



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709
www.exeternh.gov

LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet virtually via ZOOM (see connection info below*) on Thursday, September 24, 2020 at 7:00 P.M. to consider the following:

APPROVAL OF MINUTES: July 23, August 13, August 20, August 27 and September 10, 2020

NEW BUSINESS: PUBLIC HEARINGS

A request by Wakefield Investment, Inc. (2 Hampton Road LLC) for modifications to a previously approved multi-family site plan for the "Windsor Crossing" development. The subject property is located on Acadia Lane, in the CT-Corporate Technology Park zoning district. Tax Map Parcel #69-3. Case #21404.

The application of People's United Bank for the proposed construction of a drive-thru canopy and reconstruction of the existing parking lot at 1 Center Street. The subject property is situated in the C-1, Central Area Commercial zoning district. Tax Map Parcel #72-205 and #72-216. Case #20-3.

The application of Justin Lyons for a Shoreland Conditional Use Permit and a minor subdivision of a 4.03-acre parcel located at 10 John West Road into two (2) single-family residential lots. The subject property is located in the R-1, Low Density Residential zoning district. Tax Map Parcel #114-1. Case #20-9.

OTHER BUSINESS

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 09/11/20; Exeter Town Office and Town of Exeter website

***ZOOM MEETING INFORMATION:**

Virtual Meetings can be watched on Channel 22 and on Exeter TV's Facebook and YouTube pages.

To participate in public comment, click this link: <https://exeternh.zoom.us/j/87313703834>

To participate via telephone, call: +1 646 558 8656 and enter the Webinar ID: 873 1370 3834

Please join the meeting with your full name if you want to speak.

*Use the "Raise Hand" button to alert the chair you wish to speak. On the phone, press *9.*

More instructions for how to participate can be found here: <https://www.exeternh.gov/townmanager/virtual-town-meetings>

Contact us at extvg@exeternh.gov or 603-418-6425 with any technical issues.

**TOWN OF EXETER
PLANNING BOARD
September 10, 2020
VIRTUAL MEETING
DRAFT MINUTES**

**Zoom ID: 859 4737 9305
Phone: 1 646 558 8656**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete Cameron, Clerk, Gwen English, John Grueter, Jennifer Martel, Molly Cowan, Select Board Representative, Robin Tyner, Alternate, Pete Steckler, Alternate and Nancy Belanger, Alternate.

STAFF PRESENT: Town Planner Dave Sharples

II. CALL TO ORDER: Chair Plumer called the meeting to order at 6:33 PM and read out loud the meeting preamble which indicated that an emergency exists and the provisions of RSA 91-A:2 III (b) are being invoked. As federal, state and local officials have determined gatherings of ten or more people pose a substantial risk to the community and the meeting imperative to the continued operation of Town and government and services which are vital to public, health, safety and confidence. This meeting will be conducted without a quorum physically present in the same location and welcome members of the public accessing the meeting remotely.

III. OLD BUSINESS

APPROVAL OF MINUTES - Tabled

July 23, 2020

August 13, 2020

August 20, 2020

August 27, 2020

IV. NEW BUSINESS

PUBLIC HEARINGS

1. Second public hearing on the 2021 Capital Improvements Program (CIP) projects as presented by the Town Departments. Copies of the proposed document(s) will be available at the Planning Department Office prior to the meeting.

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Mr. Sharples indicated the CIP was presented at the August 13, 2020 meeting and tabled until now. Sent letter of recommendation for public safety project with slight revisions regarding phasing. Felt was reasonable recommendation. Also recommended garage be approved. The Board can open it up to the public and then decide whether to approve this.

Mr. Cameron asked if the traffic, parking and pedestrian analysis will begin in 2023 and why it was being postponed? Mr. Sharples indicated yes, it went to the voters and was defeated. Wanted to keep in but put out a couple of years. Mr. Cameron noted he was concerned walkway repairs should be moved up. Mr. Sharples noted it is funded for 2021. The plan to extend the walkway was done as part of park. Due to safety concerns are asking for \$25,000 for this year. DPW predicts five years of use after. Mr. Cameron noted there is liability with continued use of that walkway. Mr. Sharples indicated he didn't notice hearing for safety issues. Chair Plumer noted it is safe enough to walk on, it is just a good time to take care of it. Mr. Grueter indicated the feasibility study (public safety project) looks at the possibility of renovating the current building.

Mr. Steckler asked if the Board would consider doubling Conservation Commission funds again this year to \$100,000? Ms. English indicated she would propose increasing the Conservation fund to \$75,000. Ms. Tyner indicated she agreed with increasing to \$75,000 or \$100,000. Chair Plumer indicated with potential financial challenges feel \$75,000 is appropriate.

Mr. Grueter moved to adopt the CIP. Ms. English seconded the motion. A roll call vote was taken Plumer – aye, Brown – aye, English – aye, Grueter – aye, Martel – aye, Cowan – aye, and Cameron – aye. The motion passed 7-0-0.

2. Continuation of the application of Brian Griset for review of a Yield Plan in conjunction with a proposed 16-unit single-family condominium open space development and associated site improvements on property located off of Tamarind Lane and Cullen Way
R-1, Low Density Residential and NP-Neighborhood Professional zoning districts
Tax Map Parcel S-#96-15 and #81-53
Case #20-2

Chair Plumer indicated he received a letter that Jeff Christiansen is representing the abutters.

Mr. Christiansen indicated the property in question as well as the abutting property came out of a 75-acre parcel. The Planning Board in 1971 claimed it could support 45 homes on the land. The 1991 agreement determined that all lots together could support 78 lots as clustered subdivision or 15 as conventional subdivision. Could only support five lots, at most ten. Are proposing 13 lots. This many lots don't fit on this land and will largely changed the character of the land and is not reasonable or feasible for the yield plan.

Robert Lietz of 3 Tamarind indicated the proposed neighborhood does not make any sense. It will completely change the character of the neighborhood. There is an unlawful transfer of density.

85 Approval would be irresponsible and set a bad precedent. Needs to go through Town Meeting to
86 transfer density. Makes no sense in a town planning perspective.

87

88 Attorney Justin Pasay noted Mr. Griset will offer a brief rebuttal. Understand that Town Counsel has
89 given a legal opinion and trust that opinion.

90

91 Mr. Griset noted he has had enough of lawyers arguing back and forth. Attorney Britton's letter
92 submitted recently just offers more obstruction and confusion to the Board. The 1991 agreement says
93 the land may be developed in any fashion corresponding to the most recent zoning regulations.

94

95 Mr. Griset indicated it states that my contract with the Town is a transfer of density. The Board does
96 not have the power to eliminate a contract. Now have legal opinion and trust that it stated that existing
97 contract is out of the Planning Board's purview. Properties are contiguous and in the R-1 zone. Rose
98 Farm is a prime example of this. Mr. Britton stated the Town never voted for transfer of density. That is
99 not true. Proposing an encouraged and permitted plan as of the adoption of Article 7, authorize us of
100 contiguous properties when contemplating yield plans. Town code enforcement officer said we have
101 the right to retain density. Mr. Keich said our plan appeared to comply to regulations. Standard in
102 Exeter is if yield plan is reasonably achievable, been reviewed by many parties within town that offered
103 no further objection, no substantial argument towards two partial waivers for perimeter buffers.
104 Believe we meet waiver criteria.

105

106 Lauren Knott indicated she trusts the Planning Board will do what's right and review with critical eye.
107 Think about precedent that may be set. Have applicant put in few units.

108

109 Chair Plumer closed the hearing to the public at 7:30 PM.

110

111 Vice-Chair Brown indicated he couldn't talk about the legal opinion in public session but is relying on the
112 legal opinion we've received. Mr. Cameron agreed.

113

114 ***Vice-Chair Brown moved to go into non-public session pursuant to 91-A:3(II)(1) legal advice. Mr.***
115 ***Cameron seconded the motion. A roll call vote was taken Plumer – aye, Brown – aye, Grueter – aye,***
116 ***Cameron – aye, English – aye, Martel – aye, and Cowan – aye. The motion passed 7-0-0.***

117

118 The meeting was closed to the public at 7:38 PM.

119

120 The meeting was reopened to the public at 8:09 PM.

121

122 Mr. Sharples noted the road crossing the buffer is entering site. Once inside the site the roadway can't
123 be in the buffer. We have dealt with this before. Attorney Pasay addressed the criteria at the last
124 meeting.

125

126 ***Ms. Martel motioned to grant the waiver request of Brian Griset, Planning Board Case #20-2, for a***
127 ***waiver a portion of the 100' perimeter buffer strip in accordance with Section 9.6.1.2 of the Site Plan***
128 ***Review and Subdivision Regulations regarding the encroachment of the proposed roadway entering***

129 ***the buffer strip after reviewing the criteria for granting waivers. Vice-Chair Brown seconded the***
130 ***motion. A roll call vote was taken Plumer – aye, Brown – aye, Grueter – aye, Cameron – aye, English –***
131 ***aye, Martel – aye, and Cowan – aye. The motion passed 7-0-0.***

132

133 Mr. Sharples indicated the majority of Lot 5 is in the buffer.

134

135 Vice-Chair Brown noted he believed the criteria has not been met for this lot and is not in the spirit of
136 the ordinance. Have a 100' buffer for a reason. Usually will consider for minor encroachments. One
137 less unit is not unreasonable for a yield plan. It meets criteria for #1 but don't think it is unique enough
138 to meet #2. There is not a particular hardship for one unit.

139

140 Mr. Sharples indicated he did not believe it varies the Master Plan or zoning ordinance. Hearing that it
141 does not satisfy criteria #2, 3 or 4.

142

143 ***Ms. English motioned to deny the request of Brian Griset, Planning Board Case #20-2 for a waiver of a***
144 ***portion of the 100' perimeter buffer strip in accordance with Section 9.6.1.2 of the Site Plan and***
145 ***Subdivision Regulations regarding Lot 5, after reviewing the criteria for granting waivers. Mr.***
146 ***Cameron seconded the motion. A roll call vote was taken Plumer – aye, Brown – aye, Grueter – aye,***
147 ***Cameron – aye, English – aye, Martel – aye, and Cowan – aye. The motion passed 7-0-0.***

148

149 Mr. Sharples noted essentially Lot 5 would be absorbed into another lot after the last denial, would be
150 for approval of yield plan for 12 units.

151

152 ***Mr. Grueter motioned to accept the request of Brian Griset, Planning Board Case #20-2 for a yield plan***
153 ***approval of a 12-unit single-family open space development. Vice-Chair Brown seconded the motion.***
154 ***A roll call vote was taken Plumer – aye, Brown – aye, Grueter – aye, Cameron – aye, English – aye,***
155 ***Martel – aye, and Cowan – nay. The motion passed 6-1-0.***

156

157 3. The application of Tuck Realty Corp. for a site plan review for the proposed construction of a 13,000
158 S.F. single-story "Primrose School" daycare facility and associated site improvements on the property
159 located at 5 McKay Drive

160 C-2 Highway Commercial zoning district

161 Tax Map Parcel #55-3 (Unit #1)

162 Case #20-8

163

164 Ms. Martel recused herself. Chair Plumer activated Alternate Pete Steckler.

165

166 Mr. Sharples indicated this is for Site Plan Review for a daycare facility. The applicant submitted plans in
167 May and revised plans were submitted after staff review. TRC had no further comments. Applicant has
168 addressed all of my comments. UEI is still finishing comments. Site was approved for commercial use in
169 2015. Changed layout and use since then. Overall footprint is almost identical. Drainage remains the
170 same. Asked for traffic memo with use changed. Asking for same waivers as before. Roadway already
171 built. Residential units built. Not a Town road but the road has been inspected.

172

173 **Ms. English motioned to open Planning Board Case #20-08. Mr. Cameron seconded the motion. A roll**
174 **call vote was taken Plumer – aye, Brown – aye, Grueter – aye, Cameron – aye, English – aye, Steckler**
175 **– aye, and Cowan – aye. The motion passed 7-0-0.**

176

177 Jon Ring noted he was present with Michael Garrepy, Matt Taylor, Jeff Hyland and Aaron Becker. The
178 private road and comments have been addressed. Received AOT permit, porous pavement for parking
179 lots, landscape and lighting plans provided. Summarizing waivers both in original application, one for
180 grading within 5' of north abutter and 3" binder pavement to 2" binder pavement. Attorney Ring posted
181 a colored rendering.

182

183 Ms. English indicated the main entrance to the Northeast end will be entering by dead end parking area
184 which may cause confusion. Ms. English asked if the applicant considered putting the entrance on the
185 East end? Mr. Grueter noted a similar concern. Doesn't understand the drop off situation. Mr. Garrepy
186 noted the intent is for the first curb cut to be the entrance only to not conflict with Aroma Joe's. Mr.
187 Taylor noted the design is based on how the state licenses daycare. This is formatted for NH. Have to
188 bring children into building, no queue, only need ten spaces for pickup/drop off. Have many schools like
189 this that are efficient with pickup and drop off.

190

191 Ms. English noted she was surprised to see artificial turf in the playground. Mr. Taylor indicated they are
192 using a product that is the gold standard. Impossible to keep play area looking good with use. Want to
193 avoid additional pesticides. It is a more expensive choice but is a better product overall and meets EPA
194 standards. Ms. Tyner noted she shares the concern for artificial turf. Mr. Taylor noted he understands
195 concerns and researched the products. Will all be within a fence line and not entirely exposed to sun
196 either. Build schools in March with hotter climates.

197

198 Mr. Steckler noted he commended the team for using porous pavement. Would like more details about
199 binder pavement for the waiver criteria. Understand for grading waiver but curious on this one. Mr.
200 Ring indicated porous pavement is 4" of pavement. Mr. Ring indicated 3" of asphalt on McKay Drive.
201 Parking areas all 4" of asphalt, 3" is typical in most towns.

202

203 Mr. Cameron expressed concerns with traffic and backups to Route 27. Mr. Ring noted they lowered
204 the square footage since before was office space. Have pocket for right turn only. Inbound lane a bit
205 wider. Accounted for traffic flow for original project. Have less traffic for current configuration.

206

207 Mr. Garrepy noted the original approval was for 9,000' of commercial. Aroma Joe's was part of the
208 original proposal. Have ample stacking on McKay Drive for turning. Exit was purposely designed for
209 stacking.

210

211 Ms. English asked if the landscape had enough depth to put in plants without damage from snowfall?
212 Mr. Hyland indicated there is no planting space on that end because it is all sidewalk. May be able to
213 find something for sidewalk. Ms. English noted it was a lot of parking space for vegetated island.
214 Attorney Ring indicated there is ample parking for use. The viability of the vegetation surviving there is
215 in question. Mr. Taylor noted the fence splits the difference on the sidewalk. Use attractive ornamental

216 fence, not adverse to vegetated island. Mr. Hyland noted the front access to Epping Road is focused
217 more on landscaping there. A lot of landscaping on McKay Drive. Wouldn't see plantings closer to
218 building. Mr. Garrepy indicated they are aware they have ample parking and could put in some
219 landscape islands over some of the parking spaces. Mr. Taylor agreed. Mr. Garrepy noted Phase 2 is
220 future parking spaces (if needed) in case need more is there to build. Mr. Hyland noted it is a bit more
221 of a challenge but could do more of a drought-resistant tree.

222

223 Ms. Belanger asked is this daycare or school and whether would see sidewalks on Epping and McKay
224 Road? Mr. Taylor indicated it is a licensed child care facility, not a school. Mr. Sharples noted sidewalks
225 exist along the frontage down McKay Drive to the back and will extend and eventually connect with
226 Epping Road. Ms. English asked if could accommodate for events like an open house? Mr. Taylor noted
227 events would be centered around age groups, never the entire school.

228

229 Chair Plumer asked about lighting? Mr. Ring indicated all fixtures are dark sky compliant and have been
230 reviewed. Vice-Chair Brown noted it will keep light from shining to adjacent roadways. Mr. Taylor
231 indicated from 6:30 AM to 6:30 PM five days per week. Would keep lighting on 6 AM to 7:00 PM.

232

233 Mr. Cameron asked about landscaping planting to the North and curve not blocking the view. Mr. Ring
234 noted it is not a tight curve, not impeding the view, trees are set back 20-30 feet. Mr. Hyland added
235 they are not going any further than existing vegetation. Mr. Garrepy noted it could be included as a
236 COA.

237

238 Ms. Belanger asked if the suggested COA could include that future plantings not impede view.

239

240 Mr. Ring read through the waivers. The grading within five feet of property line – the slope is separated
241 by an existing stone wall. McKay Drive is not a town road. The steep side slope topography, keeping
242 really flat, wider piece of property at back, narrow area that constricts property. Daycare use will allow
243 a reasonable use of the property.

244

245 **Ms. English motioned to grant the request of Tuck Realty Corp, Planning Board Case #20-8 for a waiver**
246 **from Section 9.3.6.4 of the Site Plan Review and Subdivision Regulations regarding grading within five**
247 **feet of an exterior property line, after reviewing the criteria for granting waivers. Mr. Grueter**
248 **seconded the motion. A roll call vote was taken Plumer – aye, Brown – aye, Grueter – aye, Cameron –**
249 **aye, English – aye, Steckler – aye, and Cowan – aye. The motion passed 7-0-0.**

250

251 **Ms. English motioned to grant the request of Tuck Realty Corp, Planning Board Case #20-8 for a waiver**
252 **from Section 9.13.7.3 to permit a 2" binder course pavement, after reviewing the criteria for granting**
253 **waivers. Mr. Grueter seconded the motion. A roll call vote was taken Plumer – aye, Brown – aye,**
254 **Grueter – aye, Cameron – aye, English – aye, Steckler - nay, and Cowan – aye. The motion passed 6-1-**
255 **0.**

256

257 Mr. Sharples read the suggested Conditions of Approval:

258

- 259 1. An electronic As-Built Plan of the entire property with details acceptable to the Town shall be
260 provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in a dwg or
261 dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;
- 262 2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and
263 Subdivision Regulations prior to the issuance of a Certificate of Occupancy;
- 264 3. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town
265 engineer prior to any site work commencing. The following must be submitted for review and
266 approval prior to the preconstruction meeting:
- 267 i. The SWPPP (storm water pollution prevention plan), if applicable, be submitted
268 to and reviewed for approval by DPW prior to preconstruction meeting.
- 269 ii. A project schedule and construction cost estimate.
- 270 4. All comments in the Underwood Engineers Inc. letter dated August 7, 2020 shall be addressed to
271 the satisfaction of the Town Planner prior to signing the final plans;
- 272 5. Third party construction inspections fees shall be paid prior to scheduling the preconstruction
273 meeting;
- 274 6. The Stormwater Management Operation and Maintenance Manual not dated but stamped
275 Received on June 24, 2020 shall be signed by the property owner and submitted to the town prior
276 to signing the final plans;
- 277 7. The Annul Operations and Maintenance Report in the Stormwater Management Operation and
278 Maintenance Manual not dated but stamped Received on June 24, 2020 shall be completed and
279 submitted to the Town Engineer annually on or before January 31st. This requirement shall be an
280 ongoing condition of approval;
- 281 8. All applicable State permit approval numbers shall be noted on the final plans; All appropriate
282 fees to be paid including but not limited to: sewer/water connection fees, impact fees, and
283 inspection fees(including third party inspections), prior to the issuance of a building permit or a
284 Certificate of Occupancy whichever is applicable as determined by the Town;
- 285 9. All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is
286 visible from adjacent properties and/or roadways;
- 287 10. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be
288 replaced, no later than the following growing season, as long as the site plan remains valid. This
289 condition is not intended to circumvent the revocation procedures set forth in State statutes;
- 290 11. If determined applicable by the Exeter Department of Public Works, the applicant shall submit the
291 land use and stormwater management information about the project using the PTAPP Online
292 Municipal Tracking Tool (<https://ptapp.unh.edu/>). The PTAPP submittal must be accepted by DPW
293 prior to the pre-construction meeting;
- 294 12. The limit of cut/disturbance shall be flagged in the field prior to any site work and these flags shall
295 be maintained until a Certificate of Occupancy has been issued for all units;
- 296 13. The applicant shall contact The Code Enforcement Officer (CEO) and Deputy Fire Chief (DFC) to
297 determine the address for the building;

- 298 14. A restoration and erosion control surety, in an amount and form reviewed and approved by the
299 Town Planner in accordance with Section 12 of the Site Plan Review and Subdivision
300 Regulations, shall be provided prior to any site work;
301 15. Final plans shall show one landscaped island (the size of two parking spaces) within the row of
302 parking along the south westerly side of the building;
303 16. Final plans shall have a note stating that all vegetation shall be planted as not to interfere with
304 the site distances at the McKay Drive/Epping Road intersection.

305 ***Ms. English motioned to accept the request of Tuck Realty Corp, Planning Board Case #20-8 for Site***
306 ***Plan approval with conditions of approval as outlined. Mr. Grueter seconded the motion. A roll call***
307 ***vote was taken Plumer – aye, Brown – aye, Grueter – aye, Cameron – aye, English – aye, Steckler– aye,***
308 ***and Cowan – aye. The motion passed 7-0-0.***

309
310 **V. OTHER BUSINESS**

311

312 1. W Scott Carlisle – Case #17-26

313 Request for extension of a conditional approval for minor subdivision (off Epping Road)
314 Tax Map Parcel #40-12

315

316 Mr. Sharples indicated the Board had tabled the hearing to have the applicant represented, Jon Ring
317 is here to represent.

318

319 Mr. Ring indicated the three-lot subdivision was approved in August of 2017. The applicant was
320 granted two one-year extensions on COA. Asking for one more to find a buyer. Approximately two
321 years to get final plans of TIFF road. DPW approved design two months ago on final condition.
322 COVID issues have involved recently.

323

324 Ms. English asked if there were any changes since in regulations to impact? Mr. Sharples indicated
325 he did not find anything that changed. There was a significant tree change but that's all.

326

327 Mr. Cameron noted he was satisfied with the applicant's explanation for the request.

328

329 ***Mr. Cameron motioned to grant request of extension of COA to expire August 13, 2021. Mr.***
330 ***Grueter seconded the motion. A roll call vote was taken Plumer – aye, Brown – aye, English – aye,***
331 ***Grueter – aye, Cameron – aye, Cowan – aye and Martel – aye. The motion passed 7-0-0.***

332

333 2. Sparkle Street Realty, LLC, PB Case #19-06

334 Request for extension of conditional approval for 1 Wayside Drive
335 Tax Map Parcel #86-1

336

337 Mr. Sharples indicated this is the first extension requested. The applicant plans to start construction
338 late fall.

339

340 ***Mr. Grueter motioned to extend the COA until July 25, 2021. Ms. English seconded the motion. A***
341 ***roll call vote was taken Plumer – aye, Brown – aye, Grueter – aye, Cameron – aye, English – aye,***
342 ***Martel – aye, and Cowan – aye. The motion passed 7-0-0.***

343 3. Letter of Support for ESRLAC – Watershed Plan Update grant

344

345 Mr. Sharples indicated ESRLAC is asking for a letter of support for the watershed update grant to
346 update the management plan last done in 2012. Goals include new information on connectivity
347 reports, etc.

348 ***Ms. Martel motioned to support the Chairman in signing the letter of support for ESRLAC for the***
349 ***watershed grant. Ms. English seconded the motion. A roll call vote was taken Plumer – aye, Brown***
350 ***– aye, Grueter – aye, Cameron – aye, English – aye, Martel – aye, and Cowan – aye. The motion***
351 ***passed 7-0-0.***

352

353 VI. TOWN PLANNER'S ITEMS

354 Field Modifications

355 Announcements

356 VII. CHAIRPERSON'S ITEMS

357 Chair Plumer indicated the next meeting will be September 24, 2020 at 7:00 PM.

358

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

360 IX. ADJOURN

361 ***Vice-Chair Brown motioned to adjourn the meeting at 9:57 PM. Ms. Martel seconded the motion. A***
362 ***roll call vote was taken, all were in favor, the motion passed unanimously.***

363

364 Respectfully submitted,

365 Daniel Hoijer,

366 Recording Secretary

**TOWN OF EXETER
PLANNING BOARD**

July 23, 2020

VIRTUAL MEETING

APPROVED MINUTES

Zoom ID: 816 9300 1213

Phone: 1 646 558 8656

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete Cameron, Clerk, Gwen English, John Grueter, Jen Martel, Molly Cowan, Select Board Representative, Pete Steckler, Alternate, and Nancy Belanger, Alternate.

STAFF PRESENT: Town Planner Dave Sharples and Natural Resource Planner Kristen Murphy

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7:03 PM and read out loud the meeting preamble which indicated that an emergency exists and the provisions of RSA 91-A:2 III (b) are being invoked. As federal, state and local officials have determined gatherings of ten or more people pose a substantial risk to the community and the meeting imperative to the continued operation of Town and government and services which are vital to public, health, safety and confidence. This meeting will be conducted without a quorum physically present in the same location and welcome members of the public accessing the meeting remotely.

III. OLD BUSINESS

APPROVAL OF MINUTES

July 9, 2020

Mr. Cameron motioned to accept the July 9, 2020 minutes as written. Ms. English seconded the motion. A roll call vote was taken, Plumer – aye, Brown – aye, English – aye, Cameron – aye, Martel – aye, Cowan – aye and Grueter - abstain. With all in favor the motion passed 6-0-1.

June 25, 2020

Ms. English motioned to accept the June 25, 2020 minutes as amended. Mr. Grueter seconded the motion. A roll call vote was taken, Plumer – aye, Brown – aye, English – aye, Cameron – aye, Martel – aye, Cowan – aye and Grueter - aye. With all in favor the motion passed 7-0-0.

IV. NEW BUSINESS

PUBLIC HEARINGS

43 1. Continued public hearing on the application of Gateway at Exeter, LLC for a proposed lot line
44 adjustment and subdivision at 170 Epping Road. The lot line adjustment will transfer 2.10 acres of land
45 from Tax Map parcel #47-7 to Tax Map parcel #47-6; and subsequently a proposed subdivision of Tax
46 Map parcel #47-7 into two lots in conjunction with a mixed use development being proposed for the
47 site.

