

1                                   **TOWN OF EXETER**  
2                                   **PLANNING BOARD**  
3                           **NOWAK ROOM – TOWN OFFICE BUILDING**  
4                                   **10 FRONT STREET**  
5                                   **JUNE 8, 2023**  
6                                   **APPROVED MINUTES**  
7                                   **7:00 PM**

8   **I. PRELIMINARIES:**  
9

10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Pete Cameron, Clerk, Gwen  
11 English, John Grueter, Jen Martel 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 May 11, 2023  
23

24 Mr. Grueter recommended an edit, that the meeting was adjourned by a 7-0-0 vote.  
25

26 ***Mr. Grueter motioned to approve the May 11, 2023 minutes, as amended. Ms. Belanger seconded the***  
27 ***motion. A vote was taken, all were in favor, the motion passed 6-0-0.***  
28

29 May 25, 2023  
30

31 The April 13, 2023 minutes and May 11, 2023 minutes had been approved at this meeting and those  
32 edits were made. The motion that the minutes were tabled was corrected to read approved as  
33 amended.  
34

35 ***Ms. Belanger motioned to approve the May 25, 2023 meeting minutes, as amended. Mr. Grueter***  
36 ***seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***  
37

38 **IV. NEW BUSINESS:**

- 39 1. The application of Elizabeth A. Hewson Revocable Trust for a minor subdivision of an existing  
40 2.30-acre parcel into three (3) residential lots.  
41 45 Pine Street, R-2 Single Family Residential zoning district

42 Tax Map Parcel #83-59  
43 Planning Board Case #23-5

44  
45 Chair Plumer read out loud the Public Hearing Notice.

46  
47 Mr. Sharples indicated the applicant is seeking a minor subdivision of an existing 2.30-acre  
48 parcel located at 45 Pine Street into three (3) residential lots, one with a 1.2-acre parcel with  
49 the existing residence with frontage on Pine Street and two (2) new residential lots, each  
50 24,004 square feet in area with frontage on Nelson Drive. The applicant submitted a minor  
51 subdivision application, plan and supporting documents dated May 8, 2023. There was no  
52 Technical Review Committee meeting, however the plans were reviewed by staff or compliance  
53 with zoning and subdivision regulations and Doug Eastman the Code Enforcement Officer  
54 determined the proposal meets minimum dimensional requirements. There are no waivers  
55 being requested.

56  
57 Mr. Sharples noted that there could be Conditional Use Permit required for one or both of the  
58 lots for the project and rather than have the applicants come back at the end of August he  
59 recommended the following condition be proposed in addition to the two standard conditions:  
60 that the lot shall be deemed unbuildable until either a CUP is secured, or it is determined by the  
61 town that one is not necessary.

62  
63 **Ms. English motioned to open Planning Board Case #23-5. Mr. Grueter seconded the motion.**  
64 **A vote was taken, all were in favor, the motion passed 6-0-0.**

65  
66 Henry Boyd of Millenium Engineering presented the plans on behalf of the applicant. He noted  
67 the existing dwelling will reside on Lot 1, which will be 52,151 s.f. in size. Lots 2 & 3 shall  
68 contain 24,004 s.f. each. He showed the location of the proposed parcels on the plan and  
69 noted that at one time they were three parcels voluntarily merged by the prior owner and a  
70 building was removed. He noted that two different existing wetland flags were found. He  
71 indicated the 100' setback area and the 150' CUP area. He noted the parcels will be on town  
72 water/sewer.

73  
74 Ms. English asked about driveways off Nelson Drive and Mr. Boyd indicated yes.

75  
76 Chair Plumer opened the hearing for public comment at 7:21 PM.

77  
78 Mr. Sharples provided the Board with letters dated June 1, 2023 and June 2, 2023 from the  
79 owners of 96 Court Street. She expressed concerns with decreased property values and  
80 preservation of the trees along the property line on the Court Street side especially the  
81 deciduous tree on the corner of Nelson Drive and Court Street to mitigate the aesthetics of

82 Court Street being preserved. She expressed concerns with drainage since the bridge work was  
83 done on the Little River which they addressed with the town engineer and manager to no avail.  
84 Two photos of the street view were provided.

85  
86 Mr. Grueter noted that neither of the two owners were direct abutters, across the street but  
87 not directly across.

88  
89 Chair Plumer closed public comments on the hearing at 7:22 PM.

90  
91 Ms. Martel questioned the drip lines from the roof and pitch of the driveway on either side.

92  
93 Mr. Sharples indicated he was not involved with the conversations with the town engineer.

94  
95 Mr. Grueter questioned the catch basins and their function.

96  
97 Mr. Sharples read out loud the proposed conditions of approval.

- 98  
99 1. A dwg file of the plan shall be provided to the Town Planner showing all property lines and  
100 monumentation prior to the signing of the final plans. This plan shall be in NAD 1983 State  
101 Plane New Hampshire FIPS 2800 feet coordinates;  
102 2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and  
103 Subdivision Regulations prior to the signing of the final plan; and  
104 3. that the new lots of the plan shall be deemed unbuildable until either a CUP is secured, or it  
105 is determined by the town that one is not necessary.

