

1                                   **TOWN OF EXETER**  
2                                   **PLANNING BOARD**  
3                                   **NOWAK MEETING ROOM**  
4                                   **10 FRONT STREET**  
5                                   **NOVEMBER 21, 2024**  
6                                   **DRAFT MINUTES**  
7                                   **7:00 PM**

8 **I. PRELIMINARIES:**  
9

10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown, Clerk  
11 Pete Cameron (remotely but unable to comment), Gwen English, Jennifer Martel (remotely), and Nancy  
12 Belanger Select Board Representative  
13

14 **STAFF PRESENT:** Town Planner Dave Sharples  
15

16 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM and introduced the  
17 members. Pete Cameron and Jennifer Martel who appeared electronically verified that they were alone  
18 in their rooms but Mr. Cameron was unable to comment due to technical difficulties).  
19

20 **III. OLD BUSINESS**  
21

22 **APPROVAL OF MINUTES**  
23

24 September 26, 2024  
25

26 Ms. Belanger apologized for giving the wrong date for the Hazmat event which was October 21<sup>st</sup>.  
27

28 ***Ms. Belanger motioned to approve the September 26, 2024 minutes, as written. Ms. English seconded***  
29 ***the motion. A roll call vote was taken, Ms. Martel voted aye, Chair Plumer voted aye, Vice-Chair***  
30 ***Brown voted aye, Ms. English voted aye and Ms. Belanger voted aye. The motion passed 5-0-0.***  
31

32 September 12, 2024  
33

34 Vice-Chair Brown confirmed the language Mr. Grueter had questioned on lines 101-102.  
35

36 Ms. English recommended edits to line 209.  
37

38 ***Ms. English motioned to approve the September 12, 2024 minutes, as amended. Ms. Belanger***  
39 ***seconded the motion. A roll call vote was taken, Chair Plumer voted aye, Vice-Chair Brown voted aye,***  
40 ***Ms. English voted aye, Ms. Belanger voted aye, and Ms. Martel voted aye. The motion passed 5-0-0.***  
41  
42

43 **IV. NEW BUSINESS:**

44 1. The application of Willey Creek Company for site plan review, lot line adjustment and Wetlands and  
45 Shoreland conditional use permits for the proposed relocation of Building D of the Ray Farm  
46 Condominium development and associated site improvements off of Ray Farmstead Road  
47 C-3, Epping Road Highway Commercial zoning district  
48 Tax Map Parcel #47-8 and #47-8.1  
49 PB Case #22-3

51 Chair Plumer read out loud the Public Hearing Notice. He noted that the applicants requested a three-  
52 month extension to the February 27, 2024 meeting.

53 ***Vice-Chair Brown motioned to table Planning Board Case #22-3 to the February 27<sup>th</sup> meeting at 7:00***  
54 ***PM. Ms. Belanger seconded the motion. A roll call vote was taken Ms. Belanger voted aye, Ms.***  
55 ***English voted aye, Vice-Chair Brown voted aye, Chair Plumer voted aye and Ms. Martel voted aye. The***  
56 ***motion passed 5-0-0.***

57 2. The application of RiverWoods Company at Exeter for site plan review and Wetland CUP application  
58 for the demolition of the existing administrative building and the proposed construction of the new  
59 supportive living health center along with associated site improvement on the property located at 5  
60 White Oak Drive  
61 R-1, Low Density Residential zoning district  
62 Tax Map Parcel #97-23  
63 PB Case #24- 16

65 Chair Plumer read out loud the Public Hearing Notice and asked if the application were ready to be  
66 heard. Mr. Sharples indicated the application was complete for review purposes.

68 Mr. Sharples summarized that the application was for site plan review and Wetlands CUP application to  
69 demolish the existing administrative building and construct the proposed supportive living center. The  
70 applicant submitted plans and supporting documents dated 9/10/24. There was a Technical Review  
71 Committee meeting on 10/2/24 and revised plans and supporting documents were submitted. There  
72 was a second TRC meeting on 10/31/24 and their comment letter dated 11/6/24 was provided with the  
73 Underwood Engineering comments on 10/8/24 and 11/4/24 and responses from Altus Engineering. The  
74 Conservation Commission conducted a site walk on 11/12/24 and the applicant appeared before them  
75 at their 11/12/24 meeting. The Commission had no objection to the Wetland Conditional Use Permit as  
76 proposed with one condition that the deed restriction on the Grinnel piece. A memo dated 11/13/24  
77 was provided by the Commission. There are no waivers requested. New plans and supporting  
78 documents dated 11/13/24 were submitted. Mr. Sharples recommended the Board schedule a site  
79 walk.

