

**TOWN OF EXETER  
PLANNING BOARD  
NOWAK ROOM – TOWN OFFICE BUILDING  
10 FRONT STREET  
NOVEMBER 2, 2023  
APPROVED MINUTES  
7:00 PM**

**I. PRELIMINARIES:**

**BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Pete Cameron, Clerk, Gwen English, Jennifer Martel, John Grueter, and Nancy Belanger Select Board Representative

**STAFF PRESENT:** Town Planner Dave Sharples

**II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM and introduced the members.

**III. OLD BUSINESS**

**APPROVAL OF MINUTES**

October 12, 2023

Ms. Belanger, Mr. Grueter, Mr. Cameron and Ms. English recommended edits.

*Ms. Belanger motioned to approve the October 12, 2023 meeting minutes, as amended. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.*

October 26, 2023

*Ms. Belanger motioned to approve the October 26, 2023 meeting minutes. Ms. English seconded the motion. A vote was taken. Mr. Grueter, Mr. Cameron and Ms. Martel abstained. The motion passed 3-0-3.*

**IV. NEW BUSINESS:**

- 1. The application of McFarland Realty Trust for site plan review and Wetland Conditional Use Permit for the proposed construction of a vehicle storage lot and electric charging station
- 110 Holland Way
- C-2, Highway Commercial zoning district
- Tax Map Parcel #51-14 and #51-13
- Planning Board Case #23-16

42 Chair Plumer read out loud the Public Hearing Notice and asked if the case is ready to be heard.

43

44 Mr. Sharples indicated the case is ready for review purposes.

45

46 **Mr. Cameron motioned to open Planning Board Case #23-16. Ms. Belanger seconded the**  
47 **motion. A vote was taken, all were in favor, the motion passed 6-0-0.**

48

49 Mr. Sharples indicated that the applicant is seeking approval of a site plan and Wetlands  
50 Conditional Use Permit for the construction of a vehicle storage lot and electric vehicle charging  
51 station. The applicant submitted plans and supporting documents dated September 12, 2023.  
52 A TRC meeting was held on October 5, 2023. The applicant appeared before the Conservation  
53 Commission at its September 12, 2023 meeting. A memo from Kristen Murphy dated October  
54 24, 2023 outlining the Commission's recommendations is provided. The applicant submitted  
55 revised plans and supporting documents dated October 25, 2023 addressing staff comments  
56 made at the TRC meeting. The applicant is requesting one waiver from the Site Plan Review &  
57 Subdivision Regulations to permit grading within five (5') of the property line in their October  
58 25, 2023 waiver request letter.

59

60 Chris Lane from McFarland Ford Sales, Inc. presented the application. He explained that in  
61 2022 Ford offered a program to sell electric vehicles with a requirement that in 2024 they  
62 provide level 3 chargers at the dealership. He explained that it would take about 40 minutes to  
63 charge, for example a F150 Lightning from 10% to 80%. He noted that customers could walk to  
64 do their shopping at nearby Hannaford and that they have already seen users of their existing  
65 level two chargers make use of them while visiting Exeter Hospital. Customers can charge their  
66 vehicles by paying through the Apple Pay app. or with a chipcard and the stations would be  
67 open to anyone from the public, even outside open business hours, although not quite 24/7.  
68 He noted there would be a benefit to the town by allowing the public to charge their vehicles  
69 and a benefit to McFarland in providing an additional service to customers.

70

71 Mr. Cameron asked about security issues and signs. Mr. Lane explained that signs on Holland  
72 Way are not planned at this time. He indicated they have cameras and motion lights for  
73 security now.

74

75 Chair Plumer asked about hours of lighting and the lights currently dim at 10 or 11 PM.

76

77 Mr. Lane explained that the existing 7-8,000 SF gravel surface has existed for several years and  
78 is being changed to 6,200 SF of pavement and pulled back a bit from the wetlands buffer. He  
79 They plan to add stormwater treatment. He noted there would be six charging station spaces,  
80 two per tower. There would be a full access road and stop signs. He noted an existing use as a

81 storage inventory lot. There would be approximately 10,000 SF of disturbance. They are  
82 bringing three-phase power and there will be conduits from the transformer cabinet.

83

84 Erik Poulin with Jones & Beach Engineers stated that Conservation Commission requested a  
85 wetland seed mix on the back slope and a wetland stamp on the plan which was submitted  
86 digitally.

87

88 Ms. English asked if it were necessary to have two places of access which means more  
89 pavement. He noted this would be a tight area to dead end and he would not like to see  
90 customers having to back into an active drive lane.

91

92 Mr. Grueter asked where customers would wait when the charging bays are full. Chair Plumer  
93 asked if there would be any indication how long vehicles had left to complete charging. He  
94 indicated there could be a penalty or charge if a vehicle were left parked more than a half hour  
95 after it was fully charged. Ms. Belanger noted the existing storage lot could become a standing  
96 area. Mr. Lane noted it would be a prime place for adding another bay in the future.

97

98 Ms. Martel expressed concerns about customers crossing Holland Way, which is a busy  
99 highway, to get to Hannaford and wondered if a crosswalk would be feasible. Mr. Sharples  
100 noted they could walk to the crosswalk but providing a mid-block crossing would be tough and  
101 DPW would need to be consulted to see if it would be a safe area. Ms. English asked how Ford  
102 employees cross to Hannaford and Mr. Lane indicated they run across.

