

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

PRESENT: Chairman Ken Knowles, Vice Chairwoman Kathy Corson, Selectmen's Representative Frank Ferraro, Members: Gwen English, Pete Cameron, Alternate Members: Clerk Lang Plumer and Kelly Bergeron, Town Planner Sylvia von Aulock. It was noted that all board members in attendance would be voting.

NEW BUSINESS: PUBLIC HEARINGS

JONES & BEACH ENGINEERS, INC. - PB CASE #21314

Continued public hearing on the application for a minor subdivision of a 1.89-acre parcel into two residential lots. The subject property is located at 6 Hobart Street in the R-2, Single Family Residential zoning district. Tax Map Parcel #74-85.

Mr. Chris Albert, Senior Project Manager from Jones & Beach Engineers, Inc. addressed the Board on behalf of the property owner, Ms. Karen Pelletier. He indicated that he and Ms. Pelletier had met with Ms. von Aulock and Code Enforcement Officer Doug Eastman following the last meeting to discuss the layout of the private right-of-way (ROW). Mr. Albert indicated that several minor revisions to the plan had been made which included reconfiguration of the private ROW, notation added referencing "Waiver D", (Section 6.10.2.4.t – location of public and private utilities), and the addition of the PB case number. He indicated that the previous waiver request for reducing the width of the private ROW had been withdrawn.

There were no questions from that Board. Chairman Knowles opened the hearing for public testimony. Hearing none, the public portion of the hearing was closed and the Board proceeded to take action on the following waivers:

Section 7.4.7 – Natural Features. Mr. Albert indicated given the limited scope of the subdivision and that the houses and infrastructure already exist, a waiver was being requested from this requirement to locate all significant trees.

Ms. Corson moved to grant the waiver, as requested; seconded by Mr. Plumer. VOTE: Unanimous. WAIVER REQUEST GRANTED.

Section 7.4.9 – Topography. Mr. Albert indicated that once again given the limited scope of the subdivision and that the houses and infrastructure current existed, a waiver was being requested. He added that no new construction is proposed.

Ms. English moved to grant the waiver, as requested; seconded by Ms. Bergeron. VOTE: Unanimous. WAIVER REQUEST GRANTED.

Section 7.4.10 & 7.6.11 – High Intensity Soil Survey. Mr. Albert repeated his justification for the previous two waivers and added that both of the homes are currently served by municipal water and sewer.

Ms. Bergeron moved to grant the waiver, as requested; seconded by Ms. English. VOTE: Unanimous. WAIVER REQUEST GRANTED.

Section 6.10.2.4.(t) – Size and location of all existing public and private utilities. Mr. Albert represented that the existing underground water and sewer utilities for the two houses are installed and run parallel from the house to the street. He indicated that no new construction would be taking place.

Mr. Plumer moved to grant the waiver, as requested; seconded by Ms. Corson. VOTE: Unanimous. WAIVER REQUEST GRANTED.

Ms. von Aulock reviewed the possible conditions of approval with the Board. There was no further Board discussion.

Mr. Plumer moved to approve the minor subdivision, as presented, subject to the following conditions:

- **Access easement (private R.O.W.) description shall be submitted for review and approval by Town Counsel and also referenced in the individual lot deeds.**
- **All appropriate fees to be paid, including but not limited to: applicable impact fees, inspection fees, recording fees and other agreed upon improvements.**
- **An executed Certificate of Monumentation shall be submitted to the Planning office along with the appropriate fees for recording the plan;**
- **All conditions of this approval are to be met within one year.**

Motion seconded by Ms. Corson. VOTE: Unanimous. MINOR SUBDIVISION APPROVAL GRANTED.

2014 – 2019 CAPITAL IMPROVEMENT PROGRAM (CIP) PRESENTATION

Ms. von Aulock opened the presentation with a brief overview of the CIP program. She indicated that the projects were reviewed, critiqued and rated by Town Manager Russ Dean and her, along with representatives from the various town departments.

PowerPoint presentations focused on each department's 2014 projects were provided. A second public hearing is scheduled for Thursday, September 12th, 2013. At that meeting, the Board will make a formal recommendation on their position to forward the document to the Board of Selectmen and Budget Committee for their review and use in determining the final list of projects to be presented at the March 2014 Town Meeting.

Copies of the 2014-2019 CIP draft documents are available for review in the Planning & Building Office. Chairman Knowles thanked everyone for coming out to update the Board on their proposed projects.

OTHER BUSINESS

APPROVAL OF MINUTES: None

TOWN PLANNER ITEMS - None

REPORTS ON "OTHER COMMITTEE" ACTIVITY - None

CHAIRMAN'S ITEMS

Chairman Knowles distributed some correspondence received in the Planning Office late this afternoon to the Board members. (Letter from resident in regard to the TIF District proposal discussions.)

There being no further business before the Board, ***Ms. Corson moved to adjourn; second by Mr. Plumer. Discussion:*** Chairman Knowles acknowledged that Mr. Griset was present and wished to make comment to the Board. He indicated that "Public Comment" was not typically a part of the Board's agenda; however, they would entertain his comment.

Regarding correspondence, Mr. Griset inquired if the Board had received his correspondence relating to Linden Commons. Chairman Knowles acknowledged that it had been received, and noted that it was scheduled to be addressed in public session at the August 22, 2013 meeting. Mr. Griset indicated that he had requested the Board to take immediate action on the non-compliance issue due to it being time sensitive. He indicated that there was a sale currently pending on Lot #16, and that a swale has been constructed on this lot for the benefit of draining Lots #10 and #11 to Winslow Drive. He stated that this improvement was not in accordance with the plan and he was hoping the Board would go out and take a look at what is transpiring before another sale takes place. Mr. Griset represented that he had spoken with the developer today, and was informed that a revised drainage plan was being prepared for submission to the Board to justify the intent of compliance.

Mr. Griset stated that his intent this evening was to update the Board. He commented that given there had been no public hearing, no request (from the developer) for an amended permit from the State and based on what he had observed, what he had been told, and having received no response from the developer (until today), that he had now contacted the State (NHDES) regarding the violation of permit.

***These Minutes are subject to possible corrections/revisions at a subsequent
Exeter Planning Board meeting.***

He represented that NHDES had confirmed that the Town Planning Department did not have the authority to violate the conditions of approval and that no application for amendment to the NHDES permit had been received for this project to date.

Chairman Knowles asked Ms. von Aulock if she was aware of any real estate closings taking place between now and August 22nd. She replied that she typically would not be notified about closing information. She also represented that she was uncertain as whether the site was non-compliant, and noted that was Mr. Griset's assessment. She indicated that this issue was not on the agenda for discussion this evening and she was not comfortable pursuing any further discussion. Chairman Knowles concurred. He further clarified that a number of the homes in the subdivision had been sold and that they were clearly not in compliance with the plan, noting that the town no longer had any jurisdiction over them. Chairman Knowles asked that Ms. von Aulock look into whether any closings were anticipated prior to the Board's next meeting. He reiterated that this issue would be addressed at the Board's next public meeting scheduled for August 22nd, 2013. Mr. Griset thanked the Board for allowing his comment to be heard.

***Chairman Knowles called for a vote on the motion on the table to adjourn. VOTE: Unanimous.
The meeting was adjourned at 9:35 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, August 22, 2013 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