

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **NOWAK ROOM – TOWN OFFICE BUILDING**
4 **10 FRONT STREET**
5 **SEPTEMBER 22, 2022**
6 **7:00 PM**
7 **APPROVED MINUTES**

8 **I. PRELIMINARIES:**
9

10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown,
11 Pete Cameron, Clerk, Gwen English, Jennifer Martel, Nancy Belanger Select Board
12 Representative, and John Grueter (remotely).
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 indicated Mr. Grueter was participating remotely due to being positive for
18 COVID.
19

20 **III. OLD BUSINESS**
21

22 **APPROVAL OF MINUTES**
23

24 August 25, 2022
25

26 ***Mr. Cameron motioned to approve the August 25, 2022 meeting minutes as edited. Ms.***
27 ***Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***
28

29 Ms. Martel arrived at the meeting.
30

31 September 8, 2022
32

33 Ms. Belanger and Mr. Cameron recommended edits.
34

35 ***Ms. Belanger motioned to approve the September 8, 2022 meeting minutes, as amended. Mr.***
36 ***Cameron seconded the motion. A vote was taken, Mr. Grueter abstained, the motion passed 6-0-1.***
37

38 **IV. NEW BUSINESS**
39

40 **PUBLIC HEARINGS**

- 41
- 42 **1.** The application of James Groetz and Karen Groetz for a minor subdivision of an existing 57.23-acre
43 parcel located at 33 Hampton Falls Road into two parcels.
44 R-1 Residential zoning district
45 Tax Map Parcel #91-42
46 Planning Board Case #22-15

47
48 Chair Plumer read the Public Hearing Notice out loud and asked Mr. Sharples if the case was ready
49 to be heard.

50
51 Mr. Sharples indicated the case was ready for review purposes.

52
53 ***Mr. Cameron motioned to open Planning Board Case #22-15. Vice-Chair Brown seconded the***
54 ***motion. A vote was taken, all were in favor, the motion passed 7-0-0.***

55
56 Mr. Sharples stated the application is for a minor subdivision of a 57-acre parcel to carve out a two-
57 acre lot with existing dwelling and the remaining lot will be 55 acres with barn. There was no TRC
58 meeting as there are no roads or utilities. Plans were reviewed by staff and Code Enforcement
59 Officer Eastman who indicated all setbacks and dimensional requirements were met. He noted the
60 wetland delineation shown on the plan had no closure and was done as part of the barn permit. No
61 CUP is triggered and the plan note was updated. There are no waivers being requested.

62
63 Henry Boyd of Millennium Engineering presented the plan on behalf of the applicants, James Groetz
64 and Karen Groetz, who were present. He showed the two-acre parcel which he noted will be on
65 Town sewer and have a drilled well.

66
67 Ms. English asked about the well and Mr. Boyd explained the owners wish to have their own water
68 source.

69
70 Chair Plumer opened the hearing to the public for comments and questions.

71
72 Steve Wood noted he lived across the street for the past 38 years. He asked if the posting was
73 correct as he believes the property is in the R-1 zone and Mr. Sharples confirmed the property is in
74 the R-1 zone. He asked the applicants if there were any plans for future development and Mrs.
75 Groetz responded there were no plans other than for them to live on the 55-acre parcel next to
76 their daughter.

77
78 Chair Plumer closed the hearing to the public at 7:20 PM.

79
80 ***Ms. Belanger motioned to approve the request of James Groetz and Karen Groetz, Planning Board***
81 ***Case #22-15 for a minor subdivision approval with the following conditions read by the Town***
82 ***Planner.***

- 83 **1. A dwg file of the plan shall be provided to the Town Planner showing all property lines and**
84 **monumentation prior to signing of the final plans. This plan shall be in NAD 1983 State Plane**
85 **New Hampshire FIPS 2800 Feet coordinates; and**
86 **2. All monumentation shall be set in accordance with Section 9.2.5 of the Site Plan Review and**
87 **Subdivision Regulations prior to signing of the final plans.**

88 **Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.**

89 **V. OTHER BUSINESS**

90

- 91 • Exeter Rose Farm, LLC – PB #17-27
92 Request for Extension of Approval

93

94 Attorney Kevin Baum appeared on behalf of the applicants to request a second
95 extension of the one-year approval extension, noting the project was close to complete
96 as the state permits took longer than expected.

97

98 **Vice-Chair Brown motioned to approve the request for Planning Board Case #17-27 for**
99 **a 12-month extension until October 26, 2023. Ms. Belanger seconded the motion. A**
100 **vote was taken, all were in favor, the motion passed unanimously.**

101

- 102 • Master Plan Discussion

103

104 Mr. Sharples reviewed the Master Plan Oversight Committee meeting last Friday with
105 Rockingham Planning Commission presenting the Bike & Pedestrian Master Plan. He indicated
106 they plan to start community outreach forums and focus groups. He noted they gathered good
107 information, identified sidewalks, trails, biking and hiking.

108

109 Mr. Sharples noted the Master Plan Oversight Committee will meet on Thursday, September 29,
110 2022 at 8:15 concerning rezoning efforts associated with the Invest NH Grant that was awarded.
111 Boundaries will be walked. The Planning Board will review details of the proposed rezoning at
112 their October 13, 2022 meeting and then recommend to put on the Warrant Article.

113

114 Mr. Grueter departed the meeting at 7:26 PM due to technical difficulties.

115

116 Ms. Belanger reported the walking tour was a success with good attendance and they learned a
117 lot. There was a wonderful visual, not just numbers. Mr. Sharples noted multi-families were
118 pointed out as well as density examples like Charron Circle and Mr. Eastman provided some
119 history.

120

121 Vice-Chair Brown encouraged attendance. Mr. Sharples discussed overlay districts and
122 challenges to meet setbacks and dimensional requirements for expansion of non-conforming
123 lots.

124

- 125 • Field Modifications
- 126
- 127 • Bond and/or Letter of Credit Reductions and Release
- 128
- 129 Mr. Sharples reported the bond for Primrose School has been released after vegetation
- 130 was established.
- 131

132 **VIII. TOWN PLANNER’S ITEMS**

133 **IX. CHAIRPERSON’S ITEMS**

134 Chair Plumer noted zoning amendments will be discussed on October 20 from 12-1 PM.

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

136 **XI. ADJOURN.**

137 *Vice-Chair Brown motioned to adjourn the meeting at 7:37 PM. Ms. Belanger seconded the motion.*

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

139

140 Respectfully submitted,

141 Daniel Hoijer,
142 Recording Secretary
143 Via Exeter TV