



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 on Thursday, December 28, 2023 at 7:00 P.M. in the Nowak Room of the Exeter Town Office building located at 10 Front Street, Exeter, New Hampshire to consider the following:

APPROVAL OF MINUTES: November 16 and December 7, 2023

NEW BUSINESS: PUBLIC HEARINGS:

No public hearings are scheduled.

The Board will hold an administrative workshop to discuss proposed zoning amendments being considered for the 2024 Town Warrant.

OTHER BUSINESS

- Master Plan Discussion
- Land Use Regulations Review
- Field Modifications
- Bond and/or Letter of Credit Reductions and Releases

EXETER PLANNING BOARD
Langdon J. Plumer, Chairman

Posted 12/18/23: Exeter Town Office and Town of Exeter website

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**TOWN OF EXETER
PLANNING BOARD
EXETER PUBLIC LIBRARY
FOUR CHESTNUT STREET
NOVEMBER 16, 2023
DRAFT MINUTES
7:00 PM**

I. PRELIMINARIES:

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

STAFF PRESENT:

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7:00 PM and introduced the members.

III. OLD BUSINESS

APPROVAL OF MINUTES

November 2, 2023

Mr. Cameron motioned to table approval of the November 2, 2023 minutes. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

IV. NEW BUSINESS:

1. The application of Granite State Construction Services, LLC for a lot line adjustment between the properties at 12 Little River Road and 12A Little River Road (formerly Calvary Baptist Church) R-2, Single Family Residential zoning district
Tax Map Parcels #62-90 and #62-90-1
Planning Board Case #23-15

Chair Plumer read out loud the Public Hearing Notice and indicated the case is ready to be heard.

Mr. Cameron motioned to open Planning Board Case #23-15. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

41 Chair Plumer noted that Town Planner Dave Sharples left notes concerning the status of the
42 case.

43
44 Christian Smith from Beals Associates presented the case on behalf of he applicant. He noted
45 Sam Mukarkar, Tyler Peters and Olivia Michaud were also present. Mr. Smith posted the plan
46 showing the lot line adjustment and the proposed five-acre parcel (Lot 90). He displayed the
47 condominium site plan as well as the yield plan. He noted the property was served by water
48 and sewer. He indicated the 25'x25' building envelope and demo plan. He noted two trees
49 would need to come down that were dead or dying diseased pines.

50
51 Mr. Smith indicated there were two Technical Review Committee hearings and the applicants
52 are working with the Fire Department concerning hydrant and turnaround as the Department
53 of Public Works was uncomfortable with the original proposed gravity sewer. The water main is
54 being upgraded. There will be a waiver to encroach 50' in the building setback. He noted the
55 proposed plantings and indicated no cut placards will be placed.

56
57 Mr. Smith indicated impervious surface was being reduced by 34% from 30,000 SF to 21,000 SF.
58 He did not feel drainage analysis would tell them much. He noted stone drip edges on all
59 buildings. He worked with Underwood Engineering on the bioretention swales. There will be a
60 55% reduction in nitrogen where 60% is required in the ordinance. The subdivision went before
61 the Zoning Board of Adjustment for a frontage variance in 2021.

62
63 Chair Plumer opened the hearing to the public at 7:20 PM for comments and questions and
64 being none closed the hearing to the public.

65
66 Ms. Martel asked about the several architectural plans and Mr. Mukarkar indicated the plans
67 are for three bedrooms, 2.5 baths and two car garage.

68
69 ***Ms. Belanger motioned that the request of Granite State Communications, Planning Board***
70 ***Case #23-15 for a lot line adjustment be granted. Mr. Cameron seconded the motion. A vote***
71 ***was taken, all were in favor, the motion passed 7-0-0.***

72
73 Ms. Smith compared the conventional yield plan to the open space development plan, which
74 the Board indicated were okay. Mr. Mukarkar indicted he met with a lot of the abutters for
75 input.

76
77 Ms. English expressed concerns with the wetland flowing to Little River and the 250' shoreland
78 buffer. Mr. Smith noted Gove Environmental submitted documents.

79

80 Chair Plumer opened the hearing to the public at 7:38 PM for comments and questions. Ms.
81 Martel noted there was email received from Steve Blaisdell and Judy Blaisdell, which she read
82 into the record. She noted they are not abutters but expressed concerns with traffic and speed
83 control and stated that a speed bump had been required for the church. Ms. Smith noted no
84 speed bump was proposed but there would be a stop sign.