81 Attorney Sharon Somers of DTC lawyers noted she is representing RiverWoods. She noted that Christine  
82 \_\_\_\_\_, Julie Clark, Jason Smith, Erik Saari, Eric Harmon, Robbie Woodburn, Brendan Quigley and Bob  
83 Bolanger, the traffic consultant, would be presenting tonight. She asked that Mr. Cameron recuse

84 himself because he is a resident and agreed that a site walk would be beneficial. She requested that  
85 after the presentations and public comment that the application be continued to the December 19<sup>th</sup>  
86 meeting.

87

88 Erik Saari of Altus Engineering displayed the plan showing the location of the 205-acre parcel and  
89 conservation land.

90

91 Jason Smith read a prepared statement giving his background in the field and commented on why the  
92 new supportive care facility was needed. He noted the facility does not have memory care. The units  
93 would be larger than in the past and infection control measures would be improved with smaller  
94 neighborhoods in a centralized healthcare building.

95

96 Eric Harmon of AG Architecture discussed the exterior design and entryway. He discussed parking for  
97 staff, residents and visitors. He showed the location of the proposed underground parking and parking  
98 areas in front of the building and to the side. He noted there would be more parking near the relocated  
99 pickleball courts and 5 handicapped spaces. Mr. Harmon showed the first-floor interior plan with shared  
100 space, reception, multipurpose room, fitness and other common access including enclosed courtyards.  
101 He noted on the right in yellow is the proposed memory care with two neighborhoods of 12 400 SF  
102 homes with kitchenette, seating area, bed, rest room, dining, etc. He noted 12 units above and 12  
103 below. He showed the physical therapy and rehab suite off the elevator. He noted assisted living on the  
104 left would have two-bedroom units of 800 SF, one bedrooms, for couples. He noted the area shown in  
105 green was skilled rehab with two neighborhoods with ten homes on the top and bottom 400 SF. He  
106 noted on the third-floor level a staff area, living room, balcony, dining, fitness and common space for 12-  
107 14 residents.

108

109 Mr. Harmon noted the building would be a three-story design with dormers on the third floor and views  
110 of Gooch Park.

111

112 Erik Saari discussed the campus and deed restrictions of 64% of the property and 100' buffer. He noted  
113 they tried to get relief to expand and were denied. She showed the gas line easement and proposed  
114 future conservation easement, campus crossing, pickleball, the vacant home used for storage and  
115 driveway to be demolished. He noted the site plan was for 52,000 SF with a 64-stall parking garage  
116 under. White Oak Drive would be relocated off the gas easement. He showed satellite parking and  
117 where trash would be in the back. He noted there will be 131 parking spaces, with 126 required. He  
118 showed drainage and culverts, Scammon Brook, the closed drainage system and bioretention pond. He  
119 noted there is a smaller underground detention pond. The front of the building will have porous  
120 pavement which RiverWoods is familiar with in terms of maintenance. He noted there will be  
121 erosion/sediment control and stabilization with vegetation.

122

123 Robbie Woodburn, the landscape architect, discussed the shade trees, foundation plantings, evergreen  
124 screening, and wildflower meadow in the gas easement area. She showed Gooch Park and noted the  
125 gazebo would be shifted next to the Pickleball Court and the raised bed garden area and horseshoe pit  
126 would be moved.

127

128 Erik Saari showed utilities, water hydrants, electric, grease trap for the kitchen, sewer force main, and  
129 lighting which he noted would be LED dark sky compliant. He noted Paul Vlasich, made comments  
130 about the traffic on RiverWoods Road.

131  
132 Mr. Saari indicated 19,000 SF of wetland impact and 87,000 SF of buffer impact. He noted the driveway  
133 to the vacant home would be restored, loamed and seeded and there would be temporary impact of 84  
134 SF to remove rip rap.

