

Draft Minutes

Exeter Technical Review Committee June 18, 2025

The meeting began at 10:00 a.m. in the Nowak Room of the Exeter Town Office building.

<u>Application</u>

The application of J. Caley Associates for site plan review of the proposed redevelopment of the property at 97 Portsmouth Avenue. The developer is proposing to demolish the existing Blue Ribbon Dry Cleaners building on the site and construct two (2) four-story, mixed-use buildings to include commercial space, amenities and 24 residential units along with associated site improvements. The property is located in the C-2, Highway Commercial zoning district and is identified as Tax Map Parcel #65-125. PB Case #25-3.

Attendees: Town staff: Building Inspector/Code Enforcement Officer, Douglas Eastman; Conservation and Sustainability Planner, Kristen Murphy, Deputy Fire Chief, Jason Fritz

Third Party Consultant: Allison Rees, P. E., Underwood Engineers

Applicant and Representatives: Christian Smith, Beals Associates, Jeff Caley, Owner

Public Representatives: None.

The committee reviewed plans submitted to the Planning Office. Following a brief overview, items of discussion included, but were not limited to the following: need to show parking calculation and parking on plans, fire truck turning radius, provide documentation on requirements from NHDES for construction in the area of the monitoring wells, provide an update to the existing conditions plan to address prior comments, update wetland notes, and clarify shoreland boundary.

Mr. Smith will submit revisions Monday May 23 and target a 7/8 Conservation Commission site walk and meeting and a July 10th Planning Board meeting.

The meeting adjourned at 10:35 a.m.

Respectfully submitted,
Kristen Murphy