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**TOWN OF EXETER  
PLANNING BOARD  
EXETER PUBLIC LIBRARY  
DECEMBER 19, 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, Jennifer Martel, Marty Kennedy, Alternate, 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.

**III. OLD BUSINESS**

**APPROVAL OF MINUTES**

November 21, 2024 - *Tabled*

The Board agreed to table approval of the November 21, 2024 meeting minutes.

**IV. NEW BUSINESS:**

1. Continued public hearing on the application of RiverWoods Company at Exeter for site plan review and Wetland CUP application for the demolition of the existing administrative building and the proposed construction of the new supportive living health center along with associated site improvement on the property located at 5 White Oak Drive.

R-1, Low Density Residential zoning district

Tax Map Parcel #97-23

PB Case #24-16

Chair Plumer read the Public Hearing Notice out loud and noted Mr. Kennedy would be active.

Attorney Sharon Somers introduced the team and noted that they were here on November 21<sup>st</sup> and prior to that met with the Technical Review Committee and Conservation Commission. There was a site walk on December 12<sup>th</sup> which identified landscaping issues which will result in plan revisions. After hearing public comment, they will return on January 23<sup>rd</sup>.

42 Eric Saari of Altus Engineering indicated there were changes to the plans, the size of the building has  
43 been reduced by 1,000 SF. He noted that during the site walk an abutter asked about lighting and he  
44 noted that perimeter lights would shut off at 9-10 PM. They would reduce lighting in the two parking  
45 lots.

46  
47 Robbie Woodburn of Woodburn & Co. reviewed the additional screening and planting along Route 111  
48 to the North.

49  
50 Tom Severino addressed traffic concerns on White Oak Drive during site work. He indicated work would  
51 begin from the east at the existing home/detention pond area towards the existing White Oak Drive. He  
52 noted there is no need to divert traffic.

53  
54 Ms. Belanger asked about the generator and whether there would be any buffer to the sound and Mr.  
55 Saari indicated it is located in the back corner and may be heard from the intersection of Pickpocket.

56  
57 Ms. Belanger asked if there would be any work at night and Mr. Severino indicated he did not foresee  
58 that.

59  
60 Mr. Grueter indicated he was interested to see the landscaping plan revised. Chair Plumer indicated he  
61 felt the little park with Pickleball may need to go.

62  
63 Ms. English asked about determining the density of the site and Attorney Somers indicated there were  
64 individual campuses over the years and data is available from when the easement was done. Ms.  
65 English clarified that she asked about the whole campus. She read a document that indicated the  
66 maximum number of occupants were 400 with up to 200 individual living units and 60 medical center  
67 beds.

68  
69 Ms. English asked about what was allowable with all three campuses combined. Attorney Somers  
70 indicated she would provide that when she returns.

71  
72 Ms. English noted she remembered when Riverwoods came before the Board in 2011 for the  
73 administrative building. The building footprint was not to exceed 5,500 SF and the maximum number of  
74 employees was 15 full-time and the maximum number of parking spaces was 21. She noted that 10-11  
75 years later the building is ten times larger than accepted in 2011. The size of the building impacts the  
76 neighborhood and the views cape including people going in and out of time. She expressed concerns  
77 with the size of the building.

78  
79 Ms. Martel noted she was pleased to hear Woodburn would take another look at the screening. She  
80 noted that architecture and landscaping can go a long way in this getting back to the rural character of  
81 Kingston Road and the Master Plan. She requested additional visualizations, street views, multiple  
82 angles. and in the context of Kingston Road.

83  
84 Attorney Somers noted that visualizations were included in the presentation at the Zoning Board of  
85 Adjustment. She will bring the animation when they return.

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Marty Kennedy indicated he looked forward to seeing the screening plan when they come back.

Mr. Sharples noted there was a history included in the packet of all decision letters from prior boards.

Ms. English asked about Gooch Corner, the area around the Pickleball Court. She noted it was very spongy and expressed concerns about the large building. Mr. Saari reviewed drainage patterns and catch basins. He noted there would be two rain gardens treating the stormwater. He noted the area by the Pickleball Court had good soil and a high-water table. He noted they would need to cut the pine trees which are providing a buffer to Grant’s property to improve that but they already meet and/or exceed regulations.