85
86 Ms. Martel asked if there was a way to include a turnaround and Mr. Smith pointed out the
87 area requested for a turnaround by the Fire Department with no parking signs. The road will be
88 private and be marked a clear dead end with no outlet.

89
90 Vice-Chair Brown noted the plan indicated a four-bedroom. Ms. Smith noted that was a typo,
91 he will correct.

92
93 Chair Plumer closed the hearing to the public at 7:41 PM.

94
95 Ms. Smith reviewed the waiver request. He noted the 50' buffer zone was devoid of trees and
96 section 11.2.8 requires a vegetated 25' perimeter strip. He noted the request would not be
97 detrimental to public health, safety or welfare or injurious to other properties. The prior
98 developer cleared and disturbed the entire buffer so no tree buffer exists and he noted this is
99 unique. He noted the request is not contrary to the spirit and intent of the regulation and will
100 not vary the zoning ordinance or Master Plan. There will be more screening than exists
101 currently.

102
103 Ms. English raised concern with the selection of Eastern White Pines which Mr. Smith noted
104 grow 2' per year. Mr. Makurkar noted a cedar fence was planned. Ms. Martel recommended
105 working with a landscape designer.

106
107 ***Ms. Martel motioned after reviewing the criteria for granting waivers that the request of***
108 ***Granite State Communications, Planning Board Case #23-15 for a waiver from Section 11.2.8***
109 ***of the site plan review and subdivision regulations regarding vegetated perimeter strip be***
110 ***approved subject to the following condition:***

111
112 Ms. Martel recommended as conditions of approval:

- 113
114 1. Applicant shall provide a mixed deciduous and evergreen landscape buffer designed by a landscape
115 architect or landscape designer that is at least 25' in width that will grow at least 40' tall and is
116 comprised of at least five varieties of native tree species based at 15' on center.
- 117 2. Applicant shall install a 6' cedar fence along the property line impacted by the waiver.

118 **Ms. English seconded the motion.** Vice-Chair Brown asked the condition be repeated. **A vote**
119 **was taken, all were in favor, the motion passed 7-0-0.**

120

121 Vice-Chair Brown noted that Town Planner Dave Sharples had concerns with the waiver request
122 for the stormwater management evaluation requirement.

123

124 Ms. Smith read the request for a waiver from Section 9.3.2 into the record. He noted a
125 reduction of 11,149 SF of impervious surface that drains away from Penn Lane. He noted no
126 detriment to public health, safety or welfare or injury to other property. He noted the property
127 was unique. He noted the volume and peak flow were reduced. The waiver was not contrary
128 to the spirit and intent of the regulation, did not vary the provisions of the zoning ordinance or
129 Master Plan.

130

131 Ms. Martel indicated that without the analysis from a professional there is no way the Board
132 could know. Vice-Chair Brown noted he did not believe this waiver was ever granted. Ms.
133 Martel noted there was no landscaping plan.

134

135 Vice-Chair Brown noted that one of the major concerns expressed to the Planning Board by
136 abutters has been not impacting abutters with stormwater. It is a legitimate concern. Vice-
137 Chair Brown noted he was inclined to deny the request but recommended the applicant could
138 return in two weeks to get input from the Town Planner.

139

140 **Vice-Chair Brown motioned after reviewing the criteria for granting waivers that the request**
141 **of Granite State Communications, Planning Board Case #23-15 for a waiver from Section 9.3.2**
142 **of the site plan review and subdivision regulations for stormwater management, be**
143 **continued to the December 7, 2023 meeting at 7:00 PM. Ms. Belanger seconded the motion.**
144 **A vote was taken, all were in favor, the motion passed 7-0-0.**

145

146 Vice-Chair Brown noted the applicant could do some housekeeping on the plan before
147 returning such as adding to the plan that the units were three bedroom, 2.5 bath, who would
148 maintain the fence, and show landscaping.

149

150 **Ms. Belanger motioned to continue Planning Board Case #23-15 to December 7, 2023 at 7:00**
151 **PM. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion**
152 **passed 7-0-0.**

153

154 2. The application of Mario A. Ponte for a multi-family site plan review for the proposed
155 construction of additional retail and residential units within the existing structure at

156 85-87 Water Street

157 WC-Waterfront Commercial zoning district

158 Tax Map Parcel #72-79
159 Planning Board Case #23-18

160
161 Chair Plumer read out loud the Public Hearing Notice and indicated there were concerns about
162 the case being ready and noted the applicant was not present.

