

**TOWN OF EXETER
PLANNING BOARD
NOWAK MEETING ROOM
10 FRONT STREET
FEBRUARY 22, 2024
DRAFT MINUTES
7:00 PM**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, 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

February 8, 2024

Ms. English recommended edits.

Mr. Grueter motioned to approve the February 8, 2024 meeting minutes, as amended. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.

IV. NEW BUSINESS: PUBLIC HEARINGS

- 1. The continued public hearing on the application of 81 Front Street LLC for a multi-family site plan review for the proposed conversion of the existing single-family residence at 81 Front Street into six (6) residential condominium unites along with associated parking and site improvements.
R-2, Single Family Residential zoning district
Tax Map Parcel #72-195
Planning Board Case #24-1

Chair Plumer read the Public Hearing Notice out loud and noted the applicant requested a continuance.

Ms. Belanger motioned that the request of 81 Front Street, LLC., Planning Board Case #24-1 for a continuance to the March 14, 2024 Planning Board meeting at 7 PM be approved. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.

43 **V. OTHER BUSINESS**

44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83

- 41:14-a consideration of a request for Planning Board recommendation on the acquisition of .45 acres of land from 8 Hampton Road (Tax Map #69-6) to be combined with property at 4 Hampton Road (Exeter Recreation Park, Tax Map #69-4) for the purposes of acquiring land supporting and surrounding Planet Playground.

Chair Plumer read out loud the Public Hearing Notice.

Mr. Sharples indicated there was a copy of the lot line adjustment plan in the Board’s packet and the parcel being acquired is Parcel A. The applicable land use boards are required to recommend acquisition. The Conservation Commission and Heritage Commission have already reviewed and recommended it. A purchase and sales agreement has been signed for \$50,000 to be paid from American Rescue Plan (ARPA) funds. The Select Board will then have two public hearings. Mr. Sharples noted there is a warrant article this year to make improvements to Planet Playground.

Vice-Chair Brown indicated it was a very generous contract and will be of great benefit to the Town.

Ms. English motioned to send a memo to the Select Board indicating that the Planning Board recommends the acquisition of .45 acres of land from the Exeter NH Propco, LLC property (Tax Map Parcel #96-6) indicated as Parcel A on a plan of land entitled “Lot Line Adjustment at 4 and 8 Hampton Road” for the purpose of acquiring the land supporting and surrounding Planet Playground (4 Hampton Road, Exeter Recreation Park, Tax Map Parcel #96-4). Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.

- Master Plan Discussion
- Mr. Sharples indicated he was going to the Select Board Monday night to present the Master Plan analysis.
- Field Modifications
- Bond and/or Letter of Credit Reductions and Release
- Non-Public Session pursuant to 91-A:3(II)(I) consideration of the advice of legal counsel.

By Roll Call Vote, Ms. Belanger motioned to go into non-public session pursuant to RSA 91-A:3(II)(I). Ms. English seconded the motion. A roll call vote was

84 **taken, Chair Plumer voted aye, Vice-Chair Brown voted aye, Ms. English voted**
85 **aye, Ms. Martel voted aye, Mr. Grueter voted aye, and Ms. Belanger voted aye.**
86 **The motion passed 6-0-0.**

87
88 The meeting room was closed to the public at 7:36 PM.

89
90 **Ms. Belanger motioned to come out of non-public session. Ms. English**
91 **seconded the motion. A vote was taken, all were in favor, the motion passed 6-**
92 **0-0.**

93
94 The meeting room was reopened to the public at 8:00 PM.

95
96 **By Roll Call Vote, Ms. Belanger motioned to seal the non-public meeting**
97 **minutes. Mr. Grueter seconded the motion. A roll call vote was taken, Chair**
98 **Plumer voted aye, Vice-Chair Brown voted aye, Ms. English voted aye, Ms.**
99 **Martel voted aye, Mr. Grueter voted aye, and Ms. Belanger voted aye. The**
100 **motion passed 6-0-0.**

101
102 **VII. TOWN PLANNER’S ITEMS**

103 Mr. Sharples indicated he would like to apply to DES for an urbanization exemption under 483-b12 for
104 shoreland regulations in the downtown area. He provided the Board with a hatch marked plan showing
105 the areas within the 250’ shoreland area and noted the only limited area of green space in that area is
106 owned by the Town of Exeter and there are no vegetated buffers, all the land in that area is developed.
107 He noted he will run the application by the Select Board and Conservation Commission.

108 Mr. Grueter asked the pros and cons. Mr. Sharples noted a property owner in that area would normally
109 have to apply to DES if they are developing within the 250’ shoreland area which is good when there are
110 places to protect. DES would approve or deny the application for exemption and if approved the
111 property owners would not have to go through that extra layer of application to the state.

112 Vice-Chair Brown asked how long the exemption is good for and Mr. Sharples indicated that as far as he
113 knew once it is exempt it is exempt however anything below the high-water mark would not be exempt.
114 The exemption is for the land above the high-water mark in the 250’ shoreland area. He indicated he
115 was not sure if there was an exception for burned down buildings.

116 Ms. English indicated it would be one less permit they have to get.

117 **Vice-Chair Brown motioned to support the Urbanization Exemption as presented by Mr. Sharples and**
118 **encourage the other land use boards to support it. Mr. Grueter seconded the motion. A vote was**
119 **taken, Ms. Belanger abstained, the motion passed 5-0-1.**

120 **VIII. CHAIRPERSON’S ITEMS**

121 Chair Plumer noted that he recently went to Durham and while those parking their cars had to get a stub
122 from the kiosk to park, the first hour was free. He noted this might be something that could be tried in
123 connection with the parking and pedestrian analysis discussed for downtown.

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

125 Ms. Belanger noted the Pickpocket Dam Feasibility Study presentation is on February 27, 2024 at 7 PM
126 at Town Hall.

127 **X. ADJOURN**

128 ***Ms. Belanger motioned to adjourn the meeting at 8:04 PM. Mr. Grueter seconded the***
129 ***motion. A vote was taken, all were in favor, the motion passed unanimously.***

130 Respectfully submitted.

131 Daniel Hoijer,
132 Recording Secretary
133 Via Exeter TV