Ms. English asked about Timber Lane and whether assurances would be provided that they will reach out to vendors about having a lot of delivery trucks.

Ms. English noted she asked a couple of meetings ago where the administrative buildings would be and did not get an answer. Justine Voegel, Riverwoods CEO, indicated they would be at a location to be determined, off-site.

Ms. English asked about future plans and expressed parking concerns. She noted people were parking on the grass, now it is paved and she is assuming that was approved. There were another 5-6 spots at Ridge that were paved and she noted she is not comfortable with parking just appearing.

Ms. Voegel indicated the existing centers will become individual living and she does not anticipate additional parking. She noted the world changed in 2020 with the pandemic and healthcare. She noted they do own another parcel next to Mrs. Hooton’s and rents housing to the staff.

Ms. Martel asked the balance of cut and fill on the proposed site. Mr. Severine indicated 12,000 cubic yards would be removed and 5-6 yards of granular fill will be brought in.

Ms. English asked about the footprint of the buildings being torn down and whether solar panels were considered on the building and Ms. Voegel indicated yes (to the solar panels).

Ms. English expressed concerns with the traffic study and pedestrian traffic crossing Route 111. Cars move fast, well over the speed limit and residents will visit by foot. She asked what can be done to make the crossing safer. Rob Belanger, the traffic engineer noted the crossing was town-initiated and DOT signed off on it. It was just completed the last 60 days or so. He recommended inquiring with Public Works.

Chair Plumer noted that correspondence had been received on December 12<sup>th</sup> from Joanne (inaudible), Robert Cullen & Ann Cullen, the Riverwoods Council, Fran Hall, and Barbara Freeman.

Chair Plumer opened the hearing to comments and questions from the public at 7:55 PM.

130 Robert Prior of 16 Pickpocket indicated he did not believe the project was approved by the ZBA and was  
131 rejected in 2022 multiple times. He stated that they circumvented administrative decision through the  
132 code enforcement officer. He noted Severino is a site contractor and is not doing the construction work.  
133 He would like some assurance about during construction work. He expressed concerns with the  
134 vegetative buffer and the Master Plan. He noted Sheila Roberge could not be here and noted  
135 Pickpocket Road is one of the most beautiful, scenic roads in Exeter and would like the visual impact of  
136 the "Gateway to Exeter" preserved.

137  
138 Robert Cullen indicated he lives at the Boulders campus with his wife, Ann. He does not believe the plan  
139 is complete because the conversion of the medical centers to housing is not being shown. He read out  
140 loud a letter from Barbara Freeman (the full text of which can be requested from the Planning Board  
141 office). He noted she is a retired architect with a Master's from MIT and years of experience. She noted  
142 the impacts on the elderly with different types of housing. She indicated the Board is able to enforce  
143 site plan and subdivision regulations. They purchased additional land. She cited Section 8.7 as to  
144 vehicular traffic and the traffic study not addressing the increase in traffic on the intersection. She  
145 agreed that the plan for the other campuses should be presented at the same time. She cited Section  
146 9.7 of the regulations for landscaping and screening along Route 111 and the neighbor's homes and the  
147 100' buffer not screening during the winter months. She noted Gooch was not planted and is ineffective  
148 in screening the massive size of the building. The Board can reduce the mass. She did not agree that  
149 the existing buildings could not be renovated. She expressed concerns with isolation of the residents  
150 during renovations, and from their spouses. She stated she did not think the new center was cutting  
151 edge and that it was not necessary to relocate assisted living to allow individual living units. She stated  
152 that the proposed development is unnecessarily large, not in keeping with the R-1 zone. She cited  
153 Sections 8 and 9 and 9.2 and would like to see a smaller, more appropriate design.

154  
155 Fred Bird of 84 Kingston Road expressed concerns with construction trucks, water and flooding.

156  
157 Glen Theodore of 5 Riverwoods Drive stated he moved in 2021 with son to a family neighborhood and  
158 has experienced constant construction, the smell of diesel, waking to noise at 3 AM. He played a  
159 recording of the sounds and noted he hears them day in and out. He stated that he no longer wished to  
160 retire there because of the constant disturbance. He expressed concerns with traffic and his seven year  
161 old son almost being run over at the bus stop. He expressed concerns with the crossing and loud  
162 vehicles during shift changes. He stated the project is impacting them and the community.