48 C-3 Epping Road Highway Commercial zoning district
49 PB Case #19-15

50

51 2. Continued public hearing on the application of Gateway at Exeter, LLC for a site plan review and a
52 Wetlands Conditional Use Permit for the proposed construction of a mixed-use development at 170
53 Epping Road (TM #47-6 and #47-7). The proposal includes a 224-unit multi-family residential complex, a
54 2-story 48,560 square foot mixed use building that may include a 20,040 YMCA day care facility,
55 office/retail space and possibly a restaurant along with associated site improvements.

56 C-3 Epping Road Highway Commercial zoning district
57 PB Case #19-16

58

59 Chair Plumer indicated there are two items the Board is working with.

60

61 Mr. Sharples indicated Case #19-15 and #19-16 were continued on June 25, 2020. The main issues were
62 traffic and wetlands. Third party review was required and completed by GZA. The report was
63 distributed. Tracy Tarr from GZA is here. The traffic and scoping meeting has been scheduled for next
64 week. Jason Plourde is here for that as well. The applicant is requesting several waivers.

65

66 Ms. Cowan asked what the schedule for hearing from the public is and Chair Plumer noted after the
67 applicant updates wetlands and traffic; afterwards the public hearing will be closed.

68

69 Mr. Petropulos indicated the report from GZA is in front of us. Have scoping meeting Thursday. Tracy
70 Tarr and Jamie L___ went out on Tuesday to the site. The work was split up between us. Reviewed
71 within the scope provided and viewed digital map of site for functions and values. The observations
72 were recorded on an aerial plan.

73

74 Vernal Pools

75

76 Two vernal pools were noted. They were not highly functional but vernal pools, nonetheless, with one
77 being deemed a potential vernal pool. The building just misses the core area of confirmed vernal pool.
78 Six secondary indicators were found in potential vernal pool and there is no fill or grading proposed in
79 that area.

80

81 Ms. Tarr noted connectivity is important especially for vernal pool species. Excited to see the protection
82 of these vernal pools. Travel corridor maintenance would be great.

83

84 Mr. Steckler asked if connectivity is cut off further to the east and if mitigation efforts are cut off? Ms.
85 Tarr opined the mitigation package is appropriate. Could encourage more connectivity in other areas.

86 Route 27 is a major separation of connectivity. Thomas Leonard indicated he planned to respond to
87 some of these statements.

88

89 Ms. Tarr noted she observed common iris and common white oak on the site, but none of the protected
90 species mentioned within the scope. A few recommendations were given for design.

91

92 Mr. Steckler noted he appreciated the work. He stated that the function of having wildlife habitats on
93 site was very important, therefore the wetlands could not possibly be low value. Confirmed vernal pool
94 changes uniqueness of the wetlands.

95

96 Ms. Tarr noted wildlife are important functions also but the remaining part of the property has
97 substantial wildlife so she did not feel that changed the impact for this area.

98

99 Eileen Flockhart indicated she had something prepared in writing, but it does not pertain to wetlands
100 and traffic. Mr. Sharples noted it depends on the closure of the public hearing and asked her to email it
101 to him so it can be read into the record.

102

103 Mr. Leonard stated review shows Mr. Quigley did an excellent job out there. Willing to work with the
104 potential vernal pool. The real focus is on this small area by Epping Road. Doesn't seem directly
105 impacted. Balancing efforts of public safety and wetland protection. Started with 60 acres of land.
106 Minimized footprint and protect most important assets. ZBA agreed we should move things to the front
107 to protect the wetlands. This particular pool is not as important as others that are being protected in
108 the back acreage. Hope we can move to the next step without any substantial impact to the present
109 project.

110

111 Mr. Steckler indicated the discussion is not about one small wetland, about understanding impacts.
112 Concerned about the extent of wetlands and resources available.

113

114 Traffic

115

116 Chair Plumer recommended the Board review the traffic study.

117

118 Stephen Pernaw indicated there was nothing new traffic wise. Still awaiting scoping meeting and will
119 have more to add then.

120

121 Mr. Sharples noted Eileen Flockhart submitted a letter. She looked into the project further and is
122 concerned that the project is huge in scale. Waivers for planting and impervious surface are not
123 appropriate. Hopes solar will be used for residential and commercial. Also concerned that mostly one
124 to two-bedroom apartments and is curious about rent costs with 56 workforce units planned.

125

126 Mr. Cameron asked if workforce housing is spread between buildings or concentrated in one, if requires
127 30% income and about rental rates? Mr. Leonard noted that 25% of each building's units will be
128 affordable housing. Won't just build the market value and then move on. Workforce housing requires
129 30% of income . Must be affordable to families with 60% of median income. Is a diverse housing stock.

130 Assistance in financing is available. Allows for continuing change in occupancy. The project is right next
131 to Route 101. ZBA asked to restrict the deed on record. Phasing is only in a construction sense. Plan is
132 to have one financing package to three buildings.

133

134 Mr. Sharples indicated a letter from Lindsay Sonnett recommending cautious endorsement.

135

136 Mr. Sharples noted affordable housing restrictions could be in perpetuity. Want to attract and retain
137 workforce. Jim Petropulos clarified workforce housing is for 40 years.

138

139 Chair Plumer reported support letters from several entities revolving around workforce housing. One
140 being from Sig Sauer who indicated it assists in attracting new employees. Town Manager letter states
141 this approval would greatly help with Town Master Plan efforts and support for workforce housing. It
142 ensures remainder of TIF road development to be a success.

143

144 Mr. Leonard indicated he believed commercial should remain 48,000 SF if Board thought that would be
145 comfortable. Can't have as a condition because of finance requirements. Open to state and local input
146 on traffic corridor improvements. Have to come to an agreement. Will it support traffic light? All
147 depends on scoping meeting. Are open to having that be a condition to work with then to solve any
148 issues. Believe are ready for approval.

149

150 Ms. Flockhart asked about solar panels? Mr. Leonard indicated workforce housing units don't support
151 construction costs of solar panels. Can't make commitment to that because of costs. Energy footprint is
152 important. If are economically viable would love to consider them.

153

154 Tom Monahan indicated also owners of Garrison Glenn. Will not be using natural gas, all electric to help
155 footprint.

156

157 Ms. Martel indicated what she hears from the traffic meeting may change a lot of what we're seeing.

158 Ms. Martel indicated she is supportive to hearing about the remaining waivers.

159

160 Mr. Grueter noted the design of buildings changed. Mr. Petropulos indicated after hearing comments,
161 received new perspectives yesterday to show. A reduction in size of top building, lowered roof of
162 commercial building, changed stone finish on apartments, adjusted gables, shows the 38,000 SF but
163 would be the same principals for the larger footprints Elevations are part of Site Plan Review. If have
164 substantial changes would have to come back to you.

165

166 Mr. Steckler asked to weigh in on conditions of CUP. Proposed impact can't be detrimental to values of
167 wetland. Response to wetland CUP item #3 is a restatement of functions and values. Design and
168 maintenance should minimize impact and no alternate design can be feasible. Scale and configuration is
169 unsuitable. Can't pose hazard due to loss of wetlands or contamination. Absorb precipitation. Several
170 areas of flood hazards downstream of this project. Think about broader impacts to Town. Don't see the
171 values as low value.

172

173 Ms. Tarr noted "low value" as a general term for wetlands, does not encompass entire wetlands'
174 functions.

175

176 Ms. Belanger asked about final input on parking in the back area (originally designated as trail parking)?

177 Mr. Sharples noted initially had some spots designated for that area. Conservation Commission did not
178 feel appropriate to have them there. Looking for alternatives. Does not prohibit public access.

179 Conservation is not all for human activities. Not every landscape suitable for trails. Ms. Belanger noted
180 it is important to publicize as it is.

181

182 Ms. Murphy indicated the easement language does recognize that the public will use the land. The only
183 place for viable trail is impacted logging road. Is a similar project that doesn't have designated parking.

184

185 Ms. Belanger asked if there were any indicators for the trail and Ms. Murphy noted she did not believe
186 the trail relocation has been submitted.

187

188 Mr. Petropulos noted that area is off our property. Ms. Murphy noted a large wetland complex next to
189 the lot.

190

191 Ms. English indicated she did not feel trail parking is needed. Clarify it will be there or not. Agree with
192 the Conservation Commission. Allowing public use, just not advertising the area. Mr. Sharples indicated
193 there is just general parking there now, not for trails.

194

195 Mr. Grueter asked if it was determined there was extra parking? Mr. Petropulos indicated yes and no
196 plans to reduce as of now.

197

198 Mr. Leonard noted a reduction in footprint would reduce parking. The extra is not based on Town
199 regulations, it was off our ULI calculations. Would like to comment on CUP criteria. Heard from a
200 number of people that rear portion is very significant and sensitive. Contiguous to other private
201 property. Footprint of buildings substantially smaller than industrial buildings. Minimized footprint.
202 When designing drainage structures have to make sure the water in site does not result in more water
203 leaving site. Mr. Petropulos noted providing basins for stormwater. Design has been reviewed by
204 several parties.

205

206 Ms. English indicated when established TIF think intention was to establish commercial use here. Think
207 should decide between 38,000-48,000 footprints. Encourage 38,000 to protect more of the land.

208

209 Ms. Martel noted the ULI study came up with 270 spaces necessary. Support removing six spaces in the
210 back. Seems like excess pavement.

211

212 Vice-Chair Brown indicated Ms. English summarized his concern about commercial space. Concerned
213 about development of corridor as well. In favor of 48,000 feet footprint. This is mostly residential.

214 Don't want to see commercial area be unbuilt as is a trend lately. Hopefully can allow applicant to get
215 funding while still able to follow through with the commercial aspect.

216

217 Mr. Leonard noted 48,000 will not have additional impact to wetlands. Ms. English asked if there were
218 other reductions that could be made? Vice-Chair Brown recommended leaving it to the applicant to
219 decide. Vice-Chair Brown indicated he feels commercial piece is vital.

220

221 Ms. Cowan noted in TIF the objective includes mixed residential opportunity. Understand frustration
222 with other aspects of business. Do believe this would meet TIF requirements if gets built. Any way to
223 ensure that every piece gets developed at the same time.

224

225 Vice-Chair Brown noted the only way to ensure that is to either make a COA or make them bond. Happy
226 that they're prepared to go with 48,000 feet.

227

228 Mr. Grueter asked how the Board could ensure commercial is built? Mr. Sharples noted a COA or a
229 building permit but don't believe applicant is in favor of either.

230

231 Mr. Steckler indicated he felt approval of CUP for this project sets precedent for similar projects.

232

233 Chair Plumer closed the meeting to the public at 9:28 PM.

234

235 Vice-Chair Brown indicated he did not think the Board could vote until the traffic study is complete in
236 case things change.

237

238 Ms. English asked about the recreation impact fee? Greg Bisson a year ago stated that more recreation
239 activities are needed or requested by new residents.

240

241 Mr. Grueter agreed there doesn't look to be enough.

242

243 Mr. Sharples noted he has a waiver for both recreation space and recreation impact fees. Ms. English
244 noted the pool is only enough during the summer.

245

246 Vice-Chair Brown indicated normally have waivers read into the record first, good points made.

247

248 Vice-Chair Brown asked the rationale for the recreation impact fee waiver? Mr. Leonard noted donating
249 back 40 acres which is more than required for mitigation. Vice-Chair Brown asked if donating was part
250 of variance consideration? Mr. Leonard noted he felt it was. Thought would be connected to trail
251 system for recreational use. We understand what we were doing but we also accept the decisions by
252 Conservation Commission and this Board.

253

254 Vice-Chair Brown noted good arguments were made. Would be inclined to grant for recreation space
255 but not the impact fee. Think that conveyed land is overvalued.

256

257 Mr. Grueter asked how much land for recreation space waiver? Mr. Leonard indicated 400 feet per unit,
258 approximately 2.5 acres. Mr. Grueter noted there is no other green space for recreation, is very limited.

259 Mr. Petropulos noted there is reasonable space south of Building C.

260

261 Ms. Murphy noted Conservation Commission was supportive of a trail on Conservation land. Still a trail
262 to provide outdoor space. Chair Plumer asked if Conservation Commission considered recreation for
263 residents? Ms. Murphy indicated yes, didn't want to establish a high traffic conservation area. Is a
264 decent amount of trail space. Could propose a condition that includes trail design and involvement by
265 Conservation Commission.

266

267 Mr. Cameron noted progress tonight has not been enough and may need an extra meeting. Focus on
268 backlogged applications. Chair Plumer noted a special meeting could be held on August 20 to wrap up
269 Gateway. Mr. Sharples noted August 6th is a possibility.

270

271 *Vice-Chair Brown moved to continue Planning Board Cases #19-15 and #19-16 to a special meeting on*
272 *August 20, 2020 at 7:00 PM. Mr. Cameron seconded the motion. A roll call vote was taken, Plumer –*
273 *aye, Brown – aye, English – aye, Cameron – aye, Martel – aye, Cowan – aye and Grueter - aye. With*
274 *all in favor the motion passed 7-0-0.*

275

276 3. Continuation of the application of Brian Griset for review of a Yield Plan in conjunction with a
277 proposed 16-unit single-family condominium open space development and associated site
278 improvements on property located off Tamarind Lane and Cullen Way.

279 R-1 Low Density Residential and NP-Neighborhood Professional zoning districts

280 Tax Map Parcel S #96-15 and #81-53

281 Case #20-2

282

283 Chair Plumer indicated Case #20-2 was requested to be continued to July 23rd but it doesn't look like the
284 Board will get to it tonight.

285

286 Attorney Justin Pasay indicated they welcomed a continuance to the next available date and requests
287 being put first on the agenda for that meeting.

288

289 *Vice-Chair Brown motioned to continue the Griset Yield Plan, Case #20-2 to August 27, 2020 at 7:00*
290 *PM. Mr. Cameron seconded the motion. A roll call vote was taken, Plumer – aye, Brown – aye,*
291 *English – aye, Cameron – aye, Martel – aye, Cowan – aye and Grueter - aye. With all in favor the*
292 *motion passed 7-0-0.*

293

294 V. OTHER BUSINESS

295

296 VI. TOWN PLANNER'S ITEMS

297 Field Modifications

298 Announcements

299 VII. CHAIRPERSON'S ITEMS

300 Chair Plumer indicated the next meeting would be August 13, 2020 at 6pm for CIP business and
301 other new applications.

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

303 **IX. ADJOURN**

304 *Vice-Chair Brown moved to adjourn at 10:06 PM. Mr. Grueter seconded the motion. A roll call vote*
305 *was taken, Plumer – aye, Brown – aye, English – aye, Cameron – aye, Martel – aye, Cowan – aye and*
306 *Grueter - aye. With all in favor the motion passed 7-0-0.*

307

308 Respectfully submitted,

309 Daniel Hoijer,

310 Recording Secretary

**TOWN OF EXETER
PLANNING BOARD
August 13, 2020
VIRTUAL MEETING
DRAFT MINUTES**

Zoom ID: 836 6697 5429

Phone: 1 646 558 8656

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown (@6:59 PM), Pete Cameron, Clerk, Gwen English, John Grueter, Jen Martel, Molly Cowan, Select Board representative (@6:23 PM), Pete Steckler, Alternate, Robin Tyner, Alternate (@ 6:59 PM) and Nancy Belanger, Alternate.

STAFF PRESENT: Town Planner Dave Sharples and Natural Resource Planner Kristen Murphy

II. CALL TO ORDER: Chair Plumer called the meeting to order at 6:00 PM and read out loud the meeting preamble which indicated that an emergency exists and the provisions of RSA 91-A:2 III (b) are being invoked. As federal, state and local officials have determined gatherings of ten or more people pose a substantial risk to the community and the meeting imperative to the continued operation of Town and government and services which are vital to public, health, safety and confidence. This meeting will be conducted without a quorum physically present in the same location and welcome members of the public accessing the meeting remotely.

III. OLD BUSINESS

APPROVAL OF MINUTES

July 23, 2020

Edits were recommended to Line 70, 77, 88, 93, 127, 131, 167, 181, 184 and 238.

Mr. Cameron motioned to table the minutes to the next meeting. Mr. Grueter seconded the motion. A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown – aye and Cowan – aye. With all in favor the motion passed 7-0-0.

IV. NEW BUSINESS

Public Hearing on the 2021 Capital Improvements Program (CIP) projects as presented by the Town Departments. Copies of the proposed document(s) will be available at the Planning Department Office prior to the meeting.

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Mr. Sharples provided a draft of CIP requests of the department heads who are here tonight to present them. A second public hearing will be held to finalize them.

Town Manager Russell Dean noted a very active CIP going on. Two projects are already underway for drainage and road improvements. A public safety study was completed. The Town is working on the library and with active parks' improvement.

Parks & Recreation – Greg Bisson

Greg Bisson from Recreation noted the park improvement fund is very vital. Working on pavilion designs. Recreation park irrigation modification. Kid's park renovation, turf repairs, Gate Park walkway renovation which is slated for 2020 still. There are a couple of deferred projects. Requesting \$100,000 for focus on Park Street common. Equipment is in need of repair. Would completely remove and replace the elements. Looking for community input. Would make for ages 2-12.

Ms. Belanger asked if the survey would start soon? Mr. Bisson indicated not until after March of 21.

Conservation Commission – Kristen Murphy

Ms. Murphy from Conservation indicated they have a \$50,000 request to allocate for the Conservation Commission account in support of Conservation action like acquiring property. Have communicated with three property owners but did not have the funds to move forward.

Planning Department – Dave Sharples

Mr. Sharples indicated \$25,000 is requested for the bike and pedestrian portion of the master plan to complete the town-wide plan to establish paths and bike lanes, and sidewalk extensions. No plan for prioritization as of November. This would examine modes of transportation. Has been in our Master Plan.

DPW - Jennifer Perry of Public Works

Ms. Perry indicated DPW started preliminary analysis this year for the proposed public works facility and requests \$150,000 for next year to continue. Ms. Perry noted the DPW will take the opportunity to coordinate with other departments including the Highway garage and fueling station which is currently in poor condition. The garage does have much space. There is damage to garage doors and frames. Would be a drive-through type facility. It would address town-wide storage needs. Construction would begin in 2023 with approximately \$5 million.

Ms. Perry indicated next is the Pickpocket Dam reclassification which is a high hazard, will be doing a feasibility study in 2021 and is requesting \$300,000 to find an alternative to the dam as is, by 2025.

85 Ms. Perry noted the next project is utility replacements at Salem Street for water and sewer drainage
86 which is a total cost of \$5.53 million for construction in 2021. This will improve drinking water quality,
87 replacing drain lines. Numbers are approximate. Will be holding public meetings on that.

88

89 Mr. Cameron asked who owns the water in Pickpocket? Ms. Perry noted independent properties in
90 both Exeter and Brentwood.

91

92 Mr. Cameron asked about a downtown traffic study and Ms. Perry noted the sidewalk program sets
93 aside approximately \$120,000 annually to repair deteriorated sidewalks. It is very expensive work.
94 Money has been set aside in the Capital Reserve Fund.

95

96 Ms. Perry indicated next is the waterfront walkway repair of \$25,000. It would extend the life five years
97 and beautify the location.

98

99 Ms. Perry noted groundwater source development and assessments have a \$1 million request in 2021
100 for hydrogeological exploration. Need to know that have enough volume for what we're looking to add.
101 There wouldn't be construction until 2024.

102

103 Ms. Perry indicated surface water plant lagoon clearing has a request for \$275,000. For disposal of
104 residuals from flushing and backwashing which were last cleared in 2013.

105

106 Ms. Perry noted surface water plant improvements have requested \$400,000 for 2021 for most likely
107 replacement in five-ten years. Several repairs are needed with corrosion on pumps.

108

109 Ms. Perry indicated wastewater lagoon cleaning is \$1.3 million in 2021. Anticipate 10,000 tons of sludge
110 removal. Similar cost in 2022 for lagoon #2.

111

112 Chair Plumer asked the purpose of the three lagoons? Ms. Perry noted half of the third has been used
113 up. Just ponds with solar circulators. Are opportunities for other uses if Town decides.

114

115 Ms. Belanger asked if sludge removal is mandated? Ms. Perry noted no, but if not would become a
116 sludge storage facility.

117

118 Ms. Perry noted vehicles this year are replacement of Highway SUV \$31,849 which is changing to a Ford
119 Explorer.

120

121 Ms. Perry noted the Highway ½ ton pickup is \$42,721 qualifies for replacement and will change to a Ford
122 F-250 4x4.

123

124 Ms. Perry noted the six-wheel dump is \$203,879 and warrants replacement under capacity for its use.

125

126 Ms. Perry noted the Water/Sewer department ½ ton pickup is \$37,846 and is looking to upgrade to a
127 crew-cab truck.

128

129 Ms. Perry indicated the Wastewater ½ ton pickup is \$37,846 and will change to a Ford F-150 pickup.

130

131 Ms. Tyner and Vice-Chair Brown arrived at 6:59 PM.

132

133 Fire Department

134

135 Chief Eric Wilking indicated the vehicles are cycled out every ten years or so. Would replace the Ford
136 Explorer with F250 pickup.

137

138 Chief Wilking noted the breathing apparatus is ten years old. Seeking placeholder for CIP. Will go to
139 RFP. Purchasing 36 units. Feasibility study of new Public Safety Complex. One option is completely new
140 facility. Need to do a space-needs assessment.

141

142 Mr. Steckler asked about combining the two garage projects together? Chief Wilking agreed that both
143 could be combined together to be more efficient.

144

145 Mr. Dean noted he can look at that but not sure if the two are entirely separate entities. Mr. Sharples
146 indicated he would continue the CIP discussion to finalize for 8/27.

147

148 **PUBLIC HEARINGS**

149 1. A request by Wakefield Investment, Inc. (2 Hampton Road LLC) for modifications to a previously
150 approved multi-family site plan for the "Windsor Crossing" development. The subject property is
151 located on Acadia Lane

152 CT-Corporate Technology Park zoning district

153 Tax Map Parcel #69-3

154 Planning Board Case #21404

155

156 ***Mr. Cameron moved to continue the Wakefield Investment, Inc. hearing, Planning Board Case #21404***
157 ***to September 24, 2020. Mr. Grueter seconded the motion. A roll call vote was taken, Plumer – aye,***
158 ***English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown – aye and Cowan – aye. With all in***
159 ***favor the motion passed 7-0-0.***

160

161 2. The application of Seacoast Mental Health Center Resource Group, Inc. for a site plan review of the
162 proposed construction of a 5,326 SF addition and associated parking to the existing facility located at 30
163 Magnolia Lane.

164 R-2 Single Family Residential zoning district

165 Tax Map Parcel #65-146

166 Planning Board Case #20-5

167

168 ***Ms. English motioned to open Planning Board Case #20-5. Vice-Chair Brown seconded the motion. A***
169 ***roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye,***
170 ***Brown – aye and Cowan – aye. With all in favor the motion passed 7-0-0.***

171

172 Mr. Sharples indicated this is for Site Plan Review of an addition of 5,326 SF submitted in February. This
173 has been reviewed by staff multiple times. The applicant appeared before the ZBA and were granted a
174 variance for expansion of a non-conforming use. Drainage was questioned. The applicant submitted
175 information in response and that was addressed. Water volume is increasing leaving the site. An
176 easement would be beneficial. Several waivers for HISS, grading within 5ft of a property line, and
177 outdoor lighting trespassing on other property.

178

179 Chris Rice indicated Jay Couture, Monica Kieser, Adam Wagner, Steve Farmer are all here for this
180 project. The property is at 30 Magnolia Lane. Is an existing one-story building with a shed and
181 dumpster. The dumpster will be relocated. The property borders residential properties and the Exeter
182 Hospital. 5,326 SF addition is proposed. The basement will be for mechanical and storage. There will
183 be 54 parking spaces where 44 before. No external utility changes. Show decrease in peak runoff.
184 Proposed landscape plan is provided. Appeared at ZBA for variance. Responded to all review
185 comments. Three waiver requests, HISS, grading within 5 feet of property line, and light trespass.
186 Trying to keep parking elevation consistent with building elevation. The third waiver is light trespass
187 despite the majority of photometric compliance. Small point where lighting exceeds property line but
188 there is natural buffer there. The traffic memo has been provided. 29 additional trips in AM peak and
189 39 in PM. Inconsequential impact to traffic. Very conservative. Currently operating at 50% capacity.
190 Expect to continue with virtual work even after pandemic ends. An architectural rendering is provided.

191

192 Mr. Wagner noted they wanted to keep consistent with existing building, show elevators, discuss façade
193 treatments and give time to look at how to brighten up the building.

194

195 Ms. Martel asked about stormwater being collected from the roof? Mr. Rice indicated he thinks
196 everything will just sheet off and collect on ground. Can add a roof drain if needed.

197

198 Ms. Martel recommended he look at snow falling off the roof. Mr. Rice noted they could defer roof
199 pitches to the emergency walkway. Mr. Sharples added it appears to be pea stone along strip in
200 parking. Mr. Rice noted it shows bark mulch now. Ms. Martel asked about the walkway through the
201 strip in the middle. Mr. Rice indicated it was step up and step down and referred to the TRC comments.
202 Ms. Martel noted it could be a tripping hazard.

203

204 Ms. English indicated she was trying to figure out the parking space numbers. Mr. Rice noted there are
205 currently 44 and 54 proposed. Ms. English asked if the parking lot would be torn up before resurfacing?
206 Mr. Rice noted they are demoing the parking, but the access lane will remain as is.

207

208 Ms. English asked about considering pervious pavement there as it could help with the drainage aspect.

209

210 Mr. Rice indicated that was considered at one point but costs more to install so they stuck with the
211 standard pavement.

212

213 Ms. English asked about the entrance door on the side – if this is where staff enters? Mr. Wagner noted
214 it meets emergency access and is not a main entrance.

215

216 Ms. English asked about lighting spilling over onto residences and if there was anyway to shield the
217 back? Mr. Rice noted the light pole is in the far corner and there will be minimal trespassing.

