

1                                   **TOWN OF EXETER**  
2                                   **PLANNING BOARD**  
3                           **NOWAK ROOM – TOWN OFFICE BUILDING**  
4                                   **10 FRONT STREET**  
5                                   **JULY 13, 2023**  
6                                   **APPROVED MINUTES**  
7                                   **7:00 PM**

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, Gwen English, John Grueter, and Nancy Belanger Select Board  
12 Representative  
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 and introduced the  
17 members.  
18

19 **III. OLD BUSINESS**  
20

21 **APPROVAL OF MINUTES**  
22

23 June 8, 2023 - *Tabled*  
24

25 June 22, 2023 – *Tabled*  
26

27 *Ms. Belanger motioned to table review and approval of the June 8, 2023 and June 22, 2023 meeting*  
28 *minutes until the Planning Board’s August 24, 2023 meeting at 7:00 PM. Mr. Cameron seconded the*  
29 *motion. A vote was taken, all were in favor, the motion passed 6-0-0.*  
30

31 **IV. NEW BUSINESS:**

- 32 1. The continued public hearing on the application of Blind Tiger, LLC for a site plan review for  
33 the proposed reconstruction of the club house and additional parking at the Exeter Country  
34 Club  
35 58 Jady Hill Avenue  
36 R-2, Single-Family Residential zoning district  
37 Tax Map Parcel #52-1  
38 Planning Board Case #23-2  
39

40 Chair Plumer read out loud the Public Hearing Notice and noted that this was a case continued  
41 from the June 8, 2023 public hearing to the June 22, 2023 meeting and after concerns raised  
42 during the site walk tabled to tonight's meeting. He noted that there were abutters who were  
43 unable to attend due to COVID and requested to provide public comment electronically.  
44

45 Mr. Sharples indicated that the site plan application and applicable plans and supporting  
46 documents were submitted on January 24, 2023, reviewed on April 28<sup>th</sup> and May 24<sup>th</sup>, had TRC  
47 meeting on February 18, 2023 and May 11, 2023 and comment letters received from UEI.  
48 There was a site walk on June 21<sup>st</sup> and concerns were noted with drainage, buffering, site  
49 improvements and traffic. UEI reviewed and noted minor outstanding issues. Curbing was  
50 added to the plan together with erosion control features, and twin catch basins. Several  
51 waivers are being requested. There will be recommended standard conditions of approval.  
52

53 Bruce Scammon with Emmanuel Engineering presented the application on behalf of the owners  
54 to raze the existing country club and restaurant and replace them with a new restaurant and  
55 clubhouse – *the 1889 House*. He posted the plan showing the location on Jady Hill at the  
56 intersection of Webster. He noted the developers had gone above and beyond town  
57 requirements to remedy concerns. He indicated the location's proximity to the nearby Hayes  
58 Trailer Park and trees being removed along the berm at the south side to add a section of 6'  
59 high poly vinyl fence 300' from the edge of the parking lot to the end of the pond.  
60

61 Mr. Scammon reviewed the drainage concerns with Webster Ave and proposed curbing, a large  
62 culvert, large catch basin, and double grate to handle the intake of water faster. Pavement will  
63 be cut back at an angle. He described the gutter line to the catch basin and how water off the  
64 roof will be collected through a stone basin and piped to the pond. He reported a reduction of  
65 50% in a small storm and 65-66% reduced flow where before was 45-50%. He noted that the  
66 proposed Cherry Tree was changed to Sugar Maple or acceptable native species.  
67

68 Chair Plumer asked Mr. Scammon to explain the drainage system. Mr. Scammon described the  
69 contours and curb catching under drained to slow release so that water won't rush downhill.  
70 He described the increased pipe size and swale areas and catch basins which he noted will run  
71 out to the pond onsite and be re-used as irrigation.  
72

73 Mr. Scammon addressed traffic concerns raised at the earlier meeting. He showed narrowing  
74 of the access area and island, additional island, and removal of pavement corner. He indicated  
75 stop signs will be added to be enforceable.  
76

77 Chair Plumer opened the hearing to the public for comments at 7:27 PM.  
78

79 Mary Ann Fitzsimmons of 103 Hayes Park expressed concerns with pedestrian safety, especially  
80 children due to the existing and increased amount of traffic added in a residential  
81 neighborhood. She noted there would be 127 restaurant seats serving breakfast, lunch and  
82 dinner, food trucks, 18-wheelers and the hours are yet to be determined. She added concerns  
83 with noise and air pollution.