135  
136 Brendan Quigley of Gove Environmental Services noted he was the wetland scientist who delineated the  
137 wetlands a couple of years ago and prepared the functions and values report. He described forested  
138 wetland pockets and impacts to the east by Scammon Brook and wildlife habitat. He noted the higher  
139 functioning wetland avoided impact and minimized impact to buffer impacts. He noted the function of  
140 water quality and flood attenuation and modest wildlife habitat for small mammals. He noted a  
141 constraint with alternative designs. He noted there was not a negative effect to functions and values  
142 and stormwater management would accomplish treatment of functions. The restoration of the  
143 driveway would improve habitat as well as landscaping choices in the buffer areas and proposed  
144 meadow. There will be stormwater management at the existing vacant house area. He noted the  
145 proposed addition of a 37 acre conservation area across the road to be added to the existing  
146 conservation area including uplands which will be formally conserved by adding to SELT (Southeast Land  
147 Trust) easement or a town-held deed restriction similar to the other side.

148  
149 Bob Bolanger described his traffic analysis. He noted that he reached out to NH DOT District 6 and  
150 described assessment of pre and post conditions. He described the front door entry to the campus,  
151 White Oak Drive, RiverWoods Road, Pickpocket Road, Timber Lane and Kingston Road. He noted his  
152 report was submitted 60 days ago and is under NH DOT review. He noted the site plan, traffic study and  
153 stormwater management report were submitted to them. He noted he described peak hours,  
154 commuting, residential trips, staff changes, peak month, and pre-COVID levels. He noted he provided a  
155 ten-year projection to 2035 and included the units proposed in Phase 2.

156  
157 Eric Saari described the proposed internal transportation plan and shuttle service with an on-call service  
158 and resident portal in 2025.

159  
160 Chair Plumer opened the hearing to public comment.

161  
162 Fred Bird of 84 Kingston Road expressed concerns with the size of the building, loss of habitat, staffing,  
163 the noise from the Pickleball Courts, traffic, lighting and not enough screening. He would like to see 50  
164 cedar trees not 11. He would like to see the Pickleball Courts moved. He would like a fence around the  
165 generator. He expressed concerns with the cumulative impact of developments filling in wetlands.

166  
167 Bob Prior of 16 Pickpocket Road expressed concerns with zoning in the R-1 low density zone and the size  
168 of the proposed building and significant impact to the buffer. He expressed concerns with screening  
169 being inadequate and the parking analysis which does not address the multiple years during the  
170 construction and Phase 2. He asked if White Oak could be maintained while the new road was being  
171 built. He expressed concerns with construction, ambulance, employee traffic and lights on Timber Lane.

172 He expressed concerns with noise during construction and blasting impacts to ground water and  
173 neighbors to build the underground parking garage, and the size of the facility in the zone.

174

175 Greg (inaudible) noted he was the Chair of the Healthcare Task Force and supported a state-of-the-art  
176 facility with four levels of healthcare and residential home life with services provided at home.

177

178 Jan Kennedy noted he and his wife were tenants at Riverwoods and expressed that loneliness, isolation,  
179 interaction, and transportation were important. He noted that there had been trouble with projects  
180 being completed in the past and he had doubts management could handle this project. He stated that  
181 he moved in two years ago with no knowledge and learned two months after from another resident.

182

183 Ken Brown noted he is a resident of Ridge Campus at Riverwoods and expressed concerns they were  
184 building a nursing home. He expressed concerns with the representations made when he moved there.

185

186 Bob Kelly stated that he and his wife Ann have been there for six years. He expressed concerns with a  
187 16% increase, staff, vendors, lack of communication to residents, construction zone for 5-6 years, impact  
188 of extreme weather trends, and cash flow. He asked if other alternatives could be looked at and  
189 expressed concerns with isolating residents from family and friends.

190

191 Walter Bergen noted he and his wife have lived at RiverWoods for ten years and are in favor of the  
192 project to improve health care which cannot be done at the Woods due to lack of space. Memory care  
193 is needed.

