

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: Katherine Woolhouse, Alternate Members: Kelly Bergeron and Pete Cameron, 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

BEALS ASSOCIATES, PLLC – CASE #21308

The application for a lot line adjustment between the properties located at 8 Columbus Avenue (Exeter Monument Works) and 10 Columbus Avenue (former VFW site). The subject properties are located in the C-1, Central Area Commercial zoning district. Tax Map Parcel #73-148 and #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. ***Mr. Knowles 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. Ms. Bergeron recused herself from this case as she is an abutter.***

Christian Smith, P.E. with Beals Associates addressed the Board and presented the proposed lot line adjustment plan.

- Mr. Knowles asked if both the lots would be conformed; Mr. Smith confirmed it was.
- Chairwoman Corson opened the discussion to the public, there being none it was brought back to the board

Mr. Knowles moved to approve the lot-line adjustment, as presented, subject to the following conditions:

- ***The Planning Board case number be added to the plan;***
- ***An executed Certificate of Monumentation be submitted to the Planning Office along with the appropriate fees for recording of the plan; and***
- ***All conditions of this approval shall be met within one year.***

Motion seconded by Mr. Cameron. VOTE: Unanimous. LOT LINE ADJUSTMENT GRANTED.

WALDRON ENGINEERING – PB CASE #21214

The application for a non-residential site plan review for the proposed construction of a 24,800 professional office building and associated site improvements on property located on Holland Way. The subject property is located in the CT, Corporate Technology Park zoning district. Tax Map Parcel #66-1.

Mr. Knowles moved to approve the non-residential site plan for Case #21214, as presented, subject to the following conditions:

1. ***The following requests of the Planning Board to be addressed, including but not limited to the following:***
 - ***All waivers, conditions of the approval and Conditional Use Permits (CUP) shall be noted on the plan.***
 - ***Silt fabric or similar erosion control be extended to protect entrance swale and any other areas that may drain into the wetland system.***

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

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, inspection fees, and other agreed upon improvements.*
4. *All state permits, their conditions and dates of approval shall be noted on the plans.*
5. *The Applicant shall submit an executed Site Review Agreement for Board signature;*
6. *All on-site improvements shall be completed prior to any issuance of certificate of occupancy (CO) with the exceptions of the finish course of pavement;*
7. *A preconstruction meeting shall be arranged by the applicant and his contractor with the Town engineer prior to any site work commencing. The following items must be submitted for review and approval prior to the preconstruction meeting:*
 - *The Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review and approval by the Department of Public Works (DPW).*
 - *Final plans for underground electrical/telephone/cable shall be submitted for review and approval by the DPW.*
8. *The Applicant shall meet with the Town Assessor to determine the street address; and*
9. *All conditions are to be met within one year and all site improvements shall be completed within two years from the date of final approval.*

Mr. Knowles made the Motion, seconded by Mr. Ferraro. VOTE: Unanimous. **CONDITIONAL APPROVAL GRANTED.**

FELDER KUEHL PROPERTIES, LLC & FELKON, INC. – CASE #2526

A request for a preliminary conceptual review of a proposal to incorporate an abutting parcel located at 10 Industrial Drive into the multi-family development located on Meeting Place Drive. This proposal will provide for the expansion of the open space and trail network while increasing the residential density permitted for the existing residential development. The subject properties are located in the I-Industrial and R-4, Multi-Family Residential zoning districts. Tax-Map, Parcel #54-2 and #55-75-1. Mr. Knowles added that comments from the board are non-binding.

Dana Lynch, P.E. with Civil Works, Inc.; presented history about previous proposals.

- Requesting the industrial lot be merged with the current residential property- within the density guidelines
 - Adding more units within the building footprints but changing the internal design without changing the utilities and drainage layout
 - Mr. Cameron asked Mr. Lynch about more cars and traffic: Mr. Lynch stated, the plans allow for the parking within the limits
 - 13.2 acres of Open space which is 88% of the net tracked area and is well over the requirements
 - Mr. Lynch explained the proposed expansion of the trails by Mr. Felder.
 - Mr. Cameron asked if the traffic and the amount of cars would increase to which Mr. Felder answered that the amount needed for the newer building will have less cars due to the single bedroom units.
- Mr. Felder asked for comments from the board, there being none, the case discussion ended.

OTHER BUSINESS

APPROVAL OF MINUTES: There were no minutes available for action by the Board.

TOWN PLANNER ITEMS

TIF District - Ms. von Aulock announced the sub-committee and those who are involved and upcoming overview to the BOS and the EDC.

ELECTION OF OFFICERS

Mr. Ferraro moved to nominate Mr. Knowles for Chairperson; seconded by Mr. Cameron.

VOTE: Unanimous.

Mr. Ferraro moved to nominate Ms. Corson for Vice Chairperson; seconded by Mr. Cameron.

VOTE: Unanimous

Ms. Corson moved to nominate Mr. Plumer for Clerk; seconded by Mr. Cameron.

VOTE: Unanimous.

REPORTS ON "OTHER COMMITTEE" ACTIVITY

- RPC update by Ms. Woolhouse
- Heritage Commission update from Ms. Bergeron
- Mr. Ferraro – BOS 2012/2013 goals for PB and EDC discussions

CHAIRMAN'S ITEMS

There being no further business before the Board, *Mr. Cameron moved to adjourn; second by Mr. Campbell. **VOTE: Unanimous. The meeting was adjourned at 8:15 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, May 23rd, 2013 at 7:00 PM in the Novak Room at the Exeter Town Offices.

Respectfully submitted,

Barbara McEvoy
Deputy Code Enforcement Officer
Planning & Building Departments

: bsm