84

85 Corey Stevens of 35 Jady Hill stated he was a town employee, but the opinions expressed are  
86 his own speaking as an area resident of 20 years. He expressed concerns with traffic, speeding  
87 and stop signs not being obeyed. He recommended the use of three-season speed bumps to  
88 calm traffic.

89

90 Doreen Chester of 3 Webster Ave appeared electronically and expressed concerns with the  
91 change of use going to a 6,392 SF two floor building/restaurant from a clubhouse with an  
92 incidental grill and sandwich shop. She felt this is an expansion of a non-conforming use and  
93 should go before the zoning board for approval.

94

95 Linda Rogers noted traffic concerns not just on Jady Hill Avenue but unenforced speeding being  
96 problematic in other areas of town. She indicated concerns with the size of the restaurant  
97 proposed in a residential zone, it would be the largest restaurant in Exeter in a densely  
98 populated area with no outlet. She indicated concerns with a bend in the road that does not  
99 provide visibility to motorists to be able to see children riding on bikes.

100

101 Kyle Hayes expressed concerns with the amount of traffic and speed limits not being adhered to  
102 and requested the problem be controlled before being worsened by more traffic. He expressed  
103 concerns with lighting and removal of the trees which shielded the lights and the neighboring  
104 school bus stop.

105

106 Charles Hayes expressed concerns with existing and additional traffic concerns exacerbated by  
107 the restaurant now being open 365 days a year. He asked about drainage issues when drains  
108 clog up in the winter months. He noted trees being removed will make things very visible.

109

110 Justin Jumper of Blind Tiger Group noted their goal is to be outstanding neighbors and care  
111 about the safety of the children in the neighborhood. He expressed empathy about the  
112 drainage issues which were addressed above and beyond their control. He noted signs were  
113 being added to slow traffic. He noted the use was an existing one, a clubhouse and restaurant.  
114 He noted traffic is already a major concern and welcomed partnering with residents to address  
115 it.

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117 Ms. Fitzsimmons asked if the restaurant and golf course were public or private and Mr. Jumper  
118 noted it was open to the public.

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Paul Scafidi of 26 Jady Hill Avenue indicated he lived at the entrance to the Hayes Trailer Park and is a member of the golf club. He indicated the golf course had been there for 130 years and has had a full restaurant for 30 years. He indicated the course was the oldest in New Hampshire and 25<sup>th</sup> oldest in the country since 1889. He noted he also observed people exiting the trailer park go through stop signs. He reviewed the history of the neighborhood and how a mill operated there and when work got out at 3:30 traffic would be a parking lot. He noted not all the traffic were golfers. He stated that the club was semi-private with 240 members, the public was allowed and there was sledding in the winter.

Mr. Grueter noted the size of the restaurant appeared to be doubling. He asked if anyone had notified the Police Department of the traffic concerns. Mr. Scafidi noted that there used to be an officer on a bike. The Department doesn't have enough officers to deal with this. Ms. English noted this was an important issue all over the country and some communities have narrowed roads to calm traffic speeds.

Doreen Chester indicated not all residents played golf and benefitted from the course being there, she noted it spoils their quiet enjoyment of their homes and if she wanted to live next to a restaurant, she would live on Portsmouth Avenue.

Mr. Brown asked if code enforcement had reviewed the use and Mr. Sharples indicated it was not found to be an expansion of a non-conforming use and the code enforcement officer did not feel it needed ZBA relief. He advised that if someone disagreed with that, they could file an appeal of administrative decision with the ZBA.

Mr. Cameron asked about potential reconfiguration of the road and studying what is causing this trouble for the residents. He noted the Planning Board has undertaken many traffic control projects throughout town to make the Town safe and walkable, especially with pedestrian safety concerns and speeds. Vice-Chair Brown indicated that the Master Plan Oversight Committee also addresses these kind of issues as they are identified.

Ms. Belanger expressed concerns about the hours of operation still not identified. Mr. Jumper indicated they would likely close around 9 or 10 PM. Mr. Sharples noted the number of lights shown on the plan has not been updated, previously showing nine 20' high and determined to be reduced to 4 or 5 at the site walk. Mr. Scammon noted they were shown on the utility plans. He noted the offsite improvement of the sidewalk from the parking lot to Hayes Park.

