

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40

**TOWN OF EXETER
PLANNING BOARD
NOWAK MEETING ROOM
10 FRONT STREET
JUNE 13, 2024
DRAFT MINUTES
7:00 PM**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Clerk, John Grueter, Gwen English 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

May 23, 2024 - *Tabled*

Ms. Belanger motioned to table approval of the May 23, 2024 meeting minutes until the next meeting. Vice-Chair Brown seconded the motion. A vote was taken, all were in favor, the motion passed 5-0-0.

IV. NEW BUSINESS: PUBLIC HEARINGS

1. The continued public hearing on the application of Meniscus Financial Holdings, LLC for site plan review and Wetlands and Shoreland Conditional Use Permits for the proposed construction of a commercial vehicle storage area, a 22,500 S.F. accessory storage building and associated site improvements on the property located at 127 Portsmouth Avenue.
C-2, Highway Commercial zoning district
Tax Map Parcel #52-112-2
PB Case #24-4.

Chair Plumer indicated that the applicant has asked for a continuance.

Ms. Belanger motioned to continue the hearing on the application to the Planning Board's July 11, 2024 meeting at 7:00 PM. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed 5-0-0.

V. OTHER BUSINESS

- 41 • Master Plan Discussion

42

43 Mr. Grueter indicated that the Rockingham Planning Commission will be going to the Select
44 Board to discuss the bike and pedestrian plan.

45

- 46 • Field Modifications

47

- 48 • Bond and/or Letter of Credit Reductions and Release

49

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

51 **VIII. CHAIRPERSON'S ITEMS**

52 Chair Plumer noted that the amended books have been provided with changes resulting from March's
53 voting.

54 Chair Plumer indicated that the Rockingham Planning Commission had two speakers concerning rail trail
55 growth. Mr. Grueter discussed the future plans for the rail trail on the seacoast to go from Hampton to
56 Rye to Portsmouth, once the connection through Seabrook is figured out, possibly going to Miami some
57 day.

58 Mr. Grueter noted that he wrote to two senators concerning the old Sullivan Bridge which is no longer
59 viable and recommended the funds be used instead toward connecting rail trails. He noted how they
60 connect to local restaurants in Florida and are good for the economy. The Board discussed the greater
61 safety for riders on rail trails especially due to small bike lanes and drivers who text when driving.

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

63 Ms. English reported that Kristen Murphy, Exeter's Conservation & Sustainability Planner received the
64 Hayden Award at the Rockingham Planning Commission's annual dinner and award's night. The award
65 recognizes those who have made a significant contribution to the community or to conservation and
66 planning.

67 Vice-Chair Brown noted that now that Mr. Grueter is serving as clerk, he is eligible to be a member on
68 the Rockingham Planning Commission.

69 Ms. Belanger announced that there will be an All Board's Meeting on Tuesday, June 25, 2024 at 6:30
70 PM.

71 Vice-Chair Brown expressed concerns about having conversations about zoning variances that are
72 consistently granted.

73

74 **X. ADJOURN**

75 ***Ms. Belanger motioned to adjourn the meeting at 7:30 PM. Mr. Grueter seconded the***
76 ***motion. A vote was taken, all were in favor, the motion passed unanimously.***

77 Respectfully submitted.

78 Daniel Hoijer,
79 Recording Secretary
80 Via Exeter TV