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**TOWN OF EXETER
PLANNING BOARD
NOWAK MEETING ROOM
10 FRONT STREET
SEPTEMBER 26, 2024
DRAFT MINUTES
7:00 PM**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Clerk, John Grueter, Pete Cameron (remotely), Gwen English, Jennifer Martel (remotely), and Nancy Belanger Select Board Representative

STAFF PRESENT: Town Planner Dave Sharples

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7:00 PM and introduced the members. Pete Cameron and Jennifer Martel who appeared electronically verified that they were alone in their rooms.

III. OLD BUSINESS

APPROVAL OF MINUTES

September 12, 2024

Ms. English and Mr. Grueter recommended edits.

Mr. Grueter questioned the answer to the question on lines 101-102 where it was asked the change in square feet of the existing building versus post construction. The Board agreed to table approval of the minutes to look at the plan or recording.

Ms. Belanger motioned to table approval of the September 12, 2024 minutes. Ms. English seconded the motion. A roll call vote was taken, Ms. Belanger voted aye, Ms. English voted aye, Chair Plumer voted aye, Mr. Grueter voted aye, Ms. Martel voted aye, and Mr. Cameron voted aye. The motion passed 6-0-0.

IV. NEW BUSINESS:

1. The application of Willey Creek Company for site plan review, lot line adjustment and Wetlands and Shoreland conditional use permits for the proposed relocation of Building D of the Ray Farm Condominium development and associated site improvements off of Ray Farmstead Road C-3, Epping Road Highway Commercial zoning district

43 Tax Map Parcel #47-8 and #47-8.1
44 PB Case #22-3

45
46 Chair Plumer read out loud the Public Hearing Notice and announced that the applicant requested a
47 continuance to the November 21st meeting at 7 PM.

48
49 2. Exonian Properties LLC — Request for Extension of Planning Board Conditional Approval
50 Tax Map Parcel #72-198
51 43 Front Street
52 PB Case #22-6

53
54 Chair Plumer read out loud the Public Hearing Notice and the applicants' letter requesting an extension
55 until May 26, 2026.

56
57 **Ms. Belanger motioned that the request of Exonian Properties, LLC for an extension to May 26, 2026**
58 **be approved. Ms. English seconded the motion. A roll call vote was taken: Ms. Belanger voted aye,**
59 **Ms. English voted aye, Chair Plumer voted aye, Mr. Grueter voted aye, Ms. Martel voted aye and Mr.**
60 **Cameron voted aye. The motion passed 6-0-0.**

61
62 3. The application of IOKA Properties LLC and DAC IV, LLC for a lot line adjustment between the
63 properties located at 53 Water Street and 45 Water Street.
64 WC Waterfront Commercial zoning district
65 Tax Map Parcel #72-34 and #72-35
66 PB Case #24-14

67 Chair Plumer read out loud the Public Hearing Notice and asked if the application was ready to be heard.
68 Mr. Sharples indicated yes.

69 **Mr. Cameron motioned to open Planning Board Case #24-14. Mr. Grueter seconded the motion. A roll**
70 **call vote was taken: Ms. Belanger voted aye, Ms. English voted aye, Mr. Grueter voted aye, Chair**
71 **Plumer voted aye, Mr. Cameron voted aye and Ms. Martel voted aye. The motion passed 6-0-0.**

72 Mr. Sharples explained that the application was for a lot line adjustment of 75 square feet from 53
73 Water Street to 45 Water Street to resolve the existing building encroachment. Plans and supporting
74 documents dated April 26, 2024 were submitted. There was no Technical Review Committee meeting
75 but the staff did review the application to make sure that it complied with zoning.

76 Mr. Sharples indicated one proposed condition of approval:

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

80 Mr. Sharples noted no need to make monumentation a condition of approval as the building was the
81 property line in the front and was in the river in the rear.

82 Henry Boyd presented the application on behalf of Dave Cowie. He noted Parcel A was trimmed off and
83 added to the lot to the east. He noted the location of the alleyway and that the bump shown on the
84 plan will be gone.

85 Ms. Martel asked why the bump existed and Mr. Boyed guessed that there was no survey and as each
86 lot was added the deed descriptions carried forward.

87 Chair Plumer opened the hearing to public comment at 7:21 PM and being none closed the hearing to
88 the public for deliberations.

89 **Mr. Grueter motioned that the request of Ioka Properties and DAC IV, LLC for a lot line adjustment be**
90 **approved subject to the condition read by the Town Planner. Ms. Belanger seconded the motion. A**
91 **roll call vote was taken: Ms. Martel voted aye, Mr. Cameron voted aye, Mr. Grueter voted aye, Chair**
92 **Plumer voted aye, Ms. English voted aye, and Ms. Belanger voted aye. The motion passed 6-0-0.**

93
94 4. A request by Robin Heim for a waiver from Section 9.6.2., Perimeter Buffer Strip of the Board's Site
95 Plan Review and Subdivision Regulations to permit the proposed construction of a detached 2-car
96 garage within the required 50-foot perimeter buffer. The subject property is located at 4 Balsam
97 Way
98 R-2, Single Family Residential zoning district
99 Tax Map Parcel #89-4.4
100 PB Case #24-15

101
102 Chair Plumer read out loud the Public Hearing Notice and asked if the case was ready to be heard. Mr.
103 Sharples indicated yes.