218

219 Ms. English asked about possible noise coming from mechanical units and where those would be
220 located? Mr. Wagner noted he doesn't have mechanical engineers on board yet, so he doesn't have the
221 specifications on the mechanical units.

222

223 Ms. English asked about trash pickup and Mr. Rice noted 200' further than where is currently which will
224 create a lot less noise.

225

226 Chair Plumer asked how often trash serviced? – once per week.

227

228 Ms. English indicated the landscape areas removed in parking and asked if anything would be in that
229 strip? Maybe some vegetation by the dumpster.

230

231 Mr. Steckler asked about drainage issues and runoff into the slope, if there were any plans to address
232 that? Mr. Rice noted necessary revisions were made which reduced rate of runoff and got analysis from
233 a geotechnical engineer. There was a concern of stormwater in lower ground. Should be no increase
234 there.

235

236 Mr. Sharples reviewed the standard Conditions of Approval to reference the last UEI letter and TRC
237 letter.

238

239 Mr. Rice noted he is counting 57 spaces on site as a correction and can see if they can remove and add
240 landscaping.

241

242 Chair Plumer asked about the paved walkway on the north side exit? Mr. Rice noted it would be
243 concrete with a rail outside of it.

244

245 Mr. Sharples noted it will go through the Building Permit process.

246

247 Ms. Martel noted the fence seems to stop with a gap and a four-foot drop and asked if that could be
248 closed off at the end of the walkway? Mr. Rice indicated they could do that.

249

250 Chair Plumer noted the railing seems to start after the door. Mr. Rice noted he can wrap it if needed.

251

252 Ms. English asked if there would be flood lights in the back still? Mr. Wagner noted they have been
253 changed due to abutter comments.

254

255 Ms. English expressed concerns about people cutting through neighboring properties and Mr. Rice
256 explained that is why they extended the fence line.

257

258 Attorney Kieser indicated the most feedback has been from the neighbors to the west. Don't recall a
259 concern in that area. Would be surprised if people walk through there.

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Mr. Couture noted the grade was too steep on the hotel side for cut-throughs.

Mr. Rice noted the HISS waiver-systems were designed using GIS mapping using data from infiltration testing performed on site. Is a conservative design with no adverse effects to the public.

Mr. Grueter moved to grant the waiver from Section 7.5.4 of the Site Plan Review and Subdivision Regulations after reviewing the criteria. Vice-Chair Brown seconded the motion. A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown – aye and Cowan – aye. With all in favor the motion passed 7-0-0.

Mr. Rice addressed the request for grading within five feet of the property line. He noted the abutting hospital has a natural vegetated buffer there. Does not take place on abutting property. Results in parking which accommodates building’s use. Are existing slopes which would cause a hardship. No unsightly conditions with natural screening. No negative impacts to environment or historical areas in town.

Mr. Grueter moved to grant a waiver from Section 9.3.6.4 of the Site Plan Review and Subdivision Regulations after reviewing the criteria. Mr. Cameron seconded the motion. A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown – aye and Cowan – aye. With all in favor the motion passed 7-0-0.

Mr. Rice addressed the waiver request for light trespassing. Most of the metrics are minimal and where wooded buffers exist. Light pole must be located where it is due to width of lot. Access drive and building require light for safety. Limiting extent of light trespass.

Mr. Grueter asked who determines the negative impact of the light installation? Mr. Sharples noted no direct light can spill over, is a standard condition of approval. If somebody finds negative impact the Board had already allowed it by granting a waiver.

Vice-Chair Brown asked if the public should be invited again regarding this waiver? Ms. English asked if the light was critical for safety? Mr. Sharples noted it is debatable. Lighting technology is much better today. If an engineer thinks is necessary, wouldn’t dispute that.

Mr. Rice indicated they would like the light for safety. It is dark in that area during the winter. May be able to shift north but will still exceed in the Town right-of-way.

Mr. Sharples indicated he wouldn’t ask for waiver if it spills into Town right-of-way.

Mr. Grueter asked about the owner of the abutting property who is not here and whether the light could be on a timer? Mr. Sharples indicated it is to be shut off by 10 PM.

Vice-Chair Brown indicated if the light isn’t needed then maybe should just remove the waiver. Vice-Chair Brown indicated he struggles with granting waivers involving buffer zones.

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Mr. Wagner noted the light level for reference is equatable to the light of a full moon and the light is on a timer.

Mr. Rice expressed he feels the waiver is needed. Just question if lighting can be shifted to make the exceedance 0%.

Mr. Sharples noted there is a sidewalk there as well.

Mr. Rice indicated the fence can be extended which may limit the exposure and perhaps add a tree as a shield.

Mr. Grueter motioned to grant a waiver from Section 9.20.1 of the Site Plan Review and Subdivision Regulations after reviewing the criteria with condition that the applicant work with the Town to lower the exceedance and lights to be shut off at 10 PM each evening. Mr. Cameron seconded the motion. A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown – opposed and Cowan - aye. The motion passed 6-1-0.

Chair Plumer closed the hearing to the public at 8:48 PM.

Ms. English noted the snow storage was not much for the size of the parking lot.

Mr. Rice indicated there are two additional areas if exceeded then will be trucked off-site and can look at vegetation to shield by the dumpster area.

Ms. Martel asked about converting excess parking to planting? Mr. Rice noted he may be able to do a partial strip on the other end where the island is.

Mr. Sharples noted the standard COA and fence on northern side to extend to guardrail and add in deciduous tree to end of linear parking island. Easement will be provided as deemed by Town Planner.

Ms. Martel asked to address the roof runoff. Mr. Sharples noted the roof runoff could be collected by a gutter system or gravel drip edge.

Mr. Grueter motioned to approve the request of Seacoast Mental Health Center Resource Group, Planning Board Case 320-5 for Site Plan approval with the aforesaid conditions noted by the Town Planner. Ms. Martel seconded the motion. A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown – aye and Cowan – aye. With all in favor the motion passed 7-0-0.

Chair Plumer recessed the meeting from 9:02 to 9:08 PM.

3. The application of Celia C. Rocco Revocable Trust for a minor subdivision of a 23.8-acre parcel off Thornton Street and Rocky Hill Road into two (2) single-family residential lots; and a lot line adjustment

348 between the aforementioned property and properties at 1 Sleepy Hollow Road and 3 Sleepy Hollow
349 Road.

350 R-2 Single Family Residential zoning district

351 Tax Map Parcels #70-12, #71-67 and #71-68

352 Planning Board Case #20-6

353

354 **Mr. Cameron motioned to open Planning Board Case #20-6. Ms. English seconded the motion. A roll**
355 **call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown –**
356 **aye and Cowan – aye., With all in favor the motion passed 7-0-0.**

357

358 Mr. Sharples indicated the application is for a minor subdivision and lot-line adjustment. The applicant
359 appeared at the Zoning Board of Adjustment and got a variance for minimum lot length and width
360 requirements. A revised plan was submitted. The plan has been independently reviewed by the TRC
361 and received a response letter back. Are proposing a septic system and have an opinion on that waiver.

362

363 John Ring indicated the property is an L-shaped wooded parcel with 11.63 acres on the left lot and 13.43
364 acres on the right. Relief was obtained from the Zoning Board of Adjustment. 25 feet or less of cut
365 vegetated buffer is required and has been provided. Each location is at an elevation 30' below sewer
366 pipe so requesting a waiver from connecting to town sewer. Would like option to put in well and septic.
367 Only issue is the town sewer matter. Would like to drill well and put in septic connection.

368

369 Mr. Rocco indicated rain could cause sewer backup and has in the past. Don't want that problem to
370 continue. Cost will be about even over time compared to paying for town servicing.

371

372 Mr. Ring indicated have to be 300' from reservoir and the sewer will be 1000' from the reservoir.

373

374 Mr. Rocco noted met with someone from Water & Sewer and were told was all set to put test pits in.
375 Told we needed a waiver from the Planning Board for this.

376

377 Ms. Martel noted she would like to hear the opinion on the waiver.

378

379 Mr. Sharples noted he spoke to Jen Mates about it. Municipal sewer is available. Private septic systems
380 are a main contributor to nitrogen levels. Better to connect to town sewer to minimize amount of
381 nitrogen. Is a common practice to install a pump system and would be cheaper than a septic.

382

383 Mr. Sharples indicated each lot is in different situation with the septic topic. Only seen one other case
384 like this. They can add their own well if they want, as that is not an issue.

385

386 Vice-Chair Brown noted he has seen properties that want a government backed loan that are required
387 to tie into town sewer.

388

389 Mr. Grueter noted he would be against a leach field. Have sewer line and there are fixes to stop
390 overflow.

391

392 Liz Roberts – asked is this a subdivision issue or septic issue?
393

394 Mr. Sharples indicated the applicant is dividing into two lots which require certain things including tying
395 into municipal sewer. The applicant is asking for a waiver from that requirement.
396

397 Ms. Roberts noted they have already subdivided a major parcel and asked if they are now subdividing
398 again?
399

400 Mr. Sharples explained they never got subdivision approval previously, only a variance.
401

402 Lauren Julian asked about hydric soil and setbacks with regards to septic and structures?
403

404 Mr. Sharples indicated the setbacks are shown on plan.
405

406 Mr. Ring noted hydric soil is not different than wetlands in this case but sometimes are.
407

408 Sheila Kelley – 5 Thornton Street asked where will the house behind Thornton be built? Mr. Ring
409 answered the driveway will be down by Wheelwright Ave.
410

411 Mr. Sharples indicated the intent is to sell and asked if someone could put a house on the left side? Mr.
412 Ring answered yes, they could.
413

414 Mary Grim – 3 Thornton Street asked what is buildable land? Mr. Ring noted there is about an acre in
415 the left lot and 5-10 acres off Thornton.
416

417 Laura Julian asked if the intent is to put a drive in the opposite of Wheelwright and tie in the septic at
418 that point?
419

420 Mr. Ring indicated if the sewer waiver is not granted the pipe would come up that same location, 38-
421 foot-wide strip of land. Would love to have septic system because of elevation differences. Can ask for
422 a partial waiver of the left-hand lot instead if not comfortable.
423

424 Mr. Steckler asked about discussing selling for conservation purposes for water and habitat protection?
425

426 Mr. Rocco noted he would be willing to work a deal with the Town. Thought of collaborating with
427 neighbors already.
428

429 Ms. Roberts noted the entire area is great for conservation activities and is used by neighbors.
430

431 Mr. Sharples noted he had an internal discussion about this but felt the price is not something we could
432 move forward on. Would be willing to purchase land that borders along reservoir and continue those
433 discussions at a later date.
434

435 Mr. Ring noted the leach fields are very small and don't give off negative discharge, are over 300' from
436 Town sewer.

437

438 Mr. Ring asked if the Board was having trouble with this, could get partial waiver?

439

440 Ms. English noted she would not be in favor of granting for the right-hand lot, on the fence about the
441 left. Don't think we should take chances with the nitrogen.

442

443 Mr. Ring indicated it is not detrimental because would be designed to regulate. Rocky Hill lot is 25'
444 below sewer. There are significant elevation differences. Compliance with zoning Article 9.3.1 at least
445 300' from the reservoir.

446

447 Mr. Sharples asked if the house is closer to a prime wetland than the reservoir? Mr. Ring noted it could
448 be.

449

450 Ms. Tyner noted she is a little uneasy about granting with proximity to wetland.

451

452 Vice-Chair Brown asked if ever seen this waiver on this Board? Chair Plumer noted he did not recall ever
453 seeing one. Mr. Sharples noted there was one with much different circumstances.

454

455 Vice-Chair Brown asked if Towns require certain units with certain distances to tie in? Mr. Sharples
456 indicated they do. We just say have to tie in if it's available.

457

458 Vice-Chair Brown asked the cost difference? Mr. Rocco indicated the septic is \$10,000, the well is
459 approximately \$8,000. It is \$3,000 to tie into Town plus monthly bill.

460

461 Ms. English noted if they do their own well then they avoid paying for Town water. It is not an all or
462 nothing.

463

464 Mr. Steckler indicated it isn't really unique. Doesn't sound like a particular hardship.

465

466 **Mr. Grueter motioned to deny the request for a waiver from Section 9.2.1 of the Site Plan Review and**
467 **Subdivision Regulations after reviewing the criteria, because of failure to meet criteria #2 and #3. Ms.**
468 **English seconded the motion. A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye,**
469 **Martel – aye, Grueter – aye, Brown – aye and Cowan – aye. With all in favor the motion passed 7-0-0.**

470

471 Mr. Sharples indicated the Conditions of Approval will require both lots to be serviced by municipal
472 sewer.

473

474 Ms. English asked if comfortable with concerns from Ms. Murphy? Mr. Sharples indicated yes, are
475 included with COA.

476

477 **Mr. Grueter motioned to approve the request of Celia C. Rocco Revocable Trust, Planning Board Case**
478 **#20-6 for minor subdivision, with the conditions as read by the Town Planner. Ms. English seconded**

479 ***the motion. A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye,***
480 ***Grueter – aye, Brown – aye and Cowan - aye. With all in favor the motion passed 7-0-0.***

481

482 4. The application of OSRAM Sylvania for a minor subdivision of a 32.21-acre parcel located at 129-131
483 Portsmouth Avenue (and off Holland Way) into three (3) lots; and a request to affirm that Tax Map
484 Parcel #51-17 located east of Holland Way is a separate lot that was created when NHDOT created the
485 Holland Way right-of-way.

486 C-2 Highway Commercial and CT Corporate Technology zoning districts

487 Tax Map Parcel #52-112 and #51-17

488 Case #20-7

489

490 Mr. Sharples indicated the applicants are anxious to move ahead. This is a minor subdivision and seems
491 straightforward.

492

493 R. Gordon Leedy, Jr. indicated next week would work.

494

495 ***Ms. English motioned to table Planning Board Case #20-7 to August 20, 2020 at 7:00 PM. Mr. Grueter***
496 ***seconded the motion. A roll call vote was taken, Plumer – aye, English – aye, Cameron – aye, Martel –***
497 ***aye, Grueter – aye, Brown – aye and Cowan – aye. With all in favor the motion passed 7-0-0.***

498

499 **V. OTHER BUSINESS**

500

501 1. W Scott Carlisle – Case #17-26

502 Request for extension of a conditional approval for minor subdivision (off Epping Road)

503 Tax Map Parcel #40-12

504

505 Chair Plumer noted the Board would keep the Carlisle case on the next agenda.

506

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

508 **Field Modifications**

509 **Announcements**

510 **VII. CHAIRPERSON'S ITEMS**

511 Chair Plumer indicated the next meeting would be August 20, 2020 at 7:00 PM.

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

513 **IX. ADJOURN**

514 ***Mr. Grueter moved to adjourn at 10:23 PM. Mr. Cameron seconded the motion. A roll call vote was***
515 ***taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown – aye and***
516 ***Cowan – aye. With all in favor the motion passed 7-0-0.***

517

518 Respectfully submitted,

519 Daniel Hojer,

520 Recording Secretary

TOWN OF EXETER

PLANNING BOARD

August 20, 2020

VIRTUAL MEETING

DRAFT MINUTES

Zoom ID: 849 8769 0199

Phone: 1 646 558 8656

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brow, Pete Cameron, Clerk, Gwen English, John Grueter, Jen Martel, Niko Papakonstantis, Select Board representative, Molly Cowan, Select Board representative (@6:23 PM), Pete Steckler, and Nancy Belanger, Alternate.

STAFF PRESENT: Town Planner Dave Sharples

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7:00 PM and read out loud the meeting preamble which indicated that an emergency exists and the provisions of RSA 91-A:2 III (b) are being invoked. As federal, state and local officials have determined gatherings of ten or more people pose a substantial risk to the community and the meeting imperative to the continued operation of Town and government and services which are vital to public, health, safety and confidence. This meeting will be conducted without a quorum physically present in the same location and welcome members of the public accessing the meeting remotely.

III. OLD BUSINESS

APPROVAL OF MINUTES - Tabled

July 23, 2020

August 13, 2020

IV. NEW BUSINESS

PUBLIC HEARINGS

1. The application of OSRAM Sylvania for a minor subdivision of a 32.21-acre parcel located at 129-131 Portsmouth Avenue (and off Holland Way) into three (3) lots; and a request to affirm that Tax Map Parcel #51-17 located east of Holland Way is a separate lot that was created when NHDOT created the Holland Way right-of-way.
C-2 Highway Commercial and CT Corporate Technology zoning districts
Tax Map Parcel #52-112 and #51-17

42 Case #20-7

43

44 Chair Plumer read out loud the Public Hearing Notice.

45

46 Mr. Sharples indicated the case was complete for review purposes.

47

48 ***Vice-Chair Brown motioned to open Planning Board Case #20-7. Mr. Cameron seconded the motion. A***
49 ***roll call vote was taken, English – aye, Brown – aye, Papakonstantis – aye, Cameron – aye, Martel –***
50 ***aye, Grueter – aye and Plumer – aye. The motion passed 7-0-0.***

51

52 Mr. Sharples indicated the application is for a minor subdivision of two lots from a 32.21-acre lot with
53 frontage on Portsmouth Avenue. There is a third lot on the north side of Holland Way which is already a
54 lot of record when Holland Way was accepted. Mr. Sharples indicated Doug Eastman reviewed the
55 plans and determined all code requirements were met for dimensional requirements. The applicants
56 have been through the TRC process (comments included) and all issues have been addressed.

57

58 Mr. Sharples noted Building C is show in the setback on the plans. The attorney provided a Notice of
59 Obligation to remove the encroachment which shall be recorded prior to recording the final plans. The
60 building will be removed or relocated to meet the setbacks.

61

62 R. Gordon Leedy, Jr. presented the plans on screen and indicated north is to the right and Portsmouth
63 Avenue is located at the top. The applicant would like to create two lots, with one on Portsmouth
64 Avenue and keep operating.

65

66 Mr. Leedy noted the natural wetlands are shown on the plan in blue. There are also man-made
67 wetlands.

68

69 Mr. Leedy indicated the small vacant building C which Osram will remove or relocate prior to
70 conveyance, when they have a buyer.

71

72 Mr. Leedy pointed to the parcel to the right which is a vacant lot with 21 acres. There are prime
73 wetlands on this lot. Delineation would be required prior to subdivision as noted on the plan. There will
74 be cross easements for utilities and access. The Exeter Shoreland district is southerly, within 300' of the
75 Exeter Reservoir.

76

77 Mr. Leedy indicated Osram is looking to sell the front piece and keep the back piece with no further
78 plans to develop or modify the existing site.

79

80 Mr. Grueter asked about Building A and B shown on the plan – whether Building B will still be Osram?
81 Mr. Leedy indicated Building B is empty and he wasn't sure when they stopped using it for
82 manufacturing. It is on the market.

83

84 Mr. Grueter asked about the July 22 letter and Paul Valentine the plant manager indicated Osram will
85 keep Building A and can expand or add additional shifts.

86 Ms. English asked about comments of DPW and Natural Resource Planner and Mr. Sharples indicated he
87 circled back with Ms. Murphy and Jen Mates.

88
89 Chair Plumer asked if there was any public comment at 7:16 PM. Mr. Sharples indicated there were no
90 members of the public in attendance.

91
92 Mr. Sharples indicated there were no waivers requested and reviewed suggested conditions of approval:

93
94 **1. A DWG file of the final plan shall be provided to the Town Planner showing all property lines**
95 **and monumentation prior to signing the final plans. The plan must be in NAD 1983 State**
96 **plane NH FIPS 2800' coordinates.**

97
98 **2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and**
99 **Subdivision Regulations prior to the issuance of any certificate of occupancy for any**
100 **building/unit; and**

101 **3. Notice of Obligation to remove encroachment, and attached hereto, shall be recorded along**
102 **with or prior to the recording of the final plans.**

103

104 Mr. Sharples read the Notice of Obligation out loud.

105

106 **Ms. English moved that the request of OSRAM Sylvania, Planning Board Case #20-7 for minor**
107 **subdivision approval be approved subject to the conditions laid out by the Town Planner. Ms. Martel**
108 **seconded the motion. A roll call vote was taken English – aye, Brown – aye, Papakonstantis – aye,**
109 **Cameron – aye, Martel – aye, Grueter – aye and Plumer – aye. The motion passed 7-0-0.**

110

111 2. Continued public hearing on the application of Gateway at Exeter, LLC for a proposed lot line
112 adjustment and subdivision at 170 Epping Road. The lot line adjustment will transfer 2.10 acres of land
113 from Tax Map parcel #47-7 to Tax Map parcel #47-6; and subsequently a proposed subdivision of Tax
114 Map parcel #47-7 into two lots in conjunction with a mixed use development being proposed for the
115 site.

116 C-3, Epping Road Highway Commercial zoning district

117 PB Case #19-15.

118

119 3. Continued public hearing on the application of Gateway at Exeter, LLC for a site plan review and a
120 Wetlands Conditional Use Permit for the proposed construction of a mixed-use development at 170
121 Epping Road (TM #47-6 and #47-7). The proposal includes a 224-unit multi-family residential complex, a
122 2-story 48,560 square foot mixed use building that may include a 20,040 YMCA day care facility,
123 office/retail space and possibly a restaurant along with associated site improvements.

124 C-3, Epping Road Highway Commercial zoning district

125 PB Case #19-16.

126

127 Chair Plumer read the Public Hearing Notice out loud.

128

129 Mr. Sharples indicated the application was tabled from the July 23, 2020 meeting. Some of the issues
130 were wetlands, traffic impact and the GZA report. An updated traffic analysis has been provided. Mr.
131 Sharples noted Jason Plourde on behalf of the Town, provided third party review and two meetings
132 were held today at 1 PM and shortly before the start of this meeting.

133

134 Mr. Sharples indicated there is a new letter dated August 11, 2020 requesting additional waivers as well
135 as the six other waiver requests, a lot-line adjustment, Conditional Use Permit (CUP) and Site Plan.

136

137 Attorney Jay Leonard indicated Jim Petropulos, Tom Moynihan, Steve Pernaw and Brendan Quigley were
138 also present. Attorney Leonard indicated the plans submitted include additional information and 2-3
139 changes. 48,500' _____, remove the drop off area and six parking spaces at the end of the trail head.

140

141 Wetlands were flagged by GZA. The southerly exit was made a right only exit, a sheet was added to
142 propose interim improvements if the TIFF is not available before going online.

143

144 Attorney Leonard noted nine waivers are being requested in addition to the six under the letter from
145 Mr. Petropulos there are three submitted by Attorney Leonard. The first additional waiver request is for
146 400 SF of recreational area per unit, the second for recreational impact fees and the third requests a
147 25% credit of the school impact fees.

148

149 Attorney Leonard noted traffic was worked on until 6:30 tonight and an agreement was reached for
150 interim improvements shown on the plan for southbound to have a right turn lane and the northbound
151 center lane to have a left turn after the first 149 residential units are constructed. In the event the TIFF
152 doesn't occur by the second half. The ZBA indicated the best development area is in the front of the
153 parcel to protect the rear of the parcel which is the reason for CUP. The applicant is donating the land
154 at the rear. This project will include some workforce/affordable housing units.

155

156 Mr. Cameron asked about the traffic agreement. Attorney Leonard indicated the interim solution
157 satisfies the first 149 units and after start construction will be COA if the TIFF improvement is not
158 accomplished.

159

160 Mr. Cameron asked which sheet reflects that? - #1.

161

162 Mr. Plourde put up the aerial plans to shown the right turn only lane and elimination of six parking
163 spaces.

164

165 Mr. Pernaw referenced page 29 of the traffic study summary and noted the mitigation plan was
166 modified today with Mr. Plourde for two exit lanes, a left turn only which would be slower during peak
167 would allow right turns to exit only. Phase I is 149 units. The left turn pocket left turns on site if TIFF.
168 Phase 2 would add southbound turn lane be added. Looked at need for traffic signals and there were
169 not enough exiting so determined two exit lanes and a stop sign would be best.

170

171 Mr. Cameron asked about the scoping meeting a month ago. The 3rd paragraph, 2nd line, previous
172 control access, what was that? Mr. Pernaw indicated the state used to own then the Town took over.

173 Now we maintain Route 27 to Cronin Road. The state owns to the High School. DOT retained a
174 controlled access.

175

176 Mr. Sharples explained DOT determined two access allowed, one for each lot consistent with what was
177 proposed.

178

179 Ms. English asked about the same letter and the bottom of the 2nd page – to and from High School. Ms.
180 English asked how would be analyzed with no traffic at school and as the project advances?

181

182 Mr. Pernaw indicated at the scope meeting; the original traffic impact addressed Continental Drive.
183 October 2019 counted both ramps. DOT asked High School did 11-hour study at westbound offramp.
184 Considered peak hour later after higher than 2 PM when school gets out. This data predated COVID-19.
185 DOT looked at the need for a signal. The westbound offramp was enough to justify but the eastbound
186 does not warrant a signal.

187

188 Mr. Plourde indicated the statements were accurate but corrected what Attorney Leonard stated
189 initially. Impacts mitigated Phase 1. Phase 2 is the southbound turn lane. Construction documents will
190 need to show the right-of-way, utility impacts for Town review.

191

192 Vice-Chair Brown asked about phasing of the commercial building tied into the occupancy of the
193 residential units.

194

195 Mr. Sharples read out loud the ZBA condition 48,000 SF +/- 500 SF shall be construction “to the
196 weather.” Referencing Building C. This allows 75 and 74 units in A & B, total of 149 apartments built
197 and occupied prior to building permit for Building C.

198

199 Attorney Leonard explained part is financing with NH Housing Financing Authority and whether it would
200 be acceptable. Understands the Board wants the commercial building. Bonds state there can't be
201 conditions. Even if condition of occupancy presents problem.

202

203 Vice-Chair Brown expressed concerns that after 149 units are built and occupied, Phase 2 falls apart.
204 The Town improvement and TIFF expansion for the community is not rental units but getting a lot of
205 those. Understand the need and the market. The Town is looking for a more vibrant commercial district
206 on Route 27. Not having the commercial building built would be tough on the Town. The reason the
207 ZBA recommended a small footprint is the impact a large commercial would have on wetlands.
208 Workforce housing supports the industry around it. Surrounding employers sent letters in support.
209 There is not much demand for office space especially during the pandemic. Childcare/Daycare are
210 getting interest.