163  
164 Nancy C. stated she lived in the Woods campus for ten years. She felt Monadnock was too small and  
165 outdated and had joined showers and did not want to go there. She is happy the new building will have  
166 transportation 24/7.

167  
168 Dennis Wagner said he has been a resident for five years and is disappointed changes had to be made  
169 but the place is 30 years old and things change. He noted this will improve staffing, expertise in one  
170 area. The existing facility is aging and not optimum in design. He has heard concerns about trees,  
171 drainage, traffic management, screening and the Planning Board and River Woods are listening.

172

173 Richard Crosby, Chair of the Resident Council said he has heard from people, for, against and neutral  
174 and decided to remain neutral because of the diversity. He said he tracks concerns and response. He  
175 noted improvements for residents in transportation, especially getting back from Exeter Hospital.  
176

177 Jack (inaudible) of 21 Colonial Way indicated he is amazed a building this size can be built in the R-1  
178 zone approved through a loophole of continuity. He noted there was not much distance between Route  
179 111 to provide appropriate screening. He would like to see tall evergreens and do away with the  
180 Pickleball Court because it will prevent screening of the building. He noted the crosswalk is an effort to  
181 cross and that there used to be lighting that hung over but now lights flash on each side in the  
182 peripheral.  
183

184 Attorney Somers noted she would address concerns in January. She noted that Mr. Belanger says the  
185 traffic study accounts for the individual living units once the existing healthcare is dismantled. She  
186 noted they comply with the site plan and Master Plan.  
187

188 Ms. English asked about the impact to Ruth Hooton's property and the need for more planting.  
189

190 ***Vice-Chair Brown motioned to continue Planning Board Case #24-16 to the January 23, 2024 meeting***  
191 ***at 7 PM at a place to be determined. Mr. Grueter seconded the motion. A vote was taken, all were in***  
192 ***favor, the motion passed unanimously.***  
193

194 The Board reconvened at 8:36 PM.  
195

196 2. The application of Green & Company for site plan review and Wetlands Conditional Use Permit (CUP)  
197 for a proposed Mixed-Use Neighborhood Development (MUND) project consisting of a townhouse  
198 development (off Haven Lane) with thirty-two (32) three-bedroom units, a four-story mixed-use building  
199 on Portsmouth Avenue having 4,418 S.F. commercial use on the first floor and thirty-six (36)  
200 onebedroom units above, and one separate duplex structure with three-bedroom units on Haven Lane,  
201 along with associated site improvements. The subject property is located at 76 Portsmouth Avenue  
202 C-2, Highway Commercial zoning district  
203 Tax Map Parcel #65-118  
204 PB Case #24-8  
205

206 Chair Plumer read the Public Hearing Notice out loud.  
207

208 Mr. Sharples noted the application is complete for review purposes.  
209

210 ***Ms. Belanger motioned to open Planning Board Case #24-8 for the application of Green & Company***  
211 ***for a site plan review and wetlands conditional use permit. Mr. Grueter seconded the motion. A vote***  
212 ***was taken, all were in favor, the motion passed unanimously.***  
213

214 Mr. Kennedy recused himself and sat with the audience. Mr. Sharples explained that he is an employee  
215 of VHB who the town uses for traffic study peer review.  
216

217 Mr. Sharples indicated the application was under mixed use neighborhood development (MUND) at 76  
218 Portsmouth Ave. There would be a townhouse development off Haven Lane with 32 e-bedrooms and a  
219 four-story mixed use development with 36 units and a duplex with 3-bedroom units. He noted plans  
220 and supporting documents were submitted 11/5/24. There was a Technical Review Committee meeting  
221 on 12/4 and comment letter issued on 12/9. He noted an Underwoods Engineering letter was issued on  
222 12/6. He noted the applicant would like to hear public comment before revising plans. The applicant  
223 will present the wetlands conditional use permit to the Conservation Commission on January 14, 2025  
224 and return to the Planning Board after that. He recommended scheduling a site walk and Conservation  
225 and Sustainability Planner Kristen Murphy indicated she would like a joint site walk with the  
226 Commission.

