| 1 | TOWN OF EXETER |
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| 2 | PLANNING BOARD |
| 3 | NOWAK ROOM – TOWN OFFICE BUILDING |
| 4 | 10 FRONT STREET |
| 5 | OCTOBER 26, 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, Gwen |
| 11 | 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 12, 2023 - Tabled |
| 23 | |
| 24 | IV. <u>NEW BUSINESS</u> : |
| 25 | 1. The application of Granite State Construction Services LLC for a lot line adjustment between |
| 26 | the properties at 12 Little River Road and 12 A Little River Road; and a site plan review for a |
| 27 | proposed single-family open space development on the property located at 12 Little River Road |
| 28 | (former Calvary Baptist Church). |
| 29 | R-2, Single Family Residential zoning district, |
| 30 | Tax Map Parcel #62-90 and #62-90-1 |
| 31 | Planning Board Case #23-15 |
| 32 | |
| 33 | Chair Plumer noted the case is not ready to be heard. |
| 34 | |
| 35 | Ms. Belanger motioned to continue the application of Granite State Construction Services, LLC |
| 36 | for a lot line adjustment, Planning Board Case #23-15, to the November 16, 2023 meeting at |
| 37 | 7:00 PM. Ms. English seconded the motion. A vote was taken, all were in favor, the motion |
| 38 | passed 4-0-0. |
| 39 | |

2. The application of Mario A. Ponte for a multi-family site plan review for the proposed 40 41 construction of an additional retail and residential units within the existing structure located at 42 85-87 Water Street WC-Waterfront Commercial zoning district 43 Tax Map Parcel #72-29 44 45 Planning Board Case #23-17 46 Chair Plumer noted the case is not ready to be heard. 47 48 49 Ms. Belanger motioned to continue the application of Mario A. Ponte for a multi-family site 50 plan review, Planning Board Case #23-17, to the November 16, 2023 meeting at 7:00 PM. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed 4-0-0. 51 52 53 **VI. OTHER BUSINESS** 54 Master Plan Discussion 55 Mr. Sharples reported the Master Plan Oversight Committee has been meeting for 56 weeks now with Rockingham Planning Commission to finalize the bike and pedestrian 57 master plan. They are working on evaluating crosswalk and intersection and other improvements throughout town. There will also be an educational component. Their 58 59 next meeting is on Thursday. 60 • **Field Modifications** 61 62 Bond and/or Letter of Credit Reductions and Release 63 64 Caselaw – Wetlands 65 Ms. English asked Mr. Sharples if he knew anything more about the status of the case 66 that challenged the federal non-contiguous wetlands protection. Mr. Sharples indicated 67 he would look into it further. 68 69 70 VII. TOWN PLANNER'S ITEMS 71 Mr. Sharples reviewed the proposed 2024 Planning Board Meeting Schedule with the Board. Mr. Sharples noted the July meeting would be July 11th and the CIP on August 8th. The Board agreed that the 72 November meetings should be on November 7 and 21 and December 5th should be removed unless 73

necessary since it conflicts with the Festival of Trees. The December 19th meeting will be the only

76 VIII. CHAIRPERSON'S ITEMS

scheduled meeting in December.

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

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- 79 X. ADJOURN
- 80 Vice-Chair Brown motioned to adjourn the meeting at 7:20 PM. Ms. Belanger seconded the
- 81 motion. A vote was taken, all were in favor, the motion passed 4-0-0.
- 82
- 83 Respectfully submitted.
- 84 Daniel Hoijer,
- 85 Recording Secretary
- 86 Via Exeter TV