

EXETER PLANNING BOARD

MINUTES

MAY 10, 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 (7:30 PM), Selectmen's Representative Frank Ferraro, Members: Katherine Woolhouse, Gwen English and Ian Raum, Alternate Members: Clerk Lang Plumer and Pete Cameron. It was noted that all board members in attendance would be voting.

NEW BUSINESS: PUBLIC HEARINGS

BOATOFGARTEN, LLC – PB CASE #21101 (former Case #2813)

A public hearing on a request for an extension of the conditional approval previously granted for a site plan, including subsequent amendment and Conditional Use Permit, for the proposed construction of a 30,000 square foot building addition and associated site improvements to include a parking lot expansion, drainage and landscaping improvements and phasing plans. The subject property is located at 32 Industrial Drive, in the I-Industrial zoning district. Tax Map Parcel #47-11.

Ms. Jennifer Viarengo, P. E. of Tighe & Bond was present on behalf of the Applicant. She briefly recalled the history of the project for the Board noting that the original building expansion and associated site improvements had been presented to the Board by VHB, Inc. and were approved in March 2009 (PB Case #2813). In 2011, the Applicant contracted with Tighe & Bond for further engineering services and subsequently submitted an application for amendment to the previously approved site plan to include the addition of a small parking area to the west portion of the property. During the review of the proposed amendment, it was determined that a Conditional Use Permit (CUP) would also be necessary as the wetland/buffer regulations had been revised subsequent to the original approval. She indicated that it had also been determined that an extension of the conditional approval for the original project would be required.

Ms. Viarengo indicated that after review of the approvals acquired to date, it appeared that the Board granted approval of the proposed amendment to the previously approved site plan (PB Case #2813 - approval granted 3/12/09) on April 14, 2011. At the same meeting, the Board addressed a request for an extension of the conditional approval for the original building expansion (PB Case#2813). Action on the extension request was tabled until the Board's next meeting in order for Ms. VonAulock to obtain clarification from legal counsel as to whether the original approval would be subject to the new wetland buffer regulations adopted in 2010. Subsequently, the Board reviewed and approved an application for a CUP and request for extension of the original approval on May 12, 2011. She noted that the approval for the extension was granted for a one-year period from the date of the original approval, therefore to expire on March 12, 2012.

Ms. Viarengo stated that it was their client's intention to submit for the extensions prior to the "one year" anniversary of this date. She explained that their understanding was that the approval date of the CUP and extension, as they were both required as the basis for the amendment, would be the date of the actual approval for the project. She indicated that due to this misunderstanding and the conflict in approval dates, they have requested a public hearing for the Board to consider granting an extension for the overall project.

Ms. Viarengo responded to several questions from the Board providing further clarification. There being no further discussion, Chairwoman Corson opened the hearing for public comment; there was none and the public hearing was closed.

Mr. Ferraro moved to extend the conditional approval for PB Case #21101 (including the former approval of PB Case #2813) for a period of one-year (from this date) with the understanding that all conditions as previously set forth for the project would remain valid; this conditional approval will now expire on May 10th, 2013. Motion was seconded by Mr. Plumer. VOTE: Unanimous.

OTHER BUSINESS

APPROVAL OF MINUTES: April 12 and April 26, 2012.

Mr. Plumer moved to approve the minutes of April 12, 2012, as presented; second by Mr. Cameron. VOTE: Unanimous. Ms. Woolhouse and Mr. Raum abstained.

Mr. Ferraro moved to approve the minutes of April 26, 2012, as presented; second by Ms. Woolhouse. VOTE: Unanimous. Messrs. Plumer and Raum abstained.

TOWN PLANNER ITEMS - None

CHAIRMAN'S ITEMS

Responding to Mr. Plumer's inquiry, Chairwoman Corson provided a report on the work force housing symposium hosted by the *Workforce Housing Coalition of the Greater Seacoast* held here in the Nowak Room on this past Tuesday evening, May 8, 2012. She indicated that it was very well attended and involved participation of all who attended. She explained that it was an interactive session playing out the scenario of a developer coming before the Planning Board in "Pleasantville, USA" with a proposal for a 48-unit work force housing development. Ms. Corson thanked everyone for attending noting that it was a success and that all participants (including the audience) appeared to have enjoyed themselves. She indicated that it was filmed by the EXTV crew but was unsure when the replay was scheduled to air.

