

1                                   **TOWN OF EXETER**  
2                                   **PLANNING BOARD**  
3                           **NOWAK ROOM – TOWN OFFICE BUILDING**  
4                                   **10 FRONT STREET**  
5                                   **SEPTEMBER 8, 2022**  
6                                   **7:00 PM**  
7                                   **DRAFT MINUTES**

8 **I. PRELIMINARIES:**

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10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown,  
11 Pete Cameron, Clerk, Jennifer Martel, Nancy Belanger Select Board Representative, Robin  
12 Tyner, Alternate (@7:17 pm).

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

15  
16 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM, introduced the  
17 members and activated alternate Robin Tyner (@7:17 PM).

18  
19 **III. OLD BUSINESS**

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21 **APPROVAL OF MINUTES**

22  
23 July 14, 2022

24  
25 ***Mr. Cameron motioned to approve the July 14, 2022 meeting minutes. Ms. Belanger***  
26 ***seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

27  
28 August 25, 2022

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30 Mr. Cameron recommended edits and the Board agreed to table approval of the suggested edits until  
31 the second draft was presented at the next meeting.

32  
33 Ms. Tyner arrived at 7:17 PM.

34  
35 ***Mr. Cameron motioned to table approval the August 25, 2022 meeting minutes until suggested edits***  
36 ***are corrected. Ms. Belanger seconded the motion. A vote was taken, the motion passed 6-0-0.***

37  
38 **IV. NEW BUSINESS**

39

40 **PUBLIC HEARINGS**

- 41
- 42 1. The application of Phillips Exeter Academy for a site plan review for the proposed reconstruction of  
43 Wetherell Dining Hall, renovations to the Merrill and Langdell Halls and associated site  
44 improvements at 20-24 Spring Street  
45 R-2 Single Family zoning district  
46 Tax Map Parcel #72-208  
47 Planning Board Case #22-12

48

49 Chair Plumer read out loud the Public Hearing Notice and asked Mr. Sharples if the case was ready  
50 to be heard.

51

52 Mr. Sharples indicated the case was ready for review purposes.

53

54 ***Mr. Cameron motioned to open Planning Board Case #22-12. Ms. Belanger seconded the motion.***  
55 ***A vote was taken, all were in favor, the motion passed 6-0-0.***

56

57 Mr. Sharples indicated site plan and supporting documents dated 7-12-22 were submitted. There  
58 was a TRC review on 8-4-22 and letter dated 8-11-22 from both TRC and UEI. Revised plans and  
59 supporting documents were submitted on 8-30-22 with a second letter from TRC indicating no  
60 further comments other than the request to review the PTAPP submittal which is a standard  
61 condition of approval. The TRC addressed the curb cut at Spring Street which will be raised to allow  
62 tractor trailers to back in and be off the roadway. The applicant is requesting a HISS waiver.

63

64 Corey Belden of Altus Engineering presented the applicant on behalf of Phillips Exeter Academy and  
65 noted Heather Taylor was present. He posted the plan and reviewed the location of the three  
66 interconnected buildings on the block of Front Street, Tan and Spring Streets. He pointed out the  
67 Merrill and Langdell dormitories, faculty housing, existing Wetherell Dining Hall located in between  
68 and faculty housing. He noted the buildings were originally constructed in the 1930s and expanded  
69 in the 1960s.

70

71 Heather Taylor presented the plan showing the two dormitories to be renovated and dining hall  
72 which she noted will be razed and pushed back adding a terrace. The dining hall will be raised up  
73 and be ADA accessible. There will be two loading docks. She showed a cross section of the  
74 proposed first floor, terrace and dining hall serveries and mezzanine. She noted the amount of  
75 seating in the dining hall will not change much.

76

77 Mr. Belden described the setback proposed to be 11.5' further back, 18.5' from the roadway, the  
78 truck turning movements and enlarged dumpster location, the one-way street, the parking lot  
79 across the street and the catering truck bay for smaller vans. The first floor will be raised to match  
80 the dormitories and to raise the basement level above the curb cut of the road which experienced  
81 ponding in the storm in 2008 and flooded the basement. The dormitories have 82 beds currently  
82 and will increase to 86. The six faculty apartments will remain with the ground cut 2-3.'