Sherm Chester appeared electronically and expressed concerns with the use being vetted by the ZBA and expressed concerns with traffic and speeding.

159 Mr. Scafidi disagreed that there is a change in use, the use has always been a restaurant being  
160 made bigger, not changed.

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162 Chair Plumer closed public comment.

163

164 Mr. Cameron indicated he did not feel it was the Planning Board's job to analyze the potential  
165 change of use. Mr. Brown felt that if the members were concerned, they could kick the  
166 application back to the ZBA, but he did not feel it was a change in use and noted that Mr.  
167 Sharples had advised residents of how to appeal the decision of the code enforcement officer if  
168 they did not agree with it. Ms. English agreed. Ms. Belanger agreed it was not a change of use.  
169 Mr. Cameron clarified that it did not mean that because the Planning Board agreed with code  
170 enforcement that this was the final determination, it is what this Board feels.

171

172 Ms. English asked about vegetation in the peninsula area and Mr. Scammon noted the rain  
173 garden would be mowed but the trimming of trees in shrubs in the ROW was town owned.

174

175 Ms. English noted concerns raised at the last meeting about pedestrian and vehicle traffic in the  
176 parking lot area and recommended a line for the turning lane be identified with a in and out  
177 arrow. Ms. Belanger agreed.

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179 Ms. English asked about the golf storage area and dumpster location. Mr. Scammon showed  
180 the turning motion proposed for the golf carts entering and exiting.

181

182 Ms. English proposed tulip trees in addition to the sugar maples to avoid having a monoculture.  
183 She asked about potentially removing a parking space to have a green island. Mr. Sharples  
184 noted that while the regulations discourage long stretches of parking, they state 10-15 spaces,  
185 and they have not exceeded 15 spaces. Mr. Scammon showed the area where trees were  
186 added.

187

188 Ms. English asked about considering solar panels; and potentially removing the street light. Mr.  
189 Sharples noted the street light is the purview of the Select Board and asked that she email him  
190 separately.

191

192 Mr. Scammon reviewed the waivers requested. Mr. Sharples advised that waivers for HISS,  
193 Section 7.4.10 and 7.5.4 were not required as they are site specific and deemed satisfactory for  
194 this drainage.

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196 Mr. Scammon reviewed the request for a waiver from 7.4.13 and 7.4.15 concerning showing all  
197 structures within 200' of the site which he described as large with most of the work taking place  
198 in a small corner.

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Mr. Sharples read out loud each of the five criteria for granting waivers: 1. Not contrary to the public, health, safety, welfare or injurious to other property; 2. Unique to property not generally applicable; 3. Physical shape, topography hardship as opposed to a mere convenience; 4. Spirit and intent of the regulations; and 5. Contrary to the provisions of the zoning regulations or Master Plan.

Mr. Scammon answered that he did not believe not showing the other place outside the construction are already shown would harm anybody. He noted the size of the property was unique, 73 acres and the cost being a hardship. He noted it was not contrary to the spirit of the regulations as they have shown roads and abutting structures material to the work area. Mr. Sharples indicated the proposal was not contrary to the zoning regulations or Master Plan.

Ms. English asked about the distance to the mobile home park. The proposed tree line is within 50' of the property line. She noted the aerial provided enough information to make a difference to her comfort level with this waiver.

Ms. Belanger noted there were not just light issues but sound issues to consider. Mr. Scammon indicated the fence would provide more sound protection than the trees had.

***Vice-Chair Brown motioned after reviewing the criteria for granting waivers that the request of Blind Tiger LLC, Planning Board Case #23-2 for a waiver from Section 7.4.13 and 7.4.15 of the site plan review and subdivision regulations be approved. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

Mr. Scammon requested a waiver from Section 9.3.2.6 of the regulations for total nitrogen/phosphorous removal. He noted any nitrogen load would be taken to their pond, onsite, and used to fertilize the fairway and not leave the site enabling them to apply less fertilizer on the greens.

Mr. Scammon reviewed the five criteria stating that there would be an improvement by removing the nitrogen and phosphorous and this process would be unique and not done anywhere else in town. He noted the slope of the parking lot adjacent to the Town's ROW and that taking the nitrogen and phosphorus out was in the spirit of the regulations. Mr. Sharples indicated it did not alter the provisions of zoning or the Master Plan as water quality is addressed in the Master Plan but not the percentage of removal.