Chairwoman Corson reported that the Economic Development Commission (EDC) has also met on Tuesday and was continuing to move forward with their business outreach program. She indicated that their goal was to meet with approximately 30 businesses to introduce themselves and to solicit their thoughts about the Town, for the Commission to become more acquainted about what the business does and to see what the town may be able to offer to help businesses come together. She indicated that to date, members of the work group have met with ten (10) businesses and the responses are positive and the businesses seem pleased to meet representatives of the EEDC and to see the Town has an interest in their presence.

REPORTS ON "OTHER COMMITTEE" ACTIVITY

Ms. English reported that she and Ms. Woolhouse had attended the Rockingham Planning Commission (RPC) meeting last evening at the Seabrook Town Library. She noted that the focal point of the meeting was about our regional water issues. She explained briefly the efforts being put forth to address the water quality in the coastal watersheds. She indicated that it prompted a lot of discussion as to how towns can reach out to its government and community members and make them aware of the seriousness of this issue. Ms. English also mentioned there was discussion on the update to the Comprehensive Shoreland Protection Act. Chairwoman Corson asked Ms. English to keep track of the progress on proposed revisions, and once they have been finalized to coordinate with Ms. von Aulock to bring the updated regulations to the Zoning Ordinance Review Committee (ZORC) for consideration of possible changes to our zoning ordinance.

Ms. English mentioned there had been a great deal of discussion about pervious pavement and the various workshops made available through the UNH Stormwater Center for education opportunities. She commented that she had just recently received a notice for an upcoming seminar on pavers. Mr. Plumer noted that he had attended a similar demonstration at the Sandy Point Science Center in Greenland.

As a point of interest, and related to the nutrient loading issue of Great Bay, Ms. Woolhouse added that Exeter has initiated a "*Think Blue*" campaign. She indicated that she did not know a lot about it but encouraged residents to check it out on the Town's website. Chairwoman Corson also noted that information regarding 'rain barrels' was available on the website.

Ms. Woolhouse added to Ms. English's earlier comment on the pervious pavement by noting that other towns are experiencing the same response, as Exeter is, from developers when asked about the consideration to use pervious pavement. She suggested that it would be beneficial for board members to

become more educated on the process to be able to initiate further discussion with Applicants (or their representatives) when they refute the consideration to use such an application.

Ms. English also informed the Board that she had learned the state of Massachusetts has been working to try to eliminate the use of phosphorus in fertilizers. She noted that they were working directly with the Scott Fertilizer company and that Scott was agreeable and happy to comply with the regulations Massachusetts was considering, provided it was required on a statewide basis and not on a town-by-town or development-by-development basis. She commented that she thought it was a great initiative to perhaps do some research on.

Chairwoman Corson suggested the possibility of scheduling a few guest speakers to address some of these issues at a couple board meetings over the next several months. She commented that the agendas have been light recently and it may be an opportune time to get some education.

ELECTION OF OFFICERS

Chairwoman Corson acknowledged that Mr. Knowles had arrived and she asked if he would like to join the Board. Mr. Knowles was seated at 7:30 PM.

Chairwoman Corson asked if Mr. Knowles would be obliged to take on the Chair position. Mr. Knowles responded that he appreciated the offer, but was currently too busy to take on such a responsibility.

Mr. Plumer consented to maintain the Clerk's position. Chairwoman Corson asked if any other board members were interested in the Chair position; there were no affirmative responses.

Mr. Ferraro moved to nominate the current slate of officers for the upcoming year; seconded by Mr. Raum. VOTE: Unanimous. It was represented that the current slate of officers accepted the nomination and are as follows:

***Kathy Corson, Chairwoman
Ken Knowles, Vice-Chairman
Lang Plumer, Clerk***

There being no further business before the Board, Mr. Knowles moved to adjourn; second by Mr. Plumer. VOTE: Unanimous. The meeting was adjourned at 7:35 P.M.

The next meeting of the Exeter Planning Board will be held Thursday, May 24, 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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