

EXETER PLANNING BOARD

MINUTES

OCTOBER 11, 2012

Vice Chairman Ken Knowles called the meeting to order at 7:00 PM in the Nowak Room on the above date.

PRESENT: Vice Chairman Ken Knowles, Members: Katherine Woolhouse, Alternate Members: Clerk Lang Plumer and Pete Cameron. It was noted that all board members in attendance would be voting.

NEW BUSINESS: PUBLIC HEARINGS

Acting Chairman Knowles announced that the application of **John Rinard (PB Case #21210)** for a Conditional Use Permit (CUP) for a pool at 25 Windemere Lane had been postponed until the Board's next meeting on October 25th, 2012.

BEALS ASSOCIATES, PLLC – PB CASE #21209

The application for a lot line adjustment of the common boundary line between two properties located on Holland Way. The subject properties are located in the PP- Professional/Technology Park and CT-Corporate Technology Park zoning districts. Tax Map Parcels #70-103 and #66-1.

Acting Chairman Knowles indicated that the abutters and public had been duly notified and that the application was complete enough for the Board to consider. ***Mr. Plumer moved to accept the application thereby beginning the 90-day clock for the Board to act; Mr. Cameron seconded the motion. VOTE: Unanimous. APPLICATION ACCEPTED.***

Mr. Christian Smith, P.E. with Beals Associates, PLLC addressed the Board on behalf of the Applicant; he acknowledged that Mr. Bill Steinberg, representing Exeter Corporate Park Development, LLC was also present in the audience. He identified the parcels on Holland Way and pointed out that each had a triangular portion, approximately 1.4 acres in area, located on the opposite side of Dearborn Brook. He stated that given each triangular portion is inaccessible and not usable as part of the parcel it is attached to, the proposed lot line adjustment would provide for a "cleaner" property line making it more marketable and would add some additional frontage to Tax Map Parcel #70-103. Mr. Smith indicated that there had been a question from town staff as to whether the Applicant would be amenable to the location of the zoning district boundary being revised to follow the proposed lot line (along the center line of the brook), therefore eliminating the parcels being bisected by a zoning district line. He indicated that if the lot line adjustment plan were to be approved, they would encourage the Town's proposed revision to the zoning district line. He concluded by indicating that the lot area of Tax Map Parcel #70-103 would increase slightly (approx 4,790 s.f. or 0.1-acre) while Tax Map Parcel #66-1 would be reduced by the same area and both lots would continue to conforming to the town's zoning requirements.

Mr. Cameron asked for further clarification of the staff discussion relative to the zone district line. Mr. Smith noted that currently the zoning district boundary line followed along the common property line between the two parcels. The discussion initiated by staff was that the proposed lot line adjustment, if approved, would result in a small portion of each of the parcels having a different zoning designation. He stated that his client acknowledged the issue and would encourage such a revision. He indicated that the appropriate process would be to place the proposed map revision on the warrant for Town Meeting vote in March 2013, noting that it would be a zoning amendment generated by the Planning office and sponsored by the Board.

At this time, Acting Chairman Knowles asked if there was any public present who wished to comment on the application. There was no public testimony and the public hearing was closed.

There being no further discussion, ***Ms. Woolhouse moved to approve the lot line adjustment, as presented, subject to the following conditions:***

- ***Planning Board Case number (#21209) be added to the plan;***
- ***A completed Monumentation Certificate be submitted to the Planning Department office with the appropriate fees for recording the plan; and***

- ***All conditions of this approval are to be met within one year.***
Mr. Cameron seconded. VOTE: Unanimous. LOT LINE ADJUSTMENT GRANTED.

OTHER BUSINESS

APPROVAL OF MINUTES:

The minutes of September 27th, 2012 were not available for review; action was deferred until the Board's next meeting.

TOWN PLANNER ITEMS - None

REPORTS ON "OTHER COMMITTEE" ACTIVITY

Mr. Plumer reported that he and Ms. Woolhouse had attended the Rockingham Planning Commission (RPC) Commissioners meeting last evening at the Kingston Town Hall. He mentioned some of the highlights from the meeting, including that the MPO members had the opportunity to engage in a discussion with the NH DOT Commissioner regarding the "reengineering" of the 10-year planning process and the transportation funding outlook and its challenges.

CHAIRMAN'S ITEMS - None

There being no further business before the Board, ***Mr. Plumer moved to adjourn; second by Mr. Cameron. VOTE: Unanimous. The meeting was adjourned at 7:18 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, October 25, 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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