163
164 3. The application of Sheila M. Groomell and Donald G. Murray and Carol J. Murray for a lot line
165 adjustment to the common boundary line between the properties at 78 Kingston Road and 74
166 Kingston Road
167 R-1, Low Density Residential zoning district
168 Tax Map Parcels #97-28 and #97-29
169 Planning Board Case #23-19

170
171 Chair Plumer read out loud the Public Hearing Notice.

172
173 Eric Saari from Altus Engineering presented the application and noted Sheila Groomell was here.
174 He noted the lot line adjustment would add seven acres to the 1.16 acre parcel.

175
176 Mr. Cameron questioned what the reason for the adjustment was and if it had anything to do
177 with Riverwoods and access to Route 111. Mr. Saari responded that Grant wants to pick up
178 some land from Sheila. Grant stated that he has been a neighbor for 20 years and wants to
179 control his view. Mr. Saari indicated Riverwoods was not part of the application. Vice-Chair
180 Brown noted two neighbors were coming together to make a non-conforming lot conforming.
181 He indicated the approval would be subject to standard conditions of approval.

182
183 ***Ms. Belanger motioned that the request of Sheila Groomell and Donald & Carol Murray,***
184 ***Planning Board Case #23-19 for a lot line adjustment be approved. Mr. Grueter seconded the***
185 ***motion. A vote was taken, Mr. Cameron voted nay, the motion passed 6-0-1.***

186
187 4. The application of Singh Realty Group for an amendment to a previously approved site plan
188 and Wetlands Conditional Use Permit
189 Planning Board Case #22-9 – Glerups, Inc.)
190 For the proposed construction of a warehouse facility, parking and associated site
191 improvements on the property at 19 Continental Drive
192 CT-1, Corporate Technology Park-1 zoning district
193 Tax Map Parcel #46-7-2
194 Planning Board Case #23-20

195
196 Chair Plumer read out loud the Public Hearing Notice.

197

198 **Ms. English motioned to open Planning Board Case #23-20. Ms. Belanger seconded the**
199 **motion. A vote was taken, all were in favor, the motion passed 7-0-0.**

200
201 Eric Saari from Altus Engineering presented the application and noted Vicki Martel was also
202 present. He indicated the use would be a cold storage facility. He posted an aerial photo of the
203 site and noted access was by easement. The warehouse received prior approval for 95,000 SF
204 and the new proposal will remove some parking reducing 9,000 SF of impervious surface and
205 there will be a 4,300 reduction in impact to wetland buffer with a total disturbance of 9,400 SF>
206 There are utilities there and lighting will be reduced at the edge. An amended AoT was filed.
207 There will be infiltration with a rain garden and erosion control.

208
209 Vicki Martel noted she is the landscape architect and indicated the location of proposed trees,
210 maples in the back, Hawthorns in the front because of the light poles. There would be a mix of
211 Elm and Red Oaks for shade.

212
213 Mr. Saari reviewed the application for the Wetland Conditional Use Permit.

214
215 **Ms. Belanger motioned that the request of Singh Realty Group, Planning Board Case #23-20**
216 **for a Wetland Conditional Use Permit be approved. Vice-Chair Brown seconded the motion.**
217 **A vote was taken, all were in favor, the motion passed 7-0-0.**

218
219 Ms. (Jen) Martel asked about snow storage along the south near the wetlands and if a no snow
220 storage sign could be added.

221
222 Vice-Chair Brown read the proposed conditions of approval:

- 223
224 1. All conditions as set forth in the original Planning Board conditional approval letter to Altus
225 Engineering, dated September 9, 2022, for the proposed construction on the subject property
226 shall still remain valid (copy attached);
227 2. The guardrail on the east retaining wall shall be extended south until the bioretention cell.
228 Signs stating “no snow storage” shall be erected along the guardrail; and
229 3. Two (2) additional shade trees shall be included on the planting plan.

