

1                                   **TOWN OF EXETER**  
2                                   **PLANNING BOARD**  
3                           **NOWAK ROOM – TOWN OFFICE BUILDING**  
4                                   **10 FRONT STREET**  
5                                   **MAY 25, 2023**  
6                                   **APPROVED MINUTES**  
7                                   **7:00 PM**

8 **I. PRELIMINARIES:**

9  
10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown,  
11 Gwen English, John Grueter, 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 April 13, 2023  
23

24 Ms. English recommended edits.  
25

26 ***Ms. Belanger motioned to approve the April 13, 2023 meeting minutes, as amended. Ms. English***  
27 ***seconded the motion. A vote was taken, all were in favor, the motion passed 5-0-0.***  
28

29 May 11, 2023  
30

31 Mr. Grueter recommended edits.  
32

33 ***Ms. Belanger motioned to approve the May 11, 2023 meeting minutes, as amended. Mr. Grueter***  
34 ***seconded the motion. A vote was taken, all were in favor, the motion passed 5-0-0.***  
35

36 **IV. NEW BUSINESS:**

37 The application of Richard Schaefer and Debbi Schaefer for a minor subdivision of the existing  
38 21 +/- acre parcel located at 24 Power Mill Road. The Applicant is proposing to subdivide off a  
39 5.01 +/- acre parcel with frontage on Powder Mill Road for a new residence.

40 R-1, Low Density Residential zoning district

41 Tax Map Parcel #102-4

42 Planning Board Case #23-3

43

44 Chair Plumer read out loud the Pubic Hearing Notice.

45

46 Mr. Sharples indicated the Applicants went before the Zoning Board of Adjustment at their May  
47 16, 2023 meeting and the ZBA determined the common law standard applied and a variance  
48 was not necessary. The applicant is not requesting any waivers.

49

50 Ms. English asked Mr. Sharples if he could explain how the common law doctrine applies in this  
51 case and Mr. Sharples indicated the ZBA determined a variance was not needed and the zoning  
52 is fine.

53

54 Henry Boyd of Millennium Engineering reviewed the septic design which he noted is an  
55 Enviroseptic design 2.8' above the base flood elevation.

56

57 Mr. Grueter asked about the sand below where the effluent goes and Mr. Sharples indicated  
58 there was 4' from the bottom to the seasonal high water table.

59

60 Chair Plumer opened the hearing to the public for comments and questions at 7:27 PM and  
61 being none closed the hearing to public comment.

62

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

64

65 1. A dwg file of the plan shall be provided to the Town Planner showing all property lines and  
66 monumentation prior to signing the final plans. This plan must be in NAD 1983 State Plane New  
67 Hampshire FIPS 2800 Feet coordinates;

68 2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and  
69 Subdivision Regulations prior to signing the final plan; and

70 3. As proposed by the applicant the bottom of the effluent disposal area on Lot A shall be a  
71 minimum of 2.8' above base flood elevation.

72

73 ***Ms. Belanger motioned that the request of Richard Schaefer and Debbi Schaefer, Planning***  
74 ***Board Case #23-3 for a minor subdivision approval, be approved with the three conditions***  
75 ***stated by the Town Planner. Ms. English seconded the motion. A vote was taken, all were in***  
76 ***favor, the motion passed 5-0-0.***

77

## 78 VI. OTHER BUSINESS

79 • Master Plan Discussion

80 • Field Modifications

81

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

83 Mr. Sharples reported that finance brought to his attention a review they are going through of  
84 the past 20 years to research escrows being held with the intent to return them. A couple need  
85 more research.

86 Vice-Chair Brown indicated that a \$5,000 escrow was put up in cash bond as a condition of  
87 approval for Christina Estates. Mr. Sharples noted he would look into it.

88 **VII. TOWN PLANNER’S ITEMS**

89 **VIII. CHAIRPERSON’S ITEMS**

90 Chair Plumer reviewed committee assignments. Mr. Sharples noted that the Planning Board appoints to  
91 sub-committees but the Board of Selectmen appoint to commissions. Ms. Belanger indicated she would  
92 look into appointments to Rockingham Planning for Ms. English and Chair Plumer.

93 *Vice-Chair Brown motioned that the Planning Board request the Select Board appoint Ms. English and*  
94 *Chair Plumer as representatives to the Rockingham Planning Commission. Ms. Belanger seconded the*  
95 *motion. A vote was taken, all were in favor, the motion passed 5-0-0.*

96 **IX. PB REPRESENTATIVE’S REPORT ON “OTHER COMMITTEE ACTIVITY”**

97 **X. ADJOURN**

98 *Ms. Belanger motioned to adjourn the meeting at 7:48 PM. Mr. Grueter seconded the motion. A vote*  
99 *was taken all were in favor, the motion passed 5-0-0.*

100 Respectfully submitted,

101 Daniel Hoijer,  
102 Recording Secretary  
103 Via Exeter TV