

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, and 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

Chairwoman Corson announced that the continued public hearing on the application of the **Exeter Sportsman's Club, PB Case #21206** had been postponed, at the Applicant's request, to a later date. She indicated that there was not another Planning Board meeting scheduled for February, so it would be March at the earliest.

FRED AND AMY CRONIN – PB CASE #21302

The application for a Conditional Use Permit (CUP) to permit encroachment within the required wetland buffer for the proposed installation of an in-ground swimming pool and patio. The subject property is located at 159 Brentwood Road, in the R-1, Low Density Residential zoning district. Tax Map Parcel #58-37.

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

Gary Blare (audio was not clear for last name)- a wetlands scientist explained the pool and the patio plans proposed by the applicant and then asked the board for questions. Ms. von Aulock explained two conditional use permits were needed and for the board to consider: One for the "Wetland Setbacks" and one for "Work within the Shore Land Protection District" in Zoning Ordinance Article 9.3.4. Owner Amy Cronin introduced herself. Mr. Blare explained they had permission from DES and the septic system was moved to accommodate the pool. Ms. von Aulock expressed concern for where the pool waste would go when cleaning. Amy said they were considering using salt instead of chlorine in the water. Mr. Blare suggested a dry well. Discussion between the board and Mr. Blare continued. Chairwoman Corson expressed her concern for approving this when she felt the Board should be regulating this area; Dudley Brook. Chairwoman Corson opened the discussion to the public. There was none. She brought it back to the board and continued to read from the **(2011 Zoning Ordinance Article) 9.3.4 Use Regulations. Letter G. Conditional Uses: 2a-e. Ms. von Aulock asked if the home owner was willing to submit** a maintenance plan for the lawn and pool; there would be a better feeling from the board. Mr. Ferraro also added he would like to see a condition on the plan for any water drained from the pool, be taken off site for disposal. More discussion was had. Chairwoman Corson asked for a larger, more detailed plan which also included the fence. She requested Mr. Blare and the applicant meet with Town Planner Sylvia von Aulock to work on the plan and address each condition with more detail. Mr. Plumer thanked the applicant for the photographs as it was helpful. Chairwoman Corson asked for a motion to table the case until March 14th or when the applicant has accommodated the detailed plan request on the CUP. Ms. English made the motion to table the case and Mr. Plumer seconded. **VOTE: Unanimous.** **TABLE THIS CASE UNTIL MARCH.**

MON-KAL, LLC – PB CASE #21303

The application for a minor subdivision of the property located at 10 Columbus Avenue (former VFW site). The subject property is located in the C-1, Central Area Commercial zoning district. Tax Map Parcel #73-149.

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. Bergeron recused herself from this case as she is an abutter to 10 Columbus Ave.** Mr. Knowles ***moved to accept the application thereby beginning the 90-day clock for the Board to act; Mr. Plumer seconded the motion. VOTE: Unanimous. APPLICATION ACCEPTED.***

Christian Smith- Beals Associates explained the proposed plan for 10 Columbus Avenue. Reminder of what has been approved; previous plan was for 7 condominiums. In January, the ZBA granted the special exception concurrently with the original approval for three single family homes, also granted the variance for 76 feet for frontage. Mr. Mukarkar met with the Deputy Fire Chief and he accepted the layout of the proposed drive, and backing out of fire trucks if needed; also met with Building and Planning departments some revisions and adjustments were made on drainage. A meeting with Steve Tucker from Exeter Water & Sewer Department: discussions with water service extensions and sewer collection were defined and approved. In-fill plantings will be added to existing green buffer for screening to the abutters was discussed as well. Chairwoman Corson opened meeting to the public. Bill Gallant, owner of Monument Works explained there was pending litigation on a portion of his property which abuts this plan. Christian Smith explained it was a civil issue brought to the ZBA. A resident of Exeter- Caroline (last name not audible), an abutter thinks three homes are too much for that area and she would prefer two homes be built. She expressed the danger of how fast people drive on Columbus Ave., the intersection and flooding after rain. She also expressed the flooding of yards and her basement. Mr. Mukarkar spoke about the recording of the Deed, he confirmed the lots are larger and that there is room for the three homes, he has had no flooding issues over the years of owning the property. Chairwoman Corson brought back to the board. Mr. Ferraro asked if there plans to have sump pumps in the new homes. Mr. Mukarkar expressed the homes may not have basements and there is no proposals for sump pumps. There was more specific discussion on drainage, and working with the Town Planner as part of the plan.