230
231 **Ms. Belanger motioned that the request of Singh Realty Group, Planning Board Case #23-20**
232 **for an amendment to the previous site plan approval (for Glerups, Inc.) be approved with the**
233 **conditions read by Vice-Chair Brown. Mr. Grueter seconded the motion. A vote was taken, all**
234 **were in favor, the motion passed 7-0-0.**

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237 **VI. OTHER BUSINESS**

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- Master Plan Discussion
- Field Modifications
- Bond and/or Letter of Credit Reductions and Release

245 **VII. TOWN PLANNER’S ITEMS**

246 **VIII. CHAIRPERSON’S ITEMS**

247 **IX. PB REPRESENTATIVE’S REPORT ON “OTHER COMMITTEE ACTIVITY”**

248 **X. ADJOURN**

249 *Vice-Chair motioned to adjourn the meeting at 9:20 PM. Mr. Cameron seconded the motion.*
250 *A vote was taken, all were in favor, the motion passed 7-0-0.*

251

252 Respectfully submitted.

253 Daniel Hoijer,
254 Recording Secretary
255 Via Exeter TV

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **NOWAK MEETING ROOM**
4 **10 FRONT STREET**
5 **DECEMBER 7, 2023**
6 **DRAFT MINUTES**
7 **6:30 PM**

8 **I. PRELIMINARIES:**
9

10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete
11 Cameron, Clerk, Jennifer Martel, John Grueter, and Nancy Belanger Select Board Representative
12

13 **STAFF PRESENT:** Town Planner Dave Sharples
14

15 **II. JOINT MEETING WITH CONSERVATION COMMISSION, HERITAGE COMMISSION AND**
16 **HISTORIC DISTRICT COMMISSION**
17

18 **CONSERVATION COMMISSION**

19 **BOARD MEMBERS PRESENT:** Chair Andrew Koff, Vice-Chair Trevor Mattera, Dave Short, Keith
20 Whitehouse, Kyle Welch, Don Clement, Alternate (active), and Nancy Belanger, Select Board
21 Representative
22

23 **STAFF PRESENT:** Kristen Murphy, Conservation & Sustainability Planner
24

25 **HERITAGE COMMISSION**

26 **BOARD MEMBERS PRESENT:** Vice-Chair John Merkle, Francoise Elise, Pam Gjetturn (HDC Rep), John
27 Grueter (PB Rep), and Julie Gilman (Select Board Rep)
28

29 **HISTORIC DISTRICT COMMISSION**

30 **BOARD MEMBERS PRESENT:** Chair Grayson Shephard, Vice-Chair Kevin Kahn, Pam Gjetturn, Clerk
31 and Julie Gilman (Select Board Rep).
32

33 **OTHERS PRESENT:** Darren Winham, Economic Development Director, Doug Eastman, Code
34 Enforcement Officer, Barbara McEvoy, Deputy Code Enforcement Officer and Greg Bisson, Parks &
35 Recreation Director
36

37 The Joint Meeting began at 6:30 PM.
38

39 1. Request for board/commission recommendation on the acquisition of 23 Water St (Map 72, Lot 39)
40 from Pairpoint, LLC, owners Elliott Berkowitz and Nancy Phillips, for the purposes of retaining the
41 property as public park.

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Darren Winham, Town of Exeter Economic Development Director presented the proposal by Ms. Phillipps and Mr. Berkowitz of Pairpoint Group, LLC who want to donate 23 Water Street to the Town of Exeter for use as a public park. Mr. Winham noted that per RSA 41:14 the Select Board can buy, sell and acquire property with the recommendation of the Planning Board and Conservation Commission The Historic District Commission and Heritage Commission are involved as well due to the historic location of the property. He noted the Select Board would have two public hearings, one tomorrow morning and the second, which must occur within ten to 14 days, will be on December 18th. He noted there will be some fundraising to make improvements to the park and some local donation of work by Keith Whitehouse through his lawn care company.

Don Clement noted improvements will be needed and that is what the fundraising is about. He asked about state approvals and filling in the old foundation and asked that Conservation Commission be kept in the loop.

Mr. Grueter noted there had been a building there but it had burned down. When it comes time to design the park construction on the street facing edge will reflect the original purpose of the commercial building.

Pam Gjettum asked about the fish ladder and Mr. Clement noted the fish ladder had been removed when the dam was removed.

Mr. Cameron asked the sequence of safety improvements to be made to the proposed park. Greg Bisson noted the first step would be putting up a fence.

Ms. Martel asked if a design committee would be formed and who might be on it. Mr. Winham noted Nancy Phillips, Greg Bisson and Dave Sharples would likely be but it would be a Select Board decision.

