

42 Mr. Smith noted the Board reviewed at the last meeting how the application was different than the
43 previous. The plan is for a 22-room micro hotel with workout facility, a coffee shop, and a small lounge
44 on upper floors for the guests. They have eliminated the kiosk out front and head in stalls. He discussed
45 porous pavement and walkway. There is no change to the existing footprint. He discussed stormwater
46 infiltration and treatment. They are requesting two waivers, one for close to 5' from no disturbance
47 zone and light spillage toward the manor because existing lights on 20' poles are drowning them out.
48

49 Mr. Grueter asked about parking spaces, and he indicated 26 with 4 of those for employees.
50

51 Chair Plumer asked about snow and Mr. Smith showed temporary snow storage areas on the plan for
52 smaller storms. He noted they can't store snow in parking stalls so it would be trucked off. Ms. English
53 asked where people would go to park while snow is being removed. Ms. Hayes agreed with concerns
54 that they would go to the bank lot. Mr. Grueter recommended the front desk provide instructions to
55 guests. Mr. Kennedy noted they had enough parking as far as zoning goes and the easement agreement
56 allows it also. Attorney Lanzetta noted the average maximum occupancy, statewide, is at about 62%
57 which would leave 12 open spots regularly.
58

59 Mr. Kennedy asked about a loading space. Mr. Smith described small deliveries dealt with by the
60 manager/owner. Mr. Kennedy noted he believed they are required to have a loading space.
61

62 Ms. Martel asked about the garbage and delivery truck movement pattern. Mr. Smith showed on the
63 plan how he believes the drivers would enter and exit. Ms. English noted a parking spot would block
64 movement through the manor. Ms. Martel noted it would be helpful to see the exit movement on the
65 plans which only show entering. Mr. Smith noted the dumpsters for the Manor and the proposed
66 business are next to each other and the truck for the Manor is likely to do the same maneuver. Attorney
67 Lanzetta noted they have been sharing the trash burden for decades. Vice-Chair Brown agreed there
68 was no obvious alternative location. Chair Plumer questioned conditioning no late night pick up of trash.
69 Vice-Chair Brown noted he was uncomfortable with the loading issue. He recommended numbering the
70 spots and reserving some for loading. Mr. Sharples agreed with Mr. Kennedy that the site plan
71 regulations require a loading zone (section 9.2) for a service establishment so they should be prepared
72 to submit a waiver request, but he needs to review it further to make sure it can be a waiver and not
73 trigger a variance.
74

75 Ms. English asked about the lounge area and it being used by people not staying there. Mr. Smith noted
76 it is intended for guests. Mr. Kennedy noted if they are bringing people from outside that changes
77 things. Mr. Sharples agreed that a restaurant or bar would require one parking space for every three
78 seats. Ms. Hayes asked how they would deter people from coming from outside.
79

80 Ms. Martel asked about drainage. Mr. Smith described the downspout to pervious pavement system.
81 Ms. Martel referred to peer review and stormwater draining off site currently and if they had explored
82 ways to remediate that. Mr. Smith noted there was not enough room and the slope and ADA access.
83 Pavers are not feasible in the drive isle but there is going to be a reduction of flow in two points.
84

85 Attorney Todd Fahey representing Needham Bank noted that Margaret Watson, Senior VP was present.
86 He provided handouts to the Board. He expressed concerns with pedestrian flow with traffic and a lot of
87 trucks and the bank's drive through location, use of the lounge which is super important and snow
88 removal. He questioned what kind of hotel it would be, such as extended stay. He noted he still has
89 concerns with the reciprocal easement and doing a lot on such a small parcel. He stated that the
90 applicant could not offload their ambitious burdens onto his client.

91
92 Margaret Watson stated that Boards in Massachusetts are strict about drive-through lanes and she is
93 concerned with trucks coming through the drive-through lane and safety.

94
95 Attorney Chris Hilson, representing the owners of the Margarita's lot (Exeter Commons) stated one of
96 the owners, Steward Sharf, was present and that he had the same concerns as with the last record and
97 would like to bring that record forward. He noted the application was very similar to what was denied,
98 both for lodging and more so going in and out with a hotel. Prior application had bare minimum
99 parking, and this has bare minimum parking. He noted it would burden the cross easement and that his
100 client has parking rights, but they are using all of their parking for themselves and access through the
101 back of the bank lot and exiting the Manor. He stated that there was no easement through the Manor.
102 He expressed concerns with pedestrian safety, doing too much on a small lot, and snow issues. He
103 stated that the Board reviewed the difference between applications, but he felt the decision was
104 premature because they hadn't heard the application first and encouraged them to revisit that. He
105 stated they can't repeat the application after being denied. The same problems persist and the
106 application is not materially different. He requested the Board deny the application in its current
107 configuration.

108
109 Stewart Sharf stated that it was a tiny piece of land, and they were imposing a significant use and should
110 be required to take snow off site like he is. They are taking away their right to use spaces by fully
111 consuming the use of them.

