



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709
www.exeternh.gov

LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, January 9, 2025 at 7:00 P.M. in the Nowak Room of the Exeter Town Office building located at 10 Front Street, Exeter, New Hampshire to consider the following:

APPROVAL OF MINUTES: December 19, 2024

NEW BUSINESS: PUBLIC HEARINGS:

Public hearing on the proposed zoning amendments for 2025 Town Meeting warrant. *Copies of the full text of the proposed amendments are available in the Planning Office and posted on the Town website.*

Amend Article 2, Section 2.2 Definitions by adding a new definition for “Short-term rental”.

Amend Article 4, Section 4.2 Schedule I: Permitted Uses by adding “Short-term rental” as a permitted use in the C-1, Central Area Commercial and WC-Waterfront Commercial zoning districts.

OTHER BUSINESS

- Master Plan Discussion
- Field Modifications
- Bond and/or Letter of Credit Reductions and Releases

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 12/27/24: Exeter Town Office and Town of Exeter website

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 21st.
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 27th 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 19th
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.

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

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

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

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

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

V. OTHER BUSINESS

- Master Plan Discussion

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

- Field Modifications

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

- Bond and/or Letter of Credit Reductions and Release

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

VII. TOWN PLANNER’S ITEMS

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

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)

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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 21st and prior to that met with the Technical Review Committee and Conservation Commission. There was a site walk on December 12th which identified landscaping issues which will result in plan revisions. After hearing public comment, they will return on January 23rd.

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.

86
87 Marty Kennedy indicated he looked forward to seeing the screening plan when they come back.
88
89 Mr. Sharples noted there was a history included in the packet of all decision letters from prior boards.
90
91 Ms. English asked about Gooch Corner, the area around the Pickleball Court. She noted it was very
92 spongy and expressed concerns about the large building. Mr. Saari reviewed drainage patterns and
93 catch basins. He noted there would be two rain gardens treating the stormwater. He noted the area by
94 the Pickleball Court had good soil and a high-water table. He noted they would need to cut the pine
95 trees which are providing a buffer to Grant's property to improve that but they already meet and/or
96 exceed regulations.
97
98 Ms. English asked about Timber Lane and whether assurances would be provided that they will reach
99 out to vendors about having a lot of delivery trucks.
100
101 Ms. English noted she asked a couple of meetings ago where the administrative buildings would be and
102 did not get an answer. Justine Voegel, Riverwoods CEO, indicated they would be at a location to be
103 determined, off-site.
104
105 Ms. English asked about future plans and expressed parking concerns. She noted people were parking
106 on the grass, now it is paved and she is assuming that was approved. There were another 5-6 spots at
107 Ridge that were paved and she noted she is not comfortable with parking just appearing.
108
109 Ms. Voegel indicated the existing centers will become individual living and she does not anticipate
110 additional parking. She noted the world changed in 2020 with the pandemic and healthcare. She noted
111 they do own another parcel next to Mrs. Hooton's and rents housing to the staff.
112
113 Ms. Martel asked the balance of cut and fill on the proposed site. Mr. Severine indicated 12,000 cubic
114 yards would be removed and 5-6 yards of granular fill will be brought in.
115
116 Ms. English asked about the footprint of the buildings being torn down and whether solar panels were
117 considered on the building and Ms. Voegel indicated yes (to the solar panels).
118
119 Ms. English expressed concerns with the traffic study and pedestrian traffic crossing Route 111. Cars
120 move fast, well over the speed limit and residents will visit by foot. She asked what can be done to
121 make the crossing safer. Rob Belanger, the traffic engineer noted the crossing was town-initiated and
122 DOT signed off on it. It was just completed the last 60 days or so. He recommended inquiring with
123 Public Works.
124
125 Chair Plumer noted that correspondence had been received on December 12th from Joanne (inaudible),
126 Robert Cullen & Ann Cullen, the Riverwoods Council, Fran Hall, and Barbara Freeman.
127
128 Chair Plumer opened the hearing to comments and questions from the public at 7:55 PM.
129

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 9th 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)



TOWN OF EXETER

Planning and Building Department

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Date: January 3, 2025
To: Planning Board
From: Dave Sharples, Town Planner
Re: Proposed Zoning Amendments for 2025 Town Warrant

As I noted at the November 21st, 2024 Planning Board meeting, the Housing Advisory Committee (HAC) has proposed a zoning amendment to define “Short-term rentals”. The proposed amendment is as follows:

Amend Article 2, Section 2.2 Definitions by adding a new definition for “**Short-term rental**”: “**Any individually or collectively owned single-family house or dwelling unit or any unit or group of units in a condominium, cooperative, or timeshare, or owner-occupied residential home, that is offered for a fee and for less than thirty (30) consecutive days.**”

Amend Article 4, Section 4.2 Schedule I: Permitted Uses by adding “**Short-term rental**” as a permitted use in the C-1, Central Area Commercial and WC-Waterfront Commercial zoning districts.

I have enclosed a copy of the minutes from the Housing Advisory Committee’s meeting of November 8th, 2024 when the proposed amendment was discussed.

The first public hearing on this proposed amendment is scheduled for the January 9th, 2025 Planning Board meeting. Should a second public hearing be necessary, it will be scheduled for the January 23rd, 2025 Planning Board meeting.

Thank You.

Housing Advisory Committee
Friday, November 8, 2024

The meeting was held from 8:40 a.m. to 9:30 a.m.
Nowak Room

Draft Meeting Minutes

In attendance: Lindsay Sonnett, Chair; Nancy Belanger, Select Board Representative; and Russ Dean, Town Manager, and Megan Spencer via telephone.

Also in attendance: Doug Eastman, Building Inspector; Taylor Cray, Housing Navigator with Seacoast Workforce Housing Coalition and Darrin Winham, Economic Development Director.

Absent: Emily Heath, Tim Roche, Director of Rockingham Planning Commission and Pete Cameron, Planning Board Representative

- a. The committee discussed a short term rental ordinance that would only allow for such in the C 1 downtown district and WC. Those present expressed support for allowing short term rentals in these districts.
- b. The committee and agreed to table any additional discussion on 79E until January 2025.

The committees next regular meeting scheduled for December 13, 2024 has been canceled and the committee will meet next on January 10, 2025.

Respectfully submitted,

Lindsay Sonnett, Chair