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Mr. Belden described the stormwater treatment system and provided a history of drainage in the neighborhood. He discussed the future proposal to connect an underdrain in cooperation with the Town once flow can be sufficiently handled. Mr. Belden reviewed the 2,000 gal. grease trap size to accommodate the 720 meals served daily at 2.5 gal. per meal served. He described the new gas service connection.

Ms. Tyner asked if the existing dining hall would be torn out completely and Mr. Belden indicated it would be completely with a new foundation built and raised about a foot. The dormitories will remain and be renovated. Ms. Tyner asked about the internal walls and Mr. Belden explained how they would remain and work with structural engineers to underpin for elevators. A few windows would be closed up. Some grassy area would be lost, and the area elevated with paver block terrace.

Vice-Chair Brown asked about the truck turning movements and Mr. Belden described those and added that a snow melt system will be in place. Vice-Chair Brown noted the benefit to the general public who use Spring Street.

Ms. Tyner asked about impervious pavement. Mr. Belden explained existing square feet which is 24,000 and the additional 3,800 SF totaling 27,000 SF with 16,000 SF treated.

Ms. Tyner asked about pervious options and Mr. Belden indicated they would not be practical with the raised elevation.

Mr. Cameron asked about faculty parking stalls and Mr. Belden indicated they would be the same as existing, 12 stalls.

Mr. Cameron asked about the wording in the 7-11-22 letter concerning meeting code and whether the building currently met code or was grandfathered. Mr. Belden noted the building was in compliance when built and when renovated.

Ms. Martel asked about the landscaping plan which she noted did not name the species. She recommended a condition of approval that the schedule be on the final plan.

Ms. Belanger raised concerns about parking of construction vehicles during construction and interruptions to downtown businesses that may result. Ms. Taylor noted she would discuss this with the contractor and did not see why they would not be able to park off street.

Vice-Chair Brown asked about item #14 on the TRC letter and response dated 8-30-22 concerning drainage improvements and Mr. Belden explained the proposal to connect the 30" main in the future once the flow adequacy is coordinated with the Town as a separate project. Ms. Belanger asked if these discussions had begun with DPW, and Mr. Sharples noted it was on the radar and one of the issues Mr. Vlasich spoke to at the CIP meeting two weeks ago.

127 Chair Plumer opened the hearing to the public for comments and questions at 8:05 PM and being  
128 none closed the hearing to the public.

129  
130 Mr. Sharples asked about the notation on the plan concerning exit of vehicles parked in the quad  
131 and Mr. Belden noted the entrance would also be at the existing curb cut.

132  
133 Mr. Belden reviewed the request for the HISS waiver per Section 7.4.10. He noted the limitation of  
134 disturbance to the building footprint and services used to identify data for the stormwater  
135 treatment plan and well drained Type A soils. He noted it was not contrary to the spirit of the  
136 ordinance or detrimental to the public interest. Areas are already disturbed. The proposal is not  
137 contrary to the Master Plan and will not vary the ordinance.

138  
139 ***Vice-Chair Brown after reviewing the criteria for granting waivers, motioned that the request for a***  
140 ***waiver for Phillips Exeter Academy, Planning Board Case #22-12 from Section 7.4.10 of the Site***  
141 ***Plan Review and Subdivision Regulations to provide HISS information, be approved. Ms. Tyner***  
142 ***seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

143  
144 Mr. Sharples read the proposed conditions for the site plan approval out loud:

- 145  
146 1. An electronic As Built Plan of the entire property with details acceptable to the Town shall be  
147 provided prior to the use of the site. This plan must be in a dwg or dxf file format and in NAD  
148 1983 State Plane New Hampshire Coordinates;
- 149 2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town  
150 engineer prior to any site work commencing. The following must be submitted for review and  
151 approval prior to the preconstruction meeting:
- 152 i. The SWPPP (Stormwater Pollution Prevention Plan) if applicable, be submitted  
153 to and reviewed for approval by the DPW prior to preconstruction meeting;
- 154 ii. A project schedule and construction cost estimate.
- 155 3. Third party construction inspections fees shall be paid prior to scheduling the preconstruction  
156 meeting.
- 157 4. The annual Stormwater Systems Operations and Maintenance Report in the Stormwater  
158 Management Operations and Maintenance Manual shall be completed and submitted to the  
159 Town Engineer annually on or before January 31<sup>st</sup>. This requirement shall be an ongoing  
160 condition of approval.
- 161 5. All applicable State Permit approval numbers shall be noted on the final plans
- 162 6. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be  
163 replaced no later than the following growing season, as long as the site plan remains valid. This  
164 condition is not intended to circumvent the revocation procedures set forth in State statutes.
- 165 7. The applicant shall submit the land use and stormwater management information about the  
166 project using the PTAPP online Municipal Tracking Tool. The PTAPP submittal must be accepted  
167 by DPW prior to the preconstruction meeting.
- 168 8. A restoration and erosion control surety in an amount and form reviewed and approved by the  
169 Town Planner in accordance with Section 12 of the Site Plan Review and Subdivision  
170 Regulations, shall be provided prior to any site work.