106  
107 ***Ms. Belanger moved that the request of Elizabeth A. Hewson Revocable Trust (Planning Board***  
108 ***Case #23-5) for minor subdivision approval be approved with the conditions read by the Town***  
109 ***Planner. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion***  
110 ***passed 6-0-0.***

- 111  
112 2. The application of Blind Tiger, LLC for a site plan review for the proposed reconstruction of  
113 the club house and additional parking at the Exeter Country Club  
114 58 Jady Hill Avenue, R-2, Single-Family Residential zoning district  
115 Tax Map Parcel #52-1  
116 Planning Board Case #23-2

117  
118 Chair Plumer read out loud the Public Hearing Notice.

119  
120 Mr. Sharples indicated the case was ready for review purposes

121

122 ***Ms. English motioned to open Planning Board Case #23-2. Mr. Cameron seconded the***  
123 ***motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

124  
125 Mr. Sharples indicated that the applicant is seeking site plan approval for the proposed  
126 reconstruction of the existing club house, additional parking and associated site improvements  
127 at the Exeter Country Club located at 58 Jady Hill Avenue. The applicant submitted a site plan  
128 review application, plans and supporting documents dated January 24, 2023 for review. A TRC  
129 meeting was conducted on February 16, 2023 and it was determined that a second TRC  
130 meeting was necessary. A copy of the TRC comment letter dated February 24, 2023 and UEI  
131 comment letter dated February 17, 2023 were provided to the Board. Revised plans and  
132 supporting documents were received on April 28, 2023. The second TRC meeting was held on  
133 May 11, 2023. A second UEI comment letter dated May 12, 2023 was provided to the Board  
134 with no further TRC comments or comments from Town Departments. The applicant provided  
135 revised plans and supporting documents dated May 24, 2023 addressing the concerns raised at  
136 the second TRC meeting and staff is reviewing that submission. The applicant is requesting  
137 several waivers in accordance with the waiver requested letter from Emanuel Engineering  
138 dated April 25, 2023.

139  
140 Bruce Scamman of Emanuel Engineering presented the plan on behalf of the applicant. Mr.  
141 Scamman displayed the plan for the project and described the renovation of the 68'x94' club  
142 house that would include a restaurant and additional parking. He detailed the proposed  
143 elevator, outdoor deck overlooking the 1<sup>st</sup> and 9<sup>th</sup> fairways and existing club shop on the first  
144 floor and detailed the proposed drainage structures and noted that the Town did not want the  
145 applicant to tie into their catch basin.

146  
147 Mr. Sharples asked him to explain the change in access from the parking lot. Mr. Scammon  
148 showed the proposed entrance and parking islands. There would be a sidewalk to Jady Hill in  
149 the Town Right of Way, one of two offsite improvements. He showed the locations of various  
150 stormwater management features including a dry well and swale, piping system to the 9<sup>th</sup>  
151 fairway and man-made berm.

152  
153 Ms. Martel asked about tree cutting and he showed the 11 large trees that would be cut. She  
154 asked about adding trees and changing the cherry tree proposed to a canopy shade tree.

155  
156 Mr. Cameron asked the hours, which were not yet determined yet and about the lighting plan.  
157 There would be lights on the building itself and the parking lot and all would be LED down  
158 facing, dark sky compliant. A lighting intensity plan analysis was provided. They would be going  
159 from two to 11 lights to bring them up to current safety standards while as Mr. Sharples noted  
160 there is no town requirement to add more lights. Mr. Sharples did note, however, that the

161 town required all lights to be off or reduced in intensity after 10 PM. Mr. Scammon stated they  
162 would add a note to that effect to the plan.

163

164 Ms. English asked about the calculation for the number of parking spaces. Mr. Scammon  
165 indicated there would be 120 parking spots. At times the golf course would be closed when the  
166 restaurant was open. The applicant worked with TRC on that.

167

168 Ms. English asked if the space would be used as an event venue for weddings and other large  
169 events. The applicant indicated there would be meetings, smaller gatherings, no weddings or  
170 large events.

171

172 Ms. Belanger asked the number of existing spaces. Mr. Sharples indicated 65 parking spaces  
173 currently. They would be adding 55.

174

175 Mr. Cameron asked about calculations of impervious surface which Mr. Scammon provided,  
176 going from approximately 30,000 SF to 59,000 SF.

177

178 Mr. Cameron asked about landscaping and Mr. Scammon pointed out plans for bushes and a  
179 hedge row. Ms. Martel asked about planting near the retaining wall and where paving was  
180 being removed at the lowest portion. Ms. English asked about the area next to the building and  
181 if the drip edge would be vegetated.

182

183 Ms. English expressed concerns about pedestrian safety and trucks Mr. Scammon noted  
184 crosswalks would be impractical due to slopes. He explained how the golf carts would be  
185 brought up by attendants from the storage area. He explained the requirement for fire trucks  
186 to enter and exit and the grade change driven by town drainage moving the area onto the  
187 applicant's property.