112
113 Attorney Lanzetta responded that he would like to bring the record into this hearing. Mr. Sharples will
114 check with town counsel on the process to bring the record forward. He noted he provided the chain of
115 title, and the easements were acceptable to the Board and town counsel. The Fisher doctrine is not
116 being correctly applied, and the Board has already ruled on whether the applications were different. It
117 is a different use in a different zone than MUND. The ingress and egress issues at Needham Bank were
118 moderated by the Planning Board. The configuration was used by Blue Ribbon for 70 years and the
119 other parties could potentially fill their lot too, so it cuts both ways. He noted the application complies
120 fully with the ordinance.

121
122 Mr. Kennedy asked Mr. Fahey, Attorney for the bank, if he would consider working with the applicant to
123 discontinue the driveway given that traffic for the bank and the hotel can be alleviated at the existing
124 driveway located 100' to the south. Mr. Fahey responded that they are doing too much at their expense
125 and to now ask they expend expenses to reconfigure parking. Mr. Kennedy noted they could get more
126 parking and make it look nice. Attorney Lanzetta pointed out the mulch bed and noted they offered to
127 work with the bank to create parking in the underutilized space which could be 6-8 spaces.

128

129 Ms. English noted she struggled with the access easement to McLane Manor and asked if town counsel
130 could look at that. Mr. Sharples will ask.

131
132 Ms. Belanger asked about the light trespass waiver and why it couldn't be kept on site. Mr. Smith noted
133 the pole mounted light on the other property would wash out their dark sky compliant lights, but it was
134 grandfathered. He indicated he could go back and look at it and will look at loading.

135
136 Vice Chair Brown encouraged Mr. Smith to look at the lounge use and limited snow storage.

137
138 Ms. Martel asked about ADA parking out back instead of in the front. This would require entrance
139 through the back door while the entrance and lobby is in the front. Mr. Smith indicated he would try to
140 reconfigure it but it has to be sloped to comply with ADA.

141
142 Ms. Martel asked to see the full truck turning in and out and expressed concerns with snow storage
143 where there are three trees in back that can't be used for snow storage.

144
145 Ms. English asked to hear from the architect about the design. Mr. Smith will reach out to him.

146
147 Attorney Lanzetta confirmed:

- 148
- 149 • 9.12 loading zone including drive pattern
 - 150 • Mulch bed issue
 - 151 • Truck turn radius
 - 152 • Clarify use of amenity space
 - 153 • Lighting plan - evaluate for compliance
 - 154 • Snow removal
 - 155 • ADA space location

156
157 Mr. Sharples described limited-service hotel and noted it doesn't mean a café and bar.

158
159 Traffic Engineer Kim Havarsian noted the lounge was internal and noted he could have understated the
160 13 vehicle trips for a retail strip plaza.

161
162 ***Mr. Grueter motioned to continue Planning Board Case #26-3 to the Board's May 14, 2026 meeting at***
163 ***7 PM in the Nowak Room. Vice-Chair Brown seconded the motion. A vote was taken, all were in favor,***
164 ***the motion passed unanimously.***

165
166 **IV. OLD BUSINESS**

167
168 **APPROVAL OF MINUTES - *Tabled***

169
170 April 9, 2026

171

172 **V. OTHER BUSINESS**

173

174

- 175 • Master Plan Discussion

176

177 Mr. Sharples noted they met this morning to go over the Bike & Pedestrian Plan and had 50
178 recommendations. DPW is joining them

179

- 180 • Field Modifications

181

- 182 • Bond and/or Letter of Credit Reductions and Release

183

184 Mr. Sharples reported another return was picked up for Continental Drive.

185

186 **VI. TOWN PLANNER'S ITEMS**

187 Mr. Sharples reported that he applied for the Safe Streets and Roads grant, which is an 80/20 grant so if
188 awarded the town would ask the voters for the 20%. He noted May 26th is the deadline and described
189 the \$2.5 million up to \$25 million dollar grant and the project outlined on Epping Road to the CMS
190 Middle School. RPC already did a safety action plan so that affords them to apply for the
191 implementation grant.

192 Mr. Sharples reminded that election of officers will be done at the May meeting.

193 Mr. Sharples will look into the vegetation that was ripped out by the homes near the Mobil station
194 which was a condition of approval.

195 **VII. CHAIRPERSON'S ITEMS**

196 Ms. Belanger asked about appointed Elaine Hays to the Housing Advisory Committee.

197 ***Ms. English motioned to appoint Elaine Hays to the Housing Advisory Committee as a representative***
198 ***of the Planning Board. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the***
199 ***motion passed unanimously.***

200 Ms. Belanger will follow up on renewals for members Brown, Martel and Hubbard at the Select Board
201 meeting on Monday night.

202 **VIII. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

203 **IX. ADJOURN**

204 ***Mr. Grueter motioned to adjourn the meeting at 9:25 PM. Ms. Belanger seconded the motion.***
205 ***A vote was taken, all were in favor, the motion passed unanimously.***

206 Respectfully submitted.

207 Daniel Hoijer,

208 Recording Secretary (Via Exeter TV)