Mr. Grueter asked if there was any danger of the pond overflowing and Mr. Scammon explained how it is well fed and the well can be shut off. He noted there is no outflow and can handle large volumes.

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Mr. Sharples asked about potential back flow of water and Mr. Scammon indicated the elevation and pipe. He stated there is a wooded buffer 300' from the river.

**Ms. English motioned after reviewing the criteria for granting waivers that the request of Blind Tiger, LLC, Planning Board Case #23-2 for a waiver from Section 9.3.2 of the site plan review and subdivision regulations regarding stormwater management requirements for redevelopment be approved. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.**

Mr. Sharples indicated the waiver requested from Section 9.7.3 is not needed because the fence is being proposed in lieu of the 20' planted strip. He read out loud the regulation. Mr. Cameron indicated the consensus of the Board was that the waiver is not necessary because the fence is being provided in lieu of the planted strip.

Ms. English asked about trees and Mr. Scammon indicated the location by the pond. They discussed potential species.

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

1. An electronic as-built plan with details acceptable to the Town shall be provided prior to the issuance of a certificate of occupancy (C/O). This plan must be in dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates.
2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and Subdivision Regulations prior to the signing of the final plans.
3. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town Engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting:
  - i. The SWPPP (storm water pollution protection plan), if applicable, be submitted to and reviewed for approval by DPW; and
  - ii. A project schedule and construction cost estimate.
4. All third party construction inspection fees shall be paid prior to the scheduling of the preconstruction meeting.
5. All comments in the review letter of Underwood Engineers dated May 12, 2023 shall be addressed to the satisfaction of the Town Planner prior to signing the final plans.

- 278 6. All outdoor lighting (including security lights) shall be downlit and shielded so that no direct  
279 light is visible from adjacent properties and/or roadways.  
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- 281 7. The stormwater management system inspection and maintenance log and inspection and  
282 maintenance manual dated 1/24/23 with the latest revision dated 4/25/23 shall be completed  
283 and submitted to the Town Engineer annually on or before January 31<sup>st</sup>. This requirement shall  
284 be an ongoing condition of approval.  
285
- 286 8. All state and local permit approval numbers shall be noted on the final plans.  
287
- 288 9. All appropriate fees to be paid including but not limited to sewer/water connection fees,  
289 impact fees and inspection fees (including third party inspections) prior to the issuance of a  
290 building permit or a certificate of occupancy whichever is applicable as determined by the  
291 Town.  
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- 293 10. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall  
294 be replaced no later than the following growing season as long as the site plan remains valid.  
295 This condition is not intended to circumvent the revocation procedures set forth in State  
296 statutes.  
297
- 298 11. Applicant shall submit the land use and stormwater management information about the  
299 project using the PTAPP Online Municipal Tracking Tool. The PTAPP submittal must be  
300 accepted by the DPW prior to the preconstruction meeting  
301
- 302 12. The lighting plan sheet and any other applicable plan sheets shall be revised to be  
303 consistent with the utility plan that shows five pole lights.  
304
- 305 13. An approximately 15' center line shall be shown on the final plans from each stop bar to  
306 the west.  
307
- 308 14. Directional arrows shall be painted on the pavement at the entrances and exits onto Judy  
309 Hill Avenue.  
310
- 311 15. The five sugar maples shown in the southern vicinity of the bioretention area shall be a mix  
312 of sugar maples, tulip trees or new cultivars of American elm.  
313
- 314 Ms. Sharples indicated the bioretention plantings with perennial rye or fescue are just as  
315 effective and easier to maintain without the issues of other plantings.



316 **Mr. Grueter motioned that the request of Blind Tiger LLC, Planning Board Case #23-2 for site**  
317 **plan approval be approved with the conditions read by the Town Planner, Dave Sharples. Ms.**  
318 **Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.**  
319

320 Chair Plumer indicated the Board would take a brief recess at 9:33 PM. The meeting continued  
321 at 9:39 PM. With the Board's apologies Chair Plumer indicated that as the agenda has been  
322 overwhelmed Planning Board Cases #23-8 and #23-9 would be continued until the Board's  
323 August 24<sup>th</sup> meeting.  
324

325 2. The application of Tropic Star Development LLC for a minor subdivision of the property into  
326 two parcels and a site plan review for the proposed construction of a single-story bank with  
327 drive-thru, parking and associated site improvements

