

## Draft Minutes

### Exeter Technical Review Committee

April 9, 2026

The meeting began at 10:02 a.m. in the Nowak Room of the Exeter Town Office building.

#### Application

- *The application of Prospect Exeter LLC is proposing to demolish the existing duplex house and garage structures and remove the foundation/slabs, as well as the portion of the shared gravel drive to the garage on the locus parcel. The existing paved driveway will also be removed. The redevelopment will consist of 5 residential condominium units: one - two-unit building, and one three-unit building. The project includes reconfigured private driveways, parking, utilities and drainage structures. Specifically, pervious paver patios infiltration trenches (stone drip-edges for drainage mitigation) & underground water, sewer, gas & elec/cable services. According to the application, they are actively working with DPW regarding the size and material of existing utility mains for sewer and water. The sole lighting being proposed will be building mounted door entry and over-garage luminaires. The property is located in the C-2 Highway Commercial Zoning District and is identified as tax map #65-125. PB Case #26-4*

#### Attendees:

Town staff: Dave Sharples, Doug Eastman, Steve Cronin

Third Party Consultant: Dave Cederholm, P. E., Underwood Engineers

Applicant and Representatives: Christian Smith, Beals Associates, Frank Catapano, owner

The committee reviewed plans and materials submitted to the Planning Office on 3/10/26 after an overview of the project was presented. Items of discussion included, but were not limited to, the following:

Discussed a need for zoning relief to construct 5 units. Applicant plans to go to the ZBA.

The meeting adjourned at 10:40 a.m.

Respectfully submitted, Kristen Murphy