

EXETER PLANNING BOARD

MINUTES

APRIL 8, 2010

Chairman Lang Plumer called the meeting to order at 7:00 PM in the Nowak Room on the above date.

PRESENT: Chairman Lang Plumer, Vice Chairwoman Kathy Corson, Clerk Ken Knowles, Selectmen's Representative Bill Campbell, Members: Amy Bailey and Katherine Woolhouse, Town Planner Sylvia von Aulock and Deputy Code Enforcement Officer Barbara McEvoy. It was noted that all board members in attendance would be voting.

Chairman Plumer acknowledged that Mr. Frank Ferraro, a resident of Greenleaf Drive, was present and had requested to address the Board for a brief presentation.

Mr. Frank Ferraro addressed the Board and stated that he wished to extend a "Thank You" to the Board for their perseverance during the review of "The Boulders" development with respect to the connector road between this development and Blackford Drive. He noted that during the most recent February storm and power outage, trees and power lines had come down across Greenleaf Drive in close proximity to their home. He indicated that for safety purposes, the road was subsequently blocked off and utilization of the connector road became a necessity for residents in their neighborhood. He reiterated his appreciation of the Board's diligence and thanked them for allowing him to speak. Ms. Corson commented that the Board was not accustomed to such compliments and thanked Mr. Ferraro for taking the time to come out and sharing his thoughts with them.

NEW BUSINESS: PUBLIC HEARINGS

PAUL R. SLEMP – PB CASE #21003

A continued public hearing on the application for a minor subdivision of the property located at 4 Beech Hill Extension to create two new single-family residential lots. The subject property is located in the R-1, Single Family Residential zoning district. Tax Map Parcel #32-6.

Chairman Plumer announced that this application had been rescheduled for the Board's April 22nd, 2010 meeting. Ms. von Aulock indicated that she and Mr. Knowles (as PB rep.) had met with Town staff last week to discuss the issue of private roads and the creation of some guidelines addressing them (i.e. construction standards, maintenance, etc.). She also noted that she had met with Mr. Slemp and he agreed to have his surveyor go out and access the utility pole locations in relation to the width of the roadway.

GEORGE AND SUSAN DUKE – PB CASE #21001

A continued public hearing on the application for a minor subdivision of an existing 4.99-acre parcel located at 64 Kingston Road to create two (2) new single family residential lots. The subject property is located in the R-1, Single Family Residential zoning district. Tax Map Parcel #97-6.

Mr. Brian Pratt, P.E. with CLD Engineers was present to address the Board on behalf of his client, Mr. George Duke. He acknowledged that Mr. Duke was also present in the audience. Mr. Pratt provided the Board with revised plans and proceeded to review changes made subsequent to the last meeting. He indicated that the abutters' concerns had been addressed, including obtaining street addresses for the two new lots. He noted that the lot fronting on Hillside Avenue was given the address of 0 Hillside Avenue, and the other lot would be 62 Kingston Road.

Chairman Plumer indicated that several of the Board members had visited the property since the last meeting. There was some continued discussion relative to the soil conditions, test pit locations and proposed drainage improvements. Mr. Pratt referred the Board to the grading plans (sheets #4 & 5 of the plan set) and reviewed the changes made from the original rain garden design to the infiltration trench system as currently proposed. He also described the detail of the proposed driveway construction noting the addition of a swale along the left side of the driveway to prevent flooding.

There being no further discussion, **Ms. Corson moved to approve the subdivision, as presented, subject to the following conditions:**

- 1. All requests of the Planning Board to be addressed, including but not limited to the following:**
 - The conditions of this approval shall be noted on the plan (on the sheet to be recorded).**
 - The 40-foot “No-Cut/Disturb” wetland buffer shall be depicted on the plan and reference to the buffer shall be included in the individual lot deeds.**
 - The edge of wetland boundaries shall be marked in accordance with Section 9.9.1 of the Board’s Site Plan & Subdivision regulations.**
- 2. All final revisions to the plans or related documents required by Town Departments, Town Counsel and their consultants to be addressed;**
- 3. All appropriate fees to be paid, including but not limited to: Performance bond, applicable impact fees, sewer/water connection fees, inspection fees, recording fees and other agreed upon improvements.**
- 4. An executed Subdivision Agreement shall be submitted for Planning Board signature;**
- 5. An executed Certificate of Monumentation shall be submitted to the Planning office along with the appropriate fees for recording the plan;**
- 6. All on-site and off-site improvements shall be completed prior to any Certificates of Occupancy being issued;**
- 7. As part of the building permit process, all new or revised driveways must be reviewed and approved by DPW and a driveway permit be obtained; and**
- 8. All conditions of this approval are to be met within one year and all site improvements to be completed within two years from the date of final approval.**

Motion was seconded by Mr. Knowles. VOTE: Unanimous. **CONDITIONAL SUBDIVISION APPROVAL GRANTED.**

OTHER BUSINESS

WRIGHT LANE SUBDIVISION – PB CASE #2910

The Board reviewed a memorandum dated March 25, 2010 from Town Engineer Paul Vlasich regarding a bond reduction for the project. The Board, at their last meeting, had asked for clarification of the calculations for the reduction. Ms von Aulock explained that Town Engineer Paul Vlasich had not agreed with the percent of completion of several of the improvements as submitted by the developer and recalculated the figures accordingly. She indicated that the figures as outlined in his 3/25/10 memorandum were correct, noting that the recommended bond release was \$74,840.32.

Ms. Corson moved to approve the recommended bond reduction, as presented; seconded by Ms. Bailey. VOTE: Unanimous. **BOND REDUCTION GRANTED.**

APPROVAL OF MINUTES: March 25, 2010.

Mr. Knowles moved to approve the minutes of March 11, 2010, as presented; second by Mr. Campbell. VOTE: Unanimous.

TOWN PLANNER ITEMS

Ms. von Aulock mentioned the **Volunteer Fair** coming up on Saturday and asked that Chairman Plumer and/or Selectmen’s Representative Campbell inform the audience of the details. Mr. Campbell indicated that the Selectmen were sponsoring the fair in hopes of recruiting some new members for the Town’s boards and commissions. He stated that Town staff and various board members would be in attendance to speak with interested residents about the volunteer positions available. Mr. Campbell indicated the fair would be taking place at the Town Hall on Saturday, April 10th from 9:00 AM until 12 noon. He encouraged folks to come out and see what it’s all about !!

Ms. von Aulock indicated that she would be giving an overview of the proposed revisions to the Board’s Site Plan Review & Subdivision Regulations at the next meeting.

REPORTS ON "OTHER COMMITTEE" ACTIVITY - None

CHAIRMAN'S ITEMS

Chairman Plumer noted that terms expirations were coming up the end of the month. He stated that he would be stepping down as a regular, after serving two full terms, and would be requesting to be appointed as an alternate member. Mr. Knowles was reminded that he needed to submit a letter to be reappointed as a regular member if he wished to continue. It was represented that reorganization of the Board and Election of Officers would occur at the first meeting in May.

There being no further business before the Board, ***Mr. Campbell moved to adjourn; second by Mr. Knowles. VOTE: Unanimous. The meeting was adjourned at 7:35 P.M.***

Respectfully submitted,

Barbara S. McEvoy
Deputy Code Enforcement Officer
Planning & Building Department

:bsm