328 2 Meeting Place Drive  
329 C-1 Highway Commercial zoning district  
330 Tax Map Parcel #55-75  
331 Planning Board Case #23-6  
332

333 Chair Plumer read out loud the Public Hearing Notice and asked the Town Planner if the case  
334 was ready to be heard.  
335

336 Mr. Sharples indicated the application was complete for review purposes.  
337

338 **Mr. Cameron motioned to open Planning Board Case #23-6. Ms. Belanger seconded the**  
339 **motion. A vote was taken, all were in favor, the motion passed 6-0-0.**  
340

341 Mr. Sharples indicated the application was for a subdivision of a 3.2-acre parcel into two parcels  
342 and a site plan approval request for a 2600 SF banking facility with drive through and parking.  
343 He indicated TRC reviews on May 9 and June 1 with comment letter dated June 12<sup>th</sup>. He noted  
344 UEI review and comments dated June 6<sup>th</sup> with response received and reviewed by UEI. They  
345 commented about the PTAP submittal which is one of the standard proposed conditions of  
346 approval. All TRC comments have been addressed, however Mr. Sharples noted one concern  
347 about the intersection improvements, specifically the right-turn to/from Epping Road. He  
348 noted one waiver requested which was questioned as the wetland scientist Brendan Quigley  
349 noted the wetland was manmade, so the waiver is not necessary. He indicated there would be  
350 standard conditions of approval proposed.  
351

352 Chris Raymond of TEC Engineering presented the application on behalf of the owners. He  
353 noted Jim Mitchell of Tropic Star Development was present. He indicated the location at the  
354 corner of Meeting Place Drive and Epping Road, south of Industrial Drive and the location of

355 Meeting Place Commons housing development to the rear. He noted utilities were set up and  
356 ready. He indicated contaminated soil would be removed.

357

358 Mr. Raymond proposed access from Epping Road and two-way access from Meeting Place  
359 Drive. He described the proposed subsurface infiltration basin and surface drainage  
360 infrastructure and bioretention pond.

361

362 Mr. Grueter asked about the road shown on the plan and Mr. Raymond indicated it was access  
363 to the second parcel. Mr. Grueter asked about traffic conflicts and the location of the ATM.

364 Mr. Raymond noted concerns with having a detached ATM which would have to be maintained  
365 and serviced by an outside contracted armed guard, which is why the bank chose to have it  
366 attached to the building instead.

367

368 Mr. Brown asked about access from Epping Road and the second parcel. Mr. Raymond showed  
369 a stormwater swale across the front of the other lot. He asked if there would be an access  
370 easement between parcels and Mr. Raymond indicated there would be. Mr. Mitchell indicated  
371 future plans proposed access to the second parcel (showing parallel to road and wetlands on  
372 plan) and that there could be access from Meeting Place Drive for the second parcel.

373

374 The Board agreed a site walk was not necessary.

375

376 Mr. Sharples indicated he was concerned with the left hand turns because if drivers can take a  
377 left turn they will. Sam DiGrigorio, the senior traffic engineer for the applicant recommended  
378 discouraging the left turn off Epping Road.

379

380 Ms. Belanger asked about the contamination remediation process. Mr. Raymond described  
381 that while not required, the bank elected to remove the soil and make the lot level with the  
382 road grade.

383

384 Chair Plumer asked about lighting and Mr. Sharples advised of the requirement to dim all  
385 outdoor lighting by 10 PM.

386

387 Chair Plumer opened comments to the public at 10:41 PM and being none closed the hearing to  
388 the public.

389

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

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

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

3. Any future development of lot 75-1 shall utilize the proposed accesses over Lot 75 and final subdivision plans shall show an access easement from Meeting Place Drive over Lot 75 to Lot 75-1. This condition shall not prevent the relocation of the one curb cut allowed on Epping Road as no further curb cuts shall be allowed.

Mr. Sharples noted access management is so important especially on major corridors and advised that there is only one curb cut allowed every 600.’ This was discussed at the TRC meeting.

Mr. Raymond indicated he was fine with the language that there be one curb cut on Epping Road for the two parcels however with the ability to change the location of that one curb cut in the future.

***Vice-Chair Brown motioned that the request of Tropic Star Development LLC, Planning Board Case #23-6 for a minor subdivision with the conditions read by the Town Planner, Dave Sharples, be approved. Ms. Belanger seconded the motion. A vote was taken, Mr. Cameron abstained. The motion passed 5-0-1.***

Mr. Sharples read out loud the standard conditions of approval for the site plan:

1. An electronic as-built plan with details acceptable to the Town shall be provided prior to the issuance of a certificate of occupancy (C/O). This plan must be in dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates.

