

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **EXETER PUBLIC LIBRARY**
4 **FOUR CHESTNUT STREET**
5 **NOVEMBER 16, 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, Pete
11 Cameron, Clerk, Gwen English, Jennifer Martel, John Grueter, and Nancy Belanger Select Board
12 Representative
13

14 **STAFF PRESENT:**
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 November 2, 2023
24

25 *Mr. Cameron motioned to table approval of the November 2, 2023 minutes. Ms. Belanger seconded*
26 *the motion. A vote was taken, all were in favor, the motion passed 7-0-0.*
27

28 **IV. NEW BUSINESS:**

29 1. The application of Granite State Construction Services, LLC for a lot line adjustment between the
30 properties at 12 Little River Road and 12A Little River Road (formerly Calvary Baptist Church)
31 R-2, Single Family Residential zoning district
32 Tax Map Parcels #62-90 and #62-90-1
33 Planning Board Case #23-15
34

35 Chair Plumer read out loud the Public Hearing Notice and indicated the case is ready to be
36 heard.
37

38 *Mr. Cameron motioned to open Planning Board Case #23-15. Ms. Belanger seconded the*
39 *motion. A vote was taken, all were in favor, the motion passed 7-0-0.*
40

41 Chair Plumer noted that Town Planner Dave Sharples left notes concerning the status of the
42 case.

43
44 Christian Smith from Beals Associates presented the case on behalf of he applicant. He noted
45 Sam Mukarkar, Tyler Peters and Olivia Michaud were also present. Mr. Smith posted the plan
46 showing the lot line adjustment and the proposed five-acre parcel (Lot 90). He displayed the
47 condominium site plan as well as the yield plan. He noted the property was served by water
48 and sewer. He indicated the 25'x25' building envelope and demo plan. He noted two trees
49 would need to come down that were dead or dying diseased pines.

50
51 Mr. Smith indicated there were two Technical Review Committee hearings and the applicants
52 are working with the Fire Department concerning hydrant and turnaround as the Department
53 of Public Works was uncomfortable with the original proposed gravity sewer. The water main is
54 being upgraded. There will be a waiver to encroach 50' in the building setback. He noted the
55 proposed plantings and indicated no cut placards will be placed.

56
57 Mr. Smith indicated impervious surface was being reduced by 34% from 30,000 SF to 21,000 SF.
58 He did not feel drainage analysis would tell them much. He noted stone drip edges on all
59 buildings. He worked with Underwood Engineering on the bioretention swales. There will be a
60 55% reduction in nitrogen where 60% is required in the ordinance. The subdivision went before
61 the Zoning Board of Adjustment for a frontage variance in 2021.

62
63 Chair Plumer opened the hearing to the public at 7:20 PM for comments and questions and
64 being none closed the hearing to the public.

65
66 Ms. Martel asked about the several architectural plans and Mr. Mukarkar indicated the plans
67 are for three bedrooms, 2.5 baths and two car garage.

68
69 ***Ms. Belanger motioned that the request of Granite State Construction Services, LLC, Planning***
70 ***Board Case #23-15 for a lot line adjustment be granted. Mr. Cameron seconded the motion.***
71 ***A vote was taken, all were in favor, the motion passed 7-0-0.***

72
73 Ms. Smith compared the conventional yield plan to the open space development plan, which
74 the Board indicated were okay. Mr. Mukarkar indicted he met with a lot of the abutters for
75 input.

76
77 Ms. English expressed concerns with the wetland flowing to Little River and the 250' shoreland
78 buffer. Mr. Smith noted Gove Environmental submitted documents.

79

80 Chair Plumer opened the hearing to the public at 7:38 PM for comments and questions. Ms.
81 Martel noted there was email received from Steve Blaisdell and Judy Blaisdell, which she read
82 into the record. She noted they are not abutters but expressed concerns with traffic and speed
83 control and stated that a speed bump had been required for the church. Ms. Smith noted no
84 speed bump was proposed but there would be a stop sign.

85
86 Ms. Martel asked if there was a way to include a turnaround and Mr. Smith pointed out the
87 area requested for a turnaround by the Fire Department with no parking signs. The road will be
88 private and be marked a clear dead end with no outlet.

89
90 Vice-Chair Brown noted the plan indicated a four-bedroom. Ms. Smith noted that was a typo,
91 he will correct.

92
93 Chair Plumer closed the hearing to the public at 7:41 PM.

