

1                                   **TOWN OF EXETER**  
2                                   **PLANNING BOARD**  
3                           **NOWAK ROOM – TOWN OFFICE BUILDING**  
4                                   **10 FRONT STREET**  
5                                   **OCTOBER 27, 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, and Nancy Belanger Select Board Representative.  
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 October 13, 2022  
23

24 Mr. Cameron and Ms. Belanger recommended edits.  
25

26 ***Mr. Cameron motioned to approve the October 13, 2022 meeting minutes as amended. Ms.***  
27 ***Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 5-0-0.***  
28

29 **IV. NEW BUSINESS**

30 **PUBLIC HEARINGS**

- 31       1. The application of Alex Ross/Ross Engineering, LLC (on behalf of Janine L. Richards) for a lot line  
32       adjustment of the common boundary between 14 Hobart Street and 16-18 Hobart Street.  
33       R-2 Single Family Residential zoning district  
34       Tax Map Parcel #74-88 and #74-89  
35       Planning Board Case #22-16  
36

37       Chair Plumer read out loud the Public Hearing Notice and asked Mr. Sharples if the case was  
38       ready to be heard.  
39

40 Mr. Sharples noted the applicant is seeking adjustment for .27 acres of lot area to be transferred  
41 and combined with the existing .80-acre parcel at 14 Hobart Street. The applicant has  
42 submitted a lot line adjustment plan and supporting documents dated October 7, 2022,  
43 enclosed. There was no TRC review however materials were reviewed by Code Enforcement  
44 Officer Doug Eastman and found to be in compliance with zoning regulations. Monumentation  
45 is needed at the common corner between houses on Hobart Street which will be one of two  
46 conditions of approval. There are no waivers being requested.

47  
48 **Mr. Cameron motioned to open Planning Board Case #22-16. Ms. Belanger seconded the**  
49 **motion. A vote was taken, all were in favor, the motion passed 5-0-0.**

50 Alex Ross presented the application for a lot line adjustment. He presented the plans and  
51 described an odd jog configuration with the existing lots. The line has been shifted north so the  
52 barn is contained within the setbacks, almost total conformance.

53 Chair Plumer opened the hearing to the public for questions and comments at 7:13 PM and  
54 being none closed the hearing to the public for deliberations.

55 Mr. Sharples read out loud the proposed conditions of approval:

- 56 1. A dwg file of the plan shall be provided to the Town Planner showing all property lines and  
57 monumentation prior to signing the final plans. This plan must be in NAD 1983 State Plane  
58 New Hampshire FIPS 2800 Feet coordinates; and  
59  
60 2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and  
61 Subdivision Regulations prior to the signing of the final plan.

62 **Mrs. Belanger motioned to approve the request of Alex Ross, Planning Board Case #22-16 for a**  
63 **lot line adjustment with the two conditions read by the Town Planner Dave Sharples. Ms.**  
64 **English seconded the motion. A vote was taken, all were in favor, the motion passed 5-0-0.**

## 65 V. OTHER BUSINESS

- 66 • Fire Substation/Riverwoods

67 Mr. Cameron recused himself as he is a resident of Riverwoods.

68 Mr. Sharples indicated he has been working with the Police Chief, Fire Chief, Town  
69 Manager, Town Facilities Committee and the Select Board concerning the safety  
70 complex deficiencies and the proposal to pursue a substation at Continental Drive. The  
71 Select Board met Monday night and while they did not vote are hoping to put it on the  
72 Warrant Article in March for the voters. The Town Manager brought to Mr. Sharples's  
73 attention that there was funding in 2008 from Riverwoods for a substation and land  
74 placed as a condition of approval. The Town has \$150,000 and 20,000 SF of land were  
75 to be conveyed to the Town by Riverwoods.

76 Mr. Sharples reached out to Riverwoods to see if they would agree to allow the Town to  
77 utilize the \$150,000 for the proposed substation with no transfer of land and he spoke

78 with the Chief Financial Officer who notified him Riverwoods was agreeable for the  
79 Town to use the funds to offset the fire station needs, even if the Warrant Article does  
80 not pass.

81 Vice-Chair Brown indicated that the proposal was a win-win for both parties. Chair  
82 Plumer agreed the intent would be best served. Ms. English asked when the original  
83 proposal was made and Mr. Sharples noted it was part of the 2008 approval for the  
84 Boulders.

85 ***Ms. Belanger motioned to accept the request outlined by the Town Planner to modify***  
86 ***the agreement with no further need for Riverwoods to provide land for the substation***  
87 ***and \$150,000 to offset the cost. Ms. English seconded the motion. A vote was taken,***  
88 ***all were in favor, the motion passed 4-0-0.***

89 Mr. Cameron returned to the meeting at 7:29 PM and questioned the wording of the  
90 motion.

91 ***Ms. Belanger withdrew her motion and amended it.***

92 ***Ms. Belanger motioned to modify the Planning Board Condition and agreement so***  
93 ***there is no further need for the commitment of Riverwoods to provide land and the***  
94 ***\$150,000 plus accrued interest tendered to the Town may be utilized by the Town to***  
95 ***offset fire station needs. Ms. English seconded the motion. A vote was taken, all were***  
96 ***in favor, the motion passed 4-0-0.***

97 • Master Plan Discussion

98 Mr. Sharples reported the Master Plan Oversight Committee is working on part two of  
99 the flood plain ordinance as recommended by Rockingham Planning Commission, in  
100 response to Sea Level Rise, to add one (1') of freeboard required in any new or existing  
101 structure with 50% or more improvement plans. Neighboring towns, Portsmouth and  
102 Hampton have already amended their ordinance.

103 Mr. Sharples noted in Exeter some areas that would be affected are mostly  
104 undeveloped/undevelopable or Conservation lands. There will be a public meeting in  
105 November and the first public hearing in January.

106 • Field Modifications

107 Mr. Sharples noted no field modifications are requested but wanted to review some  
108 issues with a project, which are minor, such as grading changes to accommodate the  
109 height of a retaining wall, number of trees planted (24 planned – 34 planted) and  
110 sidewalk width which includes the 6" curbing in contradiction to another plan detail.  
111 The easement for the drainage structure had a corner modified.

112 Mr. Sharples noted this happens on every project, the abutter is okay with them, and he  
113 has no issue but wanted to get the Board's thoughts.

114 Vice-Chair Brown noted that he did not remember discussing sidewalk width but agreed  
115 it didn't make sense to spend time on that. He noted abutters are welcome to attend  
116 the meeting with any concerns. Mr. Cameron agreed.

117 Mr. Sharples noted the sidewalk was reduced because of buffer impacts.

118

119 • Bond and/or Letter of Credit Reductions and Release

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

121 Mr. Sharples announced that a copy of the October 19, 2022 letter to Jay Meyers from Joel Shader was  
122 provided concerning the Heritage Commission. Julie Gilman is the representative on that commission.

123 **IX. CHAIRPERSON'S ITEMS**

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

125 **XI. ADJOURN.**

126 *Vice-Chair Brown motioned to adjourn the meeting at 7:50 PM. Ms. Belanger seconded the motion.*  
127 *A vote was taken all were in favor, the motion passed 7-0-0.*

128

129 Respectfully submitted,

130 Daniel Hoijer,

131 Recording Secretary

132 Via Exeter TV