194

195 Ruth Hooton of 61 Kingston Road asked about the location of the retention pond and Mr. Saari showed  
196 where it was above her pond and set back.

197

198 Richard Crosby noted he was chair of the Resident Council and was excited about the improvements  
199 being made in technology, fall prevention and memory care. He has seen people have to leave and be  
200 separated from their wives and this would stop people from having to be sent away.

201

202 Dennis Wagner noted he has been a resident of Riverwoods for five years and is in support of the new  
203 health center. He wants quality care for himself, his wife, his friends and that cannot be done in the  
204 existing campuses. He indicated RiverWoods listened to their concerns and is looking for maximum  
205 benefit with minimal downside.

206

207 John Mall of 21 Colonial Way expressed concerns with the character of the neighborhood and size of the  
208 building. He opined there are other site if they just need memory care. He noted he is a retired geriatric  
209 physician and RiverWoods has an elaborate, beautiful facility. Caregivers make the home what it is. He  
210 noted they are looking to sell 70 new apartments at \$600-\$700,000 each.

211

212 Sheila Roberge noted she has lived for 41 years on Pickpocket Road and has faith in the Planning Board  
213 and ZBA. She questioned if the architects read the master Plan which represents the rural suburban  
214 landscape and expressed concerns with the size of the building in the zone. She recommended instead  
215 of tearing down the vacant house, turning it into a daycare facility to attract staff.

216  
217 Susan Valiente indicated she is a resident of Ridge and is happy there. She stated this was not what she  
218 was sold. She noted socialization, not isolation, are important, connection is important. She noted they  
219 should be able to renovate for a lot less than 200 million dollars and with not so much space. She asked  
220 with 140 of 180 units where the other 40 residents would be sent to.

221  
222 Craig (inaudible) noted he was a resident of the Boulders for three years and is in favor of the health  
223 care center and meeting the needs of the future.

224  
225 Attorney Somers noted the job of the Planning Board is to see that the application complies with the site  
226 plan review regulations not the appropriateness or need.

227  
228 Vice-Chair Brown recommended a site walk be scheduled on December 5<sup>th</sup> at 8 AM. Mr. Sharples  
229 indicated they would meet at the administration building at campus crossing, 5 White Oak Drive.

230  
231 ***Ms. Belanger motioned to continue the hearing to the December 19, 2024 meeting at 7 PM. Ms.***  
232 ***English seconded the motion. A roll call vote was taken, Ms. Belanger voted aye, Ms. English voted***  
233 ***aye, Vice-Chair Brown voted aye, Chair Plumer voted aye, and Ms. Martel voted aye. The motion***  
234 ***passed 5-0-0.***

235  
236 **V. OTHER BUSINESS**

- 237  
238
  - Master Plan Discussion

239 Mr. Sharples indicated the bike and pedestrian master plan was discussed with Rockingham  
240 Planning Commission today and they are hoping to bring it to the Planning Board and Select  
241 Board after the New Year

- 242
  - Field Modifications

243 Mr. Sharples reported there was a change requested for the cold storage facility on Continental  
244 Drive, for an addition of office space and fire tank suppression. He indicated he needed more  
245 detail before he can tell if it can be administratively approved or needs to come back before the  
246 Board.

- 247
  - Bond and/or Letter of Credit Reductions and Release

248 Mr. Sharples noted that there was a bond reduction of \$700,000 for the Watson Road  
249 subdivision. The road is in, the cul-de-sac is in, the curbing and drainage are in. There is  
250 \$170,000 in work left per the engineer, and security has been retained for that.

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

252 Mr. Sharples reported that the Housing Advisory Committee proposed a zoning amendment to define  
253 short-term rentals as under 30 days and prohibit it in all zones but WC and downtown C-1. There will be  
254 a public hearing on the 19<sup>th</sup>.

255 **VIII. CHAIRPERSON'S ITEMS**

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

257 **X. ADJOURN**

258 Vice-Chair Brown motioned to adjourn the meeting at 10 PM. Ms. Belanger seconded the  
259 motion. With all in favor, the motion passed 5-0-0.

260 Respectfully submitted.

261 Daniel Hoijer,

262 Recording Secretary (Via Exeter TV)