

EXETER PLANNING BOARD

MINUTES

JANUARY 10, 2013

Chairwoman Kathy Corson called the meeting to order at 7:10 PM in the Nowak Room on the above date.

PRESENT: Chairwoman Kathy Corson, Members: Carol Sideris, Gwen English, Katherine Woolhouse, Alternate Members: Kelly Bergeron, 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

PHILLIPS EXETER ACADEMY – PB CASE #21208

The application for a non-residential site plan review for the proposed construction of two additions and associated site improvements to the Lamont Health and Wellness Center located on Tan Lane. The subject property is in the R-2, Single Family Residential zoning district. Tax Map Parcel #72-209.

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. ***Ms. English moved to accept the application thereby beginning the 90-day clock for the Board to act; Ms. Woolhouse seconded the motion. VOTE: Unanimous. APPLICATION ACCEPTED.***

Mr. Mark Leighton, Facilities Director, addressed the Board and provided an overview of the Academy's proposal to renovate the existing Lamont Health and Wellness Center. He recalled for the Board that they had obtained previous approvals from the Zoning Board of Adjustment (ZBA) and the Planning Board to relocate this facility to Court Street, adjacent to the Love Gym. He indicated that they were not able to raise the funds to support that project and have subsequently chosen to renovate and expand their existing facility on Tan Lane. Mr. Leighton indicated that the building improvements would include the construction of two (2) new enclosed egresses with a new entry and updating the building systems. Site improvements would include a sidewalk and walkway improvements for better student access and a small expansion of the existing parking area with pervious pavers to provide ambulance drop-off area with ADA access. He also noted that a Conditional Use Permit (CUP) was necessary for the proposed construction activities within the 40-foot wetland buffer for the reconstruction of existing walkway and retaining wall at the north approach to the existing wooden pedestrian bridge on the site.

Mr. Jeff Clifford, P.E. with Altus Engineers, Inc. provided an overview of the propose plans. He identified those areas where the wetland buffer would be impacted by the proposed construction which necessitated the Conditional Use Permit (CUP). He also indicated that a waiver from the 75-foot structural setback was being requested and he proceeded to address the criteria for granting of a waiver from the 40-foot wetland buffer requirement.

At this time, Chairwoman Corson asked if there were any abutters or interested parties who wished to speak on the application. There were none; the public portion of the hearing was closed.

Mr. Clifford addressed the criteria outlined in Article 9.1.6.B of the zoning ordinance justifying the Applicants request for the Conditional Use Permit.

Ms. English moved to grant the Conditional Use Permit (CUP), as requested; second by Ms. Woolhouse. VOTE: Unanimous. CONDITIONAL USE PERMIT GRANTED.

Mr. Clifford then proceeded to address the waiver criteria (as outlined in Section 9.9.3 of the Board regulations) for relief from the requirement to provide a 75-foot structural setback from poorly drained soils. He indicated that the proposed (southerly) addition encroached 101 square feet (S.F.) into the required wetland setback and noted that the closest point of the building would be 69-feet from the wetland edge. Mr. Clifford explained that this was the only suitable location for the proposed main entry and noted that the addition's dimensions were driven by code related requirements for egress, stairs and the elevator. He stated that the mitigation proposal would enhance the wetland by addressing walkways,

vegetation and storm water management. He provided a brief explanation of the proposed improvements.

Ms. English moved to grant the waiver, as requested, for relief from the structural wetland setback; seconded by Ms. Woolhouse. VOTE: Unanimous. WAIVER REQUEST GRANTED.

There being no further Board discussion, **Ms. English moved to approve the site plan, as presented, for the Lamont Health and Wellness facility subject to the following conditions:**

1. **All requests of the Planning Board to be addressed, including but not limited to the following:**
 - **All waivers and/or conditions of the approval shall be noted on the final plans.**
2. **All final revisions to the plans or related documents required by Town Departments, Town Counsel and their consultants to be addressed;**
3. **All appropriate fees to be paid including but not limited to: inspection fees, and other agreed upon improvements;**
4. **The Applicant shall submit an executed Site Review Agreement for Board signature;**
5. **A preconstruction meeting shall be arranged by the applicant and his contractor with the Town Engineer prior to any site work commencing; and**
6. **All conditions of this approval are to be met within one year and all site improvements shall be completed within two years from the date of final approval.**

Motion was seconded by Ms. Woolhouse. VOTE: Unanimous. MINOR SITE PLAN APPROVAL GRANTED.