171 9. A planting schedule specifying the types of trees and shrubs to be planted shall be provided as  
172 part of the final plans.

173 **Ms. Belanger motioned that the site plan for Phillips Exeter Academy, Planning Board Case #22-12 be**  
174 **approved subject to the nine conditions read by the Town Planner. Mr. Cameron seconded the**  
175 **motion. A roll call vote was taken: Martel – aye, Cameron – aye, Plumer – aye, Brown – aye, Tyner –**  
176 **aye and Belanger – aye. The motion passed unanimously 6-0-0.**

177 2. The continued public hearing on the application of Glerups, Inc. for a site plan review and Wetlands  
178 Conditional Use Permit for the proposed construction of a 95,000 +/- square foot industrial  
179 warehouse building and associated site improvements on the property located at 19 Continental  
180 Drive  
181 CT-1 Corporate Technology Park-1 zoning district  
182 Tax Map Parcel #47-7-2  
183 Planning Board Case #22-9

184  
185 Chair Plumer read out loud the public hearing notice.

186  
187 Mr. Sharples noted the proposed Conservation Commission conditions were addressed. Mr.  
188 Sharples noted at the last meeting the Board discussed the possibility of a scheduled site walk and  
189 with lack of availability due to vacations decided to visit the site on their own. There are no waivers  
190 being requested.

191  
192 Chair Plumer asked about the gravel area at the last meeting and Mr. Saari pointed out where gravel  
193 would be changed to pavement. The access easement would remain gravel.

194  
195 Eric Saari with Altus Engineering presented the application on behalf of Glerups Warehouse.  
196 Mr. Saari noted the plan has been modified. There is a note on the utility portion of the plan  
197 concerning water testing.

198  
199 At the previous meeting Vicki Martel presented the landscaping plan showing 15 disease resistant  
200 elms around the perimeter and columnar Maples in front with ornamental grasses. Jen Martel  
201 apologized for not being present at that meeting and recommended changes to the species of trees  
202 based upon the content of the existing forested area. Mr. Saari will pass the condition on to Vicki.  
203 Ms. Martel asked about the trail network and discontinued Garrison Lane ROW and historic walls.  
204 Barry Ryan with Glerups indicated there is no plan to re-use the stone walls.

205  
206 Ms. Martel questioned the proposal for the use of turf grass and Mr. Saari explained the benefit to  
207 establish and stabilize drainage. Seed mixes will be used in stormwater pond areas per sheet C-7.  
208 Mr. Sharples explained the differences in grass types and survivability of native, drought tolerant  
209 Fescues.

210  
211 Chair Plumer opened the hearing to the public at 8:30 PM for comments and questions and being  
212 none closed the hearing to the public.

213

214 Vice-Chair Brown addressed the importance of the comments made by Ms. English at the last  
215 meeting concerning cumulative impacts to the buffer zone and the amount of land conserved. He  
216 noted that large parcels have big swaths of land that do not have any and he respected the project  
217 proposed for this area.

218  
219 ***Vice-Chair Brown motioned after reviewing the criteria for the wetlands conditional use permit for***  
220 ***Glerups, Planning Board Case #22-9 that the CUP be approved. Ms. Belanger seconded the***  
221 ***motion.***

222  
223 Ms. Tyner commented that the cumulative impacts are worthy of a discussion outside of this vote.