211

212 Mr. Moynihan indicated the last thing any of us want is a see-through commercial building. I don't want
213 it. The Town doesn't want it. Have to rent for \$25/\$30 SF when can go next door and rent for \$16/SF.
214 It is difficult to market the commercial space without approval. The Y has 17-18,000 SF. Mr. Sharples
215 indicated financing is for 224 units not piece meal. Unlikely only 149 would be built and that's it.

216

217 Ms. English asked about internal traffic issues and the Y drop off. The upper area was removed from the
218 plan. Ms. English asked how do you see buses and drop off? Mr. Petropulos noted they ended up with
219 the original layout which is park and walk in and for pick-up. There is one bus vehicle after school and
220 proper turning. Staff will receive them. Bus exists to the right. Have reduced conflicting vehicle
221 movement. Mr. Petropulos indicated on the plan where drop off and pick up parking would be at the Y,
222 not at the main entrance. There would be some parking to the side and in the rear.

223 Ms. English asked if children cross the street to get to the building? Mr. Petropulos indicated with
224 parental supervision. Ms. English asked if there could be a crosswalk. Yes, but in the middle, not to the
225 rear of the building. Ms. English noted she would like to see it be as walkable as possible.

226

227 Ms. English asked how sidewalks were being addressed? Mr. Sharples agreed this was brought up in
228 TRC recommendations but is not shown. The Town prides itself in being a walkable community. Mr.
229 Petropulos indicated there is no curbing along Epping Road and it partly drainage. Ms. English noted she
230 would like to see it pursued. Mr. Sharples indicated about 300' in between access points.

231

232 Ms. Martel echoed Ms. English's wishes about sidewalks on Epping Road and added internally as well.
233 People from apartments might want to drop off at Y and need walkability. The school may want a bus
234 stop. Mr. Petropulos noted he has not been in contact with the school. Mr. Sharples indicated the bus
235 company would decide where the bus stop would be. Mr. Grueter agreed the location could change
236 depending on where the most students are. Mr. Sharples noted the bus company could also chose for
237 the stop to be on Epping Road. Mr. Grueter asked if thee were sidewalks beyond this? Mr. Sharples
238 indicated no they are working on that, there are grants.

239

240 Vice-Chair Brown thanked Ms. English for the comments regarding sidewalks and noted it is an
241 important element for the Town trying to be consistent and is part of the Master Plan.

242

243 Mr. Steckler expressed concerns the scope and scale of the project are not appropriate. With 2.9 acres
244 of wetland impact and 8 acres of buffer impact. Condition #3 of the CUP is wildlife habitat. Referencing
245 GZA page 6 and the 7/23 memo. Wildlife moving east to west. Condition #3 can't be met. It severs
246 east/west connectivity.

247

248 Mr. Petropulos noted sidewalks can be included between the two driveways after consulting with Mr.
249 Moynihan.

250

251 Ms. English asked to clarify the snow storage which looks like it is into the lane of traffic. Mr. Petropulos
252 noted it widens to become the two turn lanes. Is a landscape area with five pear trees.

253

254 Ms. English asked if pear trees were compatible with a snow storage area. Chair Plumer referenced
255 sheet 23. Ms. Martel noted the plan indicates 2.5-3' caliper and she would recommend 3.5' caliper and
256 staking. Ms. Martel noted this species of pear tree is invasive and branches tend to drop at maturity and
257 recommended selecting a native species.

258

259 Ms. English asked about there being no snow storage between building B and C near the wetland and is
260 concerned snow will be pushed into the wetland. Mr. Petropulos noted larger storms would be

261 stockpiled and hauled off site. Ms. English asked where it would be stockpiled? Mr. Petropulos noted a
262 temporary row of parking spaces.

263

264 Ms. English referenced the Conservation Commission note about parking near the wetland and the
265 proposed seed mixture. Conservation would like to see more substantial plantings to create more of a
266 buffer. Mr. Petropulos noted the perimeter is a meadow mix not a lawn.

267

268 Ms. English referenced the grading plan, erosion and protecting the wetland. Mr. Petropulos noted a
269 double row per Kristen Murphy and stabilizing matting. Mr. Petropulos referenced the DES AOT
270 process.

271

272 Ms. English referenced Conservation's noted about spillover lighting and asked if this was the best than
273 can be done between building A and B.

274

275 Ms. English asked about a dumpster for Building C. Mr. Petropulos indicated all of the dumpsters on the
276 plan.

277

278 Ms. Martel asked about the Cape Cod berms being changed to granite along the wetland area being
279 protected. Ms. Martel noted if the asphalt were damaged water would runoff into the wetland. Ms.
280 Martel recommended vertical rather than sloped to give it more of an edge. Mr. Petropulos noted with
281 workforce housing they try to control costs. If the asphalt is damaged it can be repaired.

282

283 Chair Plumer noted Molly Cowan arrived and was in for Niko Papakonstantis.

284

285 Ms. English asked about wildlife going through the under pass? Mr. Petropulos noted it is offsite on DOT
286 fence, not in our control. Ms. English asked if there were any updates to conversations with DOT about
287 preserving that corridor?

288

289 Chair Plumer closed the hearing to the public for deliberations at 8:55 PM. Mr. Sharples noted if the
290 applicant wished to present the waivers, they would need to reopen public comment. Chair Plumer
291 reopened to the public so the applicant could present the waiver requests.

292

293 Mr. Petropulos noted the first waiver is from Section 7.5.4 HISS. The soils mapping are site specific and
294 a more consistent detail is provided with DES AOT.

295

296 **Ms. English after reviewing the criteria for granting waivers, moved that the request of Gateway at**
297 **Exeter, Planning Board Case #19-15 and #19-16 for a waiver from Section 7.5.4 of the Site Plan Review**
298 **and Subdivision Regulations to provide High Intensity Soil Survey information on the proposed site**
299 **plan be approved. Mr. Cameron seconded the motion. A roll call vote was taken Brown – aye, English**
300 **– aye, Martel – aye, Grueter – aye, Cameron – aye, Cowan – aye and Plumer – aye. The motion passed**
301 **7-0-0.**

302

303 Mr. Petropulos noted the next waiver is from Section 9.7.5.5 for Landscape Islands within Parking Lots.
304 Mr. Petropulos indicated several isles in excess of 10-15 spaces Would lose 13 spaces. 60% are open
305 space, 15 acres.

306

307 **Mr. Cameron after reviewing the criteria for granting waivers moved that the request of Gateway at**
308 **Exeter, Planning Board Case #19-15 and #19-16 for a waiver from Section 9.7.5.5 of the Site Plan**
309 **Review and Subdivision Regulations regarding landscape islands be provided in parking lots between**
310 **every 10 to 15 spaces to avoid long rows of parked cars be approved. Vice-Chair Brown seconded the**
311 **motion. A roll call vote was taken Cowan – aye, Cameron – aye, Martel – aye, Grueter – aye, English –**
312 **nay, Brown – aye, Plumer – aye. The motion passed 6-1-0.**

313

314 Mr. Petropulos indicated the third waiver request was from Section 9.9.2 and is similar to the
315 Conditional Use Permit in the wetlands district. Relief for 75' from parking and 100' from vernal pools
316 over 200' buffers. The backlands were protected and the front of the parcel is being developed. Mr.
317 Petropulos noted the seven points were addressed and the written document speaks for itself.

318

319 **Mr. Grueter after reviewing the criteria for granting waivers moved that the request of Gateway at**
320 **Exeter, Planning Board Case #19-15 and #19-16 for a waiver from Section 9.9.2 of the Site Plan Review**
321 **and Subdivision Regulations regarding the installation of reinforced turf be approved. Ms. Cowan**
322 **seconded the motion.**

323

324 Ms. Martel noted this was an obscene amount of wetlands encroachment. The donation of 45 acres
325 helps a lot. There has been a thorough analysis and the property will probably be developed at some
326 point. Leaning toward approval but with hesitation.

327

328 Ms. English noted Ms. Martel's comments were well put. Ms. English noted she is not comfortable with
329 the amount of impact of the wetland and buffers. There are areas above that could be built on. Mr.
330 Moynihan has put aside much acreage. If someone else, not sure would see that happen. It doesn't
331 take away from the sting of the impact and to a certain extent sets precedent.

332

333 Ms. Cowan indicated she struggles with some issues and is mindful of the Master Plan which delineates
334 developable land. This project is in that corridor. Struggle with breaking up connectivity. At some point
335 it will be developed. Like that the project addresses workforce housing. The developer has worked with
336 us and is providing something the Town needs in the TIFF district

337

338 **A roll call vote was taken Martel – aye, English – nay, Brown – nay, Cowan – aye, Plumer – aye,**
339 **Cameron – aye and Grueter – aye. The motion passed 5-2-0.**

340

341 Mr. Petropulos indicated the next waiver is from Section 9.12.1 for loading spaces in a commercial
342 building. Five dock doors would be required. Use will be daycare, small retail, no restaurant. Deliveries
343 come to the front for Fed-Ex and Amazon. There is no defined loading dock door or use anticipated.

344

345 **Ms. English after reviewing the criteria for granting waivers moved that the request of Gateway at**
346 **Exeter, Planning Board Case #19-15 and #19-16 for a waiver from Section 9.12.1 of the Site Plan**

347 **Review and Subdivision Regulations to provide loading dock spaces be approved. Ms. Martel**
348 **seconded the motion. A roll call vote was taken Brown – aye, English – aye, Martel – aye, Cameron –**
349 **aye, Cowan – aye, Grueter – aye and Plumer – aye. The motion passed 7-0-0.**

350

351 Mr. Sharples indicated the fifth waiver for parking spaces is not needed. Section 5.6.5 allows for the
352 Planning Board reduction of spaces. 9.13.1 is not triggered. After approving site plan will have
353 authorized removal 6 spaces.

354

355 Mr. Petropulos withdrew the request for a waiver from Section 9.13.1.

356

357 Mr. Petropulos indicated the sixth request was from Section 9.7.5.6 for granting curbing. Mr. Petropulos
358 indicated there will be Cape Cod berms in select areas. Over 7,200' of curbing. Asking for 23% relief.
359 The areas on the west side were requested to have granite curbing and Mr. Moynihan has agreed to do
360 that. There are still several areas on the south side that request relief.

361

362 **Ms. Martel after reviewing the criteria for granting waivers move that the request of Gateway at**
363 **Exeter, Planning Board Case #19-16 for a waiver from Section 9.7.5.6 of the Site Plan Review and**
364 **Subdivision Regulations requiring granite curbing for all traffic control and planting islands be**
365 **approved with the following condition:**

366

367 **1. That the curbs currently shown on sheets 9 and 30 on the westerly end of the parking lot with 16**
368 **spaces and 30 spaces respectively be sloped granite curb.**

369

370 **Vice-Chair Brown seconded the motion. A roll call vote was taken Cowan – aye, Cameron – aye,**
371 **Martel – aye, Grueter – aye, English – aye, Brown – aye and Plumer – aye. The motion passed 7-0-0.**

372

373 Attorney Leonard presented the next three waiver requests addressed in the letters dated May 11, 2020
374 and August 11, 2020.

375

376 Mr. Leonard referred to the first waiver as from a guideline of Section 11.3.4 of the Site Plan Review and
377 Subdivision Regulations concerning the provision of 400 SF of recreational space per dwelling unit in
378 multi-family developments. Attorney Leonard noted 40 acres to the rear is being donated to the Town.
379 This meets the standards shown in the two letters.

380

381 Mr. Sharples corrected the use of "guidelines" and indicated he has never viewed these regulations as
382 guidelines. If they were guidelines a waiver request would not be necessary.

383

384 Mr. Cameron asked where the space was adjacent to the project? Attorney Leonard indicated if on-site
385 they would have been taken from the land being donated. Vice-Chair Brown indicated under the
386 regulations for this project 2 acres would be required.

387

388 **Vice-Chair Brown after reviewing the criteria for granting waivers moved that the request of Gateway**
389 **at Exeter, Planning Board Case #19-15 and #19-16 for a waiver from Section 11.3.1.4 of the Site Plan**
390 **Review and Subdivision Regulations of 400 SF of recreational space per dwelling unit be approved.**

391 **Ms. English seconded the motion. A roll call vote was taken Grueter – nay, Martel – aye, Cameron –**
392 **aye, Cowan – aye, English – aye, Brown – aye and Plumer – aye. The motion passed 6-1-0.**

393

394 Attorney Leonard presented the waiver request for Recreation Impact Fees. Attorney Leonard noted
395 Mr. Moynihan donated the adjacent parcel which has a value of \$1,855,000. Subtracting the required
396 mitigation of \$600,000, the donation is valued at \$1,255,000. Attorney Leonard incorporated the letter
397 of May 11, 2020 in his request. Attorney Leonard noted the applicant is asking for a credit for the excess
398 value of the donated land.

399

400 Vice-Chair Brown noted the appraised value seems high. Mr. Grueter agreed. Attorney Leonard noted
401 the value of the Recreation Impact Fees is \$159,000. There are 25% affordable units. Workforce
402 housing allows 30% of income where rental income is 60% of the median regional income. Vice-Chair
403 Brown indicated the impact on school and infrastructure and special needs, \$160,000 doesn't go far.
404 Just waived internal space. 224 units is a significant impact. Mr. Grueter indicated lot of kids will want
405 a place to play and someone will be looking for the Town to do something about it.

406

407 Ms. English noted she appreciated the argument the applicant has put forward and the amount of land
408 willing to give to the Town for conservation land. The cost of providing recreation falls on the backs of
409 the taxpayers. Ms. English asked if the Board would consider entertaining a percentage of the credit?
410 Mr. Sharples indicated the Board has done percentage fee credits in the past.

411

412 Attorney Leonard noted at \$711 per unit the total recreational impact fee would equal \$159,264.

413

414 Vice-Chair Brown indicated if the Board is going to grant this why even have them? The Board has
415 imposed the fee on six single-family homes. There are over 200 residents. Mr. Grueter agreed.

416

417 **Mr. Grueter after considering the criteria for granting waivers moved that the request of Gateway at**
418 **Exeter, Planning Board Case #19-15 and #19-16 for a waiver from the Site Plan Review and Subdivision**
419 **Regulations concerning Recreational Impact Fees be denied.**

420

421 **Mr. Sharples recommended an amendment that the applicant can chose to pay the new recreation**
422 **impact fees (being adopted this year) or current formula, whichever is less.**

423

424 **Mr. Grueter accepted the amendment. Vice-Chair Brown seconded the motion. A roll call vote was**
425 **taken Brown – aye, Grueter – aye, English – aye, Martel – aye, Cameron – aye, Cowan – aye and**
426 **Plumer – aye. The motion passed 7-0-0.**

427

428 Attorney Leonard presented the final waiver request for School Impact Fees indicating the applicant was
429 requesting a credit of 25% per the letter of August 11, 2020 because of workforce housing percentage.
430 All these fees make it an economically unviable project. The greatest cost is not having affordable
431 housing in the state and region to support the economy. Schools have plenty of capacity and would not
432 need a new school.

433

434 Attorney Leonard calculated the cost per unit at \$1,344 totally \$301,056 and noted this request is for a
435 25% credit.

436

437 Vice-Chair Brown noted he has listened to a lot of school board meetings and what teachers are paid
438 with benefits in this Town averages \$90,000/yr. Need to replace or duplicate the impact fee is a drop in
439 the bucket. If your project is hinging on 300,000 you should not be in front of us. Workforce housing
440 gets a credit in financing and the impact fee is nominal compared to the impact on taxpayers.

441

442 ***Vice-Chair Brown after reviewing the criteria for granting waivers moved that the request of Gateway***
443 ***at Exeter, Planning Board Case #19-15 and #19-16 for a waiver from the Site Plan Review and***
444 ***Subdivision Regulations for School Impact Fees be denied. Mr. Grueter seconded the motion.***

445

446 ***Mr. Sharples offered the same amendment: that the applicant can chose to pay the new School***
447 ***Impact Fees (being adopted this year) or current formula, whichever is less. Vice-Chair Brown and Mr.***
448 ***Grueter accepted the amendment to the motion.***

449

450 ***A roll call vote was taken Martel – aye, English – aye, Brown – aye, Grueter – aye, Cowan – aye,***
451 ***Cameron – nay and Plumer – nay. The motion passed 5-2-0.***

452

453 Chair Plumer indicated the next request is for the lot-line adjustment.

454

455 ***Ms. English moved that the request of Gateway at Exeter, Planning Board Case #19-15 and #19-16 for***
456 ***a lot line adjustment be approved. Mr. Cameron seconded the motion. A roll call vote was taken***
457 ***Cameron – aye, Cowan – aye, Martel – aye, English – aye, Brown – aye, Grueter – aye and Plumer –***
458 ***aye. The motion passed 7-0-0.***

459

460 Chair Plumer noted next is the Conditional Use Permit request.

461

462 Mr. Sharples read out loud the Conservation Commission memorandum requesting a condition that
463 “prior to the issuance of a Certificate of Occupancy the trail foot traffic only, applicant install at the
464 applicant’s expense....with Conservation Commission to review the length, width and surface materials.

465

466 ***Mr. Grueter moved that the request of Gateway at Exeter, Planning Board Case #19-15 and #19-16 for***
467 ***a Conditional Use Permit be approved. Mr. Cameron seconded the motion.***

468

469 Vice-Chair Brown indicated he did not like the vagueness of another Board the applicant will have to
470 deal with and asked if there was anyway the Board could modify the condition to delineate the length,
471 location, width and materials. It could be an unreasonable delay for the applicant to hold up their
472 approval. Conservation does not have a representative here tonight. Mr. Cameron agreed.

473

474 Mr. Sharples indicated the condition could read that after one meeting of the Conservation Commission
475 the application could return to this Board for consideration.

476

477 ***Mr. Cameron withdrew his second.***

478

479 Mr. Petropulos displayed the plan which showed access for the residents for a small footpath. Mr.
480 Sharples indicated Conservation would prefer to not have the residents meander wherever they wanted
481 to go.

482

483 Mr. Quigley indicated he understood the requirement was a trail head to the back land. The trail
484 development would be done by the trail committee. Mr. Moynihan has agreed to pay a stewardship fee
485 so they can design and locate the trail. Sheet 6 of 30 shows possible access to backland for residents.

486

487 Mr. Martel noted the memorandum asks for an access and gate to avoid dispersing rogue trails and to
488 keep ATVs out. The memorandum is dated 6/18/20.

489

490 Mr. Petropulos indicated building a 50' trail access is not problematic. Would like to not have to go back
491 to the Conservation Commission before action on this vote.

492

493 Mr. Sharples indicated one way would be "prior to issuance of a certificate of occupancy for any building
494 and or unit a trail open to foot traffic only from the parking area to the boundary line of Map 47 Lot 7-1
495 would be installed at the applicant's expense." You can add "details shall be shown on the final plan
496 subject to review and approval of the Town." Or, same thing add the Conservation Commission.

497

498 Vice-Chair Brown asked Mr. Cameron what a typical trail width would be? Mr. Cameron indicated 3-4.'

499

500 Mr. Moynihan noted he is paying a stewardship fee and is ok with bringing access to the property line.
501 Conservation is already allowing hunting and he would rather not have a trail if hunting is allowed. Mr.
502 Moynihan would rather leave it up to Conservation.

503

504 Mr. Sharples indicated it is 10:30 and the meeting was to end at 10:30.

505

506 ***Vice-Chair Brown moved to continue the meeting. Mr. Cameron seconded the motion. A roll call vote***
507 ***was taken Cameron – aye, Martel – aye, English – aye, Brown – aye, Grueter – aye, Cowan – aye,***
508 ***Plumer – aye. The motion passed 7-0-0.***

509

510 Mr. Sharples "Prior to the issuance of the certificate of occupancy for any building and/or unit a trail
511 maximum 4' in width open to foot traffic only from the parking area to the boundary line of Map 47, Lot
512 7-1 shall be installed at the applicant's expense and shown on the final plans subject to review and
513 approval of Town's staff."

514

515 Ms. English moved. Ms. Martel seconded.

516

517 Vice-Chair Brown asked if this is part of the CUP and recommended starting over.

518

519 Mr. Steckler noted a lot of attention has been paid to this tiny little trail head. The Conditional Use
520 Permit has significant conditions: #3 no detrimental impact to wetland functions and values as a result

521 of this proposed project. Has the Board fully reviewed the narrative? There are three acres of wetland
522 impact and eight acres of buffer impact.

523

524 Mr. Cameron asked Ms. Martel to read the Conservation condition again. Ms. Martel read out loud “we
525 also felt timing of trail construction is important and that it needed to occur prior to residents moving in,
526 to avoid the chance for rogue trail or dispersed use in sensitive areas. To address these concerns, in
527 addition to revising designs to add a gate at the junction of the development and the logging road they
528 recommend the Planning Board include the following condition (as Dave read).

529

530 Mr. Cameron noted so it is our condition not theirs? Mr. Sharples noted the final design could be done
531 by the Exeter staff.

532

533 After reviewing the criteria for wetlands conditional use permit, I move that the request for Gateway at
534 Exeter, PB Case #19-15 and #19-16 be approved with the following conditions.

535

536 Mr. Sharples read:

537

538 “Prior to the issuance of the certificate of occupancy for any building and/or unit a trail maximum 4’ in
539 width open to foot traffic only from the parking area to the boundary line of Map 47, Lot 7-1 shall be
540 installed at the applicant’s expense and shown on the final plans subject to review and approval of
541 Town’s staff.”

542

543 Ms. English clarified this motion is for the Conditional Use Permit.

544

545 Vice-Chair Brown discussed the waiver passed for setbacks and the comments that bothered him which
546 were saying if we don’t approve this we’ll just be approving something else down the road. It is our job
547 to review the application on its merit, the project put in front of us.

548

549 Ms. English agreed Vice-Chair Brown made a good point.

550

551 Attorney Leonard presented the request for a Conditional Use Permit under Section 9.16 a with
552 conditions listed under section 6b.

553

554 The standards are the same as the waiver granted earlier regarding the buffers. Its permitting by Zoning
555 and by the ZBA decision, can’t be carried on portions outside Wetland Conservation District; effort to
556 protect more important wetlands to the rear with the uplands to the front. The owner of the property is
557 entitled to develop the uplands, which are in rear and front. Wetland scientist, ZBA, Brendan Quigley,
558 GZA, State and Army Corp. of Engineers and Conservation have reviewed have concluded that the
559 impact is greater to develop the entire site to the wetlands overall and not justified in that regard. It is
560 better to move to the front. It is reasonable to develop over a 60-acre tract. This development was
561 reduced to 20 acres. Tracy Tarr with GZA Attorney Leonard noted confirmed Mr. Quigley’s conclusions
562 about functions as accurate and complete. #3 wildlife. She commented she did not agree is connection
563 to north under highway. Also connection to the rear of the balance of the publicly owned property.
564 Wetlands are limited functions not prime. Wetlands to the easterly portion while important are not as

565 important as those larger ones to the rear. #4 require minimal detrimental impact to the extent
566 possible. Has been ample testimony this developer has made every effort to reduce impact. #5 extra
567 protection doubled in some areas, the wetland fencing and AOT requirements in cases of temporary
568 restoration is no temporary improvement. #6 obligation to protect the health, safety, welfare of the
569 public due to loss of wetlands. Engineers, we have engaged wetland scientists who noted no alteration
570 to the watershed, drainage or adverse impact to floods, water, leaving site or wetland. No harm to
571 public health, safety, welfare of people, no safety issue or that this would cause a safety issue. Standard
572 typical requirements in review of wetlands. Have a lot of information from more than two experts.
573 General consensus was well designed concept is minimal impact.

574

575 Mr. Steckler noted GZA did confirm the primary function is the wetlands on site that will be impacted for
576 wildlife habitat not stated in the application for CUP. Critical to connectivity. The layout severs wildlife
577 connectivity. Roads are not a barrier to wildlife movement. If we took that approach there is no future
578 for wildlife in NH. This is the last remaining area for connectivity in this area.

579

580 Attorney Leonard asked if the letters from employers were a part of the packet? Mr. Sharples indicated
581 they were included at last week's meeting. Chair Plumer noted he knows the business partners support.

582

583 Mr. Grueter indicated it appears most of us are not ready to make a decision.

584

585 Mr. Sharples indicated CUP and Site Plan can be tabled to next week, August 27, 2020 and be first on the
586 agenda. Mr. Sharples recommended closing the public hearing so there is no new information between
587 now and then, to deliberate.

588

589 Vice-Chair Brown recommended a 6:30 PM start. Chair Plumer closed the hearing for public input at
590 10:55 PM.

591

592 ***Mr. Grueter motioned to table the CUP and Site Plan Review for Planning Board Case #19-15 and #19-***
593 ***16 until August 27, 2020 at 6:30 PM. Ms. English seconded the motion. A roll call vote was taken***
594 ***English – aye, Grueter – aye, Martel – aye, Brown – aye, Cowan – aye, Cameron – aye and Plumer –***
595 ***aye. The motion passed 7-0-0.***

596

597 **V. OTHER BUSINESS**

598

599 1. W Scott Carlisle – Case #17-26

600 Request for extension of a conditional approval for minor subdivision (off Epping Road)

601 Tax Map Parcel #40-12

602

603 Chair Plumer noted the Board would keep the Carlisle case on the next agenda.

604

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

606 **Field Modifications**

607 **Announcements**

608 **VII. CHAIRPERSON'S ITEMS**

609 Chair Plumer indicated the next meeting would be August 27, 2020 at 6:30 PM.

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

611 **IX. ADJOURN**

612 *Vice-Chair Brown moved to adjourn at 10:56 PM. Mr. Cameron seconded the motion. A roll call vote*
613 *was taken, Plumer – aye, English – aye, Cameron – aye, Martel – aye, Grueter – aye, Brown – aye and*
614 *Cowan – aye. With all in favor the motion passed 7-0-0.*

615

616 Respectfully submitted,

617 Daniel Hoijer,

618 Recording Secretary

**TOWN OF EXETER
PLANNING BOARD
August 27, 2020
VIRTUAL MEETING
DRAFT MINUTES**

Zoom ID: 874 5591 3768

Phone: 1 646 558 8656

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete Cameron, Clerk, Gwen English, John Grueter, Molly Cowan, Select Board Representative, Pete Steckler, Alternate and Nancy Belanger, Alternate.