94
95 Ms. Smith reviewed the waiver request. He noted the 50' buffer zone was devoid of trees and
96 section 11.2.8 requires a vegetated 25' perimeter strip. He noted the request would not be
97 detrimental to public health, safety or welfare or injurious to other properties. The prior
98 developer cleared and disturbed the entire buffer so no tree buffer exists and he noted this is
99 unique. He noted the request is not contrary to the spirit and intent of the regulation and will
100 not vary the zoning ordinance or Master Plan. There will be more screening than exists
101 currently.

102
103 Ms. English raised concern with the selection of Eastern White Pines which Mr. Smith noted
104 grow 2' per year. Mr. Makurkar noted a cedar fence was planned. Ms. Martel recommended
105 working with a landscape designer.

106
107 ***Ms. Martel motioned after reviewing the criteria for granting waivers that the request of***
108 ***Granite State Construction Services, LLC, Planning Board Case #23-15 for a waiver from***
109 ***Section 11.2.8 of the site plan review and subdivision regulations regarding vegetated***
110 ***perimeter strip be approved subject to the following condition:***

111
112 Ms. Martel recommended as conditions of approval:

- 113
114 1. Applicant shall provide a mixed deciduous and evergreen landscape buffer designed by a landscape
115 architect or landscape designer that is at least 25' in width that will grow at least 40' tall and is
116 comprised of at least five varieties of native tree species based at 15' on center.
- 117 2. Applicant shall install a 6' cedar fence along the property line impacted by the waiver.

118 **Ms. English seconded the motion.** Vice-Chair Brown asked the condition be repeated. **A vote**
119 **was taken, all were in favor, the motion passed 7-0-0.**

120

121 Vice-Chair Brown noted that Town Planner Dave Sharples had concerns with the waiver request
122 for the stormwater management evaluation requirement.

123

124 Ms. Smith read the request for a waiver from Section 9.3.2 into the record. He noted a
125 reduction of 11,149 SF of impervious surface that drains away from Penn Lane. He noted no
126 detriment to public health, safety or welfare or injury to other property. He noted the property
127 was unique. He noted the volume and peak flow were reduced. The waiver was not contrary
128 to the spirit and intent of the regulation, did not vary the provisions of the zoning ordinance or
129 Master Plan.

130

131 Ms. Martel indicated that without the analysis from a professional there is no way the Board
132 could know. Vice-Chair Brown noted he did not believe this waiver was ever granted. Ms.
133 Martel noted there was no landscaping plan.

134

135 Vice-Chair Brown noted that one of the major concerns expressed to the Planning Board by
136 abutters has been not impacting abutters with stormwater. It is a legitimate concern. Vice-
137 Chair Brown noted he was inclined to deny the request but recommended the applicant could
138 return in two weeks to get input from the Town Planner.

139

140 **Vice-Chair Brown motioned after reviewing the criteria for granting waivers that the request**
141 **of Granite State Construction Services, LLC, Planning Board Case #23-15 for a waiver from**
142 **Section 9.3.2 of the site plan review and subdivision regulations for stormwater management,**
143 **be continued to the December 7, 2023 meeting at 7:00 PM. Ms. Belanger seconded the**
144 **motion. A vote was taken, all were in favor, the motion passed 7-0-0.**

145

146 Vice-Chair Brown noted the applicant could do some housekeeping on the plan before
147 returning such as adding to the plan that the units were three bedroom, 2.5 bath, who would
148 maintain the fence, and show landscaping.

149

150 **Ms. Belanger motioned to continue Planning Board Case #23-15 to December 7, 2023 at 7:00**
151 **PM. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion**
152 **passed 7-0-0.**

153

154 2. The application of Mario A. Ponte for a multi-family site plan review for the proposed
155 construction of additional retail and residential units within the existing structure at
156 85-87 Water Street
157 WC-Waterfront Commercial zoning district

158 Tax Map Parcel #72-79
159 Planning Board Case #23-18

160
161 Chair Plumer read out loud the Public Hearing Notice and indicated there were concerns about
162 the case being ready and noted the applicant was not present.

163
164 3. The application of Sheila M. Groomell and Donald G. Murray and Carol J. Murray for a lot line
165 adjustment to the common boundary line between the properties at 78 Kingston Road and 74
166 Kingston Road
167 R-1, Low Density Residential zoning district
168 Tax Map Parcels #97-28 and #97-29
169 Planning Board Case #23-19

170
171 Chair Plumer read out loud the Public Hearing Notice.

