

Draft Minutes

Exeter Technical Review Committee

February 19, 2026

The meeting began at 9:02 a.m. in the Nowak Room of the Exeter Town Office building.

Application

- *The application of Foss Motors for site plan review and Wetlands Conditional Use permit for the proposed redevelopment of the Foss Motors dealership located at 133 Portsmouth Avenue. The project includes the proposed construction of a 24,175 SF addition to the existing 2-story car dealership building on the site and an approx. increase of 62,330 SF to the existing pavement area along with associated site improvements. The subject properties are located in the C-2, Highway Commercial zoning district and are identified as Tax Map Parcels #52-110, #52-111 & #52-12. PB Case #26-1*

Attendees: Town staff: Interim Town Planner, Carol Ogilvie (virtual), Building Inspector/Code Enforcement Officer, Douglas Eastman; Conservation and Sustainability Planner, Kristen Murphy, Deputy Fire Chief, Jason Fritz, Paul Vlasich, P.E., Town Engineer, Stephen Cronin, DPW Director.

Third Party Consultant: David Cedarholm, P. E., Underwood Engineers

Applicant and Representatives: Larry Foss, Tim Foss, Bruce Scamman, P.E., Jonathan MacBride, P.E., Emmanuel Engineers, Dan Ray, Jewitt Construction

Public Representatives: Brandon Ng (Exeter Newsletter)

The committee reviewed plans and materials submitted to the Planning Office on January 13, 2026 and January 20, 2026. An overview of the project was presented. Items of discussion included, but were not limited to, the following:

Water quality is the predominant concern for current design.

- Discussion around proposed stormwater infrastructure with regard to protection from fines, volume assumes “bathtub” style fill vs. actual flow through submaterials, where calculations for upstream volume were taken from, ability to access areas for maintenance.
- Snow storage, PE stamp, retaining wall on top of sewerline, EV charging location, landscaping

A comment letter will be provided from the Town Planner by the middle of next week. A review comment letter will be provided by UEI and will include those comments provided by DPW by the middle of next week.

The applicant will meet with Underwood separately to discuss designs. Once those concerns are addressed, it was felt a second TRC would not be needed. Applicant will be in touch about future meeting date.

The meeting adjourned at 10:05 a.m.

Respectfully submitted,

The meeting began at 10:05 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 for the proposed demolition of the existing dry-cleaning building and proposed development of a 4-story building for 22-room hotel. The property is located in the C-2 Highway Commercial Zoning District and is identified as tax Map #65-125. PB Case #26-3.

Attendees: Town staff: Interim Town Planner, Carol Ogilvie (virtual), Building Inspector/Code Enforcement Officer, Douglas Eastman; Conservation and Sustainability Planner, Kristen Murphy, Deputy Fire Chief, Jason Fritz, Paul Vlasich, P.E., Town Engineer, Stephen Cronin, DPW Director

Third Party Consultant: David Cedarholm, P. E., Underwood Engineers

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

Public Representatives: Brandon Ng (Exeter Newsletter)

The committee reviewed plans and materials submitted to the Planning Office on. An overview of the project was presented. Items of discussion included, but were not limited to, the following:

- Underwood did not see the soils details in the packet. Unclear where the test-pits were and how 15 soil types were identified with 7 soil cores.
- Recommend increasing the % treatment of back parking lot to reduce/treat runoff leaving property
- Question about how ladder truck would access
- Wetland delineation shows 2010
- Shoreland district is 300' for the district and 300' for the building/parking setback
- Label EV parking spaces
- Add Dark sky compliant note

A comment letter will be provided from the Town Planner. A review comment letter will be provided by UEI and will include those comments provided by DPW. Both by Wed 2/25.

The applicant plans to submit plans by 2/23 for Public Hearing on 3/12 but may need more time which would push application to 3/26.

The meeting adjourned at 11:06 a.m.

Respectfully submitted, Kristen Murphy