STAFF PRESENT: Town Planner Dave Sharples

II. CALL TO ORDER: Chair Plumer called the meeting to order at 6:38 PM, indicated Alternate Nancy Belanger would be active, and read out loud the meeting preamble which indicated that an emergency exists and the provisions of RSA 91-A:2 III (b) are being invoked. As federal, state and local officials have determined gatherings of ten or more people pose a substantial risk to the community and the meeting imperative to the continued operation of Town and government and services which are vital to public, health, safety and confidence. This meeting will be conducted without a quorum physically present in the same location and welcome members of the public accessing the meeting remotely.

III. OLD BUSINESS

APPROVAL OF MINUTES - Tabled

July 23, 2020

August 13, 2020

August 20, 2020

IV. NEW BUSINESS

PUBLIC HEARINGS

1. Second public hearing on the 2021 CIP Projects - Tabled
2. Continued public hearing on the application of Gateway at Exeter, LLC for a proposed lot line adjustment and subdivision at 170 Epping Road. The lot line adjustment will transfer 2.10 acres of land from Tax Map parcel #47-7 to Tax Map parcel #47-6; and subsequently a proposed subdivision of Tax

42 Map parcel #47-7 into two lots in conjunction with a mixed use development being proposed for the
43 site.

44 C-3, Epping Road Highway Commercial zoning district
45 PB Case #19-15.

46

47 3. Continued public hearing on the application of Gateway at Exeter, LLC for a site plan review and a
48 Wetlands Conditional Use Permit for the proposed construction of a mixed-use development at 170
49 Epping Road (TM #47-6 and #47-7). The proposal includes a 224-unit multi-family residential complex, a
50 2-story 48,560 square foot mixed use building that may include a 20,040 YMCA day care facility,
51 office/retail space and possibly a restaurant along with associated site improvements.

52 C-3, Epping Road Highway Commercial zoning district
53 PB Case #19-16.

54

55 Chair Plumer read the Public Hearing Notice out loud.

56

57 Chair Plumer noted after closing the public meeting the Board received a letter dated August 25, 2020
58 from Attorney Leonard. Chair Plumer indicated the Board could reopen to discuss the letter and only
59 the letter.

60

61 Mr. Steckler indicated he was frustrated with the second part of the letter as a mischaracterization of
62 record, referencing a false statement about the primary function of the wetland. Condition #3 of 9.16b.
63 Applicant is not addressing wildlife habitat as a primary value. Mr. Steckler acknowledged Tracy Tarr's
64 opinion while disagreeing with it about connectivity across Epping Road. Agreed that is restrictive to
65 movement but strongly disagree it is a barrier. A lot of wildlife cross roads during the night as he has
66 observed himself.

67

68 Vice-Chair Brown noted this is the crux of the CUP. Applicant says functions and values assessment was
69 completed. 13 functions were identified.

70

71 Chair Plumer noted recharge and discharge, shellfish and fish habitat, sediment, toxin retention, excess
72 nutrient prevention, production export, sediment shoreline stabilizer, wildlife habitat, recreation,
73 educational value, uniqueness and heritage.

74

75 Vice-Chair Brown noted most wetlands in area are evaluated together. Two areas adjacent to Epping
76 Road are evaluated separately. Wetlands lack value for most of these functions. These functions were
77 supported: wildlife habitat, production export and sediment and toxin restriction. The level of wildlife
78 habitat is moderate, not much different from adjacent uplands. No egg masses observed. Habitat level
79 of the two possible vernal pools are higher.

80

81 Ms. English noted application leads me to believe this area has low value with groundwater recharge.
82 Putting impervious surfaces on most of this lot. Lot of pending due to glacial tills with soils. May not be
83 perfect for groundwater recharge but still may be significant. Tracy Tarr said connectivity very important
84 to creatures dependent on vernal pool. The more development surrounding pools the less viable they
85 become over time. The vernal pool 15' from the entrance worries me.

86

87 Ms. Belanger noted to remember that Tracy Tarr said the back 40 acres would offset the two pools in
88 discussion. Ms. English indicated that was correct, she did talk about the importance of the back
89 wetlands

90

91 Chair Plumer noted Condition #4 says minimize detrimental impact and no feasible alternative.

92

93 Vice-Chair Brown noted response to is to slide minimum elements as far east as possible. Front pools
94 are not being impacted. Stormwater management systems will protect water quality. Think this goes
95 back to Nancy Belanger's comments as far as handling vernal pools on entire parcel not just where
96 development will occur.

97

98 Chair Plumer noted Condition #5 says construction impact will be restored.

99

100 Vice-Chair Brown noted response is not temporary impacts but will be restored to maximum effect
101 possible.

102

103 Chair Plumer noted Condition #6 says no hazard to public welfare.

104

105 Vice-Chair Brown noted response is the clean nature of proposed use. Mitigation proposed including
106 conveyance of backland and ARM contribution of \$176,000 in addition to preservation.

107

108 Chair Plumer noted Condition #7 says all required permits obtained.

109

110 Vice-Chair Brown noted response says permits will be applied for. Heard substantial testimony on the
111 matter. Overall impact is probably the best it can be. Feel only way to reduce impact is to reduce size.

112

113 Chair Plumer noted that sums it up pretty well.

114

115 Ms. Belanger noted she looked at the vote for TIF, includes mixed use residential. Covered spirit of TIF
116 district.

117

118 Ms. English noted she agreed with Vice-Chair Brown. Think applicant has been very accommodating.
119 Still struggle with size and impact but recognize importance of back land.

120

121 Mr. Cameron indicated he also appreciated all the work done with the Traffic study, but several hundred
122 more cars on Epping Road is disturbing. Always been concerned with increased traffic on Route 27.

123 Think this project needs to be done to address issue of workforce housing. Mr. Grueter indicated he is
124 concerned about the look of buildings. Think they minimized impact to wetlands.

125

126 **Ms. English moved that the request for Gateway at Exeter, Planning Board Case #19-16 for a**
127 **Conditional Use Permit be approved after reviewing the criteria for a Wetlands Conditional Use**
128 **permit. Ms. Belanger seconded the motion. A roll call vote was taken Cameron – aye, Cowan – aye,**
129 **Belanger – aye, Grueter – aye, Brown – aye, English – nay, Plumer – aye. The motion passed 6-1-0.**

130

131 Mr. Sharples noted the Conditions of Approval for the Site plan, doing a corridor study on Epping Road,
132 looking at impacts to that corridor.

133

134 Ms. English noted the trees near the commercial building are an invasive species and recommends
135 another condition that the applicant doesn't plant invasives and stick with native species.

136

137 Chair Plumer noted they discussed connecting the pathway and questioned whether to include as a
138 condition? Mr. Sharples noted they can add trail connection as described by Attorney Leonard.

139

140 Mr. Grueter asked if the 112-unit condition has been made aware to applicant? Mr. Sharples indicated
141 they are aware of the condition just not the exact language.

142

143 Mr. Grueter noted the trees between the roadway and pond on the rendering, there is a lot of wall to
144 look at and recommends having some trees there. Mr. Sharples noted the front area with pond won't
145 be disturbed. Will see more in winter. Will be a lot of trees between. Accurate on landscape plan.

146

147 Mr. Cameron noted the connector being built and asked if the use will be limited to the residents of the
148 area? Will the public be able to use that trail? Vice-Chair Brown noted he doesn't think is any legal
149 limitation to Town property. Mr. Sharples noted no intent for public access and no easements on plan.

150 Mr. Grueter indicated he was not sure that was what we agreed to. Mr. Sharples indicated it connects
151 to Conservation Land. Conservation Commission didn't want to encourage a trail network there. Can
152 access this property through other lands.

153

154 Mr. Sharples noted they don't see proposed public access easements in theory the property owner
155 could exclude but the Town will own the back 40 acres. Property owners have the right to exclude.

156

157 Vice-Chair Brown noted unless we require the easement on the parcel, the owners can deny access. The
158 pathway is to guide access if it does end up getting accessed.

159

160 Mr. Sharples noted Ms. Murphy is in agreement with what the applicant said about the connection/trail.

161

162 Vice-Chair Brown asked to discuss occupancy COA.

163

164 Mr. Sharples noted there is 48,000' of commercial being constructed prior to Certificate of Occupancy
165 for 113th unit. Vice-Chair Brown noted the commercial aspect is important. Have seen developments
166 where commercial is never built. This will give them an incentive to build the commercial.

167

168 Mr. Grueter noted it is a great idea and asked if any of the 112 units will be workforce housing? Mr.
169 Sharples indicated 25% are to be affordable, 29 of the 112.

170

171 ***Vice-Chair Brown moved that the request of Gateway at Exeter, Planning Board Case #19-16 for Site***
172 ***Plan approval be approved with the conditions as listed. Ms. Belanger seconded the motion. A roll***

173 *call vote was taken Belanger – yes, Cameron – yes, Cowan – yes, English – aye, Grueter – aye, Brown –*
174 *aye, and Plumer – aye. The motion passed 7-0-0.*

175

176 The Board took a brief recess between 8:25 PM and 8:33 PM.

177

178 4. Continuation of the application of Brian Griset for review of a Yield Plan in conjunction with a
179 proposed 16-unit single-family condominium open space development and associated site
180 improvements on property located off of Tamarind Lane and Cullen Way
181 R-1, Low Density Residential and NP-Neighborhood Professional zoning districts
182 Tax Map Parcel S-#96-15 and #81-53
183 Case #20-2

184

185 Mr. Sharples noted he hasn't received any additional information and we can go over waivers.

186

187 Attorney Justin Pasay indicated he would like to start by discussing the Yield Plan currently. No use of
188 Mendez trust property now. 13 lots on Griset property only. Complies with zoning ordinance. Been
189 reviewed thoroughly. Letter from Attorney Britton dated July 9th argued that despite the deal with the
190 Town the agreement was "illegal." The second was that the proposed lot line adjustment for buffers
191 seeks a partial waiver from buffers. Provided rebuttal to Attorney Britton's letter. Talked about purview
192 of Board. Town Counsel must have provided advice. Seeking approval. Will address two waivers for
193 perimeter buffers and address comments from Steven Keach on two partial requests for 9.6.1.7, one in
194 regards to Lot 5. The second is to permit 95' where 100' is required. The first 50' of buffer must remain
195 untouched. Not envisioned to reduce density. Point is to lessen the impact on neighbors of wetlands.
196 The building envelope outside of 50' buffer on Lot 5. South strip of land owned by railroad.
197 Configuration doesn't warrant 100' buffer. Would be reasonable request to waive the requirement on
198 Lot 5. Previously proposed lot line adjustment had opposition. Waiver is for about 5' of relief on Lots 8
199 and 9.

200

201 Attorney Pasay noted the closest developable upland is 350' away. This is consistent with underlying
202 regulations. Suggest a reasonable waiver for this portion. Keach's letter has the same arguments as
203 Attorney Britton. Saying we are transferring density from Town property. Hope legal has helped resolve
204 this issue. Find wrong to ask the Planning Board to breach contract and deny Yield Plan. Says Yield Plan
205 relies on lot line adjustment with 8 Tamarind. Use a right-of-way reserved for this exact purpose.
206 Suggest that 25' building envelope is insufficient. Incorrect because that is standard in Exeter. Building
207 envelopes on Yield Plan are significantly bigger. Next is objection to "reverse frontage lots." Complies
208 with zoning ordinance and regulations. Shortened Cullen Way Ext. Less impervious surface. Town
209 doesn't require fully designed road. DPW has said it is reasonable.

210

211 Christian Smith noted an elevation drop of 5% with proposed road. Mr. Griset has been willing to talk to
212 anyone about this. Opposition has taken to unfortunate measures to halt approval. Expecting more
213 from this proposal than others. Grisets want to enjoy benefit of a 30-year agreement with the Town.

214

215 Vice-Chair Brown reminded the Board of its targeted end time of 10 PM.

216

217 Ms. English noted the cul-de-sac and expressed concerns with the elevation drop but the Town Engineer
218 seems okay with it. End of corridors appear to be less than 20' from wetland.

219

220 Mr. Smith indicated the edge of the pavement is 33' from the wetland.

221

222 Ms. English noted she was somewhat confused by the agreement with the Flahertys. Can't tell if there is
223 any difference in plan designs before and after agreement. Is the road further into the wetland now?
224 Also some Swamp White Oaks.

225

226 Attorney Pasay noted he is trying to accommodate the Flahertys. CUP will be required once go to Site
227 Plan Review. For Yield Plan it is reasonably achievable. Intend to preserve those trees.

228

229 Mr. Griset noted the only changes are that maintained White Oak and located entrance 2' further down
230 and at a diagonal. No encroachment where Swamp White Oak is.

231

232 Ms. English noted she was uncomfortable with some of the uncertainties.

233

234 Mr. Steckler noted the precedent set by the Planning Board allows for waivers of Forest, River and
235 Blackford Place Development . Clarify for Yield Plan or Subdivision, does that matter?

236

237 Attorney Pasay noted for actual subdivision. Is a relevant consideration for the Planning Board but go
238 back to notion that the standard purpose of the Yield Plan be achievable.

239

240 Attorney Tim Britton indicated he represents the families in the neighborhood. The Yield Plan is for 13
241 lots. Attorney Britton mentioned his July 9 letter and that the plan depends on transfer of density from
242 the Town for 4-5 lots.

243

244 Attorney Britton noted the Town does not permit a density transfer between lots. The zoning ordinance
245 lacks a provision for density transfer. The August 13, 1999 agreement is not permitted. The Planning
246 Board Chair and Town Manager don't have the authority. It usurps the authority of Town Meeting and
247 renders the 1991 agreement void. This Yield Plan requires an unlawful density transfer. The neighbors
248 are not asking for a break of the agreement just stating the provision is not valid or enforceable. Further
249 Attorney Pasay has not provided a copy of the authority by the BOS in 1991. There has been no
250 response to the Right to Know request dated July 10th that contains any such approval. Even if the BOS
251 had approved, the BOS can't create authority that doesn't exist.

252

253 Attorney Britton referenced *Bosonetto v. Richmond, 2012* and *Sutton v. Gilford, 2010* noting it is
254 peculiarly suited to judicial rather than administrative treatment or authority of an agency to act. If the
255 Town didn't have the authority that provision is void not the contract.

256

257 Attorney Britton indicated the Yield Plan before you needs to use the development capacity of a lot not
258 owned by the applicant. The Town doesn't have the right to transfer density rights.

259

260 Attorney Britton noted the 1991 agreement may have reserved the right for the applicant to use the
261 density of the property if and when that legislation was adopted. That never occurred. It has been 16
262 years since 2004 and no amendment to the zoning ordinance was proposed or passed. Attorney Britton
263 requested the Board reject the Yield Plan presented by the applicant.

264

265 Attorney Britton indicated it is odd that the Yield Plan presented depends on waivers and affects
266 whether the Yield Plan is reasonably achievable.

267

268 Mr. Flaherty of 8 Tamarind Lane indicated there is a lot going on at the entrance way. The lot line
269 adjustment is to not have a private road running through their property.

270

271 Mr. Keach noted he has been asked by the neighborhood to review the Yield Plan and read the portion
272 of the zoning ordinance that relates to open space development. The density portion is straightforward.

273

274 Mr. Keach noted the plan calls for 13 lots on a 26.4-acre tract. His concerns were addressed in his July 8
275 report. Mr. Keach noted Christian Smith is a fine engineer and he didn't find a lot of engineering
276 concerns.

277

278 Mr. Keach asked the Board to consider if the Yield Plan was put forth before them as a definitive plan
279 would they approve it and stated that he suspects not. Something is missing. Attorney Britton worded
280 it well. One fundamental item is the Tamarind lot-line adjustment. The Yield Plan shows a 75' easement
281 over the parcel. The Town takes the land under it in fee simple. Mr. Sharples noted the Town is not
282 going to take it. It is staying private.

283

284 Mr. Keach asked if this would leave sufficient frontage for 8 Tamarind Lane? The building envelope is
285 625 sq.ft and most in the area are double that size. There were no standards published that he could
286 find. There is double frontage, reverse frontage and scant frontage.

287

288 Mr. Keach noted the road geometry and the Public Work's right to grant departures from that. Section
289 7.7.1 of the ordinance states density should be achieved on its own permits and don't believe there
290 should be 13 single-family homes with portions encroaching on the flood area. There is a reason this
291 parcel is a remnant left over when other parcels were developed.

292

293 ***Mr. Cameron motioned to table Planning Board Case #20-2 to September 10, 2020 at 7:00 PM. Ms.***
294 ***Belanger seconded the motion. A roll call vote was taken Cameron – aye, Belanger – aye, Brown –***
295 ***aye, English – aye, Grueter – aye, Cowan – aye and Plumer – aye. The motion passed 7-0-0.***

296

297 **V. OTHER BUSINESS**

298

299 1. W Scott Carlisle – Case #17-26

300 Request for extension of a conditional approval for minor subdivision (off Epping Road)

301 Tax Map Parcel #40-12

302

303 Chair Plumer noted the Board would keep the Carlisle case on the next agenda at 6:30 PM.

304
305 Vice-Chair Brown noted this is the third request. Mr. Sharples noted extensions are decided on a case
306 by case basis, but the applicant could be brought in to discuss the request.

307
308 Mr. Cameron noted he was uncomfortable with there being a third request without discussion. Ms.
309 English noted she feels the same way.

310
311 ***Ms. Belanger motioned to continue Case #17-26 request for an extension of conditional approval for***
312 ***W. Scott Carlisle to September 10, 2020 at 6:30 PM to invite the applicant to attend. Mr. Cameron***
313 ***seconded the motion. A roll call vote was taken Cameron – aye, Grueter – aye, Cowan – aye, Belanger***
314 ***– aye, Brown – aye, English – aye and Plumer – aye. The motion passed 7-0-0.***

315
316 Ms. English asked if there were any change in the regulations that would impact this? Mr. Sharples
317 indicated he will research that question and answer it on September 10, 2020.

318

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

320 **Field Modifications**

321 **Announcements**

322 **VII. CHAIRPERSON'S ITEMS**

323 Chair Plumer indicated the next meeting would be September 10, 2020 at 6:30 PM.

324 Ms. Belanger noted the CIP 2nd public hearing is also on September 10th. Vice-Chair Brown noted he
325 would rather start at 6:30 PM and end by 10:00 PM than go onto 11:00. Mr. Steckler noted he would
326 rather start at 6:30 PM and end at 9:30 PM.

327

328 Chair Plumer noted the CIP and Carlisle extension could be heard at 6:30 PM as they won't take very
329 long.

330

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

332 **IX. ADJOURN**

333 Chair Plumer adjourned the meeting at 10:04 PM.

334

335 Respectfully submitted,

336 Daniel Hoijer,

337 Recording Secretary



TOWN OF EXETER

Planning and Building Department

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

Date: September 16, 2020

To: Planning Board

From: Dave Sharples, Town Planner

Re: 2 Hampton Road LLC (f/k/a Wakefield Investments, Inc.)
"Windsor Crossing" – Acadia Lane
PB Case #21404

The applicant has submitted a request for several field modifications to the original multi-family site plan that was approved by the Board on April 28, 2015 for the Windsor Crossing development off of Hampton Road. The subject property is located in the CT-Corporate Technology Park zoning district and is identified as Tax Map Parcel #69-3.

This request was originally scheduled for the March 12, 2020 meeting, however, given the arrival of the pandemic, the meeting was cancelled and the application was placed on hold and put in the queue of backlogged applications awaiting a public hearing date. The application was scheduled for a public hearing on August 13th, 2020, however, the applicant was not prepared to go forward at that time. The Board voted to continue the public hearing on the application to the September 24th, 2020 meeting.

The applicant had provided a letter dated February 11, 2020 and plans describing three proposed modifications. One, the plans show they are proposing to relocate the Gazebo from the approved location to the front of the property. They show a paved sidewalk connection on the plans to access the gazebo from the existing sidewalk on Acadia Lane. Second, they are requesting not to construct the bus shelter that was part of the initial approval. Finally, they request relocating three benches that were proposed at the end of the walking trail. After review, I determined that these modifications should be approved by the Planning Board and not administratively under Section 14.

In addition to the three proposed modifications requested by the applicant, I also noted that the five patios, two retaining walls, and two sidewalk connections all along the eastern property boundary have not been constructed. I informed them about this back in March and requested that they modify their request to include those items if they were not going to be constructed. I have not received a response yet but will update the Board at the meeting. If they do not include them in this request then they will either have to construct the items or return to the Board prior to release of the letter of credit.

As outlined in the aforementioned letter, the applicant requested a bond reduction which Ass't. Town Engineer Jen Mates had reviewed and recommended be approved. Due to the pandemic, this was taken care of administratively in coordination with the PB Chair and a copy of the DPW memo and my letter to the financial institution, dated March 16, 2020, are enclosed for your review.

In the event the Board decides to take action on the field modification requests, I have provided motions below for your convenience. The Board can decide to take the requests individually by simply using the motions below and insert the item you are acting upon.

Planning Board Motions

Plan modification(s) motion: I move that the request of 2 Hampton Road LLC (PB Case #21404) for the plan modifications, as presented, be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

Date: February 11, 2020

Town of Exeter Planning Department
Attention: David Sharples Town Planner
10 Front Street
Exeter, NH 03833

RECEIVED

FEB 11 2020

RE: 2 Hampton Road
2 Hampton Road LLC
Exeter, NH

EXETER PLANNING OFFICE

Mr. Sharples,

Berry Surveying & Engineering (BS&E), on behalf of the applicants at 2 Hampton Road is preparing this memo in an effort to aid them in completing the project which now includes a request to modify the project approved plan and a request to reduce the bond amount to a value that covers the minor remaining work.

As previously discussed, the applicants have relocated the gazebo from the original plan location to the front of the project site. This was done by request of the residents of the subdivision. Enclosed herewith please find a letter of support from the current condo association. In so doing, it was placed in a position that will also allow it to operate as a bus shelter. The applicants feel that the installation of a bus shelter would detract from the projects appeal and will now not be needed. As discussed the applicants will install a walk from the existing raised walk to the gazebo in keeping with the original intent of the plan.

Secondly, the applicants are requesting the three benches that were placed at the end of the constructed walking rail be relocated to the upper section of the walking trail. It is unlikely anyone would want to spend much time in this location due to the location to the wetlands and therefore the applicants feel the benches would be better used along the central loop.

Lastly, the applicants would request that the existing cash bond be reduced to only cover the outstanding items as follows:

- Installation of a paved walk from the existing raised walk to the new gazebo location. BS&E estimates this small amount of hand paving work to be approximately \$6,000.00
- Installation of benches, arbors and tables as shown on the approved plan and as revised with this request. There are 3 arbors, 4 tables and 6 benches which

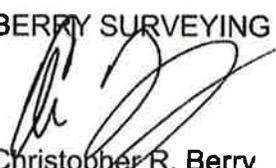
have been purchased and delivered to the project site. BS&E estimates the cost to install these items to be \$2,500.00

- Installation of the remaining trail to the turnaround against the wetlands buffer and the installation of the remaining walking loop (minor clearing and definition). We estimate this work to be \$10,000.00

Assuming a 10% contingency, we would request that all but \$21,000 of the existing funds be returned to the applicant.

Thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING



Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

(603) 332-2863 / (603) 335-4623 FAX

www.BerrySurveying.Com



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335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

February 11, 2020

Abutters List

Owner of Record

Tax Map 69, Lots 3

2 Hampton Road LLC
2 Hampton Rd
Exeter, NH 03833
Book 5610, Page 539

ABUTTERS

Tax Map 69, Lot 4

Town of Exeter
10 Front St
Exeter, NH 03833
Book 2204, Page 1630

Tax Map 69, Lots 2

CPEX Park LLC
Tax Dept 2 Holland Way
Exeter, NH 03833
Book 5191, Page 1050

Tax Map 67, Lot 4

State of New Hampshire
PO Box 483
Concord, NH 03802
Book 1606, Page 039

RECEIVED

FEB 11 2020

EXETER PLANNING OFFICE

13-133 2 Hampton Rd
2 Hampton Rd., Exeter, NH

Page 2 of 2

Tax Map 67, Lot 2

Donald J French Rev Tst
Anita W French Rev Tst
9 Elton Ave
Stratham, NH 03885
Book 5701, Page 012

Tax Map 67, Lot 3

Tulip Tree LLC
61 Stratham Heights Rd
Stratham, NH 03885
Book 6005, Page 2912

Tax Map 69, Lots 36

Bank Rocks LLC
PO Box 100
York Harbor, ME 03911
Book 5369, 165

Tax Map 69, Lots 39

San Juan Realty Tst of NH
Lou Garguilo Tstee
21 Linden Rd
Hampton Falls, NH 03844
Book 5696, Page 839

Professionals

Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
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TOWN OF EXETER, NEW HAMPSHIRE

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www.exeternh.gov

March 16, 2020

Katrina P. Cutts, Vice President
Institution for Savings
312 Haverhill Street
Rowley, MA 01969

Re: 2 Hampton Road LLC (f/k/a Wakefield Investments, Inc.)
"Residences at Windsor Crossing", Exeter, N.H. Tax Map Parcel #69-3
Irrevocable Standby Letters of Credit # #51000900 and #51001899

Dear Ms. Cutts:

Please accept this letter as official confirmation that the Town has taken the following action on the above-captioned Letters of Credit being held for the "Windsor Crossing" project:

- Letter of Credit #51001899 has been reduced from \$250,580.74 to \$75,616.15. This bond balance represents the cost of the remaining improvements for Phase 3 of the project and 20% retainage of the original bond amount.
- Letter of Credit #51000900 (as revised July 13, 2016), in the amount of \$297,303.75, has been released. The original Letter of Credit is enclosed for your files. This Letter of Credit was to guarantee the construction and completion of the remaining site improvements associated with the Drainage Phase, Phase I and Phase 2 of the project as follows:
 - Drainage Phase \$ 54,309.66
 - Phase 1 \$ 83,095.49
 - Phase 2 \$ 159,898.60

Please be advised that the site has been inspected by Allison Rees, P.E of Underwood Engineering, Inc, Jennifer Mates, Ass't. Town Engineer and myself and can confirm that all site improvements have been completed to the satisfaction of the Town.