Mr. Grueter motioned to send a memo to the Select Board that the Planning Board recommends the acquisition of the Pairpoint Group, LLC property at 23 Water Street, Tax Map #72-39, for the purpose of creating a public park. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.

Chair Grayson motioned to send a memo to the Select Board that the Historic District Commission recommends the acquisition of the Pairpoint Group, LLC property at 23 Water Street, Tax Map #72-39, for the purpose of creating a public park. Vie-Chair Kahn seconded the motion. A vote was taken, all were in favor, the motion passed 4-0-0.

Ms. Gilman motioned to send a memo to the Select Board that the Heritage Commission recommends the acquisition of the Pairpoint Group, LLC property at 23 Water Street, Tax Map #72-39, for the purpose of creating a public park. Ms. Elise seconded the motion. A vote was taken, all were in favor, the motion passed 4-0-0.

85 **Chair Koff motioned to send a memo to the Select Board that the Conservation Commission**
86 **recommends the acquisition of the Pairpoint Group, LLC property at 23 Water Street, Tax Map #72-39**
87 **for the purpose of creating a public park. Mr. Short seconded the motion. A vote was taken, all were**
88 **in favor, the motion passed 6-0-0.**

89
90 Planning Board Chair Plumer expressed his sincere appreciation and gratitude to Pairpoint Group, LLC
91 for this gift to the Town.

92
93 Ms. Belanger noted that the Select Board meeting tomorrow morning is at 8:00 AM.

94
95 Ms. Belanger noted that the second public hearing of the Select Board on December 18th begins with a
96 presentation from 6:30 PM to 7:30 PM followed by an open house until 8:30 PM.

97
98 Chair Plumer took a brief recess at 7:28 PM.
99

100 **III. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM and introduced the
101 members.

102
103 **IV. OLD BUSINESS**

104
105 **APPROVAL OF MINUTES**

106
107 November 2, 2023

108
109 Ms. Belanger recommended edits.

110
111 **Mr. Grueter motioned to approve the November 2, 2023 minutes, as amended. Ms. Belanger**
112 **seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.**

113
114 November 16, 2023 – Tabled

115
116 Mr. Cameron asked that the discussion he had concerning the reason for the lot line adjustment and Mr.
117 Murray's response be included in the minutes. Mr. Sharples will ask the recording secretary to review
118 the recording of the meeting.

119
120 **Ms. Belanger motioned to table approval of the November 16, 2023 meeting minutes. Mr. Grueter**
121 **seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.**

122
123 **V. NEW BUSINESS:**

124 1. The continued application of Granite State Construction Services, LLC for a lot line adjustment
125 between the properties at 12 Little River Road and 12A Little River Road (formerly Calvary Baptist
126 Church)
127 R-2, Single Family Residential zoning district

128 Tax Map Parcels #62-90 and #62-90-1
129 Planning Board Case #23-15

130

131 Chair Plumer read out loud the Public Hearing Notice.

132

133 Mr. Sharples noted that the applicant appeared at the Planning Board's November 15th meeting
134 and the Board approved the lot line adjustment and waiver for the vegetated perimeter strip
135 with conditions. There were concerns over the waiver for storm water management
136 regulations and the hearing was continued to meet with him for further discussions. The
137 applicant submitted revised plans and Mr. Sharples noted that he consulted with UEI and felt
138 the proposal would meet stormwater management regulations and Mr. Sharples withdrew his
139 objection.

140

141 Christian Smith of Beals Assoc. noted that Sam Makurkar was present from Granite State
142 Construction. He noted in addition to the drip edges the proposal meets the nutrient removal
143 regulations aside from 5% total nitrogen. Bioretention swales were added. There will be loam
144 and seeding Impervious was reduced by 34%. Mr. Smith noted the roofs are not substantial
145 contributors to nutrient runoff other than leaf drop and bird poop. He noted a simple change
146 to the force main sewer cover. He noted the existing manhole was moved 20' back and
147 reviewed by Paul Vlasich. He noted the criteria for the waiver was read into the record at the
148 last meeting. The dimensions of the building boxes were added (38'x46' and 52'x55').

149

150 Chair Plumer opened the hearing to the public for comments and questions at 7:21 PM and
151 being none closed the hearing to the public.

152

153 Ms. Martel asked about the driveway, if it would be crowned and Mr. Smith indicated yes. She
154 noted she was concerned with water sheet flowing and Mr. Smith noted the high point and
155 showed the direction of water flow to the swale.

