



# TOWN OF EXETER

## *Planning and Building Department*

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**Date:** May 3, 2018  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** PB Case #17-27 Exeter Rose Farm LLC

The Applicant has submitted an application for review of a single family open space subdivision consisting of 37 lots and associated site improvements on properties located on Oak Street Extension and Forest Street. The total lot area of the subdivision is 49.95+/- acres, including 23.19 acres of proposed Common Open Space. The subject properties are situated in the R-1 Low Density, R-2 Single Family Residential and R-4 Multi-Family Residential zoning districts and are identified as Tax Map Parcels #54-5, #54-6, #54-7 and #63-205.

At the last meeting, the applicant presented an alternative (Concept B) to the 37 lot plan (Concept A) and discussed with the board which plan they would prefer. The second concept plan showed a total of 45 lots and the Board appeared amenable to the applicant further pursuing Concept B. The applicant has submitted a revised Concept B plan for discussion at this meeting. This plan required several more waivers than the 37 lot plan as outlined in the enclosed cover letter from the applicant dated May 1, 2018 and included density bonuses for conservation land and affordable housing as allowed per Section 7.7 of the Zoning Ordinance.

It is clear from the cover letter and the submitted plan that the applicant wants to further the discussion on Concept B with the board. At this point, Concept B is not fully designed so the applicant will still need to appear before the Conservation Commission for review of any wetland/wetland buffer impacts once they are definitively determined.

One item worth noting is at least one member of the board was concerned that the Oak St Ext emergency/secondary access road crossed several lots. This was done due to the need have frontage on a public way. Although an access easement is not prohibited from crossing several lots, a private right-of-way cannot service more than two lots so the currently proposed configuration would need a waiver as outlined in the cover letter. The private road would service three lots by the MM Retention Pond in the center of the site and three lots in the southern portion of the site down by the jailhouse spring.

While I recognize the board accepted the application as complete for review purposes, I would not worry about statutory timeframes at this point. I bring this up because it was mentioned by the board at the last meeting. I would not recommend the board take any action on the proposal until it is appropriate to do so. As stated above, the applicant still needs to appear before the Conservation Commission. In addition, if Concept B is pursued further and fully designed, another TRC meeting will be held as well as third party review by UEI our engineering consultant. Other studies may also need to be updated to reflect the revised plan to the extent they are necessary. For example, if Concept B is pursued then I would request a memorandum from the traffic engineer addressing the potential impacts of additional. I am confident the applicant is aware of the process but wanted to relay this to the board as you should not feel “rushed” toward a decision at this point as mentioned at the last meeting. After public input and discussion, I would suggest that the board table the item to a future meeting. Due to this, I only provide a motion to table below.

**Subdivision Motion:** I move that the request of Exeter Rose Farm LLC for Subdivision approval (Case #17-27) be TABLED until the \_\_\_\_\_ (date) Planning Board meeting at 7pm.

Thank you.