

EXETER PLANNING BOARD

MINUTES

APRIL 26, 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, Vice Chairman Ken Knowles, Selectmen's Representative Frank Ferraro, Members: Carol Sideris, Gwen English (7:05 PM), Katherine Woolhouse, Alternate Members: Pete Cameron, and Town Planner Sylvia von Aulock. It was noted that all board members in attendance would be voting.

OTHER BUSINESS:

APPROVAL OF MINUTES: November 17 and December 15, 2011, April 12, 2012

Mr. Knowles amended the minutes of **November 17, 2011** by striking the word "area" in the last bulleted item under discussion of Case #21118. **Mr. Knowles moved to approve the minutes, as amended; second by Ms. Woolhouse. VOTE: Unanimous. Messrs. Ferraro and Cameron abstained.**

(Ms. English arrived at this time, 7:05 PM)

Mr. Cameron moved to approve the minutes of December 15, 2011, as written; second by Mr. Knowles. VOTE: Unanimous. Ms. Corson and Ms. Sideris abstained.

With respect to the minutes of **April 12, 2012**, Mr. Cameron pointed out that there are several times where a motion was made and the person making the motion was not identified. He inquired if this was acceptable and commented that he did not feel comfortable approving the minutes with this inconsistency. Ms. von Aulock noted that a 'placeholder' had been used for name insertion and she would let Ms. McEvoy know. *The minutes were tabled until the Board's next meeting.*

TOWN PLANNER ITEMS

Ms. von Aulock reported on the Exeter Economic Development Commission (EEDC) and Exeter Area Chamber of Commerce event held yesterday at The Rinks of Exeter. She noted that it was very well attended, although it was one of the coldest venues she had ever attended. She indicated that there had been a scheduling snafu --- there was no heat in the lobby (where the forum was held) and no continental breakfast as intended -- but the show did go on !! She thanked all the presenters for their time and summed it up as being a very positive event.

Workforce Housing Coalition of the Greater Seacoast presents "*Getting Ahead of the Curve: Anticipating Workforce Housing Proposals*" for municipal planners, board members and developers on Tuesday, May 8th from 6:30 – 8:30 PM at the Exeter Town Office. Ms. von Aulock indicated that a skit was being presented detailing the process of how a 'workforce housing' proposal may play out and she will be playing the 'developer'. She also noted that it would begin at 6:00 PM with light refreshments being served.

"Ride Your Bike/Walk to Work" week coming soon ---- May 14-18, 2012 ---- details to follow at the next meeting.

NEW BUSINESS: PUBLIC HEARINGS

FELDER KUEHL PROPERTIES, LLC – PB CASE #2522

A public hearing on the request for an extension of a previously approved site plan for the proposed construction of a three-story commercial structure (approx. 7,200 s.f. footprint) with parking and associated site improvements. A request for a waiver from Section 6.9.3 of the Board's Site Plan and Subdivision Regulations is also being requested to permit the aforementioned extension. The subject property is located at 85 Epping Road, in the C-2, Highway Commercial zoning district. Tax Map Parcel #55-75.

Attorney Mike Donahue was present to address the Board on behalf of the applicant. He identified the subject property on Epping Road and indicated that it was the site of the proposed commercial component of the "Meeting Place" project which had received conditional approval in May 2006. He explained that his client was requesting a further extension of this approval due to the economic conditions which have precluded him from proceeding with this portion of the project. Attorney Donahue noted that the multi-family residential component of the project has moved forward and currently one building containing 32 units has been completed and occupied and the second building which will provide 26 units for senior housing is under construction.

Attorney Donahue acknowledged that since the last extension in May of 2010, there had been principal changes to the Board's Site Review Regulations adopted specific to wetland setbacks that would affect the project as proposed. He proposed that any favorable action by the Board on the extension request be conditioned on the Applicant proceeding to reconfigure the project layout so as to reduce the parking impacts within the wetland setbacks currently outlined in Section 9.9.2 of the Board's regulations in a manner determined to be acceptable to the Board.

Mr. Knowles commented that even though the site plan may be grandfathered, a Conditional Use Permit would still be required for the encroachment of the wetland buffer setbacks; other board members concurred.

There being no further questions from the Board, Chairwoman Corson opened the hearing for public comment. There was none and the public hearing was closed.

Mr. Knowles moved to grant a one-year extension of Case #2522, (to now expire on 5/11/13) with the condition that any future design be made to minimize the impact to the wetland buffer and that a Conditional Use Permit (CUP) would also be required; seconded by Ms. Woolhouse. VOTE: Unanimous.

On another note, Attorney Donahue commented that his client was intending to schedule a meeting with the Conservation Commission to discuss the adjacent industrial land located at 10 Industrial Drive (previously reviewed by the Board as PB Case #2318) and what other configurations could be explored, all of which would have to return to the Board for further review.

Mr. Knowles moved to grant a waiver from the provisions of Section 6.9.3 to permit the granting of the one-year extension, as previously approved; second by Ms. Woolhouse. VOTE: Unanimous.

REPORTS ON "OTHER COMMITTEE" ACTIVITY - None

CHAIRMAN'S ITEMS - None

There being no further business before the Board, ***Mr. Knowles moved to adjourn; second by Mr. Ferraro. VOTE: Unanimous. The meeting was adjourned at 7:30 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, May 10, 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