

EXETER PLANNING BOARD

MINUTES

October 24, 2013

A scheduled site walk was conducted at 4:00 PM before this meeting for the Rollinsford Associates at 146 Portsmouth Avenue under consideration of the Exeter Planning Board. Those who were in attendance are as follows:

Ken Knowles, Chairman Exeter Planning Board
Lang Plumer, Planning Board
Gwen English, Planning Board
Sylvia von Aulock, Town Planner
Craig Salomon, Owners Attorney
John Salin, 45% Owner
Brendan Quigley, Gove Environmental Services
John Lordan, MSC Engineers

Chairman Ken Knowles called the meeting to order at 7:00 PM in the Nowak Room on October 24, 2013

PRESENT: Chairman Ken Knowles, Selectmen's Representative Frank Ferraro, Members: Alternate Members: Vice Chairwoman Kathy Corson, Clerk Langdon Plumer, Kelly Bergeron and, Town Planner Sylvia von Aulock
Recording Secretary: Administrative Assistant to the Planning and Building Departments: Leigh Burley

Mr. Knowles asked Ms. von Aulock if the abutters and public had been duly notified; Ms. von Aulock responded affirmatively. He 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. Cameron seconded the motion. VOTE: Unanimous in the affirmative. APPLICATION ACCEPTED.***

This is a public hearing continuation on the application of Burrell York (on behalf of the Exeter Sportsman's Club) for a minor site plan review for proposed installation of the lighting at the backstop area of the gun range. **The subject property is located at 111 Portsmouth Avenue, in the C-2, Highway Commercial zoning district. Tax map Parcel # 65-123, Case # 21317.**

Mr. York referred to a map given to the board previously of 111 Portsmouth Avenue. He indicated on the map the footage to the abutters:

- 400 feet to Sylvania
- 1000 feet to the pond
- 1400 feet to the neighborhood
- 2000 feet to the woods

Mr. Knowles asked where the map came from and if Mr. York had permission to use these drawings. Mr. York replied he did have permission. Mr. Knowles indicated that it was tough to tell where the gun club sits on the drawing given. Mr. York pointed out where the buildings were on the drawing. Mr. Knowles expressed he would like the CAD representative to indicate where the shoot house and targets are on the range and the range itself. He suggested labeling items on the map making it clear and easy to follow, a professional map. Ms. Corson expressed to Mr. York that she appreciated the perspective, but would like to see where the lights would be on the map. She indicated this wasn't a normal map that is presented to the board. Mr. Knowles said it was a good start, but having it blown up would be helpful. Mr. York explained during a site walk discussion- he would like to have a demonstration of the lights indicating the light meters and they would be on loan for another site walk visit. Mr. Knowles said he would like to see the blinders on the lights, in place, for a trial run, and there are no guarantees of approval.

Ms. von Aulock suggested one light be placed at the site for one week as the center fixture, long enough for the board to get out and see the affects of the lighting on the range. Mr. York clarified the time frame he would have the lights and an evaluation and measurements will need to be done, left, right, up and down, for the purpose of the evaluation. There will be no shooting during this time. He explained it would take 30 days to receive the lights, to set up and be ready for the site walk. Ms. Corson expressed having the blinders on the lights. Chairman Knowles asked Mr. York to get back to the board and to keep everyone posted. Mr. Knowles informed Mr. York that a 920 light waiver doesn't exist and that it is just a guideline. The board would have the control of the approval in accordance with:

- The Site Plan Review
- Zoning
- Dark Sky Ordinance

Mr. Knowles also advised Mr. York to seek a Land Development Consultant. Ms. von Aulock added more conditions:

- Perused lighting
- Cut-off shielding
- Up-lighting
- Lighting above the horizontal plane is prohibited

Mr. Knowles asked if there were questions from the board. Ms. Corson announced when the site- walk takes place, the Board of Selectmen be invited as they hold the lease to the land.

Mr. Knowles and Ms. von Aulock agreed the lights may push the construction of the berm further out and there might not be financing for it due to the lighting project taking precedence. Mr. York assured the board he would worry about the financing. Mr. Plumer said he would like to see the berm indicated on the plan, waivers etc. He also suggested to Mr. York, to hire a professional to help move things along. Mr. Knowles asked the board once again if there were questions from board members: Ms. English referred to a question from Ms. Corson from the last meeting that a photometric plan with superimposed images on it would be helpful. Mr. York said he would show the three shoot houses. The direction of the meeting was opened to the public for questions, concerns or comments. There were none. Mr. Knowles added he would like specific dates to plan on contacting the abutters and such. Ms. Corson suggested discussing this further at the November 21st meeting. Mr. Knowles expressed he would like to Mr. York to contact Ms. von Aulock with a progress report or to say he will be ready. Mr. York replied it would take 30 days to receive the lights. Mr. Knowles asked for a motion to move on to other business. Mr. Plumer – 1st, Ms. Bergeron- 2nd, Vote: Unanimous in the affirmative.

OTHER BUSINESS

REPORTS ON “OTHER COMMITTEE” ACTIVITY

Ms. Corson spoke about the ZORC meeting:

- There will be hearings in December
- Zoning amendments

TIF Meeting: working on getting a consultant

TOWN PLANNER ITEMS

Ms. von Aulock announced she attended the GACIT Hearings at the NHDOT and asked them to implement a “Complete Streets” policy into their policy making the streets safer for all users; on street updates from this point on. She said it was well attended. Keene and Portsmouth have these policies as well. Mr. Knowles added there are bikes on Water St. and he’d like to see public seating by the buildings downtown.

Ms. von Aulock suggested that present and future developers contact the Planning Office for an appointment to come in and chat with herself as Town Planner and Building Code Enforcer- Mr. Eastman before starting a project. Topics during a typical meeting are how the plans are viewed. What course does a basic application follow from start to finish? Mr. Ferraro suggested a “flow chart”. Ms Corson spoke to the requirements that are needed in an application. Ms. von Aulock added the board needs to be included in discussions in any land use. It is suggested- a professional designer and or planner be consulted, one who has experience in the process become a part of the applicants planning. Mr. Knowles added: the board can refuse to open a case that isn’t ready. They could receive feedback and such during the initial consultation. Ms. Corson agreed, and suggested:

- A case could be tabled, and the applicant could come back and reapply for a variance
- putting a positive spin and turn things around
- correct and give advice during the consultation
- Exeter is open for business.

Mr. Knowles added a time frame could be established.

APPROVAL OF MINUTES:

Chairman Knowles suggested the board read over minutes (provided at the meeting) before approving, which will be at the next meeting scheduled for November 21, 2013.

CHAIRMAN’S ITEMS

There being no further business before the Board, ***Mr. Plumer moved to adjourn; seconded by Ms Bergeron. VOTE: Unanimous in the affirmative. The meeting was adjourned at 8:15 PM.***

The next meeting of the Exeter Planning Board will be held Thursday, November 21, 2013 at 7:00PM in the Novak Room at the Exeter Town Offices.

Respectfully submitted,

Leigh Burley
Administrative Assistant to the Planning & Building Department

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