If you should have any questions relative to this approval, please do not hesitate to contact our office.

Sincerely,

Dave Sharples
Exeter Town Planner

cc: Robert Paolini, 2 Hampton Road LLC
David Schelzi, President, Wakefield Investments, Inc.
Christopher R. Berry, President, Berry Surveying & Engineering
Jennifer Mates, P.E., Ass't. Town Engineer

Enclosure – 1

:bsm



EXETER PUBLIC WORKS DEPARTMENT

13 NEWFIELDS ROAD • EXETER, NH • 03833-3792 • (603) 773-6157 • FAX 772-1355

www.exeternh.gov

DATE: March 4, 2020
 TO: David Sharples, Town Planner
 FROM: Jennifer Mates, P.E., Assistant Town Engineer
 RE: PB Case #21404 – 2 Hampton Rd, LLC
 Multi-family Residential Site Plan Review
 Windsor Crossing – Acadia Lane (formerly 2 Hampton Rd)
 Tax Map Parcel #69-3

The following comments are based on the information provided by the applicant to the Planning Department, received February 11, 2020.

1. The gazebo shown is located in the utility easement granted to 2 Holland Way, Map 69, Lot 2. The easement (RCRD Book 3075, Page 2128) specifically prohibits the placement of structures within the easement area. The applicant should confirm that the gazebo does not violate the easement.
2. The remaining work includes preparing as-built drawings of the completed project which should be included in the cost estimate. Based on a discussion on March 4, 2020, with the design engineer, Chris Berry, \$1,000 was added to the value of remaining work for the as-builts to be completed.

	Drainage phase	Phase 1	Phase 2	Phase 3
Original Bond Amount	\$ 249,048.32	\$ 323,172.45	\$ 287,906.00	\$ 250,580.74
20% Retainage	\$ 49,809.66	\$ 64,634.49	\$ 57,581.20	\$ 50,116.15
Value of Work Completed	\$ 244,648.32	\$ 323,172.45	\$ 287,906.00	\$ 229,580.74
Value of Work Remaining	\$ -	\$ -	\$ -	\$ 25,500.00
Current Bond Balance	\$ 54,309.32	\$ 83,095.49	\$ 159,898.60	\$ 250,580.74
Recommended Bond Release	\$ 54,309.32	\$ 83,095.49	\$ 159,898.60	\$ 174,964.59
Recommended Bond Balance	\$ -	\$ -	\$ -	\$ 75,616.15

Please see additional
plan attachments under
“Supporting Documents”
posted for this meeting



TOWN OF EXETER

Planning and Building Department

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

Date: September 16, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: People's United Bank
1 Center Street
PB Case #20-3

The applicant has submitted an application and plans for site plan review for the proposed construction of a drive-thru canopy and reconstruction of the existing parking lot located at 1 Center Street. The subject property is located in the C-1, Central Area Commercial zoning district and is identified as Tax Map Parcel #72-205 and #72-216.

The applicant appeared before the Historic District Commission on two occasions and was granted approval at their December 19th, 2019 meeting for the proposed improvements with several conditions. I have enclosed a copy of the HDC's decision and the meeting minutes for your review.

The applicant's plans and supporting documents were reviewed by UEI and their comments, dated March 4, 2020 are enclosed for your review. Due to several UEI and staff concerns, the applicant requested a continuance to a later meeting to provide adequate time for them to address those concerns. The applicant has satisfied the majority of staff concerns and I will update the Board at the meeting on the status of the UEI review. Abutters have been notified by certified mail for this meeting.

The Applicant is requesting a waiver from Section 9.13.6 of the Board's Site Plan Review and Subdivision Regulations regarding the required aisle width for the proposed parking reconfiguration. A copy of the waiver request, dated January 14, 2020, is included in the enclosed application materials.

In the event the Board decides to take action on the application, I will be prepared with suggested conditions of approval.

Waiver Motions

Parking area – Aisle Widths waiver motion: After reviewing the criteria for granting waivers, I move that the request of People's United Bank (PB Case #20-3) for a waiver from Section 9.13.6 of the Site Plan Review & Subdivision Regulations to reduce the

minimum aisle width within the parking area be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Planning Board Motions

Site Plan Motion: I move that the request of People's United Bank (PB Case #20-3) for Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

Peoples United Bank
PB # 20-3



EXETER PLANNING OFFICE

FEB 11 2020

Application 250.00
Abutters 90.00
340.00

**TOWN OF EXETER, NH
APPLICATION FOR SITE PLAN REVIEW**

RECEIVED

OFFICE USE ONLY

Bob to stop by w/ check on Wed. 2/12/20

- EW
- MULTI-FAMILY SITE PLAN REVIEW
- MINOR SITE PLAN REVIEW
- INSTITUTIONAL/NON-PROFIT SPR

PB# 20-3	APPLICATION #
2/11/20	DATE RECEIVED
250.00	APPLICATION FEE
	PLAN REVIEW FEE
90.00	ABUTTERS FEE
	LEGAL NOTICE FEE
\$340.00	TOTAL FEES

pd. ✓ #
4800
lsm

_____	INSPECTION FEE
_____	INSPECTION COST
_____	REFUND (IF ANY)

1. NAME OF LEGAL OWNER OF RECORD: Chittenden Bank, C/O People's United Bank

TELEPHONE: (603) 781-1636

ADDRESS: 850 Main St, Bridgeport, CT 06604

2. NAME OF APPLICANT: Chittenden Bank, C/O People's United Bank

ADDRESS: 850 Main St, Bridgeport, CT 06604

jack.goglin@peoples.com TELEPHONE: () _____

3. RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER: _____

(Written permission from Owner is required, please attach.)

4. DESCRIPTION OF PROPERTY: Single structure on Lot 216 with parking on Lots 205 & 216

ADDRESS: 1 Center Street

TAX MAP: 72 PARCEL #: 205 & 216 ZONING DISTRICT: C-1

AREA OF ENTIRE TRACT: Lot 216 = 0.42Ac.
Lot 205 = 0.11Ac. PORTION BEING DEVELOPED: C-1



5. ESTIMATED TOTAL SITE DEVELOPMENT COST \$ +/- \$70,000

RECEIVED

6. EXPLANATION OF PROPOSAL: Redevelopment of existing parking lot and additional drive-thru service window.

7. ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO) Yes, existing

If yes, Water and Sewer Superintendent must grant written approval for connection.
If no, septic system must comply with W.S.P.C.C. requirements.

8. LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:

ITEM:	NUMBER OF COPIES
A. <u>See attached cover letter for list of submittal items.</u>	
B. _____	
C. _____	
D. _____	
E. _____	
F. _____	

9. ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO) No IF YES, ATTACH COPY.

10. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

Kenneth A Berry, PE, LLS
NAME: Christopher R. Berry
Berry Surveying & Engineering
ADDRESS: 335 Second Crown Point Rd, Barrington, NH 03825
PROFESSION: Surveying & Engineering TELEPHONE: (603) 332-2863

11. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:

Construction of one rain garden for storm water mitigation. No proposed changes to utilities.



12. HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?

IF YES, DESCRIBE BELOW. (Please check with the Planning Department Office to verify)

No

13. WILL THE PROPOSED PROJECT INVOLVE DEMOLITION OF ANY EXISTING BUILDINGS OR APPURTENANCES? IF YES, DESCRIBE BELOW.

(Please note that any proposed demolition may require review by the Exeter Heritage Commission in accordance with Article 5, Section 5.3.5 of the Exeter Zoning Ordinance).

There will be no demolition to existing buildings.

14. WILL THE PROPOSED PROJECT REQUIRE A "NOTICE OF INTENT TO EXCAVATE" (State of NH Form PA-38)? IF YES, DESCRIBE BELOW.

No

NOTICE: I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS; INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15.2 OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 1-15-2020

OWNER'S SIGNATURE

ACCORDING TO RSA 676.4.I (c), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.



SITE PLAN REQUIREMENTS

7.4 Existing Site Conditions Plan

Submission of this plan will not be applicable in all cases. The applicability of such a plan will be considered by the TRC during its review process as outlined in Section 6.5 Technical Review Committee (TRC) of these regulations. The purpose of this plan is to provide general information on the site, its existing conditions, and to provide the base data from which the site plan or subdivision will be designed. The plan shall show the following:

APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.1 Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.2 Location of the site under consideration, together with the current names and addresses of owners of record, of abutting properties and their existing land use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.3 Title, date, north arrow, scale, and Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.4 Tax map reference for the site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.5 Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.6 A vicinity sketch or aerial photo showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 2,000-feet, or larger area if deemed necessary by the Town Planner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.7 Natural features including watercourses and water bodies, tree lines, significant trees (20-inches or greater in diameter at breast height) and other significant vegetative cover, topographic features, and any other environmental features that are important to the site design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.8 Man-made features such as, but not limited to, existing roads, structures, and stone walls. The plan shall also indicate which features are to be retained and which are to be removed or altered.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.9 Existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.4.10 A High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof. Such soil surveys shall be prepared by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.



<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	7.4.11 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/> X	<input type="checkbox"/>	7.4.12 Surveyed property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.
<input checked="" type="checkbox"/> X	<input type="checkbox"/>	7.4.13 The lines of existing abutting streets and driveway locations within 200-feet of the site.
<input checked="" type="checkbox"/> X	<input type="checkbox"/>	7.4.14 The location, elevation, and layout of existing catch basins and other surface drainage features.
<input checked="" type="checkbox"/> X	<input type="checkbox"/>	7.4.15 The shape, size, height, location, and use of all existing structures on the site and approximate location of structures within 200-feet of the site.
<input checked="" type="checkbox"/> X	<input type="checkbox"/>	7.4.16 The size and location of all existing public and private utilities, including off-site utilities to which connection is planned.
<input checked="" type="checkbox"/> X	<input type="checkbox"/>	7.4.17 The location of all existing easements, rights-of-way, and other encumbrances.
<input checked="" type="checkbox"/> X	<input type="checkbox"/>	7.4.18 All floodplain information, including the contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.
<input checked="" type="checkbox"/> X	<input type="checkbox"/>	7.4.19 All other features which would fully explain the existing conditions of the site.
<input checked="" type="checkbox"/> X	<input type="checkbox"/>	7.4.20 Name of the site plan or subdivision.



7.5 Proposed Site Conditions Plan (Pertains to Site Plans Only)

The purpose of this plan is to illustrate and fully explain the proposed changes taking place within the site. The proposed site conditions plan shall depict the following:

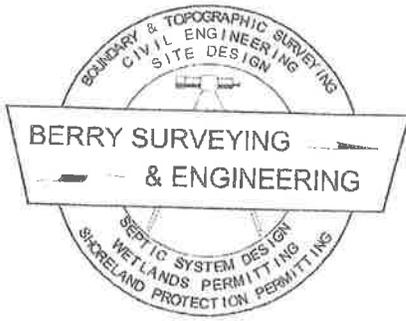
APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.1 Proposed grades and topographic contours at intervals not to exceed 2-feet with spot elevations where grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.2 The location and layout of proposed drainage systems and structures including elevations for catch basins.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.3 The shape, size, height, and location of all proposed structures, including expansion of existing structures on the site and first floor elevation(s). Building elevation(s) and a rendering of the proposed structure(s).
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.5.4 High Intensity Soil Survey (HISS) information for the site, including the total area of wetlands proposed to be filled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.5 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.5.6 Location and timing patterns of proposed traffic control devices.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.7 The location, width, curbing and paving of all existing and proposed streets, street rights-of-way, easements, alleys, driveways, sidewalks and other public ways. The plan shall indicate the direction of travel for one-way streets. See Section 9.14 – Roadways, Access Points, and Fire Lanes for further guidance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.8 The location, size and layout of off-street parking, including loading zones. The plan shall indicate the calculations used to determine the number of parking spaces required and provided. See Section 9.13 – Parking Areas for further guidance.
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.5.9 The size and location of all proposed public and private utilities, including but not limited to: water lines, sewage disposal facilities, gas lines, power lines, telephone lines, cable lines, fire alarm connection, and other utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.10 The location, type, and size of all proposed landscaping, screening, green space, and open space areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.11 The location and type of all site lighting, including the cone(s) of illumination to a measurement of 0.5-foot-candle.
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.5.12 The location, size, and exterior design of all proposed signs to be located on the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.13 The type and location of all solid waste disposal facilities and accompanying screening.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.14 Location of proposed on-site snow storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.15 Location and description of all existing and proposed easement(s) and/or right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.16 A note indicating that: "All water, sewer, road (including parking lot), and drainage work shall be constructed in accordance with Section 9.5 Grading, Drainage, and Erosion & Sediment Control and the Standard Specifications for Construction of Public Utilities in Exeter, New Hampshire". See Section 9.14 Roadways, Access Points, and Fire Lanes and Section 9.13 Parking Areas for exceptions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.17 Signature block for Board approval

OTHER PLAN REQUIREMENTS (See Section indicated)

- 7.7 Construction plan
- 7.8 Utilities plan (no change)
- 7.9 Grading, drainage and erosion & sediment control plan
- 7.10 Landscape plan
- 7.11 Drainage Improvements and Storm Water Management Plan
- 7.12 Natural Resources Plan (existing pavement)
- 7.13 Yield Plan (non residential)



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

January 14, 2019

Town of Exeter Planning Board
Attention: Dave Sharples – Town Planner
10 Front Street
Exeter, NH 03833

RE: Project Narrative
Chittenden Bank C/O
People's United Bank
1 Center Street
Tax Map 72, Lots 205 & 216

Mr. Sharples, Chair, and Members of the Exeter Planning Board,

Enclosed please find the following project narrative in support of a Site Redevelopment for Chittenden Bank, C/O People's United Bank.

Background and General Narrative:

Chittenden Bank C/O People's United Bank owns the parcel known as 1 Center Street (Map 72, Lot 216) & and Lot 205. Berry Surveying & Engineering has conducted a full boundary survey as well as a topographic analysis. Please note that there were no wetlands found on site. Lot 205 consists entirely of a paved parking area that provides parking access to the existing bank on Lot 216 and slopes gradually down to Governor's Lane. Lot 216 has an existing 4,272 Sq.Ft. bank on the first floor and 2,136 Sq.Ft. of office space on the second floor. The remaining 2,136 Sq.Ft. on the second floor is storage spaces. The lot slopes gradually down from Governor's Lanes towards the existing bank.

The Proposal:

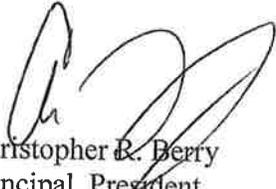
The proposal is to construct a drive through canopy with two drive through lanes. These two lanes will provide access to an ATM and teller. As part of the construction of the drive through lanes, the existing parking lot will be rearranged to make room for the relating vehicles queues. Currently there is access to the bank parking lot off Center Street. However in the proposed layout, the access point will be moved to Governor's Lane and will have one way circulation through the parking lot to Center Street, keeping the overall traffic flow similar to the existing condition. A waiver is being requested by the applicant for a drive isle width of 18 feet for degree parking, where 20 feet is required for 60 degree parking. A copy of the waiver request is enclosed.

Due to the reconfiguration of the parking lot, there will be a decrease of approximately 2,300 Sq.Ft. of impervious area. The excess existing impervious areas will be turned into landscaped and storm water mitigation areas. A variety of trees and shrubs, native to New Hampshire will be planted throughout the site. In addition, a rain garden will be constructed in the middle of the parking area in order to capture some of the stormwater coming off the parking lot and Governor's Lane. An in depth drainage analysis has been conducted and is included in the submittal.

The applicant is proposing the above mentioned changes in order to increase the efficiency of the bank and create additional drive through lanes. In addition, interior green space will also be added to the parking lot, as well as storm water mitigation practices.

A parking analysis has also been conducted as part of this submittal. Utilizing the Town of Exeter Regulations and the Parking Generation Manual, it was determined that there will be enough onsite parking to accommodate both the bank and supporting offices.

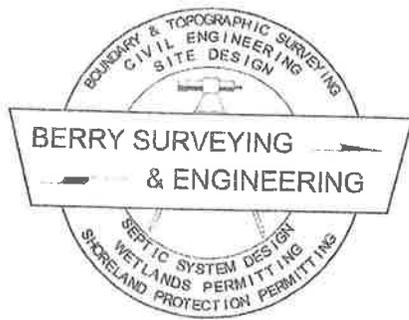
James F. Hayden
Engineering Technician



Christopher R. Berry
Principal, President



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(603) 332-2863 / (603) 335-4623 FAX
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Fax: (603) 335-4623

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crberry@metrocast.net

January 15, 2019

Town of Exeter Planning Board
Attention: Dave Sharples – Town Planner
10 Front Street
Exeter, NH 03833

RE: Parking Analysis
Chittenden Bank C/O
People's United Bank
1 Center Street
Tax Map 72, Lots 205 & 216

Mr. Sharples, Chair, and Members of the Exeter Planning Board,

Enclosed please find the following parking analysis in support of a Site Redevelopment for Chittenden Bank, C/O People's United Bank.

Existing Conditions:

Chittenden Bank, C/O People's United Bank owns the parcel known as 1 Center Street (Map 72, Lot 216), which has an existing 4,272 square foot bank and 15 onsite parking spaces. They also own Lot 205, which is a small 10 space parking lot that services the existing bank.

Project Overview:

The applicant is proposing to construct two drive through lanes for the existing bank located at 1 Center Street. As part of the drive through construction, the applicant will be rearranging the existing parking area in order to accommodate for the drive through and the relating vehicle queue. A portion of the existing parking lot will be turned into a vegetated area as well as an area for storm water mitigation. The existing bank is 4,272 Sq.Ft. on the first floor. The second floor has 2,136 Sq. Ft. of office space, with the remaining 2,136 Sq.Ft. being used as storage space.

The construction of the drive through and redevelopment of the parking lot will result in a decrease of 4 spaces, to 21 spaces. However, the creation of a two lane drive through will divert the parking demand to drive through demand.

Proposed Bank Parking:

The Town of Exeter’s Zoning Ordinance off street parking regulations does not have a bank use. For the purposes of this parking analysis, The Parking Generation Manual 4th edition was used. The Institute of Traffic Engineers Parking Generation 4th edition is a technical information report that has been obtained from the research and experience of various transportation engineers. It was made so that parking calculations can be based off specific uses from real studies.

Land Use Code 912 (Drive-in bank)

The definition of a drive-in bank is “A bank that provides facilities for motorists who conduct financial transactions from their vehicles; many also serve patrons who walk into the building” (See Figure 1).

Figure 1: Drive-in Bank Saturday Peak Demand

**Land Use: 912
Drive-in Bank**

**Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Saturday
Location: Suburban**

Statistic	Peak Period Demand
Peak Period	12:00–2:00 p.m.
Number of Study Sites	16
Average Size of Study Sites	5,000 sq. ft. GFA
Average Peak Period Parking Demand	3.47 vehicles per 1,000 sq. ft. GFA
Standard Deviation	1.62
Coefficient of Variation	47%
Range	1.44–8.00 vehicles per 1,000 sq. ft. GFA
85th Percentile	4.66 vehicles per 1,000 sq. ft. GFA
33rd Percentile	2.78 vehicles per 1,000 sq. ft. GFA

The study conducted within the parking manual was conducted in a suburban area for a bank to determine the parking demand based on the square footage of the bank and found an average factor 3.47 spaces per 1,000 Sq. Ft. Assuming the bank is at maximum capacity, this would yield 15 required spaces. $((4,272 \text{ Sq.Ft.}/1,000 \text{ Sq.Ft.}) * 3.47 \text{ spaces per 1,000 Sq. Ft.} = 14.8 \text{ spaces})$. In addition to the bank, there is 2,136 Sq.Ft. of office space on the second floor. Exeter’s Zoning Ordinance 5.6.6 Off-street parking schedule states that there shall be 1 parking space per 250 Sq. Ft. of gross floor area. This would yield 9 required spaces for the office use $(2,136 \text{ Sq. Ft.}/250 \text{ Sq. Ft. per space} = 8.5 \text{ spaces})$.



Other Considerations:

In addition to having sufficient parking on site, there are also several parking spaces on Center Street and Water Street. The creation of the drive through, coupled with the onsite parking and street parking will be sufficient to accommodate the uses of the building. Based on the Parking Generation Manual the existing bank would need 15 required spaces to accommodate the parking need. However, this number does not take into account the number of vehicles within the queue. Assuming that the proposed drive through queue is full (6 vehicles), there would be a 6 space reduction in parking demand, yielding 9 required spaces (15 spaces - 6 vehicle queue = 9 spaces).

Conclusion:

The existing parking lot has 25 spaces, while the proposed parking lot will have 21. However there is no existing drive through lanes. The addition of the proposed drive through lanes with a 6 vehicle queue, will lessen the parking demand.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

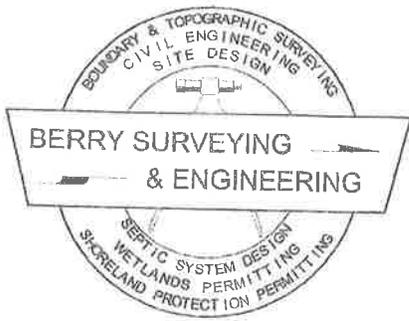
James F. Hayden
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January 14, 2019

Town of Exeter Planning Board
Attention: Dave Sharples – Town Planner
10 Front Street
Exeter, NH 03833

RE: Waiver Request
Chittenden Bank C/O
People's United Bank
1 Center Street
Tax Map 72, Lots 205 & 216

Mr. Sharples, Chair, and Members of the Exeter Planning Board,

Enclosed please find the following waiver request in support of a Site Redevelopment for Chittenden Bank, C/O People's United Bank.

In accordance with the Town of Exeter Site Review Regulations Section 13.7, the following waiver is requested:

1. **Identification of Waiver Request:** Minimum aisle width of 20 feet for 60 degree parking.
 - Proposed 60 degree parking area with an 18 foot aisle (where 20 feet is required).

2. **Explanation:**

The proposal is to construct a drive through canopy with two drive through lanes. These two lanes will provide access to an ATM and teller. As part of the construction of the drive through lanes, the existing parking lot will be rearranged to make room for the relating vehicles queues. Currently there is access to the bank parking lot off Center Street. However in the proposed layout, the access point will be moved to Governor's Lane and will have one way circulation through the parking lot to Center Street, Keeping the overall traffic flow similar to the existing condition.

3. **Waiver Justification:**

- a. **The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property.**

Allowing the applicant to have an aisle width of 18' for 60 degree parking will not be detrimental to the public safety. The proposed parking layout will help to increase public safety by creating

January 14, 2020

two new crosswalks for pedestrian traffic. In addition, the number of driveway cuts onto Center Street will be reduced from two in the existing condition, to one in the proposed. This will limit the traffic flow off Center Street.

b. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property.

The conditions which the request for a waiver is based are unique to this lot. The portion of the lot to be redeveloped site at the corner of Governor's Lane and Center Street, making it hard to redevelop the right of ways of either side of the parking lot. The parking lot was designed to not only meet the necessary parking demand but also to keep all the proposed parking on the subject parcel. Given the existing low speeds and low volumes on Governor's Lane, this was deemed appropriate.

c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out.

Requiring the applicant to have a 20' aisle width would pose an unnecessary hardship on the applicant. The 18' aisle allows for the required parking to be on site while leaving room for landscaping and stormwater management. If the aisle were to be widened to 20' then the center landscaped island/rain garden would be jeopardized.

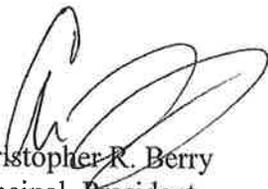
d. The granting of the waiver will not be contrary to the spirit and intent of the regulations and the waiver will not, in any manner, vary the provisions of the Zoning Ordinance or Master Plan.

Granting this waiver will not be contrary to the spirit and intent of the regulations and the waiver will not vary the provisions of the Master Plan. The spirit and intent of the regulation to allow for safe travel through parking areas. The proposed parking layout, as mentioned above will increase safety and vehicle flow by creating a more stream line traffic pattern. A study was done on other Cities in the area to determine the aisle width for 60 degree parking. The City of Dover has a minimum aisle width of 16 feet for 60 degree parking, while the City of Rochester has a minimum aisle width of 18 feet for 60 parking.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

BERRY SURVEYING & ENGINEERING

James F. Hayden
Engineering Technician


Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

February 11, 2020

Abutters List

Owner of Record

Tax Map 72, Lots 205 & 216

Chittenden Bank
c/o Peoples United Bank
850 Main St
Bridgeport, CT 06604

ABUTTERS

Tax Map 72, Lots 203, 204, 204-1 & 204-2

Phillips Exeter Academy
20 Main St
Exeter, NH 03833
Book 1771, Page 290
Book 349, Page 264
Book 678, Page 433

Tax Map 72, Lots 206 & 215

Society of the Cincinnati
c/o Amer Independence Museum
One Governor's Lane
Exeter, NH 03833
Book 1571, Page 397

Tax Map 72, Lot 218

Southeast Land Trust of NH
PO Box 675
Exeter, NH 03833
Book 5665, Page 557

19-063 Paolini
Center St., Exeter, NH

Page 2 of 2

Tax Map 64, Lot 50

Freedman Realty Inc.
173 Water St
Exeter, NH 03833
Book 2546, Page 007

Tax Map 64, Lot 49

Charles C & Julie Traverse, Jr
183 Water St
Exeter, NH 03833
Book 4467, Page 637

Tax Map 72, Lots 224-1, 224-2

Exeter Realty Trust
Charles C Hajjar
30 Adams St
Milton, MA 02186
Book 4816, 565

Tax Map 72, Lots 224-3, 224-4

Squamscott Block Ltd Partnership
c/o Saco Falls Mgt
482 Congress St Suite 203
Portland, ME 04101
Book 4738, Page 033

Professionals

Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825



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probably said was replacement in kind. The commission does not have to see an application, for example if the applicant removes some wood siding from their building and replace it with the same kind.