188

189 Ms. Martel questioned the loading dock area and also asked if the sidewalks could be wider and  
190 push the plant bed so cars won't park into the sidewalk reducing its width. He noted the area  
191 will not see much pedestrian traffic. Ms. Martel noted that is where the handicapped parking  
192 will be and they will need to get around.

193

194 Chair Plumer opened the hearing to comments and questions from the public at 8:40 PM.

195

196 Greg McCarthy indicated he lived at 4 Webster Avenue and has concerns with drainage which  
197 have been reported since 1975. There is a separate project for the Jady Hill sewer system  
198 which will tear up the road that was just paved. He would like to keep runoff off Webster  
199 Avenue and hopes a solution will be found. He noted he is not convinced the dry well will solve  
200 the problem.

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Maria George Carrasquillo of 77 Jady Hill Avenue expressed concerns with runoff and children playing out front, speeding and beverage consumption. She noted patrons change into their golf clothes out on the street on the public road.

Jacques Wagemaker of 14 Webster Avenue expressed concerns with drainage and hopes it will be addressed.

Alex Pearson of 1 Webster Avenue expressed concerns with existing drainage and doubling the parking lot and adding to the problem. He stated he was not sure the island would work. He also noted the 11 new lights would be 20' up and was unsure how they could be downcast and dark sky compliant.

Mr. McCarthy stated he was also concerned with failure of the system with more frequent, larger storm systems being experienced.

Mr. Sharples read out loud a letter received from Doreen Chester and Sherm Chester of 3 Webster Avenue expressing traffic concerns and requesting a stop sign, as well as concerns with runoff and sewer capacity in the past. Mr. Scammon indicated that the more narrow entrance may help with traffic concerns.

Mr. Sharples questioned whether it was known where the water was coming from and whether the town engineer or UEI could attend the site walk or next planning board meeting to weigh in on that. There may be separate issues.

Mr. Grueter asked about scheduling a site visit. Mr. Grueter proposed June 21<sup>st</sup> at 8 AM. Ms. English asked that the parking area, storage area and dry well be marked.

**Ms. Cameron motioned to table Planning Board Case #23-2 to 7:00 PM on June 22, 2023. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.**

- 3. The application of Meniscus Financial Holdings, LLC for a preliminary conceptual review for the proposed construction of a vehicle storage/display area and associated site improvements on the property located at 127 Portsmouth Avenue  
C-2, Central Area Commercial zoning district  
Tax Map Parcel #52-112-2  
Planning Board Case #23-7

Chair Plumer read out loud the Public Hearing Notice.

241 Mr. Sharples indicated the applicant is requesting a preliminary conceptual consultation (non-  
242 binding with no abutter notice) with the Board to discuss the proposed phased development of  
243 the property located at 127 Portsmouth Avenue. Letter of explanation, application, conceptual  
244 site plan and supporting documents dated May 18, 2023 were provided to the Board.

245  
246 Christian Smith of Beals Associates presented the conceptual plan on behalf of the applicant.  
247 He noted the applicant needed additional inventory storage and display area. The 300'  
248 shoreland setback and 150' buffer would be impacted. There were two wetland areas to be  
249 filled. They would meet with the Conservation Commission at their July 11<sup>th</sup> meeting. There  
250 would be two acres of shoreland impact and 21,000' of impact to the buffer. The swale was  
251 determined to be man made according to wetland scientist Jim Gove.

252  
253 Ms. Martel recommended the landscape buffer be improved with plantings that would not  
254 block the visibility of the vehicles. She noted Hannaford had done something with their  
255 frontage.

256  
257 Lighting and tree cutting were discussed briefly. There could be a site walk scheduled with  
258 Conservation in attendance.

259

## 260 **VI. OTHER BUSINESS**

- 261           •       Master Plan Discussion  
262           •       Field Modifications  
263           •       Bond and/or Letter of Credit Reductions and Release  
264           Mr. Sharples reported that Ray Farm was all done.

## 265 **VII. TOWN PLANNER'S ITEMS**

266 Mr. Sharples reviewed the June 1<sup>st</sup> memo discussed with Kristen Murphy concerning the conflicting  
267 criteria in the zoning ordinance for the CUP. The site plan and subdivision regulations were to be  
268 revised then COVID hit. Currently stricter regulations would apply. He noted there would be a public  
269 hearing scheduled in the near future to correct the ordinance.

## 270 **VIII. CHAIRPERSON'S ITEMS**

## 271 **IX. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

272

273 **X. ADJOURN**

274 ***Mr. Cameron motioned to adjourn the meeting at 9:53 PM. Ms. Belanger seconded the motion. A***  
275 ***vote was taken all were in favor, the motion passed 6-0-0.***

276 Respectfully submitted,

277 Daniel Hoijer,  
278 Recording Secretary

279 Via Exeter TV