



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: April 6, 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.

The applicant appeared before the Board for review of the yield plan which was accepted by the Board on February 8, 2018; and at the last meeting the application was continued as the application was not yet complete. The applicant also appeared before the TRC on March 15, 2018 and I have enclosed the TRC comment letter for your review. The application was also reviewed by UEI and their initial review letter is enclosed as well.

The TRC did request the submission of a Natural Resources Plan in accordance with Section 7.12 and information on the functions and values of the existing wetland resources to be considered a complete application as stated in my prior memorandum. The applicant has submitted these items and they are enclosed for your review.

The applicant has also submitted two additional plan sheets labeled Concept A and Concept B. Concept A is very similar to the initial submission but they eliminated "Norris Brook Way" which was a suggestion made by the TRC. Concept B is a plan that includes an affordable housing component and a 10% conservation bonus per Section 7.7.1. The applicant understands that this bonus may be granted by the Planning Board only if the requirements set forth in Section 7.7.1 of the Zoning Ordinance have been satisfied.

The applicant has also requested three waivers that are listed below. I have provided motions as customary with all memorandums but I do not recommend the Board take any action at this time except to table the application after discussion. I would suggest one of the goals of this meeting is for the applicant to present the two concepts and the

Board weigh in on each plan. This will enable the applicant to refine the plans to get on the Conservation Commission's agenda for review of the proposed wetland and buffer impacts. The wetland and buffer impacts vary depending on which plan moves forward.

Waiver Request Motions:

Natural Features waiver motion: I move that the request of Exeter Rose Farm LLC (Case #17-27) for a waiver from Section 7.4.7. of the Site Plan Review and Subdivision Regulations regarding identifying significant trees 16" in diameter (caliper) or greater be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

High Intensity Soils Survey (HISS) waiver motion: I move that the request of Exeter Rose Farm LLC (Case #17-27) for a waiver from Section 7.4.10 and 7.6.11 of the Site Plan Review and Subdivision Regulations to provide High Intensity Soil Survey information (request for a site-specific soils map to be used instead) be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Existing Site Conditions waiver motion: I move that the request of Exeter Rose Farm LLC (Case #17-27) for a waiver from Section 7.4.15 of the Site Plan Review and Subdivision Regulations to provide the shape, size, height, location and use of all existing structures be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Planning Board Application Motions:

Subdivision Motion: I move that the request of Exeter Rose Farm LLC for Subdivision approval (Case #17-27) be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank you.