

EXETER PLANNING BOARD

MINUTES

SEPTEMBER 13, 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: Gwen English (7:30 PM), Katherine Woolhouse, Alternate Members: Clerk Lang Plumer, Jeff Dube 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

2013 CAPITAL IMPROVMENTS PROGRAM (CIP)

Public hearing on the 2013 Capital Improvements Program (CIP) projects as presented by the Town Departments at the August 9th, 2012 meeting. (Copies of the proposed document(s) are available at the Planning Department Office).

Ms. von Aulock reviewed the changes made to since the August meeting and provided a highlight of the 2013 summary prepared.

Fire Chief Brian Comeau was present and answered several questions from the Board relative to the department's proposed 2.5 million dollar "Sub-Station Construction" project request.

Public Works Director Jennifer Perry was also present and answered questions about the DPW (Engineering & Highway) Supplemental Pavement Management and String Bridge projects slated for 2013. Ms. Perry noted that the \$100,000. slated for the String Bridge project was to complete engineering and that 80% of the project was to be funded by the State.

Ms. von Aulock asked if there were any questions relative to the Raynes Farm improvements project being presented by the Conservation Commission. She indicated that Natural Resource Planner Kristen Murphy was not able to attend this evening but had asked to share her e-mail announcing that the Conservation Commission was sponsoring a Trails Day event on Saturday, October 20th featuring an Open House at the Raynes Barn.

Ms. von Aulock concluded by stating that total cost of proposed projects slated for 2013 (excluding vehicle replacement) was \$4,600,957.00. She indicated that the total on vehicle replacement was approximately 1.6 million dollars.

There being no further discussion, ***Mr. Plumer moved to adopt the "Capital Improvement Program 2013 – 2018" document, as presented, and forward it to the Board of Selectmen and Budget Committee for their review and use in determining the final list of projects to be presented at the March 2013 Town Meeting; second by Mr. Cameron. VOTE: Unanimous.***

(Ms. English arrived at this time and was seated with the Board, 7:30 P.M)

SOUTHERN DISTRICT YMCA/CAMP LINCOLN – PB CASE #21202

The continued public hearing on the application for a non-residential site plan review for the proposed construction of a 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 since the last meeting, several Board members as well as abutters attended the site walk held on August 30th. She noted that new landscaping plans had been presented for discussion at the site walk and those changes would be reviewed this evening.

Mr. Jeff Clifford, P.E. of Altus Engineering, Inc. addressed the Board. He briefly reviewed the site plan for the project and noted it was being proposed in two phases. He reviewed the changes made to the

plans since the August 23rd meeting, including the landscape design changes discussed at the site walk. He indicated that the focus of the site walk was to observe the proposed layout of the buildings in relation to the parking and landscaping, and provide supporting details for its location. He indicated that Ms. Robbie Woodburn had also been present at the site walk to explain revisions to the proposed landscaping. Mr. Clifford indicated that the only lighting proposed on the building would be over the doors, and that there would be no access along the northeastern side of the building (facing the abutting residences).

Mr. Plumer inquired if the Applicant was seeking approval of both phases of the project at this time. Mr. Clifford responded affirmatively, and indicated that if any substantial changes were to be made they would be returning to the Board for review.

There being no further Board discussion, Chairwoman Corson opened the hearing for public testimony.

Ms. Joy Tinker, 46 Linden Street, reiterated that she would prefer the site plan layout presented at the preliminary meeting, although she was agreeable to the proposed revisions discussed at the site walk. She expressed concern regarding the proposed lighting on the northeastern side of the building abutting the residential properties on Linden Street.

Mr. Albert Bernier, 52 Linden Street, expressed his concern of additional water being shed onto his property and noted the proximity of the subject property to the floodplain. He indicated that he has observed on numerous occasions, standing water on this site for several days at a time after a large rain event. He had further questions and concerns regarding the installation of the pilings.

Ms. von Aulock indicated that more definitive information about the pilings would be available once the architectural design had been completed and prior to a building permit being issued. She explained that an analysis of the three (3) abutting residential properties could be required of the Applicant as a condition of any approval the Board may choose to grant. She noted that the Board had imposed such a condition in the past to ensure that the property owners are protected in the event that any damage occurs to their homes as a result of blasting (or any similar vibratory construction, i.e. installation of pilings) during the proposed construction period. She indicated that a "pre" and "post" construction survey of the residences could be conducted, if the abutters so desired.

Chairwoman Corson stated that one of the charges of the Planning Board was to ensure the protection of the abutters, and that the proposed development would not be permitted to drain any water onto abutting properties. She explained that Applicants are required to submit an engineered drainage analysis which becomes part of the file on the project and is subsequently reviewed by an independent consultant on behalf of the Town.

Ms. Tinker requested that such a condition be imposed on the Applicant (to conduct "pre" and "post" construction surveys of the abutting residential properties) and that the condition be applicable to both phases of the development.