224  
225 ***A vote was taken, all were in favor, the motion passed unanimously 6-0-0.***

226  
227 ***Mr. Cameron motioned that the site plan of Glerups, Planning Board Case #22-9 be approved***  
228 ***subject to the conditions read by the Town Planner:***

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- 230 1. An electronic As Built Plan of the entire property with details acceptable to the Town shall be  
231 provided prior to the use of the site. This plan must be in a dwg or dxf file format and in NAD  
232 1983 State Plane New Hampshire Coordinates;
  - 233 2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town  
234 engineer prior to any site work commencing. The following must be submitted for review and  
235 approval prior to the preconstruction meeting:
    - 236 iii. The SWPPP (Stormwater Pollution Prevention Plan) if applicable, be submitted  
237 to and reviewed for approval by the DPW prior to preconstruction meeting;
    - 238 iv. A project schedule and construction cost estimate.
  - 239 3. Third party construction inspections fees shall be paid prior to scheduling the preconstruction  
240 meeting.
  - 241 4. The annual Stormwater Systems Operations and Maintenance Report in the Stormwater  
242 Management Operations and Maintenance Manual shall be completed and submitted to the  
243 Town Engineer annually on or before January 31<sup>st</sup>. This requirement shall be an ongoing  
244 condition of approval.
  - 245 5. All applicable State Permit approval numbers shall be noted on the final plans
  - 246 6. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be  
247 replaced no later than the following growing season, as long as the site plan remains valid. This  
248 condition is not intended to circumvent the revocation procedures set forth in State statutes.
  - 249 7. The applicant shall submit the land use and stormwater management information about the  
250 project using the PTAPP online Municipal Tracking Tool. The PTAPP submittal must be accepted  
251 by DPW prior to the preconstruction meeting.
  - 252 8. A restoration and erosion control surety in an amount and form reviewed and approved by the  
253 Town Planner in accordance with Section 12 of the Site Plan Review and Subdivision  
254 Regulations, shall be provided prior to any site work.
  - 255 9. All comments in the UEI letter dated 8-17-22 and TRC letter dated 6-29-22 to be addressed to  
256 the satisfaction of the Town Planner.
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10. Tree planting schedule will be diversified to more clearly match the existing trees on the site.

***Ms. Belanger seconded the motion. A roll call vote was taken, Martel – aye, Cameron – aye, Plumer – aye, Brown – aye, Tyner – aye and Belanger aye. The motion passed unanimously 6-0-0.***

**V. OTHER BUSINESS**

- Master Plan Discussion

Mr. Sharples indicated there would be meeting at 8:15 AM on Friday, September 16<sup>th</sup>. RPC will discuss the Bike & Pedestrian Master Plan.

Mr. Sharples discussed the rezoning efforts of the MPOC and getting public input. He announced that the \$45,000 “Invest NH” grant was submitted and awarded with no matching funds. Mr. Sharples discussed diversity in housing and the affordability component and connecting to utilities and their varying capacities. He noted that natural resources were something that could not be replaced once lost and wildlife habitat. He discussed the benefits of redevelopment and adding users while not increasing infrastructure.

Ms. Tyner recommended planning to protect sensitive locations. Mr. Sharples noted that fiscal benefits and environmental benefits often go hand in hand. Ms. Tyner asked if there could be any integration with the Bike & Pedestrian Master Plan. Mr. Sharples explained that everything is connected and the benefit to land use productivity planning. There will be a walking tour next week concerning multi-family and mixed-use potentials. He explained density and the assessed value of a commercial quarter acre lot assessed for example at \$15 million pe acre versus a residential land with an assessment of \$185,000-\$200,000 for a two-acre site.

Ms. Martel asked about the graphic per parcel showing tax revenue and Mr. Sharples indicated Urban 3 was doing that now with fiscal analysis at no cost.

Mr. Sharples noted the rezoning effort concerns the 19 zones the Town has now with no clear definition or purpose and consolidating those to eight or nine zones and updated use table.

Ms. Belanger noted the “Housing Hiding in Plain Sight” walk will begin next Thursday at Town Hall from 4-6 PM and will be noticed on the Town website with RSVP for the after event at Sea Dogs. There is a walking map available with link to the 17 properties and data.

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

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

300 **IX. CHAIRPERSON'S ITEMS**

301 Chair Plumer reported that he signed the plans for Rose Farm.

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

303 **XI. ADJOURN.**

304 *Vice-Chair Brown motioned to adjourn the meeting at 9:07 PM. Ms. Belanger seconded the motion.*

305 *A vote was taken all were in favor, the motion passed 6-0-0.*

306

307 Respectfully submitted,

308 Daniel Hoijer,

309 Recording Secretary

310 Via Exeter TV