227  
228 Paige Libbey of Jones & Beach presented the application on behalf of Green & Company. She noted  
229 they came for design review back in January for four large buildings with 121 residential units and  
230 reduced the number of units to 70. She noted 34 units in the townhouse and 7 apartments in back and  
231 36 in the larger building in the front. She indicated the townhouses would have access off Haven Lane  
232 and the larger building off Portsmouth Avenue. She noted they will have some crossings for drainage.  
233 She displayed sheet C-3 for grading, drainage and topography. She noted many were manmade. She  
234 discussed biofiltration and detention ponds to treat stormwater and noted an Alteration of Terrain  
235 permit may be required. She displayed sheet C-4 utility layout and noted they met with the TRC and  
236 Department of Public Works. DPW wanted the townhomes to have their own water and sewer. There  
237 would be a wetland crossing for the water line and pedestrian access to Portsmouth Avenue for  
238 residents. She displayed sheet L-1 landscaping and noted the evergreen buffer around all the property  
239 lines and where the buffer is disturbed and ornamental scapes around the development. She displayed  
240 sheet L-3 lighting and noted it would be minimal in back with six decorative light posts and front and  
241 rear of the individual units, in the parking lot and walkway for security. She referenced the traffic memo  
242 and increase in trips, 19 per hour during peak Saturday for Haven and 33 trips during peak weekday for  
243 Portsmouth Ave. Mr. Sharples recommended review with VHB. He noted one major change is the loop  
244 through the site to come through Haven Lane to allow turnaround. The fire department would allow a  
245 complete loop. He noted a wetland crossing with culvert across the ditch area. She noted the project is  
246 phased with the rear site first. The current tenant has a five-year lease with five-year option to extend  
247 and will work with them. She noted MUND requires 10% of units to be affordable and there will be  
248 three units in back and four units in front.

249  
250 Ms. Martel asked about expiration due to the second phase of construction possibly not happening for  
251 5-10 years. Mr. Sharples noted the Board could say the plan is valid for ten years, it is up to the Board.  
252 Vice-Chair Brown indicated the project would be vested if the first phase were built. Mr. Sharples noted  
253 they are separate sites.

254  
255 Chair Plumer noted there was correspondence received on 12/19 from Matthew C., Cole Woods, Kathey  
256 Warner of 12/10, \_\_\_\_ family on 12/11 of Bonny Drive, \_\_\_\_ on 12/12, Diame D. of Bonny Drive on  
257 12/12, Christina G. on 12/12, C Taylor on 12/12, Cashman M on 12/12, L Piers on 12/12, M. H Daniel  
258 Frank 12/12, Daniel Heffernan on 12/12, the Franks Family on 12/12, Zachary Sheltra, Chloe Woods and  
259 \_\_\_\_ Sheltra.

260

261 Ryan O'Brien. of 20 Haven Lane read Daniel Heffernan's letter into the record (the full text of which can  
262 be requested from the Planning Board office). He expressed concerns with Haven Lane access, too large  
263 an area, negative impact of access on Haven Lane, additional traffic on a dead-end street and doubling  
264 population on Haven Lane, removal of trees screening Portsmouth Avenue, safety, water concerns,  
265 drainage. He noted residents have sump pumps in the wet season and concerns with height of the  
266 building.

267  
268 Mr. O'Brien cited his own concerns as a resident of Jady Hill neighborhood and objected to Phase 1 at 76  
269 Portsmouth Avenue. He noted the impacts to the natural resources of four acres of forested land and  
270 habitat bounded by the creek and Portsmouth Avenue. He provided a map which listed the habitat  
271 ranking at one of the highest in the region. He expressed concerns with fresh water and runoff from the  
272 golf course, stormwater discharge, untreated stormwater from Portsmouth Ave, threat to the health of  
273 water bodies and high-quality wetlands north of the construction area and deforestation, future  
274 driveways with chemical use and salt. Mr. O'Brien noted the forested area separates the C-2 from R-3  
275 zones and audio visual, pervious surface and a lot of development area. He expressed concerns with  
276 Section 9.1.1 of the zoning ordinance being violated which applies to all of those. He expressed  
277 concerns with the height, scale and density inappropriate adjacent to ranch and cape style homes. He  
278 proposed a zoning ordinance to keep MUND from spilling over into residential zone with any building  
279 within 100' of a residential zone not to exceed height. He noted at 50' a shadow would be cast on  
280 homes for months of the year. Mr. O'Brien noted while not impacting the wetland he feels they are  
281 removing the buffer completely. There is less wetland impact and more buffer impact. The low lying  
282 area is susceptible to flooding and will the project will burden taxpayers.