There being no further public comment, Chairwoman Corson closed the public portion of the hearing and resumed Board discussion.

Mr. Plumer moved to grant the Conditional Use Permit (CUP), as requested; second by Mr. Ferraro. VOTE: Unanimous.

There being no further Board discussion, ***Mr. Plumer moved to approve the site plan for the proposed construction of the YMCA, as presented, subject to the following conditions:***

- 1. All requests of the Planning Board to be addressed, including but limited to the following:***
 - All waivers and conditions of the approval shall be noted on the plan.***
 - A pre-construction and post-construction survey shall be conducted of the abutting residences located at 46 Linden Street (TM#82-10), 50 Linden Street (TM#82-11) and 52 Linden Street (TM#82-12). The intent of this requirement is to ensure that the property owners are protected in the event that any damage has***

occurred to their homes as a result of the installation of pilings during construction on the subject site.

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, sewer/water connection fees, inspection fees, and other agreed upon improvements;*
4. *All state permits and their conditions, and dates of approval shall be referenced on the plans;*
5. *The Applicant shall submit an executed Site Review Agreement for Board signature;*
6. *All on-site improvements for Phase I shall be completed prior to any issuance of Certificate of Occupancy (CO) with the exception of the finish course of pavement;*
7. *A preconstruction meeting shall be arranged by the applicant and his contractor with the Town engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting:*
 - *The SWPPP (Storm Water Pollution Prevention Plan) shall be submitted to and reviewed by DPW for approval prior to preconstruction meeting.*
 - *Final plans for underground electrical/telephone/cable shall be submitted prior to preconstruction meeting for review and approval by DPW; and*
8. *All conditions associated with Phase I 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. The site improvements for Phase II shall be completed in accordance with NH RSA 674:39 entitled "Five-Year Exemption".*

Seconded by Mr. Cameron. VOTE: Unanimous. **CONDITIONAL SITE PLAN APPROVAL GRANTED.**

OTHER BUSINESS

APPROVAL OF MINUTES: June 7, July 12, August 9 and August 30, 2012

Mr. Plumer moved to approve the minutes of the August 30, 2012 site walk, as presented; second by Ms. Woolhouse. VOTE: Unanimous. Messrs. Cameron and Ferraro abstained.

Mr. Ferraro moved to approve the minutes of the August 9, 2012 site walk, as presented; second by Ms. Woolhouse. VOTE: Unanimous. Ms. English, Ms. Corson and Messrs. Plumer, Cameron and Dube abstained.

Mr. Plumer moved to approve the minutes of July 12, 2012, as presented; second by Ms. English. VOTE: Unanimous. Ms. Corson and Messrs. Cameron and Dube abstained.

Mr. Cameron moved to approve the minutes of June 7, 2012, as presented; second by Ms. English. VOTE: Unanimous. Messrs. Plumer, Ferraro and Dube abstained.

TOWN PLANNER ITEMS

Ms. von Aulock reported that most of her current focus had been on the NHDOT Baggage building grant project.

REPORTS ON "OTHER COMMITTEE" ACTIVITY

Mr. Plumer reported on the monthly **Rockingham Planning Commission** (RPC) meeting hoisted by the Exeter Commissioners at the Public Library on Wednesday, September 12th, 2012.

Chairwoman Corson updated that Board on the latest **Exeter Economic Development Commission** (EEDC) developments including their participation in the reconstruction of the Town's website; she noted that several additional functions had been suggested to make the website more business-friendly.

Mr. Cameron indicated that the **Historic District Commission** (HDC) was scheduled to meet next week.

Chairwoman Corson mentioned that the **Zoning Ordinance Review Committee** (ZORC) was in their final stages of discussion on proposed zoning amendments to be presented to the Planning Board for consideration this fall.

Chairwoman Corson noted that her “volunteering” schedule had become slightly overwhelming lately and she was looking for another Board member to fill her position as PB representative on the **Heritage Commission**. She indicated that she had spoken with Mr. Dube about replacing her and he had agreed; Ms. Corson indicated that she would continue to serve as an alternate when needed. **Mr. Plumer moved to nominate Mr. Dube to serve as the Boards’ representative to the Heritage Commission; second by Ms. Woolhouse. VOTE: Unanimous.**

Mr. Plumer inquired about the development currently underway at the former Dreher Holloway site on Epping Road. He expressed his concern about such construction projects moving forward without any review by the Planning Board. Ms. von Aulock stated that it was her understanding another business had occupied the building and that a building permit had been issued. She indicated she would speak to Building Inspector/Code Enforcement Officer Doug Eastman about the details of the project and report back.

CHAIRMAN’S ITEMS - None

There being no further business before the Board, **Mr. Plumer moved to adjourn; second by Mr. Ferraro. VOTE: Unanimous. The meeting was adjourned at 8:30 P.M.**

The next meeting of the Exeter Planning Board will be held Thursday, September 27, 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

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