presented. There was no TRC review but the application and
83 materials were provided to staff for review. There are no waivers or suggested conditions of approval.

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Michael Dunn and Brian Chaput appeared for Unitil and offered to answer any questions.

Ms. English asked why this needed to be removed and they indicated another station on Epping Road would serve the area. The below ground piping would be abandoned, and the above-ground piping and meter station removed. The work would be coordinated with the timing of the sidewalk projected. Work would be done in September or October and not interfere with the tadpoles which should be mature by then. The use and removal of timber mats were described as well as restoration of temporary disturbances. Work was expected to take four to five weeks including restoration.

Ms. English asked the location of the vernal pool and it was indicated along the green line shown on the plan.

Ms. Martel asked about equipment and storage and it was indicated there would be excavators, trucks and pick up trucks at the job site with trailer for tools. She recommended being in touch with Parks & Recreation to let them know.

Vice-Chair Brown referenced the CUP criteria in 9.1.6.b of the regulations, the restoration proposal for criteria #7 and the applicant’s response. Vice-Chair Brown indicated Wood Environmental Eng. Comments about other permits to obtain from NH DES.

Ms. Belanger motioned after reviewing the criteria for approval of the wetlands conditional use permit that the application of Unitil be approved with the condition that they contact and communicate with Parks & Recreation concerning parking. Ms. Martel seconded the motion. A roll call vote was taken Belanger – aye, English – aye, Brown – aye, Plumer – aye, Cameron – aye, Martel – aye, and Tyner – aye. The motion passed 7-0-0.

V. OTHER BUSINESS

- Master Plan Discussion
- Field Modifications
- Bond and/or Letter of Credit Reductions and Release

Mr. Sharples reported that McFarland Ford completed the parking lot per plan and the site restoration bond was released.

- Ms. Martel asked about the procedure for the Planning Board to address unmaintained landscaping for a project. Mr. Sharples explained the condition to establish the landscaping and replacing dead or dying after two years and the consequences for not establishing. If a condition of approval or of the site plan,

126 these could be revoked. If several years have gone by then it would need to be
127 brought to the Town Planner's attention who will contact the owner. Vice-Chair
128 Brown noted sometimes the Town is responsible such as when it is a public road
129 acceptance and how much easier it is to deal with a HOA when this happens. He
130 noted it has been a hard year with lack of rain and many are having difficulty
131 keeping their lawns and landscaping from turning brown.

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

134 Mr. Sharples reported the first meeting in August on August 11 will be the CIP with Department Heads
135 and the second public meeting on that will be at 6:30 PM on August 25th.

136 **IX. CHAIRPERSON'S ITEMS**

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

138 **XI. ADJOURN.**

139 *Vice-Chair Brown motioned to adjourn the meeting at 7:43 PM. Ms. Belanger seconded the motion.*
140 *A vote was taken all were in favor, the motion passed 7-0-0.*

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142 Respectfully submitted,

143 Daniel Hoijer,

144 Recording Secretary

145 Via Exeter TV