283  
284 Mr. O'Brien objected to the MUND not being connected to Portsmouth Avenue, not disconnected from  
285 it. He stated that the ordinance should promote and protect and protection is lagging behind,  
286 destroying natural resources at an alarming rate with an impact to taxpayers.

287  
288 Michael H. and Danielle Hauck of 31 Haven Lane expressed environmental concerns, concerns with  
289 buffers, traffic, noise and safety, increased demand on classrooms, roads, fire department and hospital.  
290 They noted there is rapid growth without infrastructure. She noted wildlife concerns, runoff to the Jady  
291 Hill community, noise and light pollution, water, filtration and erosion. She noted MUND requires a  
292 high-quality development consistent with the scale and historical character. There is no frontage on  
293 Portsmouth Avenue and no vehicle access to Portsmouth Avenue. She would like to know the rental  
294 price and sale price of the low-income units. She noted the buildings are three stories where Jady Hill  
295 are single stories and not full two stories. The scale and character should be required.

296  
297 Craig Boudreau of 11 Bonny Development noted when he put a bulkhead in he had to move it to the  
298 side because there is a 25' buffer but now a 35' building has less of a buffer. He expressed concerns  
299 with flooding and damage to his backyard and foundation. He noted he had turkey, deer and fox in his  
300 yard before and now there will be a 35' building.

301  
302 (inaudible) of Haven Lane asked about snow removal and drainage, impact of water capacity and impact  
303 on schools and rush hour on Portsmouth Avenue.

304

305 (unidentified) asked about the impact of nitrogen effluent

306

307 (unidentified) stated the building is 35' high, 20' from her looking out her window.

308

309 Steve Taylor asked about trash removal and concerns with the turn radius of the fire trucks and traffic.

310 He noted buffers are there to protect residents like us.

311

312 Pete Swanson noted the Jady Hill area is already stressed traffic wise and gets worse every year. Traffic

313 rules are not enforced, walkability is being ruined. He noted it was not going to be pleasant to have a

314 huge structure out his back window.

315

316 Andy of 2 Haven Lane would like to see the size reduced. He noted in winter the Chinburg building looks

317 like its on top of them.

318

319 Mr. Sharples addressed nitrogen limit concerns. He noted the regulations were changed to address that

320 and applies to this project. He noted trash will be privately collected, it is their choice. Mr. Sharples

321 noted the TRC addressed the turning radius of the tire truck and while it was very tight made it inside

322 the required edge of pavement. He noted Haven Lane will be somewhat extended.

323

324 (unidentified) asked how triplex and townhouses with turnaround loop on a wetland were approved.

325 Mr. Sharples said there were no structure on the wetlands. He noted a finger between the three-unit

326 structure and four-unit structure. He offered to sit down with anyone who had questions.

327

328 Chair Plumer scheduled the site walk for Thursday January 9<sup>th</sup> at 8 AM. They will meet at the end of

329 Haven Lane. He asked that the building co be marked.

330

331 ***Chair Plumer motioned to continue Planning Board Case #24-8 to January 23, 2025 at 7 PM at a place***

332 ***to be determined. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion***

333 ***passed unanimously.***

334

335 Mr. Kennedy returned to the meeting table.

336

## 337 **V. OTHER BUSINESS**

338

339 • Master Plan Discussion

340

341 • Discussion of proposed zoning amendments

342

343 Mr. Sharples noted there will be a proposed zoning amendment to define short-term rentals.

344

345 • Field Modifications

346

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



348

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

350 **VIII. CHAIRPERSON'S ITEMS**

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

352 **X. ADJOURN**

353 Ms. Belanger motioned to adjourn the meeting at 10:11 PM. Mr. Grueter seconded the  
354 motion. A vote was taken and passed unanimously.

355 Respectfully submitted.

356 Daniel Hoijer,  
357 Recording Secretary (Via Exeter TV)