156

157 Vice-Chair Brown asked the number of bedrooms and Mr. Smith indicated 3 bedroom 2.5 bath
158 with two car garage.

159

160 Vice-Chair Brown asked about maintenance of the trees and fence and Mr. Smith noted these
161 will be addressed in the condo docs. Ms. Martel noted the fence was a condition of approval at
162 the previous meeting.

163

164 Vice-Chair Brown asked Mr. Sharples his position on the waiver request and Mr. Sharples noted
165 the applicant came back with bioretention and drip edge and he had talked to UEI and agreed if
166 done would meet the criteria and he is comfortable with no objection.

167

168 Ms. Martel expressed concerns that waiving the stormwater report requirement would trigger
169 a lot of other applicants to request the same. Mr. Smith noted this case was unique and there
170 is a vast reduction in overall impervious so it would not set a precedent. Vice-Chair Brown
171 agreed it was unique and the stormwater was being treated.

172

173 Ms. Martel asked about lawns and fertilizer runoff. Mr. Smith indicated the regulations don't
174 talk about treatment of vegetated areas. Mr. Sharples noted there is a fertilizer ordinance.

175

176 Vice-Chair Brown asked that there be a condition that the treatment systems are maintained.
177 Mr. Sharples read the condition out loud:

178

179 A stormwater maintenance and inspection log shall be submitted with the final plans to the
180 Town Planner for review and approval. This log shall be referenced in the HOA documents and
181 completed and submitted to the Town Engineer annually on or before January 31st. This shall
182 be an ongoing condition of approval.

183

184 ***Vice-Chair Brown motioned that after reviewing the criteria for granting waivers that the***
185 ***request of Granite State Construction, LLC, Planning Board Case #23-15 for a waiver from***
186 ***Section 9.3.2 of the site plan review and subdivision regulations regarding stormwater***
187 ***management requirements for redevelopment be approved with the condition read by the***
188 ***Town Planner. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the***
189 ***motion passed 6-0-0.***

190

191 Mr. Sharples read out loud the proposed conditions for the site plan approval:

192

193 1. A dwg file of the site plan shall be provided to the Town Planner showing all property lines
194 and monumentation prior to signing the final plans. This plan must be in NAD 1983 State Plane
195 New Hampshire FIPS 2800 Feet coordinates.

196

197 2. All monumentation shall be set prior to the issuance of a Certificate of Occupancy.

198

199 3. A preconstruction meeting shall be arranged by the applicant and their contractor with the
200 Town Engineer prior to any site work commencing. The following must be submitted for review
201 and approval prior to the preconstruction meeting:

202

203 i. The SWPPP (storm water pollutant prevention plan), if applicable, be submitted to
204 and received for approval by DPW prior to preconstruction meeting; and

205 ii. A project schedule and construction cost estimate.

206

207 4. All comments in the UEI and TRC comment letters, and any subsequent comments as a
208 result of further review, shall be addressed to the satisfaction of the Town Planner prior to
209 signing the final plans.

210
211 5. All appropriate fees to be paid including but not limited to: sewer/water connection fees,
212 impact fees and inspection fees (including third party inspections) prior to the issuance of a
213 building permit or a Certificate of Occupancy whichever is applicable as determined by the
214 Town.

215
216 6. All applicable state permit approval numbers shall be noted on the final plans.

217
218 7. All condominium documents including declaration and by-laws shall be submitted to the
219 Town Planner for review and approval prior to signing the final plans. In the event the Town
220 Planner deems that review is needed by the Town Attorney then this review shall be at the
221 applicant's expense.

222
223 8. The limit of cut/disturbance shall be flagged in the field prior to any site work and these flags
224 shall be maintained until a Certificate of Occupancy has been issued.

225
226 9. The applicant shall submit the land use and stormwater management information about the
227 project using the PTAPP Online Municipal Tracking Tool. The PTAPP submittal must be
228 accepted by the DPW prior to the pre-construction meeting.

229
230 10. Assurances for completion of all proposed common improvements shall be provided in
231 accordance with Section 12 of the Site Plan Review and Subdivision Regulations prior to any site
232 work.

233
234 Mr. Smith asked about bonding and Mr. Sharples noted bonding is for common improvements
235 unless wait until transfer until all common improvements are done.