Patrick then asked the commission if there was enough information to accept or deny the application. Gregory stated that it is hard to judge because the damage has already been done to the house. It is a prominent house in the historic district. Curtis stated there is a challenge because there is a precedent of a vinyl window on the right hand side which is incorrect to the period of the house. Patrick again stated, does the commission have enough information to make a decision. He then stated that the three options at this point would be to proceed with a motion for approval, a motion for denial or the applicant asks the commission to table until the next meeting and come back with some different information. Mrs. Miller stated that she does not know what she would do different. Patrick stated it would be a different material window because vinyl windows are not seen as historically appropriate. The information coming back would be a remission of the application and these are the materials we will be using. Gregory said it would also give them the opportunity to read the guidelines as well. Anthony stated that they would like to table the application until next month. Patrick asked for a motion and Curtis made the motion to table the application until next month Case # 19-07. Gregory seconded. All were in favor and application tabled.



The next is the application of R.V. Paolini for changes to the existing structure located at 1 Center Street (Peoples United Bank). The applicant is proposing to remove the existing canopy to the rear of the building over the drive-thru window and constructing a new canopy that will accommodate a two-car wide drive-thru structure. Case # 19-08. Robert Paolini stated he was representing the applicant and owner of 1 Center Street, Peoples United Bank. He is asking for permission to remove the small roof at the rear of the building that is over the drive-up window. They would like to replace it with a larger roof that would accommodate both the drive-up window and the ATM machine, which is currently inside the building. They are trying to make it easier for people to use the ATM machine as a drive-up instead of getting out of their car. Robert stated that if they are granted permission, they are planning on also making an application with the Planning Board to re-work the rear parking lot to get a better flow. Curtis asked if this proposal would re-locate the guard rail that is there. Robert stated that the guard rail would be removed. The whole parking area would change. There would be a more gradual turn into the drive-up. Kathy asked if this parking is just for their building and Robert said yes, it was just for Peoples United. Kathy then asked if they needed all that parking. Robert said that anytime he has been there working, it is full. He then stated that all the material they are using is going to be wood painted. The columns will be a composite of concrete and fiberglass for structure. They are not planning on using any vinyl at all. Gregory asked if there was a reason the roof does not align with the stone coping. Robert stated they were trying to keep the coping exposed and not cover it. They had discussions about raising the roof, but they thought there are not too many architectural details at the back of the building so they were trying to keep the limestone exposed. Patrick asked about the existing canopy that is there now. Would it be raised up? Robert stated that right now it does not really conform and they do have issues with people driving under them and hitting them. They are trying to get it up about ten feet. The horizontal line of limestone still would not stay exposed for the most part. Gregory stated that this building looks like a 1940s or 1950s Georgian revival building with modern elements. Robert said he thinks it was a school house at one point. Gregory stated that it has bay windows and it has a temple center front. It is all in wood and this gives the building its character. It would be nice if the roof on the side at least took some cues from the existing architecture. Looking at the drawings, they tell him that whoever drew them did not understand the architecture. Robert stated they did come up with a couple of designs which incorporated a small gable, but they said it would not work with the water. Gregory stated he thinks it is discouraging to see this being proposed for in front of one of Exeter's most

important buildings in the town. He suggested that the architect, or whoever put the drawings together, look at a book on classical architecture and try and understand this and then suggest something that is more appropriate. Robert asked if they are ok with the flat roof, it is more the columns that the issue is with. Gregory stated that it was. Robert then asked if it would be appropriate to table his application and come back at a later date when he adjusts the architectural rendering. Curtis stated that Robert is going in the right direction. The details just need to be adjusted. Robert stated that he appreciates the information. He will get back to the owner and have a meeting and make it more to the commissions liking. Kathy asked if they were getting rid of the ATM. Robert stated that they were. Kathy then said that Exeter is a walkable community and Citizens Bank has both a drive-thru and one on the street. She said they are discouraging walking in a way. Now you are encouraging someone to get back into their car and go thru the ATM or go into the ATM while walking and this is a safety issue. She stated that she knows it is expensive to have two ATMs, but Exeter prides itself on being the best walking community in the area. Robert said that he will point that out to the owner. Patrick then asked for a motion to table the application Case # 19-08. Curtis made the motion to table and Kathy seconded. All were in favor and application tabled.

Next on the agenda is the application of Lisa and Gregory Wenger for changes to the existing structure located at 101 High Street that include window replacement, removal of a smaller chimney and the proposed construction of an addition. Case # 19-10. Gregory Wenger introduced himself and his wife Lisa. He stated they have owned the property for a year and hope to be in soon. He would like to get permission to renovate the house and to add an addition. Their objective is to create an energy efficient house. They will end up with a three bedroom house to accommodate the family when they come. He then asked the commission if they had any questions. Gregory Colling asked which chimney would be taken down. Mr. Wenger stated it was the one with the picture above it (members had a packet with drawings). There is the prominent chimney in the front of the house that will remain. He stated that they have brought natural gas to the house and will have a gas furnace and the chimney would just be cosmetic. There are some structural issues with it and rather than repair it, they would like to have it removed. Patrick asked if this house was built in the 1940s-1960s. Mr. Wenger stated that it was actually built in a series of phases. The original house was a small cottage that was built in 1950. An extension to that was done in the late 50s. The garage was built thereafter. They would like to bring it to compliance with current day codes. Curtis asked about the materials for the siding. He wanted to know if everything was going to be replaced in kind and with shingles that are already on the house. Mr. Wenger stated they would be and it is cedar shingle that are pre-stained.

Lisa Wenger stated the windows would be the Anderson 400 series. Curtis stated it looks like they are changing to a cottage style. Lisa stated they wanted something consistent with the area. She stated that in their minds they are improving it with a consistent appearance. They want to have energy efficient. They wanted the appearance and integrity of a wood, but without committing themselves to wood. Patrick asked what the materials of the Anderson 400 series are. Lisa stated they are composite. They are a vinyl coated composite wood and lasts forever. It has the full profile of wood both inside and outside. Gregory Colling stated that he is confused as to what side of the home is on High Street. The photo suggests there is a courtyard with a garage. Lisa stated that regarding the garage, she would like to change the doors. Mr. Wenger then stated that the house is actually set back off of High Street. Lisa told the commission that the garage use to be a former judges office. Kathy stated that she was in the house when it was for sale. She said there is so much potential. It has not been touched since 1952. Lisa said that they were given photographs during their transaction that show her playing piano and various tables set up. They entertained and did ballroom dancing. Mr. Wenger stated the whole house is a time capsule. Lisa said that her original degree is in architectural history and they come before the

Historic District Commission

December 19, 2019

Final Minutes

Call Meeting To Order: Patrick Gordon, Chairman, called meeting to order at 7:00 pm in the Wheelwright Room of the Exeter Town Office Building

Members Present: Patrick Gordon, Chairman, Pam Gjettum, Clerk, Kathy Corson, Select Board, Greg Colling, Curtis Boivin, Vice Chair



New Business: Public Hearings: Continued public hearing on the application of R.V. Paolini for changes to the existing structure located at 1 Center Street (Peoples United Bank). The applicant is proposing to remove the existing canopy to the rear of the building over the drive-thru window and constructing a new canopy that will accommodate a two-car wide drive-thru structure. Case #19-08. Robert Pallini spoke representing the bank. He stated they were there a couple of months ago asking for approval to adjust the drive-up roof on the rear of the building. He said they got some good comments on the last visit and he feels they have made all of the adjustments that the board was looking for. Robert brought a board with pictures on it to show the members of the board. He said they had some research done on the columns and adjusted the caps to coincide with the existing building. The last thing that was mentioned was concern about moving the ATM machine because of people walking. Robert stated they had a conversation with the bank and they are willing to leave the existing ATM and just utilize this one for cars. To move it would not be really good for the people who walk because this is a walking community. Robert then stated that he thinks these were the original comments they got and they addressed everything the members wanted. Gregory asked what the width of the column is and the height. It is not showing on the packet that each member had. Gregory made a recommendation about the height to make it architectural correct. Gregory stated that he is just trying to make it look right. Robert agrees with his recommendations. Pam stated that what she is concerned about is the very lovely museum in back of the bank. Robert stated that they did not get any opposition from the museum and they approached them before any plans were made. He then stated that this is part 1 of a larger project where they want to go in and do the parking area and the commission would be getting input from them at that time. Pam then asked if they were good with them blocking their whole entrance. Robert said he does not think they are blocking anything. They are just adding one lane. Patrick explained to Pam that the canopy that is there now will be raised up and not really block all that much. Robert said at the same time, they are going to be readjusting the parking area and lose some space. There is going to be one in way which is where the museum accesses their road. They would then come around and come up. Pam then asked if they were going to come up the hill. Robert said they are going to lose one of the entrances and this will make it much safer because there will not be three cuts in the road. Pam stated that she still wants visual access to the museum. Gregory said what Pam is saying is do not put a drive-thru there at all. It does not necessarily screen that building. You can see through it and it is a flat roof. Kathy said that they could put a whole building there if they wanted to. This is beyond the scope of what the HDC can do. Gregory said that the builder has a right and Kathy agreed. Gregory then said that it is not a public right of way. He said you can look at the museum from Water Street and that is the view the public see. Patrick asked about the roof. He said that in the

drawings, it looks completely flat. Robert said it is with a moderate pitch to try and keep the water from the entrance and the exit. They will incorporate drainage when they do the site plan. Patrick asked in the side elevation view, will it have a peak similar to the existing. Robert stated that it will not. Patrick talked about how to do the pitch so it does not collect water. Patrick asked what the materials would be. Robert said it will be all wood and paint. They will not be using any vinyl. Patrick said he was just putting this out to the commission members that he does not think they would be against the capital base being composite, just because this is going to get so much splash back and potential wicking. Patrick then asked the commission members if they had any other questions or comments. Kathy said this was off the subject but while he is here during your next phase, which is the parking phase, will you be combining parking with the museum. Robert said they will not be doing that. They also own the upper parking lot and they want to utilize it more. Kathy then asked if there would be the same amount of parking they have now, or will it be less. Robert does not know the answer to this question, but he has a feeling that it is going to be less because they do want to have some green space. Patrick asked about the island that the columns are going to sit on, what will be the material. Robert said it will be concrete. Patrick then asked if they could request granite curbing to match the front. Robert stated that he thinks they are going to be doing a lot of granite inside the parking area, but the granite is a big problem with the islands. It rips up tires constantly. Patrick then stated that he does not think concrete would be out of place either. Patrick then asked again if there were any more questions or comments and there were none. This application has already been accepted. He then asked if there was anyone from the public who would like to speak for or against this application. There was no one. Patrick then closed the public hearing. He then asked if there was any further deliberation from any of the board members for this application. Gregory said there were three conditions for approval.

The column capital from the top of the column to the neck molding, 12 inches. The same as the width of the column. The base would be half of the length of the column, six inches. Hip flat roof with a continuous cornice that does not slope.

Gregory then made a motion to approve the application with the three conditions. Curtis seconded. All were in favor and application approved.

Other Business: Gardner House Condominiums – 12 Front Street has request a Work Session for modifications of previous approval for the main house. Jeremiah Johnson with McKinney Architects. He was with the two owners of 12 Front Street as well. He passed out a packet to the members of the board. He said that the rear condominium building is under construction now. He said the owners would like to do something different than what was approved in the back of the building. What they are proposing to do in lieu of removing that same portion of the addition and the porch stair area, put a simple, modest two car garage. The intent is to match materials, details, colors like the building in the front. Patrick asked if he had received a copy of the HDC Guidelines. He said he had and looked through them briefly. Patrick said this will reference for sure in terms of historical appropriateness. Patrick's second question was did he find any of the meeting minutes or watch on TV the deliberations on this. He has not. Patrick said this property itself went through a very rigorous and contentious approval process. A lot of energy and work went into the deliberations back and forth so he asked that Jeremiah review them. There was presentation given about the history of the property and the importance of the massing of that unit in particular, what they were calling the back house. That definitely played a part to what the considerations were for the approval for what the commission did make and for any changes to that approval. Patrick then opened it up to the commission members and reminded everyone this is

just a Working Session. Gregory made a recommendation for the arches. The owners asked if there was a garage there before. The commission members said there was. Patrick said the commission was very aware of the red squirrel infestation that happened and tore up the property on the inside. What the commission was sensitive to on the first application was the massing and to keeping it as an element of the building. They talked about keeping the structure that is there. Gregory said they could use it as a marketing tool and it would make everyone happy in the town. Jeremiah said they have a contractor on site and they will look into this and he also asked that the commission review the structural report as well. The owners thanked the commission for their time and recommendations.

Next on the agenda is the State commission for coastal resilience and economic development program as detailed in SB 285. Patrick has no information on this and Julie Gilman wanted to discuss this but is not here tonight. Also for the next one the discussion of the Demolition Review Process. These two items will be discussed at the next meeting.

Approval of the November 21, 2019 Minutes. The members reviewed the minutes and there were some amendments. Pam made a motion to accept the minutes as amended. Curtis seconded. All were in favor and minutes approved.

Gregory wanted to thank everyone and he enjoyed his time on the board. Everyone thanked him for his service.

With no further business, Pam made a motion to adjourn. Curtis seconded. All were in favor and meeting adjourned at 8:15 pm.

Respectfully submitted,

Elizabeth Herrick

Recording Secretary



Town of Exeter Historic District Commission

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709
www.exeternh.gov

Certificate of Appropriateness

Official Use Only

Application No. 4)C #19-08

Date Application received by the Building Department Office 10/1/19 (mm/dd/yyyy)

Date Application accepted by Historic District Commission 12/17/19 (mm/dd/yyyy)

Date Public Hearing held by Historic District Commission 12/17/19 (mm/dd/yyyy)

Disposition of Application:

- Disapproved
- Approved as submitted
- Approved with conditions listed below

Authorized Signature: Patrick H. Jordan

Date of Authorization: 12/19/2019

Conditions of Approval:

① COLUMN CAP HEIGHT TO NECK MOLDING TO EQUAL 12".

② HEIGHT OF THE TAURUS + BASE TO EQUAL 6"

③ FLAT ROOF TO BE HIPPED IN MIN. PITCH ALLOWED PER MANUFACTURER.

2529.00

March 4, 2020

David Sharples, Town Planner
Town Planning Office, Town of Exeter
10 Front Street
Exeter, NH 03833

**Re: Peoples United Bank Parking Lot Redevelopment Site Plan Review
Design Review Engineering Services
Exeter, New Hampshire**

Site Information:

Tax Map/Lot#:	72/205 and 72/216	Review No. 1
Address:	1 Center Street	
Lot Area:	0.11 ac (72/205) and 0.42 ac (72/216)	
Proposed Use:	Existing commercial use	
Water:	Town	
Sewer:	Town	
Zoning District:	C-1	
Applicant:	Chittenden Bank C/O People's United Bank, 850 Main Street, Bridgeport, CT 06604	
Design Engineer:	Berry Surveying & Engineering, Barrington, NH	

Application Materials Received:

- Site plan set entitled "Site Redevelopment" dated January 15, 2019, prepared by Berry Surveying & Engineering.
- Site plan application materials and waiver requests prepared by Berry Surveying & Engineering.
- Drainage Analysis & Sediment and Erosion Control Plan dated January 15, 2019, prepared by Berry Surveying & Engineering.
- Stormwater Management Inspection & Maintenance Plan, prepared by Berry Surveying & Engineering.

Dear Mr. Sharples:

Based on our review of the above information, in addition to comments provided by the Town, we offer the following comments in accordance with the Town of Exeter Regulations and standard engineering practice.

We recognize this project is a redevelopment of an existing lot with no change in ownership or use. As such, our comments are tailored to review of proposed elements only. Note: The plans

depict the side street as Ladd's Lane in some locations and Governors Lane in others. While coordination is needed, we are going to refer to it as Governors Lane for purposes of the comments.

General and Administrative Comments

1. Existing Roadway: We note the following:

- Governors Lane is a narrow, dead-end road with an existing width that is insufficient to accommodate regular 2-way traffic.
- The project proposes to circulate all of the banks business traffic to it, where currently it largely serves only to accommodate employee parking in the back parcel #205.
- The proposed parking off Governors Lane has vehicles backing into the roadway, which could be problematic for vehicles travelling towards Center Street from the parking lot on Lot 205.
- The intersection of Governors Lane and Center Street appears to have a curb radius of approximately 10'.
- It appears that the layout of parking spaces along the road will reduce the amount of snow storage for the Town plows.
- Given the abutting uses and paved sidewalks to the northwest, it is presumed that pedestrians also frequent Governors Lane, no accommodations are being proposed to accommodate non-vehicular traffic.

2. Waiver Requests: Please refer to Comment 13 below for discussion of the aisle width waiver request. Additional waiver requests are required as detailed in the comments below.

3. Parking Spaces: No waiver request for the required number of parking spaces is provided. Taking into consideration that this is an existing condition and there are adjacent public parking spaces on the street, we do not object to the number of spaces being proposed. However, as the project's parking is accommodated across two separate parcels, it is a concern that a change in ownership of parcel 205 could further reduce the available parking spaces for the bank/office building. If not currently restricted, we recommend that a condition be placed on the approval that prohibits the individual sale of the parcels without the consent of the Exeter Planning Board.

4. Construction Traffic and Parking: Please address how parking will be accommodated during construction, presuming the building will remain open for business. Also, please note that traffic control may be required if the construction is disruptive to downtown vehicle movements.

Cover Sheet

5. A wetland scientist is listed, but no wetlands exist onsite and no wetland delineation is listed on the existing conditions plan. This should be removed as appropriate.
6. The orientation of the location plan is different from the vicinity sketch. A second north arrow should be added.



7. The location plan calls out Ladd's Lane where the vicinity sketch calls out Governors Lane. Coordination is needed.

Existing Conditions Plan

8. **Legend:** There is a dashed line around part of the property, also shown on both sides of Governors Lane to the west, on Sheets 3 and 4. This line is not labeled anywhere, and should be added to the Legend.
9. **Utilities:** All utilities on the parcels should be shown.
10. **Trees:** There is an existing tree to the southwest of the 32" stump near the Well House Foundation. This should be added to the plan.

Site Plan

11. **Parking Spot Layout:** The parking spots located along Governors Lane do not comply with 9.13.5, which prohibits the arrangement of parking spaces such that vehicles will not back into public streets. A waiver is required.
12. **Driveway Widths:** Neither of the driveways complies with the maximum curb cut widths allowed in the Standard Specifications for Construction, Section E.III.B.2.
13. **Aisle Width:** The western lane of the drive through is reduced to approximately 7' in width at the island. This will further decrease the width of the through aisle, where a waiver request has been submitted for a reduced width from 20' to 18', and cars parked across from the island will have difficulty backing out when there is a queue at the window. While we have no objection to a reduction to 18' proximal to the four northerly parking spaces the two more southerly spaces and aisles at the island should be reconfigured.
14. **Driveway Radii:** None of the curb cut radii achieve the required 25' min. radius requirement. Given this is an existing situation in a downtown area and the 25' radii may not be possible, the applicant should increase the radii as much as possible or demonstrate emergency and delivery vehicles can navigate the turns without crossing lanes.
15. **Parking Space Size:** The parking spaces on Lot 205 measure 9'x17'. A waiver is required from section 5.6.3.A, which requires a min. space size of 9'x19'.
16. **Building Access:** There is a side door which opens out into the parking lot. This is shown on the Existing Conditions Plan by noting the concrete pad outside the door, but it is not shown on the Site Plan. Since this door will open into the vehicle queue for the drive-up window, please confirm the purpose and use of this door and how conflicts between the door and window queue will be handled. Is the door solid or equipped with a window?
17. **ADA Compliance:** Truncated domes are required at all sidewalk tip-downs within the ROW.
18. **Tree:** The existing tree noted in Comment 10 above has branches that extend to the EOP. Although the tree is not on this lot, a note should be added to protect the tree during construction.
19. **Underground Utilities:** Note 21 refers to underground telephone, electric, etc. If any new lines are proposed, these should be shown on the plans.



20. Impervious Area: Since two lots are part of this submission, Note 25 should be revised to list criteria for both Lot 205 and 216.

Grading, Erosion and Sediment Control Plan

21. Steep Slopes: Barriers should be considered in the following locations to prevent vehicles from encountering steep slopes:

- The western side of Lot 205
- All parking spaces around the 2:1 slopes of the swale and rain garden

22. Grading: Section 9.13.7.4 sets a max grade of 5%. Since this is an existing parking lot, we acknowledge challenging limitations in grading, however, the grades are as steep as 10%, and the finished floor of the bank is only 0.06 feet above the grade outside. In addition, the flood elevation of the rain garden is almost 3 feet higher than the building's finished floor, bringing into question the possibility of interior flooding in the event of overtopping.

23. Utilities: It is assumed from the structures shown on the Existing Conditions Plan that the water and sewer services are located on the Water Street side of the building. These should be shown on this plan as well.

Detail Sheets

24. Additional details: Provide details for the following:

- Crosswalk (or add a note to the plans directing the Contractor that crosswalk striping shall match existing Town of Exeter crosswalks).

25. Parking Spaces: The parking stall length should be changed to reflect the lengths proposed in details C7 and C8. The lengths should be amended post approval as needed to reflect any waivers granted by the planning board.

26. Outlet Structure: The outlet structure detail should be revised to accurately show only the structure that is proposed, as it is proposed.

Stormwater Design and Modeling

27. Date: The date on the cover sheets say 2019, but the date on the report is listed as 2020. Coordination is needed.

28. Stormwater Narrative:

- On page 2, there is a reference to wetlands, however, there are no wetlands on the site.
- Page 3 states that no infiltration is proposed, yet discussion of the rain garden on page 7 refers to infiltration throughout the text. It appears that the rain garden text is referring to the filtration achieved through the rain garden itself with little expectation of actual infiltration to the site's soils. Please clarify.
- Page 4 has references to two/both rain gardens where only one is proposed.
- Page 6 refers to the City of Exeter. Please change this to the Town of Exeter.



Page 5 of 5
David Sharples
March 4, 2020

- There is a reference to Sheet E-101 on page 6 and page 9. We are assuming this should be changed to Sheet 4. Also, page 8 refers to Sheet E-102 where no E-102 is included.
- There is a reference to a 50-foot wetland buffer on page 8, while there are no buffers onsite.

29. Inspection and Maintenance Manual:

- Page 3 lists a proposed catch basin and deep sump catch basins, but there are no catchbasins proposed.
- On page 5, the reference to the Town of Barrington should be changed to the Town of Exeter.

30. PTAP Database: The Applicant is requested to enter project related stormwater tracking information contained in the site plan application documents using the Great Bay Pollution Tracking and Accounting Program (PTAP) database (www.unh.edu/unhsc/ptapp).

A written response is required to facilitate future reviews.

Please contact us if you have any questions.

Very truly yours,

UNDERWOOD ENGINEERS, INC.



Allison M. Rees, P.E.
Project Manager



Robert J. Saunders, P.E.
Senior Project Engineer



Please see additional
plan attachments under
“Supporting Documents”
posted for this meeting



TOWN OF EXETER

Planning and Building Department

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

Date: September 16, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: Justin Lyons PB Case #20-9

The Applicant is seeking a minor subdivision of a 4.03-acre parcel located at 10 John West Road into two (2) single-family residential lots. The subject property is located in the R-1, Low Density Residential zoning district and is identified as Tax Map Parcel #114-1.

The Applicant submitted a minor subdivision plan and supporting documents, dated May 19, 2020 and are enclosed for your review. There was no Technical Review Committee review of the application, however, it was reviewed by Code Enforcement Officer Doug Eastman and found to be in compliance with the dimensional requirements outlined in the zoning regulations.

The Applicant is requesting a waiver from Section 9.21.3.2.a. of the Board's Site Plan Review & Subdivision Regulations. Please see attached waiver letter dated May 15, 2020 and test pit information, dated February 12, 2020. Originally, the plan depicted the "onsite sewage disposal system" for Lot 1 actually located on Lot 1-1 which is prohibited by Section 9.21.3.5 which states that individual lots "shall accommodate its own sewage". I contacted the applicants' representative and the applicant and informed them of this issue. Subsequently, revised plans, dated 9/10/20 have been submitted.

Another issue that was noted by staff review was the need for a Conditional Use Permit (CUP). The plans did not show the district but staff determined it did in fact trigger a CUP. Due to this, we informed the applicant that staff would recommend that the item be continued until they submit a CUP and receive written recommendations from the Conservation Commission. The Applicant has subsequently submitted a Shoreland Conditional Use Permit application, dated 9/1/20, which is also enclosed for your review. The applicant appeared before the Conservation Commission at their September 8th, 2020 meeting; the ConCom voted unanimously that they had no objection to the issuance of the Shoreland CUP (please see their memo, dated 9/16/20, attached).

In the event the Board decides to take action on the application, I have provided motions below for your convenience. I will be prepared with conditions of approval should the Board decide to grant approval.