172
173 Eric Saari from Altus Engineering presented the application and noted Sheila Groomell was here.
174 He noted the lot line adjustment would add seven acres to the 1.16 acre parcel.

175
176 Mr. Cameron questioned what the reason for the adjustment was and if it had anything to do
177 with Riverwoods and access to Route 111. Mr. Saari responded that Grant wants to pick up
178 some land from Sheila. Grant stated that he has been a neighbor for 20 years and wants to
179 control his view. Mr. Saari indicated Riverwoods was not part of the application. Vice-Chair
180 Brown noted two neighbors were coming together to make a non-conforming lot conforming.
181 He indicated the approval would be subject to standard conditions of approval.

182
183 **Ms. Belanger motioned that the request of Sheila Groomell and Donald & Carol Murray,**
184 **Planning Board Case #23-19 for a lot line adjustment be approved. Mr. Grueter seconded the**
185 **motion. A vote was taken, Mr. Cameron voted nay, the motion passed 6-0-1.**

186
187 4. The application of Singh Realty Group for an amendment to a previously approved site plan
188 and Wetlands Conditional Use Permit
189 Planning Board Case #22-9 – Glerups, Inc.)
190 For the proposed construction of a warehouse facility, parking and associated site
191 improvements on the property at 19 Continental Drive
192 CT-1, Corporate Technology Park-1 zoning district
193 Tax Map Parcel #46-7-2
194 Planning Board Case #23-20

195
196 Chair Plumer read out loud the Public Hearing Notice.

197

198 **Ms. English motioned to open Planning Board Case #23-20. Ms. Belanger seconded the**
199 **motion. A vote was taken, all were in favor, the motion passed 7-0-0.**

200

201 Eric Saari from Altus Engineering presented the application and noted Vicki Martel was also
202 present. He indicated the use would be a cold storage facility. He posted an aerial photo of the
203 site and noted access was by easement. The warehouse received prior approval for 95,000 SF
204 and the new proposal will remove some parking reducing 9,000 SF of impervious surface and
205 there will be a 4,300 reduction in impact to wetland buffer with a total disturbance of 9,400 SF>
206 There are utilities there and lighting will be reduced at the edge. An amended Alteration of
207 Terrain (AoT) was filed. There will be infiltration with a rain garden and erosion control.

208

209 Vicki Martel noted she is the landscape architect and indicated the location of proposed trees,
210 maples in the back, Hawthorns in the front because of the light poles. There would be a mix of
211 Elm and Red Oaks for shade.

212

213 Mr. Saari reviewed the application for the Wetland Conditional Use Permit.

214

215 **Ms. Belanger motioned that the request of Singh Realty Group, Planning Board Case #23-20**
216 **for a Wetland Conditional Use Permit be approved. Vice-Chair Brown seconded the motion.**
217 **A vote was taken, all were in favor, the motion passed 7-0-0.**

218

219 Ms. (Jen) Martel asked about snow storage along the south near the wetlands and if a no snow
220 storage sign could be added.

221

222 Vice-Chair Brown read the proposed conditions of approval:

223

224 1. All conditions as set forth in the original Planning Board conditional approval letter to Altus
225 Engineering, dated September 9, 2022, for the proposed construction on the subject property
226 shall still remain valid (copy attached);

227 2. The guardrail on the east retaining wall shall be extended south until the bioretention cell.

228 Signs stating “no snow storage” shall be erected along the guardrail; and

229 3. Two (2) additional shade trees shall be included on the planting plan.

230

231 **Ms. Belanger motioned that the request of Singh Realty Group, Planning Board Case #23-20**
232 **for an amendment to the previous site plan approval (for Glerups, Inc.) be approved with the**
233 **conditions read by Vice-Chair Brown. Mr. Grueter seconded the motion. A vote was taken, all**
234 **were in favor, the motion passed 7-0-0.**

235

236

237 **VI. OTHER BUSINESS**

238

239 • Master Plan Discussion

240

241 • Field Modifications

242

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

244

245 **VII. TOWN PLANNER'S ITEMS**

246 **VIII. CHAIRPERSON'S ITEMS**

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

248 **X. ADJOURN**

249 *Vice-Chair motioned to adjourn the meeting at 9:20 PM. Mr. Cameron seconded the motion.*
250 *A vote was taken, all were in favor, the motion passed 7-0-0.*

251

252 Respectfully submitted.

253 Daniel Hoijer,

254 Recording Secretary

255 Via Exeter TV