236
237 ***Ms. Belanger motioned that the request of Granite State Construction, LLC, Planning Board***
238 ***Case #23-15 for site plan approval be approved subject to the conditions read by the Town***
239 ***Planner. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion***
240 ***passed 6-0-0.***

241
242 2. The application of Mario A. Ponte for a multi-family site plan review for the proposed
243 construction of additional retail and residential units within the existing structure at
244 85-87 Water Street
245 WC-Waterfront Commercial zoning district
246 Tax Map Parcel #72-79

247 Planning Board Case #23-18

248

249 Ms. Belanger recused herself and sat with the public.

250

251 Chair Plumer read out loud the Public Hearing Notice and asked if the case was ready to be
252 heard. Mr. Sharples indicated the case was complete for review purposes.

253

254 ***Vice-Chair Brown motioned to open Planning Board case #23-18. Mr. Cameron seconded the***
255 ***motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

256

257 Mr. Sharples noted the applicant is seeking site plan approval for the proposed renovation to
258 accommodate two retail and 9 residential units of which three are existing. The applicant
259 submitted application, plans and documents dated October 10, 2023. The applicant appeared
260 before the Zoning Board of Adjustment for relief from the minimum rear yard setbacks and a
261 Wetlands Conditional Use Permit. The applicant appeared before the ZBA for relief from the
262 minimum parking requirements. A copy of the decision letter and draft minutes were provided.
263 Mr. Sharples noted a waiver will be requested from Section 9.13.1 for parking as set forth in
264 article 5.6.6 of the zoning ordinance. The applicant got HDC approval. Mr. Sharples noted he
265 has proposed conditions of approval ready.

266

267 Vice-Chair Brown asked about parking. Mr. Sharples indicated there explained there are some
268 that could be provided.

269

270 Chair Plumer opened the hearing to the public for comments and questions at 8:00 PM and
271 being none closed the hearing to the public.

272

273 Mr. Cameron expressed concerns with cumulative effect and asked where cars would go when
274 it snows. Mr. Sharples indicated there were spaces on Court and Elliot Street. Mr. Sharples
275 noted plenty of capacity of the Town manages public parking properly. He noted Stantec is
276 doing an analysis now and will address those issues.

277

278 ***Mr. Grueter motioned after reviewing the criteria for granting waivers that the request of***
279 ***Mario Ponte, Planning Board Case #23-18 for a waiver from Section 9.13.1 to permit less off-***
280 ***street parking than required in accordance with Section 5.6.6 of the zoning ordinance, be***
281 ***approved. Vice-Chair Brown seconded the motion. A vote was taken, Mr. Cameron voted***
282 ***nay. The motion passed 4-1-0.***

283

284 Mr. Sharples read out loud the conditions of approval:

285

286 1. All outdoor lighting (including security lights) shall be down lit and shielded so that no direct
287 light is visible from adjacent properties and/or roadways.

288

289 ***Ms. Grueter motioned that the request of Mario Ponte, Planning Board Case #23-18 for a***
290 ***minor site plan approval be approved subject to the condition read by the Town Planner. Ms.***
291 ***Martel seconded the motion. A vote was taken, Mr. Cameron abstained. The motion passed***
292 ***4-0-1.***

293

294 Ms. Belanger returned to the meeting table.

295

296 **VI. OTHER BUSINESS**

297

298 • Master Plan Discussion

299

300 • Field Modifications

301

302 • Bond and/or Letter of Credit Reductions and Release

303

304 **VII. TOWN PLANNER'S ITEMS**

305 Mr. Sharples noted that at the December 28, 2023 meeting Nate Kelly will be present to go over zoning
306 amendments. Vice-Chair Brown noted it would be helpful to have a public discussion about downtown
307 parking. Mr. Sharples noted that Stantec would be having a presentation at 6:30 PM on Wednesday and
308 it will be recorded. Ms. Belanger noted she watched the recording of the public parking lot and cars
309 were not moving but agreed with Mr. Sharples that there is ample parking, if it is managed and
310 indicated the Select Board will be working on parking ban parking.

311 **VIII. CHAIRPERSON'S ITEMS**

312 **IX. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

313 **X. ADJOURN**

314 ***Ms. Belanger motioned to adjourn the meeting at 8:48 PM. Vice-Chair Brown seconded the***
315 ***motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

316 Respectfully submitted.

317 Daniel Hoijer,

318 Recording Secretary

319 Via Exeter TV