1. ***All requests of the Planning Board to be addressed, including but not limited to the following:***
 - ***The Applicant work with the Planning department to satisfactorily revise the drainage system to include roadside swales as needed and a storm water inlet on the subject property that ties into the existing system.***
 - ***A maintenance agreement for the shared road and shared utilities shall be submitted for review and approval by town counsel.***
 - ***The plan will be revised to reflect the updated Planning Board case number.***
 - ***The Applicant work with DPW and the abutting property owner of Tax Map Parcel #73-150 (currently Jim Boyd – 12 Columbus Avenue) to maintain a safe sight distances at the intersection of the access road with Columbus Avenue;***
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: Performance bond, sewer/water connection fees, inspection fees, and other agreed upon improvements as required;***
4. ***An executed Subdivision Agreement shall be submitted for Board signature;***
5. ***All on-site improvements to be completed prior to any issuance of certificate of occupancy (CO) with the exceptions of the finish course of pavement;***

6. ***A preconstruction meeting shall be arranged by the applicant and his contractor with the Town engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting:***
 - ***Final plans for underground electrical/telephone/cable to be submitted for review and approval by DPW; and***
7. ***All conditions of this approval are to be met within one year and all site improvements to be completed within two years from the date of final approval.***

Motion seconded by LANG PLUMER. VOTE: Unanimous. **CONDITIONALLY APPROVE CASE #21303**

WALDRON ENGINEERING – PB CASE #21214

A request for a preliminary conceptual review for the proposed construction of a professional office building and associated site improvements on the property located on Holland Way. The subject property is located in the CT, Corporate Technology and PP-Professional/Technology Park zoning districts. Tax Map Parcel #66-1.

Terry Waldron, President and Founder of Waldron Engineering and Construction: Product- Electric Power Generating Stations and Central Utility Plants. They've been in town for 10 years, located in the industrial park near the hockey rink. They employ about 60 people in town and are looking for a permanent home in Exeter. Christian Smith- Beals Associates: Presented a land aerial overview (audible is not clear in first part). They met with TRC already. Mr. Smith presented a new plan and displayed for the board to see. Bob Blair, Construction Manager with Waldron Engineering agreed to do what is necessary to make the property better and to seek the board's input. Chairwoman Corson asked the board for comments and concerns from the board. Ms. Bergeron asked to see photographs of the land. Displayed in the photographs are re-growth of vegetation, stumps, track marks from previous trucks. Mr. Knowles asked about hiding the parking area. The minimum number of parking spaces is taken into consideration. (Audio is not clear) Building placement, parking, and visuals of the building from the road, vegetation and tree line were discussed. Ms. English and the issue of "Open Space", she expressed her concern for the buffer zone and protection zone, and possibly putting the building and parking further away from the trees as much as possible. Christian Smith then displayed plantings, shrubs and trees. Ms von Aulock spoke to the plans and agreed it is a good plan and the process they've taken and the improvements to the site that are to come. Ms. English asked if the building was one story. Christian stated it is a two story building with an atrium to bring light into the building. The preliminary hearing ended. Mr. Knowles left the meeting.

OTHER BUSINESS

DAN MacRITCHIE (d/b/a AMM Irish Properties) – PB CASE #2603 (Edmunds property – Bldg. #2)

The Board reviewed a memo from Town Engineer Paul Vlasich, dated 2/7/13, which indicated that the developer had provided the "as-built" drawings as requested, for the development project at 10 Continental Drive (Building #2). In his memo he also represented that the plans had been approved by the Town Inspector and that he recommended that the remainder of the performance bond escrow funds (in the amount of \$3,000.00) being held by the Town could be returned to the developer.

Ms. Sideris moved to release the remaining funds, in the amount of \$3,000.00, as recommended; seconded by Ms. Bergeron. VOTE: Unanimous. **PERFORMANCE BOND RELEASE GRANTED.**

FELDER KUEHL PROPERTIES, LLC – PB CASE #2526

At the beginning of the meeting, the Board reviewed a memo from Town Engineer Paul Vlasich, dated 2/7/13, which indicated that the developer, Mr. Robert Felder, had completed Phase II of "The Meeting Place" project off of Epping Road and had provided as-built drawings to the town as requested. In his memo, Mr. Vlasich also represented that the plans had been approved by the Town Inspector and that he recommended that the performance bond (Letter of Credit) in the amount of \$215,000.00, being held by the Town could be released. Discussion for clarification was had between the board and Mr. Felder.

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

Mr. Plumer moved to release the performance bond, in the amount of \$215,000.00, as recommended; seconded by Ms. English. VOTE: Unanimous. PERFORMANCE BOND RELEASE GRANTED.

APPROVAL OF MINUTES:

It was determined that there was not an appropriate quorum of members present to act on the minutes of December 20, 2012. Action was deferred until the Board's next meeting.

TOWN PLANNER ITEMS - None

REPORTS ON "OTHER COMMITTEE" ACTIVITY

Chairwoman Corson indicated that she had missed the last Economic Development Commission (EDC) meeting and did not have an update. Both she and Mr. Plumer attended meetings for the Town's 375th Celebration.

CHAIRMAN'S ITEMS

There being no further business before the Board, ***Mr. Plumer moved to adjourn; second by Ms. Sideris. VOTE: Unanimous. The meeting was adjourned at 8:55 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, March 14, 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

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