PUBLIC HEARING - PROPOSED ZONING AMENDMENTS

Second public hearing on the proposed amendments to the Town of Exeter Zoning Ordinance. (Copies of the full text of the proposed amendments are available at the Planning Department Office in the Town Office Building.) It was noted that the first public hearing on the proposed amendments was held at the December 13th meeting. The proposed amendments for discussion this evening are those which have been revised subsequent to that meeting and/or have been newly proposed (and will not have the opportunity to be revised).

1. Amend Article 2 Definitions by adding a definition for “Two-Family”.

Ms. English moved to sponsor the proposed amendment (#1), as written, to be placed on the warrant for 2013 Town Meeting; seconded by Ms. Woolhouse. VOTE: Unanimous.

2. Amend Article 2 Definitions by adding a definition for “Veterinarian”.

Ms. Woolhouse moved to sponsor the proposed amendment (#2), as written, to be placed on the warrant for 2013 Town Meeting; seconded by Ms. English. VOTE: Unanimous.

7. Amend Article 2 Definitions by adding a definition for “Independent Living Facilities”.
Amend Article 4.2 Schedule I: Permitted Uses by adding “Independent Living Facilities” as an allowed principal use in the R-4, R-5, and R-6 districts.
Amend Article 5.6.6 Off-Street Parking Schedule by adding the use “Independent Living Facilities” with the parking requirement of 1 space for each unit, 1space for every 5 units for guest parking plus one space per employee on maximum shift.

Ms. Woolhouse moved to sponsor the proposed amendment (#2), as written, to be placed on the warrant for 2013 Town Meeting; seconded by Ms. Bergeron. VOTE: Unanimous.

8. Amend Article 2 Definitions by adding a definition for “Assisted Living Facility”.
Amend Article 4.2 Schedule I: Permitted Uses by adding “Assisted Living Facility” as an allowed principal use in the NP, C-3, R-4, R-5, and R-6 districts.

Amend Article 5.6.6 Off-Street Parking Schedule by adding the use “Assisted Living Facility” with the parking requirement of 1 space for every 5 units, 1 space for every 6 units for guest parking, plus one per employee on maximum shift.

Ms. English moved to sponsor the proposed amendment (#8), as written, to be placed on the warrant for 2013 Town Meeting; seconded by Ms. Bergeron. VOTE: Unanimous.

15. Amend Article 2 Definitions by deleting the definition for Retirement Planned Community. Also Amend Article 5.6.6 Off-Street Parking Schedule by deleting the reference to “Retirement Planned Community”.

Ms. von Aulock indicated that she had performed a word search and confirmed that the term “Retirement Planned Community” was not referenced anywhere else in the ordinance other than in Article 3 as identification of the zoning district.

Ms. Bergeron moved to sponsor the proposed amendment (#15), as written, to be placed on the warrant for 2013 Town Meeting; seconded by Ms. English. VOTE: Unanimous.

16. Amend Article 5.3.5 Demolition Review by amending various references to the ‘business/calendar day’ requirements required for the demolition review process.

Ms. Bergeron moved to sponsor the proposed amendment (#16), as written, to be placed on the warrant for 2013 Town Meeting; seconded by Ms. English. VOTE: Unanimous.

OTHER BUSINESS

APPROVAL OF MINUTES: November 8, December 13 and December 20, 2012

Action on the three sets of minutes was deferred until the Board’s next meeting on January 24th, 2013 as there was not an appropriate quorum of members present to vote.

TOWN PLANNER ITEMS

Ms. von Aulock indicated that she continued to participate in discussions with the UNH Climate Adaptation workgroup and their planning for municipalities. She noted that a presentation would be provided to the Board members at some point in the future.

REPORTS ON “OTHER COMMITTEE” ACTIVITY

Ms. English reported on the Rockingham Planning Commission (RPC) monthly meeting held last evening in Brentwood.

Ms. Sideris extended her apologies to the Board for the misunderstanding of her recent re-appointment to the Board. She explained that she thought she had been appointed as an ‘alternate’ member, when in fact she found out this evening that was not the case, and had been re-appointed as a ‘regular’ board member.

CHAIRMAN’S ITEMS – None

There being no further business before the Board, ***Ms. English moved to adjourn; second by Ms. Bergeron. VOTE: Unanimous. The meeting was adjourned at 8:25 P.M.***

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