Draft Minutes

Exeter Technical Review Committee

February 16, 2023

The meeting began at 10 AM in the Nowak Room of the Exeter Town Office building.

**Application**

**Project Description:**

* ***The application of Blind Tiger, LLC for a site plan review for proposed reconstruction of the club house and additional parking at the Exeter Country Club.  The subject property is located at 58 Jady Hill Avenue, in the R-2, Single Family Residential zoning district. Tax Map Parcel #52-1. PB Case #23-2.***

**Attendees:**

**Town staff**: Town Planner, Dave Sharples; Building Inspector, Douglas Eastman; Conservation & Sustainability Planner, Kristen Murphy; Deputy Fire Chief, Jason Fritz; and Town Engineer, Paul Vlasich, P.E.

**Third Party Consultant**:

Allison Rees, P. E., Underwood Engineers.

**Applicant and Representatives**:

Bruce Scamman (EEI), JJ MacBride (EEI), Drew Goddard (Blind Tiger), Mike Fay (Blind Tiger), March Carbonneau (Exeter Country Club).

The committee reviewed plans and materials submitted to the Planning Office. An overview of the project was presented. Reference was made to comments sent by D. Sharples to the applicant’s team prior to the meeting.

Items of discussion included, but were not limited to, the following: Confirm property boundaries are accurate & add metes and bounds on existing conditions, define the “re-grade area” and show & quantify all disturbances, use Fire Dept truck model to determine access, concerns with parking and traffic flow, lighting plan needed, significant trees mapped, need to follow EV ready requirements, Planning Board may ask for sidewalk connection, landscaping, ensure function room use is incorporated into sewer calculations, triggers re-development requirements for stormwater and drainage analysis needs to be revised and must include water quality in addition to quantity, all utilities need to be fully designed from site to connection, coordinate sewer connection with DPW.

All items discussed will be outlined in a TRC comment letter to be provided to the Applicant and their representatives.

The applicant plans to submit revised plans at a future date and a second TRC will be scheduled at that time with a week for staff to review modifications. Schedule for planning board will be determined at that time.

The meeting adjourned at 11:30 am

Respectfully submitted,

Kristen Murphy