

EXETER PLANNING BOARD

MINUTES

JULY 11, 2013

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, Katherine Woolhouse and Pete Cameron, 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 CASE #21312

Beech Hill Road MHP Inc.

The application for a residential common lot line adjustment #30 and #20 Lees/Beech Hill Rd. Located, R-1 low density Tax Map Parcel #'s 27-2 & 32-12.

Mr. Knowles asked if the abutters and public had been duly notified; Ms. Von Aulock replied affirmatively and the board voted unanimously in the affirmative.

Applicant Mr. Jonathan Crowdes from TF Bernier Inc. expressed it would be a simple lot line adjustment. He indicated the adjustment common line eliminated, with a transfer of .3 acres to clear up title issues and adjust of encroachment. No change in frontage or construction of the 13 and 12 acre lots. Mr. Ken Knowles asked if there were any questions from the board, Ms. Von Aulock announced there were conditional approvals written up. Mr. Knowles opened the floor for questions from the public. Barbara Sander an abutter spoke and didn't have any problems with Mr. Lee's plan. Mr. Ken Knowles expressed that requirements needed to be added to the plans as follows:

Section 6.10.2.4.M: note any wetlands subdivision regulations 6.10.2.V if any flood plan be added 6.10.2.4.T. The lot-line adjustment doesn't affect any private or public utilities on the lots, no known utilities on the properties as there is no construction affecting the lot- line adjustment. Mr. Knowles indicated there wasn't and suggested a waiver be written and would be addressed during present meeting, Mr. Crowdes wrote up the waiver, Mr. Knowles read the waiver for the record and the board approved. Ms. Corson mentioned adding 6.10.2.4.M to the waiver; the waiver was edited. Mr. Ferraro granted the waiver and DC 2nd, no discussion. Vote was unanimous.

Conditions of Approval: 1) *taping skipped* 2) Certificate of Monumentation with appropriate fees submitted to planning, 3) All conditions to be met within 1 year.

Ms. Corson approved, Mr. Ferraro 2nd.

44 Captains Way CASE # 21313 RU Zone, Tax map parcel 24-5:

Mr. Knowles read the application proposed construction of a single family 3 bedroom home onto 40' wetland buffer on property 44 Captain's Way. He also asked if everyone had been notified and ready to be heard. Ms. Von Aulock acknowledged and was ready to open the case, all approved.

Christian Smith from Beals & Associates spoke to the CUP- 44 Captain's Way- encroachment into wetland buffer, #46 parcel owned by abutting property owner for 25 years. The wetland buffer setbacks have changed from 25' to 40' with the no disturbance zone current. In the original building plan, 180 Sq. Ft. of permanent impact and 920 Sq. Ft. of temporary, excavator to dig then reseed. Mr. Knowles asked the board for questions, Katherine Woolhouse spoke to see if there are other ways to put the house in and Chairwoman Corson agreed. Application addresses criteria - Mr. Smith distributed revised plan showing decreased sq ft of impact to relocation proposing a walkout basement- not considered drive under garage.

Mr. Smith presented the board with handouts – The adjusted plans showed the house/garaged moved forward to keep out of wetlands buffer as much as possible.

Mr. Smith explained the size of the home must be within the guidelines of the HOA which is 2400 sq ft. Mr. Mukarkar described the size to be just under 2500 which includes 1st & 2nd floor. Master on 1st, 2 bedrooms with Jack & Jill bathroom on 2nd floor. No living space above garage or the master, and no basement. Mr. Mukarkar expressed the value of and the neighborhood the lot a garage under would not be desirable. Board concerned with imposing on the 40' setback and is one of the benchmark of using CUP.

Mr. Mukarkar expressed a 30 x 36 box wouldn't work with a garage under as the turning radius would not work. Mr. Mukarkar described the property as poorly drained soil, not a wetland, no standing water or cattails, per delineated by Gold Environmental. Mr. Knowles asked if there any other questions from the board. Mr. Ferraro expressed the garage under would have to stay where it is agreed the turn radius would be tight, and suggested a straight-in driveway. Mr. Knowles asked if there were any thoughts or concerns on the placement of the house configuration or the impact. Mr. Knowles asked if there are any other questions from the board. *(tape skipped)* If none, the Conditional Use Standards:

Mr. Knowles enquired if questions or concerns from the board on the placement, configuration and permanent impact.