103

104 Ms. Martel raised concerns with light spillage into the wetland. Mr. Sharples noted most are  
105 dark sky compliant but there is one older style existing. Mr. Lane indicated there could be a  
106 conversation with Unitil about upgrading that fixture.

107

108 Ms. Martel asked if the two landscape islands could have shade trees added.

109

110 Chair Plumer opened the hearing to the public for comments and questions at 7:51 PM.

111

112 Mr. Grueter asked about curbing and Mr. Lane explained there is curbing at the charging  
113 stations and on one edge. Water is directed by grading inward to the treatment areas.

114

115 Ms. English asked about snow storage, which is across the street, and it was agreed that a sign  
116 could be placed stating not there would be no snow storage.

117

118 Chair Plumer closed the hearing to the public at 7:57 PM.

119

120 Ms. English asked to show the disturbance and temporary impact. Gove Environmental  
121 Services did the flagging and wetland function and values assessment. There would be  
122 temporary impact to remove the existing gravel and install the treatment swale. Temporary  
123 impacts would be revegetated. The largest permanent impact would be the pavement.

124  
125 Mr. Lane noted one waiver was being requested for grading within 5' but noted McFarland  
126 owns both properties and this would be to remove the gravel and to divert stormwater before  
127 it goes into the treatment swale.

128  
129 **Mr. Cameron motioned after reviewing the criteria for granting waivers that the request of**  
130 **McFarland Realty Trust, Planning Board Case #23-16 for a waiver from Section 9.3.6.4 of the**  
131 **Site Plan Review and Subdivision Regulations for grading within 5' of the property line be**  
132 **approved. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the**  
133 **motion passed 6-0-0.**

134  
135 Mr. Lane reviewed the criteria, from Section 9.1.6.4 for the Wetland Conditional Use Permit.  
136 He noted this was an allowed use in the C2 Highway zone. He noted, regarding alternate  
137 designs, that the paved area was reduced, from the existing gravel to a small footprint, to the  
138 best extent practical. A wetland scientist prepared the functions and values assessment and  
139 found it was not detrimental to the function and values and was reviewed by the Conservation  
140 Commission. He noted a minimal impact with construction and maintenance and erosion  
141 control in the natural perimeter and submission of maintenance manual procedures. He noted  
142 no loss to groundwater or impact to public health, safety and welfare in the already disturbed  
143 area which will have additional stormwater treatment where there was none before and  
144 curbing that directs runoff to the treatment swale and pavement located further from the  
145 wetlands than the existing area. He noted Conservation Easements provide protection on Lots  
146 17 and 13. He discussed the restoration proposal for all disturbed areas, loam and seeding and  
147 working with the Conservation Commission to use a wetland seed mix. He noted there would  
148 only be local permits.

149  
150 **Ms. Belanger motioned, after reviewing the criteria for granting a Wetland Conditional Use**  
151 **Permit that the request of McFarland Realty Trust, Planning Board Case #23-16 be approved.**  
152 **Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-**  
153 **0.**

154  
155 Mr. Sharples read out loud the conditions for approval of the site plan:

- 156  
157 1. This approval considers this expansion as if it were part of the prior Planning Board approval for  
158 the parking area that was approved at the March 25, 2021 Planning Board meeting and all

159 conditions of that approval as set forth in the PB decision letter dated March 26, 2021 shall be  
160 extended to include this expansion.

- 161 2. The applicant shall have a discussion with Unitil regarding updating the existing overhead  
162 lighting to a dark-sky compliant fixture and inform the Town Planner of the result prior to  
163 signing the final plans, that reduces lighting of the adjacent wetland area.
- 164 3. Two deciduous trees with a minimum of 3” caliper shall be added to the final plans, one in the  
165 eastern landscaped island and one in the western landscaped island.
- 166 4. No snow storage signage shall be shown on the final plans along the eastern edge of the vehicle  
167 storage area.

168

169 ***Ms. Belanger motioned that the request of McFarland Realty Trust, Planning Board Case #23-***  
170 ***16, for site plan approval, be approved with the conditions as read by the Town Planner Dave***  
171 ***Sharples. Ms. English seconded the motion. A vote was taken, all were in favor, the motion***  
172 ***passed 6-0-0.***

173

174 **VI. OTHER BUSINESS**

- 175
- 176 • Master Plan Discussion
- 177 Mr. Sharples reported the Master Plan Oversight Committee met this morning about  
178 finalizing the Bike and Pedestrian Master Plan, and discussed enforcement,  
179 encouragement and education components.

- 180 • Field Modifications
  - 181
  - 182 • Bond and/or Letter of Credit Reductions and Release
  - 183
- 184 Mr. Sharples thanked Barbara McEvoy for the time she has spent on the closed out  
185 projects that people have not reached out to request funds be returned. She has been  
186 working with UEI on this also.

- 187
  - 188 • Caselaw – Wetlands
  - 189
- 190 Mr. Sharples reported that he reached out to the Mitchell Group concerning the status  
191 of the wetland’s ruling.

- 192
  - 193 • Next Meeting
- 194 Ms. Belanger noted that the next Planning Board meeting would take place at the  
195 Library.

196 **VII. TOWN PLANNER’S ITEMS**

197 **VIII. CHAIRPERSON’S ITEMS**

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

199 **X. ADJOURN**

200 ***Mr. Cameron motioned to adjourn the meeting at 8:30 PM. Mr. Grueter seconded the***  
201 ***motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

202

203 Respectfully submitted.

204 Daniel Hoijer,  
205 Recording Secretary  
206 Via Exeter TV