

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

**PRESENT:** Chairwoman Kathy Corson, Vice Chairman Ken Knowles, Members: Carol Sideris, Gwen English, and Ian Raum, Alternate Members: Clerk Lang Plumer, 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**

**APPLEDORE ENGINEERING (for COBHAM/Continental Microwave) – PB Case #21112**

**A request for an amendment to the previously approved site plan and Conditional Use Permit for Boatofgarten LLC (PB Case #21112) for the proposed construction of additional parking at the facility located at 11 Continental Drive. The subject property is located in the I-Industrial zoning district. Tax Map Parcel #46-5.**

Chairwoman Corson asked Ms. von Aulock if the abutters and public had been duly notified; Ms. von Aulock responded affirmatively. She asked if the application was complete enough for the Board to consider; Ms. von Aulock indicated the application was complete. ***Mr. Plumer moved to accept the application thereby beginning the 90-day clock for the Board to act; Mr. Knowles seconded the motion. VOTE: Unanimous. APPLICATION ACCEPTED.***

Ms. Jennifer Viarengo, P.E. with Appledore Engineering/a Division of Tighe & Bond, was present on behalf of the Applicants and addressed the Board. She recalled their preliminary presentation to the Board about a month ago and indicated that they had subsequently submitted a formal application and had been through the technical review process. She explained that the amendment was being requested for proposed additional parking within the 75-foot wetland buffer and for the disturbance associated with the grading within 40-feet of the existing wetland system to the south of the site. She noted that she had utilized the Board's suggestion to reduce some of the parking space area and therefore was also requesting a waiver to reduce the parking stalls in the area as indicated on the plan from 19-feet to 18-feet in length.

Ms. English expressed concern regarding the snow storage in the southern-most parking area noting that there was a steep slope contiguous to the wetlands in this area. Ms. Viarengo responded that the shelf of the slope would be utilized for the snow storage and not the slope. She indicated that with the proper operation and maintenance, the snow melt should not impact the wetlands. It was suggested that the placement of boulders along the perimeter of the parking area would provide additional protection. There was also discussion about revising the Operations & Maintenance Manual for this project to include specific direction on the snow removal process. Ms. Viarengo indicated that the upper parking area could accommodate the additional flow into the gravel wetland via swale and catch basin.

Mr. Raum commented that the original site plan approval included relief from the wetlands setback requirements and he would not support any further encroachment. Ms. von Aulock indicated that she had suggested that the Applicant come before the Board with the preliminary design to get some consensus as to how to proceed. She commented that by permitting the amended CUP it would allow for additional encroachment of an area which is currently disturbed, as opposed to complete disturbance of land further to the southeast which is currently undisturbed.

Mr. Knowles asked Ms. Viarengo to review the reason for not considering the design of the four new bays of parking (running east/west) at the reduced area of 9'x 18'. She responded that the original plan had not been designed with a reduced parking area, and she felt that it simplified the resubmittal by only reducing the spaces being added on the ends. She stated that if the Board preferred that all of the parking spaces in those areas be reduced in length by one foot it would not be an issue with the Applicant. Mr. Knowles commented that it would slightly reduce some of the impervious area. It was suggested that the parking spaces along the easterly perimeter (back end of the parking area abutting

drainage area) could be reduced. In response to a question from Mr. Plumer and Ms. English, Ms. Viarengo identified the truck loading area and reviewed the traffic flow pattern.

Mr. Raum commented that the reduction in the size of the parking spaces would not lessen his concern relative to additional relief being sought for wetland buffer encroachment. He indicated that he understood the concept of compromising, but stated that there was a significant amount of encroachment permitted by the original Conditional Use Permit, and did not see any compelling reason for further encroachment particularly when there were other options available. Ms. Viarengo responded by explaining that the proposed improvements in this area were purposely designed to address the water quality issues of the site as a whole. She explained that the gravel wetland was designed to accommodate existing conditions and all drainage that had not previously existed and any expansion into this area for additional parking would start to limit the design.