Mr. Smith explained 9.1.6.B Condition Use Permit

- 1) Single family home is permitted in the RU zone.
- 2) Individual lot development within the existing lot of record cannot feasibly *(tape skipped)*
- 3) Proposed layout has been designed *(tape skipped)*
- 4) All soil disturbed to be restored and reseeded for re-vegetated wetlands, also to include hemlocks, firs and to keep as many trees as possible will in-fill along the buffer and within the trees. Need to work w/HOA S/C re: landscape

Ms. Von Aulock requested it be shown on the Plan; to help in the mitigation process. Mr. Smith addressed criteria indentified landscaping. Mr. Knowles suggested seeing the landscaping on the plan and a possible site walk before deciding. Chairwoman Corson suggested a board site walk, not individual site walks. There was more discussion of the grading, plantings, and seeding. Sylvia suggested Liz Niebling's help. Septic and water discussed.
(tape skipping continuously)

5) The proposal will not create a hazard to individual or public health safety or welfare due to the loss of wetland, as the plan shows that no wetlands will be disturbed. Nor will ground contamination result of this individual lot development.

6) *(tape skipped)*

Ms. Von Aulock announced the date of August 22nd would be the next available time for a site walk. Mr. Knowles suggested 2 weeks prior to hearing to give them time to submit a mitigation plan. The site walk was scheduled for Thursday, August 8, 2013 at 4:00 PM on site of 44 Captains Way. Ms. von Aulock announced the site walk is open to the public if anyone would like to go. Mr. Knowles asked for a motion, - table till 8/22 – Chairwoman Corson. **Vote:** Unanimous in the affirmative.

Jones & Beach Tax Map parcel 74-85 Case # 21314 Chairman 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. Ms. Corson ***moved to accept the application thereby beginning the 90-day clock for the Board to act; Ms. Bergeron seconded the motion. VOTE: Unanimous in the affirmative.*** **APPLICATION ACCEPTED.**

Chris Albert- Jones & Beach with Karen Pelletier, owner of the lot at 6 Hobart Street selling and building 2 homes, 1.4 2-acre lot with 2 existing homes. A family piece of land, 50' easement. The owner previously reviewed and worked with Sylvia.

4 Waivers being requested:

- 1) 7.4.7 Natural features- location of trees
- 2) 7.4.9 Topography- just a lot line adjustment
- 3) 7.4.10 & 7.4.11- High Intensity Soil Survey- not necessary
- 4) 6.10.2.4.T public/private utilities- asked to have it added to the waiver

Individual lots have their own water & sewer. Mr. Ferraro & Ms. Corson asked for clarification from Mr. Albert, concerns of a future subdivision, clarification was made, and Mr. Knowles explained there is not a requirement for frontage, but there is a width requirement. The lot width is measured at right-of-way in front setback. Mr. Ferraro asked to review all other issues- when this comes back for review on August 8, 2013 meeting it will only be for re-adjustment of line for the right-of-way.

Mr. Knowles asked if there were any questions and opened up to the public and there being none, Mr. Knowles asked if there was any other discussion from the board. There being none, Mr. Ferraro moved to table this case and Ms. Corson 2nd, Vote: Unanimous in the affirmative.

OTHER BUSINESS- Old Business

Mr. Ferraro announced Linden Commons- Status by Ms. von Aulock, the developer complying with the plan with infiltration, also, announced the developer went way beyond what was on the plan, additional clearing, which the board did not want. There is a meeting on Tuesday 7/16/2013 at 1:00 PM. Mr. Ferraro reminded everyone the board asked to see the grading drawings, but will not go to the meeting unless those grading drawings there. Ms. von Aulock invited him to come to the meeting. Mr. Knowles announced he didn't recall the board asking for the "as-builts", but asked for the individual lot grading plans which were created and submitted. The board asked for the individual grading plans on each lot and the board would like confirmation. The board asked who proposed the infiltration system and requested an update. Ms. English asked if when plans are brought forth, followed through with, that the plan specifications are met. Mr. Ferraro- expressed that no one has the authority to permit plan changes covered under the building plans/permits. The question was asked what happens if the specifications are not built to the plans. He also expressed that if there are changes made by the developer, it needs to come back to the board for approval first). There was lengthy discussion about drainage and who can and cannot make changes to the plans. Site Engineers are there to be on task with the plans.

(Tape skipping)

APPROVAL OF MINUTES:

None

TOWN PLANNER ITEMS

None

REPORTS ON “OTHER COMMITTEE” ACTIVITY

-Heritage Commission Meeting on 7/10/13-Kelly attended and reported- Renewing membership with the Preservation Alliance.

- NHDH Grant for the Franklin Street Project for \$14,400

- 375th Town Anniversary update. Goal setting with projects, signage cost. Membership

Economic Development- Ms. Corson attended the Economic Development - still working on the TIF, moving forward, town website i.e....having a business section, and future plans.

CHAIRMAN’S ITEMS

There being no further business before the Board, *Ms. Corson motioned to adjourn; second by Ms. English. VOTE: Unanimous in the affirmative. The meeting was adjourned at 8:30 P.M.*

The next meeting of the Exeter Planning Board will be held Thursday, August 8, 2013 at 7:00PM in the Novak Room at the Exeter Town Offices.

Respectfully submitted,

Leigh A. Burley
Administrative Assistant to Planning & Building Department

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