2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town Engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting:

- i. The SWPPP (storm water pollution protection plan), if applicable, be submitted to and reviewed for approval by DPW; and
- ii. A project schedule and construction cost estimate.

3. Third party construction inspection fees shall be paid prior to scheduling the preconstruction meeting.

4. All comments in the review letter of Underwood Engineers, Inc. dated 7/13/23 shall be addressed to the satisfaction of the Town Planner prior to signing the final plans.

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- 5. All outdoor lighting (including security lights) shall be down lit and shielded so no direct lights are visible from adjacent properties and/or roadways. All outdoor lighting shall be equipped with dimmers to comply with Section 9.20.4.4.
- 6. The stormwater management system inspection and maintenance log and inspection and maintenance manual dated 1/24/23 with the latest revision dated 4/25/23 shall be completed and submitted to the Town Engineer annually on or before January 31st. This requirement shall be an ongoing condition of approval.
- 7. All applicable state permit approval numbers shall be noted on the final plans. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact fees and inspection fees (including third party inspections) prior to the issuance of a building permit or certificate of occupancy (C/O) whichever is applicable as determined by the Town.
- 8. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced, no later than the following growing season, as long as the site plan remains valid. This condition is not intended to circumvent the revocation procedures set forth in State statutes.
- 9. The applicant shall submit the land use and stormwater management information about the project using the PTAPP Online Municipal Tracking Tool. The PTAPP submittal must be accepted by the DPW prior to the preconstruction meeting.
- 10. The right in only driveway access on Epping Road will be redesigned to the satisfaction of the Town Planner and Town Engineer to discourage left hand turns into the site and will be reviewed by VHB the Town’s consultant traffic engineer at the applicant’s expense.

***Ms. English motioned that the request of Tropic Star Development LLC, Planning Board Case #23-6 for site plan approval be approved with the conditions read by the Town Planner, Dave Sharples. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

- 3. The application of Ross Engineering, LLC for a multi-family site plan review and Shoreland Conditional Use Permit (CUP) for the proposed redevelopment of the property into three residential condominium units alone with associate site improvements  
14 Hobart Street  
R-2 Single Family Residential zoning district  
Tax Map Parcel #74-89  
Planning Board Case #23-8

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***Vice-Chair Brown motioned to continue Planning Board Case #23-8 to the Board’s August 24, 2023 meeting at 7:00 PM. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

4. The application of Eversource Energy for a Wetland Conditional Use Permit (CUP) for the proposed replacement of thirty-six (36) existing transmission poles associates with the A126 ad H141 lines within the existing Eversource ROW in various locations  
RU-Rural and R-1 Low Density zoning districts  
Tax Map Parcels #30-8, 30-9, 29-31, 29-32, 28-3, 28-6, 28-13, 28-18, 17-19, 18-3, 19-3, 19-2, 19-1, 19-16-1, 24-1, 25-1, 20-8, 24-3 & 24-30  
Planning Board Case #23-9

***Vice-Chair Brown motioned to continue Planning Board Case #23-9 to the Board’s August 24, 2023 meeting at 7:00 PM. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

5. The application of Douglas Rupp and Christine Rupp for a Wetland Conditional Use Permit (CUP) for the proposed construction of a driveway for a single-family residence within the wetlands and wetlands buffer area  
24 Powerdermill Road  
R-1 Low Density zoning district  
Tax Map Parcel #102-4  
Planning Board Case #23-11

Chair Plumer read out loud the Public Hearing Notice and announced that the applicants had continued the case to the August 24, 2023 Planning Board meeting.

**VI. OTHER BUSINESS**

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

**VII. TOWN PLANNER’S ITEMS**

Mr. Sharples reminded that the CIP meeting on August 10<sup>th</sup> will begin at 6:30 PM.

**VIII. CHAIRPERSON’S ITEMS**

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

512 **X. ADJOURN**

513 ***Ms. Belanger motioned to adjourn the meeting at 11:18 PM. Mr. Cameron seconded the motion. A***  
514 ***vote was taken all were in favor, the motion passed 6-0-0.***

515 Respectfully submitted,

516 Daniel Hoijer,  
517 Recording Secretary

518 Via Exeter TV