104
105 **Ms. Belanger motioned to open Planning Board Case #24-15. Ms. English seconded the motion. A roll**
106 **call vote was taken: Mr. Cameron voted aye, Ms. Martel voted aye, Mr. Grueter voted aye, Chair**
107 **Plumer voted aye, Ms. English voted aye and Ms. Belanger voted aye. The motion passed 6-0-0.**

108
109 Mr. Sharples indicated the applicant was looking for a waiver from Section 9.6.2 of the site plan review
110 and subdivision regulations, for the perimeter buffer strip to construct a two-car detached garage. He
111 noted the application was unusual as the plans were approved in November of 2009.

112
113 Robin Heim presented the request for a waiver from Section 9.6.2 to allow for a detached garage with 1
114 bedroom and 1 bathroom unit, above, to be less than 750 SF, to be constructed. She noted her
115 daughter and fiancée will live there while saving to purchase a home and then when she retires Ms.
116 Heim noted she will live in the apartment and her daughter will purchase the home at 4 Balsam Way.

117
118 Ms. Heim reviewed the criteria of the waiver request noting it was not detrimental to public health,
119 safety or welfare. She noted the property was unique in that it had a narrow 76.34' wide strip at the
120 widest point and this was the only location where she could build the garage. She noted a buffer of Pine
121 Trees along Hampton Road and that two would be removed. She noted if the trees died, she would
122 replace with arborvitae. She noted she had the support of her neighbors.

123 Mr. Sharples corrected that the existing perimeter buffer was 50' not 35.' Ms. Heim indicated she would
124 be 12' to 15' closer on the Hampton Road side, or 35.'

125

126 Ms. Belanger asked if all abutters had been notified and Ms. Heim indicated yes.

127

128 Chair Plumer opened the hearing to comments and questions from the public at 7:49 PM and being
129 none closed the hearing to the public for deliberations.

130

131 ***Ms. Belanger motioned after reviewing the criteria for granting waivers that the request of Robin***
132 ***Heim, Planning Board Case #24-15 for a waiver from Section 9.6.2 of the site plan review and***
133 ***subdivision regulations for a 50' perimeter buffer to be reduced to 35' for the proposed construction of***
134 ***a two-car garage, be approved. Ms. English seconded the motion. A roll call vote was taken: Ms.***
135 ***Belanger voted aye, Ms. English voted aye, Chair Plumer voted aye, Mr. Grueter voted aye, Mr.***
136 ***Cameron voted aye and Ms. Martel voted aye. The motion passed 6-0-0.***

137

138 V. OTHER BUSINESS

139

- 140 • T.F. Moran, Inc. (for C3I, Inc.) Planning Board Case #23-13, Tax Map Parcel #48-3, 8
141 Commerce Way, Request for extension of Planning Board Conditional Approval

142

143 Chair Plumer read out loud the Public Hearing Notice. Mr. Sharples read the letter requesting a
144 one-year extension of the approval. He noted this was the first extension request.

145

146 ***Ms. Belanger motioned to approve the request of T.F. Moran, Inc., Planning Board Case #23-13***
147 ***for an extension to October 12, 2025. Ms. English seconded the motion. A roll call vote was***
148 ***taken: Mr. Grueter voted aye, Chair Plumer voted aye, Ms. English voted aye, Ms. Belanger***
149 ***voted aye, Mr. Cameron voted aye and Ms. Martel voted aye. The motion passed 6-0-0.***

150

- 151 • Master Plan Discussion

152 Mr. Sharples indicated the bike and pedestrian master plan was completed and is waiting to go
153 before the Select Board. He noted the downtown parking pedestrian flow was also waiting to
154 go before the Select Board. Mr. Sharples indicated that the complete street study was pulled
155 back.

- 156 • Field Modifications

157 Mr. Sharples reported that there was a small change made by Unitil to the underground utilities
158 at 19 Continental Drive.

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

160

161 VII. TOWN PLANNER'S ITEMS

162 Mr. Sharples indicated discussions were being had with Doug Eastman, Barbara McEvoy and Kristen
163 Murphy about cleaning up land use regulations. He noted they would clean up conflicting provisions
164 and make clear how they apply them.

165 **VIII. CHAIRPERSON'S ITEMS**

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

167 Ms. English and Ms. Belanger announced there would be a hazmat event at the DPW on October 12th.

168 **X. ADJOURN**

169 Ms. Belanger motioned to adjourn the meeting at 8:02 PM. Mr. Cameron seconded the
170 motion.

171 Respectfully submitted.

172 Daniel Hoijer,

173 Recording Secretary (Via Exeter TV)