

EXETER PLANNING BOARD

MINUTES

MAY 24, 2012

Chairwoman Kathy Corson called the meeting to order at 7:00 PM in the Nowak Room on the above date.

**PRESENT:** Chairwoman Kathy Corson, Selectmen's Representative Frank Ferraro, Members: Katherine Woolhouse and Ian Raum, Alternate Members: Clerk Lang Plumer and Pete Cameron, Town Planner Sylvia von Aulock and Deputy Code Enforcement Officer Barbara McEvoy. It was noted that all board members in attendance would be voting.

**NEW BUSINESS: PUBLIC HEARINGS**

**ALTUS ENGINEERING, INC. (on behalf of SOUTHERN DISTRICT YMCA) – PB CASE #21202**

**A request for a preliminary design review of a proposed community facility, parking and associated site improvements to be located at 56 Linden Street. The subject property is in the R-2 single family residential zoning district. Tax Map Parcel # 82-13.**

Chairwoman Corson indicated that the proposal being presented did not require action by the Board for formal acceptance of the case before discussion as it was a preliminary design review. She noted that it had been noticed in the newspaper and abutters had been notified.

Mr. Terry Sullivan, Chief Volunteer Officer of the Southern District YMCA began the presentation by thanking the Board for allowing them, along Altus Engineering, Inc., to present their conceptual plans for review. He provided a brief history of their organizations' presence in the community noting that the YMCA Camp Lincoln facility was established in 1926.

Mr. Jeff Clifford, P.E. with Altus Engineering, Inc. continued the presentation and identifying the location of the 11-acre site on Linden Street (former home of the Exeter Area Junior High School) and the abutting SAU properties and Little River. He stated that the project was being proposed in two phases. The first phase would include the main building --- proposed to be two-story building and contain a gymnasium, locker rooms, meeting and administrative space, a wellness center and indoor track, along with associated site improvements. He indicated that Phase II development would include the addition of an indoor swimming pool and second gymnasium. Mr. Clifford explained that the existing access to the site would be maintained and 145 parking spaces were being provided on site. He also noted that there had been a shared parking agreement as part of the previous approval allowing use of the abutting Seacoast School of Technology's (SST) lower parking area.

Mr. Clifford proceeded to review the details of the site plan, noting that two different building layouts had been provided. He identified the footprint of the existing building and described the alternatives for the location of the future indoor pool and gymnasium areas. He reviewed the elevation drawings and also identified the multiple setback and/or wetland buffer requirements in various areas adjacent to the areas of proposed development. He noted that there was no wetland impact proposed, although slight encroachment of the 100-foot prime wetland setback would be necessary for the southern-most access road. Mr. Clifford indicated that although the site plan approval obtained in October 2007 had lapsed, the Zoning Board of Adjustment approval(s) and the NH Alteration of Terrain (AoT) permit were still valid through 2013.

Mr. Rob MacGregor, Executive Director of the district YMCA, addressed the Board and explained their mission within the community. He stated that they currently had a purchase and sale agreement in place with the Squamscott Community Commons group and were close to finalizing it. He noted that the plans were preliminary and that he wanted to come to the Planning Board early on to open up discussion on the design to the public.

Mr. Ferraro thanked Mr. MacGregor and the YMCA organization for taking on the task and promoting the betterment of the general community.

Board discussion ensued with several suggestions from Board members which the Applicant agreed to take into consideration when preparing their formal submission for site plan review, including but limited to the following:

- pedestrian walkway(s)
- traffic patterns at the adjacent facility (the Seacoast School of Technology and the former high school building)
- “green” construction and possible LEED certification
- proposed location of building footprint (and future expansion) in relation to Linden Street and abutting properties
- proposal for any outdoor activity

Mr. Ferraro inquired if there was a projected time frame for when site improvements may begin. Mr. Sullivan responded that they could not commit to specific dates but once the closing has taken place, the organization would be working on finalizing decisions on design/construction and would begin their fundraising campaign. It was represented that they were anticipating the submission of a formal application for an August meeting.

There being no further discussion at this time, Chairwoman Corson opened the hearing for public testimony.

Ms. Joy Tinker addressed the Board and identified herself as the direct abutter residing at 46 Linden Street. She commented on the two alternatives for building location and indicated that she thought it would be more appealing to have the building tucked back off the street. She also noted that locating the building further off the road would be less of an impact to her property. She thanked the Board for the opportunity to participate in the discussion.

#### **OTHER BUSINESS**

##### **APPROVAL OF MINUTES: May 10, 2012.**

***Mr. Plumer moved to approve the minutes of May 10, 2012, as written; second by Mr. Cameron.  
VOTE: Unanimous. MINUTES APPROVED.***

#### **TOWN PLANNER ITEMS**

- Completed the final chapter of “*Recommendations*” of the Master Plan and final “hard” copies will be distributed to Departments. She indicated that the full version was also available on the website.
- Continuing to work with the NH DOT and committee on the grant for Train Baggage Building
- Capital Improvements Program (CIP) – Department submissions have been received and meetings are now being scheduled for Town Manager Russ Dean and her to meet with department representatives to discuss the individual projects. She reminded the Board that the August 9<sup>th</sup>, 2012 PB meeting was dedicated to review the ‘draft’ CIP presentations.
- **SUMMER MEETING SCHEDULE**  
June 7 and June 21 – changed from regular schedule of 2<sup>nd</sup> & 4<sup>th</sup> Thursday to 1<sup>st</sup> & 3<sup>rd</sup> Thursday  
July 12 – only one meeting scheduled for July  
August 9 and August 23 - 8/9/12 meeting is CIP

#### **REPORTS ON “OTHER COMMITTEE” ACTIVITY**

- Mr. Plumer reported that he had attended the public meeting held last evening at the Town Hall on the Great Dam Removal (Feasibility and Impact Assessment Study) hosted by the River Study Committee.
- Mr. Ferraro provided the Board with an update on the website reconstruction project. He indicated that the committee had decided on a vendor and would be moving forward to execute the contract.
- Mr. Cameron indicated that the Historic District Commission (HDC) had not met this month.

***These Minutes are subject to possible corrections/revisions at a subsequent  
Exeter Planning Board meeting.***

- Chairwoman Corson indicated that the Exeter Development Commission (EDC) and its subcommittees have been busy working on on-going projects and continued to meet regularly. She noted that the Zoning Ordinance Review Committee (ZORC) also was meeting on a regular basis to review proposed changes to the Zoning Ordinance and continue its research on Form Base Codes.

**CHAIRMAN'S ITEMS** - None

There being no further business before the Board, ***Mr. Ferraro moved to adjourn; second by Mr. Plumer. VOTE: Unanimous. The meeting was adjourned at 8:10 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, June 7<sup>th</sup>, 2012 at 7:00PM in the Novak Room at the Exeter Town Offices.

Respectfully submitted,

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

:bsm