Waiver Motion:

Natural Permeable soil waiver motion: After reviewing the criteria for granting waivers, I move that the request of Justin Lyons (PB Case #20-9) for a waiver from Section 9.21.3.2.a. to permit less than 2-feet (2') of permeable soil above the seasonal high water table be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED

Planning Board Motion:

Conditional Use Permit (Shoreland) Motion: After reviewing the criteria for a Shoreland Conditional Use permit, I move that the request of Justin Lyons (PB Case #20-9) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Minor Site Plan Motion: I move that the request of Justin Lyons (PB Case #20-9) for Minor Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



RECEIVED

MAY 19 2020

TOWN OF EXETER
MINOR SUBDIVISION, MINOR
SITE PLAN, AND/OR LOT LINE
ADJUSTMENT APPLICATION

EXETER PLANNING OFFICE

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

() MINOR SITE PLAN
 MINOR (3lots or less) SUBDIVISION (2) LOTS
 () LOT LINE ADJUSTMENT

#20-9	APPLICATION
5/19/20	DATE RECEIVED
125.00	APPLICATION FEE
100.00	PLAN REVIEW FEE
80.00	ABUTTER FEE
	LEGAL NOTICE FEE
	INSPECTION FEE
\$305.00	TOTAL FEES
	AMOUNT REFUNDED

pd. 5/19/20 ✓ #5314
bam

1. NAME OF LEGAL OWNER OF RECORD: J&J Properties, LLC
 ADDRESS: 52 Willow Rd.
East Kingston, NH 03827 TELEPHONE: () _____

2. NAME OF APPLICANT: Justin Lyons (agent)
 ADDRESS: 52 Willow Rd.
East Kingston, NH 03827 TELEPHONE: () 607-850-2246
jlyons@tced.com

3. RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER: _____

(Written permission from Owner is required, please attach.)

4. DESCRIPTION OF PROPERTY:
 ADDRESS: 10 John West Rd.
 TAX MAP: 114 PARCEL #: 1 ZONING DISTRICT: R-1
 AREA OF ENTIRE TRACT: 4.03Ac. PORTION BEING DEVELOPED: Northerly



5. EXPLANATION OF PROPOSAL: subdivide existing lot
into two Residential lots.

6. ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO) No
IF YES, WATER AND SEWER SUPERINTENDENT MUST GRANT WRITTEN APPROVAL FOR CONNECTION. IF NO, SEPTIC SYSTEM MUST COMPLY WITH W.S.P.C.C. REQUIREMENTS.

7. LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. <u>Test Pit Data.</u>	
B. _____	
C. _____	
D. _____	
E. _____	
F. _____	

8. ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO) Yes IF YES, ATTACH COPY.

(Driveway Easement) (Septic System Easement).

9. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: Dennis Quintal, PE

ADDRESS: P.O. Box 475, Newton, NH 03858

PROFESSION: Engineer

TELEPHONE: (603) 382-7690

Cell # 702-1130

10. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED: Individual
wells & septic systems.



11. HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?

(Please check with the Planning Department Office to verify) (YES NO) No IF YES, LIST BELOW AND NOTE ON PLAN.

NOTICE:

I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATION" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 5-5-20 APPLICANT'S SIGNATURE

ACCORDING TO RSA 676.4.I (c), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO EITHER APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.



Civil Construction Management, Inc.

ENGINEERING • SURVEYING • LAND PLANNING • SANITARY DESIGNS • CONSTRUCTION MANAGEMENT
8 MERRIMAC ROAD • P.O. BOX 475 • NEWTON, NH 03858 • TEL: 603-382-7650 • EMAIL: civilcon@myfairpoint.net

May 15, 2020

Town of Exeter Planning Board
10 Front Street
Exeter, NH 03833

Re: Subdivision Proposal - 10 John West Road, Tax Map 114, Lot 1.

Board Members:

The purpose of this application is to subdivide the parcel at 10 John West Road into two buildable lots. The proposal includes driveway access and septic system access easements. A waiver is accompanying the proposal to reduce the required vertical separation between a septic system leaching area and the seasonal high water table from 24" to 20". Representative Justin Lyons of J & J Properties, LLC (the owner) will be the applicant for this proposal.

Respectfully,

A handwritten signature in cursive script that reads "Dennis Quintal". The signature is written in black ink and is positioned above the printed name.

Dennis Quintal, PE #8401
Civil Construction Management, Inc.



N/A	<input type="checkbox"/>	o) For minor site plans only, plans are not required to be prepared by a professional engineer or licensed surveyor unless deemed essential by the Town Planner or the TRC.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	p) For minor subdivisions and lot line adjustments only, the locations, dimensions, and areas of all existing and proposed lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	q) The lines of existing abutting streets and driveways locations within 100-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	r) The location, elevation, and layout of existing catch basins and other surface drainage features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	s) The footprint location of all existing structures on the site and approximate location of structures within 100-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	t) The size and location of all existing public and private utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	u) The location of all existing and proposed easements and other encumbrances.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	v) All floodplain information, including contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	w) The location of all test pits and the 4,000-square-foot septic reserve areas for each newly created lot, if applicable.
N/A	<input type="checkbox"/>	x) The location and dimensions of all property proposed to be set aside for green space, parks, playgrounds, or other public or private reservations. The plan shall describe the purpose of the dedications or reservations, and the accompanying conditions thereof (if any).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	y) A notation shall be included which explains the intended purpose of the subdivision. Include the identification and location of all parcels of land proposed to be dedicated to public use and the conditions of such dedications, and a copy of such private deed restriction as are intended to cover part of all of the tract.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	z) Newly created lots shall be consecutively numbered or lettered in alphabetical order. Street address numbers shall be assigned in accordance with <u>Section 9.17 Streets</u> of these regulations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	aa) The following notations shall also be shown: <ul style="list-style-type: none"> • Explanation of proposed drainage easements, if any • Explanation of proposed utility easement, if any • Explanation of proposed site easement, if any • Explanation of proposed reservations, if any • Signature block for Board approval as follows:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p style="text-align: center;">Town of Exeter Planning Board</p> <p style="text-align: center;"> </p> <p style="text-align: center;"> Chairman Date </p>



CHECK LIST FOR MINOR SITE PLAN REVIEW, MINOR SUBDIVISION AND LOT LINE ADJUSTMENT

APPLICANT	TRC	REQUIRED EXHIBITS, SEE REGULATION 6.6.2.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) The name and address of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Title of the site plan, subdivision or lot line adjustment, including Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Scale, north arrow, and date prepared.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Location of the land/site under consideration together with the names and address of all owners of record of abutting properties and their existing use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Tax map reference for the land/site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) A vicinity sketch showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 1,000-feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) For minor site plan review only, a description of the existing site and proposed changes thereto, including, but not limited to, buildings and accessory structures, parking and loading areas, signage, lighting, landscaping, and the amount of land to be disturbed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	i) If deemed necessary by the Town Planner, natural features including watercourses and water bodies, tree lines, and other significant vegetative cover, topographic features and any other environmental features which are significant to the site plan review or subdivision design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	j) If deemed necessary by the Town Planner, existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	k) If deemed necessary by the Town Planner for proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site, or portion thereof. Such soil surveys shall be prepared and stamped by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	l) State and federal jurisdictional wetlands, including delineation of required setbacks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	m) A note as follows: "The landowner is responsible for complying with all applicable local, State, and Federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	n) Surveyed exterior property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.

May 15, 2020

Town of Exeter
Planning Board Members

RE: Waiver Request, J & J Properties, LLC Subdivision, Tax Map 114, Lot 1.

Dear Members:

Regarding the application for the above referenced Subdivision Plan, I hereby request a waiver from the following regulation:

“Site Plan Review and Subdivision Regulations for The Town of Exeter New Hampshire”
Section 9.21

Regulation: 9.21.3.2.a) - “2-feet rather than 6-inches of natural permeable soil is required above the seasonal high water table.”

Test Pit results found seasonal high water table at 20”. Propose waiving the requirement from 24” to 20”.

The board is asked to waive this technical requirement for the project.

Signature Dennis Quintal, PE
DENNIS QUINTAL
PROJECT ENGINEER

SOIL TEST PIT DATA – 10 JOHN WEST ROAD, EXETER
Logged by Dennis Quintal, PE Witnessed by Mike Cuomo, CSS
February 12, 2020

TEST 1

0-9"	2.5Y 3-3	Fine Sandy Loam, Granular, Friable
9-12"	2.5Y 4-4	Sandy Loam, Granular, Friable
12-16"	5Y 5-3	Fine Sandy Loam, Granular, Friable
16-66"	5Y 5-3	Loam, Blocky, Firm

ESWT 12" Groundwater None, Seeping from the surface,
Perc Rate 32 min/inch

TEST 2

0-7"	2.5Y 3-3	Fine Sandy Loam, Granular, Friable
7-10"	2.5Y 4-4	Sandy Loam, Granular, Friable
10-16"	5Y 5-3	Fine Sandy Loam, Granular, Friable
16-68"	5Y 5-3	Loam, Blocky, Firm

ESWT 9" Groundwater None, Seeping from the surface
Perc Rate 32 min/inch

TEST 3

0-8"	2.5Y 4-3	Fine Sandy Loam, Granular, Friable
8-12"	2.5Y 5-4	Sandy Loam, Granular, Friable
12-20"	5Y 5-4	Fine Sandy Loam, Granular, Friable
20-70"	5Y 5-3	Loam, Blocky, Firm

ESWT 14" Groundwater None, Seeping from the surface
Perc Rate 30 min/inch

TEST 4

0-8"	2.5Y 4-3	Fine Sandy Loam, Granular, Friable
8-12"	2.5Y 5-4	Sandy Loam, Granular, Friable
12-18"	5Y 5-4	Fine Sandy Loam, Granular, Friable
18-70"	5Y 5-3	Loam, Blocky, Firm

ESWT 15" Groundwater None, Seeping from the surface
Perc Rate 30 min/inch

TEST 5

0-8"	2.5Y 5-3	Fine Sandy Loam, Granular, Friable
8-15"	2.5Y 5-4	Sandy Loam, Granular, Friable
15-26"	2.5Y 5-4	Sandy Loam, Granular, Friable
26-68"	2.5Y 5-3	Sandy Loam, Blocky, Firm

ESWT 24" Groundwater None, Seeping from the surface
Perc Rate 28 min/inch

TEST 6

0-8"	2.5Y 5-3	Fine Sandy Loam, Granular, Friable
8-12"	2.5Y 5-4	Sandy Loam, Granular, Friable
12-20"	5Y 5-4	Sandy Loam, Granular, Friable
20-36"	5Y 5-3	Sandy Loam, Blocky, Firm

ESWT 12" Groundwater None, Seeping from the surface
Perc Rate 28 min/inch

TEST 7

0-8" 2.5Y 4-3 Fine Sandy Loam, Granular, Friable
8-16" 2.5Y 5-4 Sandy Loam, Granular, Friable
16-28" 2.5Y 5-4 Sandy Loam, Granular, Friable
28-60" 2.5Y 5-3 Fine Sandy Loam, Blocky, Firm
ESWT 26" Groundwater None, Seeping from the surface
Perc Rate 28 min/inch

TEST 8

0-8" 2.5Y 3-3 Fine Sandy Loam, Granular, Friable
8-15" 2.5Y 4-4 Sandy Loam, Granular, Friable
15-26" 2.5Y 5-4 Sandy Loam, Granular, Friable
26-64" 2.5Y 5-4 Fine Sandy Loam, Blocky, Firm
ESWT 21" Groundwater None, Seeping from the surface
Perc Rate 28 min/inch

TEST 9

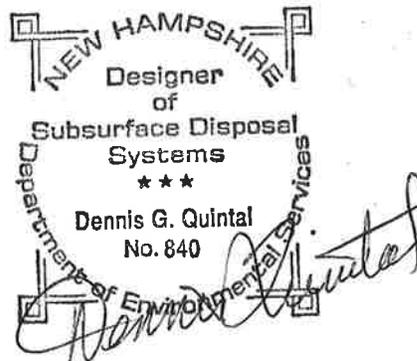
0-8" 2.5Y 3-4 Fine Sandy Loam, Granular, Friable
8-16" 2.5Y 4-4 Sandy Loam, Granular, Friable
16-24" 2.5Y 5-4 Sandy Loam, Granular, Friable
24-48" 2.5Y 5-3 Fine Sandy Loam, Blocky, Firm
ESWT 20" Groundwater None, Seeping from the surface
Perc Rate 28 min/inch

TEST 10

0-8" 2.5Y 3-4 Fine Sandy Loam, Granular, Friable
8-16" 2.5Y 4-4 Sandy Loam, Granular, Friable
16-28" 2.5Y 5-4 Sandy Loam, Granular, Friable
28-48" 2.5Y 5-3 Fine Sandy Loam, Blocky, Firm
ESWT 21" Groundwater None, Seeping from the surface
Perc Rate 30 min/inch

TEST 11

0-9" 2.5Y 3-4 Fine Sandy Loam, Granular, Friable
9-14" 2.5Y 4-4 Sandy Loam, Granular, Friable
14-26" 2.5Y 5-4 Sandy Loam, Granular, Friable
26-48" 2.5Y 5-3 Fine Sandy Loam, Blocky, Firm
ESWT 21" Groundwater None, Seeping from the surface
Perc Rate 30 min/inch





ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP Map 114, Lot 2
 NAME Robert B & Joan Hagen, Tr
 ADDRESS 18 John West Road.
Exeter, NH 03833

TAX MAP _____
 NAME _____
 ADDRESS _____

TAX MAP Map 114, Lot 3
 NAME David & Nancy Howanics
 ADDRESS 24 John West Road
Exeter, NH 03833

TAX MAP _____
 NAME _____
 ADDRESS _____

TAX MAP Map ¹⁰¹ #4, Lot 6
 NAME Debra R. Flagg
 ADDRESS 240 Route 125.00

TAX MAP _____
 NAME _____
 ADDRESS _____

TAX MAP Map 101, Lot 8-1
 NAME Heleh M. Stone
 ADDRESS 120 Kingston Rd.
Exeter, NH 03833

TAX MAP _____
 NAME _____
 ADDRESS _____

Please attach additional sheets if needed



APPLICATION FOR SUBDIVISION OF LAND
 Water Division/ Subsurface Systems Bureau
 Land Resources Management



RSA/Rule: RSA 485-A, Env-Wq 1000

Work Number:	Check No.	Amount:	Initials:
Administrative Use Only	Administrative Use Only	Administrative Use Only	Administrative Use Only

****Fee: See Checklist**

1. PROJECT LOCATION			
PROJECT LOCATION STREET ADDRESS: 10 John West Road			
TOWN/CITY: Exeter		ZIP CODE: 03833	
PARENT LOT TAX MAP(S): 114	BLOCK(S):	LOT(S): 1	UNIT(S):
PROPOSED SUBDIVISION NAME: J & J Properties, LLC			
PROPOSED NEW LOT NUMBERS: 1, 1-1		NUMBER OF NEW LOTS: 2	
2. APPLICANT			
NAME: Dennis Quintal, PE			
MAILING ADDRESS: P.O. Box 475			
TOWN/CITY: Newton		STATE: NH	ZIP CODE: 03858
PHONE: 603-382-7650		EMAIL OR FAX: civilcon@myfairpoint.net	
NHDES DESIGNER NUMBER: 840		SURVEYOR NUMBER: 818	
3. PROPERTY OWNER			
NAME: J & J Properties, LLC			
MAILING ADDRESS: 52 Willow Road			
TOWN/CITY: East Kingston		STATE: NH	ZIP CODE: 03827
PHONE:		EMAIL OR FAX:	
4. SIGNATURES			
APPLICANT SIGNATURE DATE: 4/4/20 		OWNER SIGNATURE DATE: 3/12/2020  (Agent)	

5. WATER SUPPLY (Indicate the type of water supply that services the lot – check all that apply)

PUBLIC WATER SYSTEM: Name:

WELL RADIUS ON LOT: Yes No (If NO, provide a recorded easement for the off lot well radius).

WELL RADIUS OFF LOT BUT PRECLUDED FROM DEVELOPMENT (Reason must be clearly depicted on plan),

WELL OFF LOT (Provide a recorded easement or deeded water rights),

OTHER (THIS MUST BE A POTABLE WATER SUPPLY):

6. TYPE OF PROPOSED DEVELOPMENT

TYPE OF DEVELOPMENT	LOT NUMBERS (*INCLUDES LOTS, CAMPSITES, CONDO UNITS)	TOTAL NUMBER OF LOTS
<input checked="" type="checkbox"/> SINGLE FAMILY	1, 1-1	2
<input type="checkbox"/> APARTMENT BUILDING		
<input type="checkbox"/> CONDOMINIUM		
<input type="checkbox"/> MANUFACTURED HOUSING PARK		
<input type="checkbox"/> CAMPING /TENTING		
<input type="checkbox"/> COMMERCIAL		
<input type="checkbox"/> INDUSTRIAL		
<input type="checkbox"/> PUBLIC FOOD ESTABLISHMENT		
<input type="checkbox"/> DUPLEX		
<input type="checkbox"/> UNBUILDABLE LOT		
<input type="checkbox"/> OTHER		

FLOW PER LOT 600 GPD

DESCRIPTION: RESIDENTIAL

7. WATERBODY INFORMATION

IS ANY PART OF THE LOT WITHIN 250 FEET OF THE "PROTECTED SHORELAND"? YES NO

TYPE OF WATERBODY: LAKE / POND TIDAL RIVER / STREAM

NAME OF WATERBODY:

8. INDICATE IF OTHER NHDES APPROVALS ARE REQUIRED

ISDS APPROVAL, PENDING, CONSTRUCTION APPROVAL #

CHECK HERE IF INDIVIDUAL SEWAGE DISPOSAL SYSTEM APPLICATIONS HAVE BEEN SUBMITTED FOR THIS PROJECT.

WATER SUPPLY APPROVAL, PENDING, PERMIT #

ALTERATION OF TERRAIN PERMIT, PENDING, PERMIT #

UIC REGISTRATION, PENDING, REGISTRATION DATE: / /

WETLANDS BUREAU APPROVAL, PENDING, PERMIT #

SHORELAND PERMIT, PENDING, PERMIT #



TOWN OF EXETER, NH
APPLICATION FOR MINOR SITE PLAN REVIEW,
MINOR SUBDIVISION and/or LOT LINE ADJUSTMENT

A completed application shall contain the following items, although please note that some items may not apply such as waivers or conditional use permit:

- | | |
|--|---------|
| 1. Application for Hearing | (✓) |
| 2. Abutter's List Keyed to the Tax Map (including name and business address of all professionals responsible for the submission (engineer, landscape architect, wetland scientist, etc.) | (✓) |
| 3. Checklist for plan requirements | (✓) |
| 4. Letter of Explanation | () |
| 5. Written request and justification for waiver(s) from Site Plan/Sub Regulations | (✓) |
| 6. Application to Connect and/or Discharge to Town of Exeter Sewer, Water, or Storm Water Drainage System(s) - if applicable | (N/A) |
| 7. Application Fees | () |
| 8. Seven (7) copies of 24'x36' plan set | (✓) |
| 9. Fifteen (15) 11"x 17" copies of the plan set | (✓) |
| 10. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and all consultants. | (✓) |

NOTES: All required submittals must be presented to the Planning Department Office for distribution to other Town departments. Any material submitted directly to other departments will not be considered.

Town of Exeter



**Planning Board Application
for
Conditional Use Permit:
Shoreland Protection District**

February 2017



Town of Exeter Planning Board Application

Conditional Use Permit: Shoreland Protection District

In accordance with Zoning Ordinance Article: 9.3

RECEIVED

SUBMITTAL REQUIREMENTS:

(see Conservation Commission and Planning Board meeting dates and submission deadlines)

1. One (1) electronic copy of full application, including plans (color copy if available)
2. Fifteen (15) copies of the Application
3. Fifteen (15) 11"x17" and three (3) full sized copies of the plan which must include:

EXETER PLANNING OFFICE

Existing Conditions

- a. Property Boundaries
- b. Edge of Shoreland and associated Buffer (Shoreland Protection District - SPD)
- c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements

Proposed Conditions

- a. Edge of Shoreland and Shoreland Buffers and distances to the following:
 - i. Edge of Disturbance
 - ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
 - b. Name and phone number of all individuals whose professional seal appears on the plan
4. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
 5. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
 6. A Town of Exeter Assessors list of names and mailing addresses of all abutters

Required Fees:

Planning Board Fee: \$50.00 Abutter Fee: \$10.00^{x4} Recording Fee (if applicable): \$25.00

The Planning Office must receive the completed application, plans and fees on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

APPLICANT	Name: Justin Lyons (agent)
	Address: 52 Willow Road, East Kingston, NH 03827
	Email Address:
	Phone:
PROPOSAL	Address: 10 John West Road
	Tax Map # 114 Lot# 1 Zoning District: R-1
	Owner of Record: J&J Properties, LLC
Person/Business performing work outlined in proposal	Name: Dennis Quintal, PE, CWS
	Address: P.O. Box 475, Newton, NH 03858
	Phone: 603-382-7650
Professional that delineated wetlands	Name: Dennis Quintal, CWS #107
	Address: Same as above
	Phone:

**Town of Exeter
Planning Board Application
Conditional Use Permit: Shoreland Protection District**

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)

Subdivide the parcel at 10 John West Road into two buildable lots. The proposal includes driveway access and septic system access easements.

Shoreland Protection District Impact (in square footage):

Water Body				
Temporary Impact	<input type="checkbox"/> 300 Foot SPD	_____	Lot 1	Lot 1-1
	<input checked="" type="checkbox"/> 150 foot SPD	_____	5400	2753 2803
	<input type="checkbox"/> SPD Building Setback	_____		
	<input type="checkbox"/> 75 Vegetative Buffer	_____	360	N/A
Permanent Impact	<input type="checkbox"/> 300 Foot SPD	_____		
	<input type="checkbox"/> 150 foot SPD	_____		
	<input type="checkbox"/> SPD Building Setback	_____		
	<input type="checkbox"/> 75 Vegetative Buffer	_____		
Impervious Lot Coverage	SF of Lot within District	108,700	Lot 1 74,737	Lot 1-1 33,963
	SF of Impervious within District	42	42	0
	% of Impervious within District	0.00	< 1%	< 1%
			< 1%	< 1%

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

Describe how your proposal meets the conditions of Article 9.3.4.G.2 of the Zoning Ordinance (attached for reference):

ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP Map 114, Lot 2
 NAME Robert B. & Joan Hagen, Trustees
 ADDRESS 18 John West Road.
Exeter, NH 03833

TAXMAP _____
 NAME _____
 ADDRESS _____

TAX MAP Map 114, Lot 3
 NAME David & Nancy Howanic
 ADDRESS 24 John West Road.
Exeter, NH 03833

TAX MAP _____
 NAME _____
 ADDRESS _____

TAX MAP Map 101, Lot 6
 NAME Debra R. Flagg
 ADDRESS 240 Route 125
Brentwood, NH 03833

TAXMAP _____
 NAME _____
 ADDRESS _____

TAX MAP Map 101, Lot 8-1
 NAME Helen M. Stone
 ADDRESS 59 Dover Road
Eliot, ME 03903.

TAX MAP _____
 NAME _____
 ADDRESS _____

Please attach additional sheets if needed

Conditional Use Permit Criteria
Shoreland Protection District

9.3.4 G Conditional Uses:

2. The Planning Board may grant a Conditional Use Permit for those uses listed above only after written findings of fact are made which have been reviewed by technical experts from the Rockingham Conservation District, if required by the Planning Board, at the cost of the developer, provided that all of the following are true:
 - a. The proposed use will not detrimentally affect the surface water quality of the adjacent river or tributary, or otherwise result in unhealthful conditions.
 - b. The proposed use will discharge no waste water on site other than that normally discharged by domestic waste water disposal systems and will not involve on-site storage or disposal of hazardous or toxic wastes as herein defined.
 - c. The proposed use will not result in undue damage to spawning grounds and other wildlife habitat.
 - d. The proposed use complies with the use regulations identified in Article 9.3.4 Exeter Shoreland Protection District Ordinance – Use Regulations and all other applicable sections of this article.
 - e. The design and construction of the proposed use will be consistent with the intent of the purposes set forth in Article 9.3.1 Exeter Shoreland Protection District Ordinance – Authority and Purpose.



MEMO

To: Kristen Murphy
Natural Resource Planner
Town of Exeter
10 Front Street
Exeter, NH 03833

From: Dennis Quintal, PE

Subject: 10 John West Road

Date: September 1, 2020

Please attach this to the Application for answer to the question: "Describe how your proposal meets the conditions of Article 9.3.4.G."

- a. The proposed use will not detrimentally affect the surface water quality of the adjacent brook. A state approved residential sanitary waste designs will be required for each the existing and proposed lot. These systems meet minimum state setbacks from wetlands including the requirement for nitrate setbacks.
- b. The proposed use will discharge only domestic wastewater and no hazardous or toxic wastes will be stored on-site.
- c. Sediment control devices will be utilized down slope from any construction work to prevent migration of sediment. Surface disturbance typically is completed within 60 days. These sediment control devices will be removed once the site is stabilized and natural vegetation is completely re-established.
- d. The proposed use complies with the regulations as these are residential subsurface disposal systems which are not a prohibited use. See 9.3.4.F.3.
- e. This design and proposed use is consistent with the intent of the purposes set forth in the Ordinance as the proposed disposal systems will be greater than 75 feet from the wetlands on-site. A majority of the proposed construction will occur greater than 100 feet from the edge of the brook. The proposed use is placed in the only available location because of the existing soil conditions on the site.

**TOWN OF EXETER
CONSERVATION COMMISSION MEMORANDUM**

Date: September 16, 2020
To: Planning Board
From: Kristen Murphy on behalf of Andrew Koff, Chair, Exeter Conservation Commission
Subject: 10 John West Road, 2-lot Subdivision at Tax Map 114, Lot 1

Project Information:

Project Location: 10 John West Road, Exeter, NH
Map/Lot: Map 114, Lot 1
CC Review Date: September 8, 2020 (Shoreland CUP)
PB CASE: 20-9

Following review of the submitted materials and presentation from the applicant's representative, a member discussed past records showing Perkins Brook supported native brook trout. There was concern about nitrates leaching out to the stream over a long term given the sensitivity of the stream. After consideration of the State septic design requirements, the need to site the structures in appropriate soils and the response to the Conditional Use Permit criteria, the Conservation Commission voted unanimously that they have no objection to the issuance of the Shoreland Conditional Use Permit for this subdivision.

If you have any questions regarding this memo, feel free to reach out to the Chair Drew Koff or myself.

Kristen Murphy
Natural Resource Planner

cc: Dennis Quintel

Please see additional
plan attachments under
“Supporting Documents”
posted for this meeting