Ms. von Aulock clarified that the request before the Board was for an amendment to the Conditional Use Permit and for a waiver for the reduction in the size of parking spaces.

At this time, Chairwoman Corson opened the meeting for public comment. There was none; the public portion of the meeting was closed.

There being no further discussion, ***Mr. Knowles moved to approve the amendment to the site plan and Conditional Use Permit, as presented, subject to the following conditions:***

- ***A swale shall be added on the north side of the parking lot (to drain to CB +2275 location) and depicted on the site plan accordingly.***
- ***The placement of boulders along the southeast perimeter of the parking area located to the south of the proposed structure (smaller parking area referred to as ‘the pod’) to ensure the protection of the wetland from snow dumping. Location of such boulders to be depicted on the site plan.***
- ***The Operation & Maintenance Manual specifications for the project shall be amended to specifically address the manner in which the parking area is to be plowed.***

***Motion seconded by Ms. Sideris. VOTE: 5-1. (Mr. Raum voting in the negative). AMENDMENT TO SITE PLAN AND CONDITIONAL USE PERMIT GRANTED.***

***Ms. Sideris moved to grant the waiver, as requested, to permit a reduction in the size of those parking spaces (as indicated on the plan) from 9’x 19’ to 9’x 18’; second by Mr. Plumer. VOTE: Unanimous. WAIVER REQUEST GRANTED.***

#### **OTHER BUSINESS**

**APPROVAL OF MINUTES:** October 27, November 3, November 17, December 1, December 15, 2011 and February 9, 2012

***Mr. Plumer moved to approve the minutes of October 27, 2011, as presented; motion was seconded. VOTE: Unanimous. Ms. Sideris abstained.***

***Mr. Plumer moved to approve the minutes of November 3, 2011, as presented; second by Mr. Raum. VOTE: Unanimous. Ms. Sideris and Ms. English abstained.***

It was determined there was not an appropriate quorum to act on the minutes of November 17, 2011; will be deferred to the next meeting.

***Mr. Raum moved to approve the minutes of December 1, 2011, as presented; second by Ms. Sideris. VOTE: Unanimous. Ms. Corson and Mr. Knowles abstained.***

It was determined there was not an appropriate quorum to act on the minutes of December 15, 2011; will be deferred to the next meeting.

***Mr. Plumer moved to approve the minutes of February 9, 2012, as presented; second by Ms. Sideris. VOTE: Unanimous. Ms. English and Mr. Raum abstained.***

### **TOWN PLANNER ITEMS**

- Memories Ice Cream officially opened its doors for the season on St. Patty's day and MS. von Aulock was in attendance. She noted that Stillwells Riverwalk Ice Cream shop on Water Street was also open and has been quite busy this week. She announced that a new candy and ice cream shop would be opening soon in another downtown location.
- Application for the Economic Revitalization (ER) Zone proposal presented to the Board at their February 9<sup>th</sup>, 2012 meeting had been successfully approved by the State. .
- Town employees would be celebrating the "Life & Times" of former Town Clerk Linda Hartson at a retirement reception at the Town Hall on Friday March 30<sup>th</sup>, 2012 from 3:00 – 6:00 PM.

### **REPORTS ON "OTHER COMMITTEE" ACTIVITY**

Chairwoman Corson reported that the subcommittee of ZORC has continued to work on their research of Form Base Codes and hopefully will have some language to bring forward for zoning amendment season in September. Ms. von Aulock added that the subcommittee would be providing an update to ZORC at their April 18<sup>th</sup> meeting.

"*Forging the Link*" presentation by Ms. Amanda Stone of the UNH Extension Program is scheduled for Thursday, April 12<sup>th</sup> at 6:00 PM (prior to the Board's next regularly scheduled meeting).

### **CHAIRMAN'S ITEMS**

Chairman Corson thanked the EXTV staff, Kyrra and their newest intern, Chelsea for their services this evening.

There being no further business before the Board, ***Ms. Sideris moved to adjourn; second by Mr. Plumer. VOTE: Unanimous. The meeting was adjourned at 7:55 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, April 12<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