

Chairman Ken Knowles called the meeting to order at 7:04PM in the Nowak Room on the above date.

PRESENT: Katherine Woolhouse, Kelly Bergeron (alternate), Gwen English, Ken Knowles (Chairman), Kathy Corson (Vice Chair), Langdon Plumer (Clerk), Frank Ferraro (Selectman's Representative) and Sylvia von Aulock (Town Planner).

### **NEW BUSINESS: PUBLIC HEARINGS**

Public hearing on the proposed zoning amendments for 2014 Town Meeting warrant as follows:

**Revisions in bold text, deletions shown as strike through.**

1. Article four, District Regulations, Schedule I Notes: Conversions revise as follows:

(b) The minimum lot size required shall be such that each dwelling unit is provided with thirty percent (30%) of the minimum lot size (**per unit**) required for the district.

2. Article 4, District Regulations, Schedule I Notes: Conversions revise (e) as follows:

(e) ~~For conversion intended to become rental units,~~ **One** of the dwelling units shall remain owner-occupied.

There was discussion about article 4 (b). Mr. Frank Ferraro said it was a disincentive to fix rental properties and force owner to occupy a dwelling. Ms Kathy Corson noted the original problem stemmed from a house converted into a multi family home, without the owner present led to issues with the property maintenance and /or damages. Also, the number of single family to multifamily conversions is small.

***Mr. Plumer moved to recommend article 4(b) to be on the town warrant in 2014; second by Ms. Corson. With no further discussion, VOTE: unanimous.***

Article 4 (e) did not need be voted on if no changes were made.

### **PB Case-#21321**

**Continued public hearing on the application of Public Service Company of New Hampshire for a Conditional Use Permit (CUP) for proposed impacts within the Wetland Conservation Overlay District in conjunction with their proposed maintenance project within existing transmission line corridor running from Stratham to Chester, NH. The tax map parcels to be impacted: #17-9,#18-3,#19-16,#20-8,#23-4,#24-1,#24-30,#25-1,#28-3,#28-6,#29-32. Properties are located in the RU-Rural and R-1, Low Density Residential zoning districts.**

The CUP along with supporting documents can be located on file at the Exeter Town Offices for further detail. Representing PSNH were Sandra Gagnon Transmission Project Support Specialist, Sherrie Trefry GZA GeoEnvironmental Assistant Project Manager, Tracey Tarr Certified Wetland Biologist with GZA Environmental and Joe Sperry from PSNH.

The group presented on the proposed project and the plan for mitigating and preventing impacts to wetlands. The reasoning behind the project was to prepare the transmission lines for increased energy load due to an emergency situation. The work to be conducted is called a Thermal Uprate. Clearance

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issues will be addressed along with installing new hardware along splice locations. Raynes Farm was discussed as the transmission lines went through a working field. Structure # 139 at Raynes farm will be raised higher than normal to allow for equipment to safely work in the field. Timber matting will be used to cross the field without causing permanent damage to agricultural fields. The matting is also used to cross wetlands to ensure wetland flora and fauna conservation.

Ms. Tracey Tarr discussed how wetlands are delineated and assessed along with weekly monitoring and reports. If needed they would regrade and reseed any wetland affected. Each structure replacement along the transmission line in Exeter was discussed. The project is scheduled for fall of 2015 which Ms. Tarr said was best for avoiding impacts to wildlife due to dryer conditions.

Minimization of wetland impacts include using historical access routes, placement of sediment erosion controls and wetland matting in permitted areas of impact.

Mr. Plumer asked who was responsible for the cost of the project and if the customers picked up part of the bill. Ms Gagnon could not give a specific answer but could say that the costs of these projects are shared regionally.

The anticipated schedule will go as follows (taken from presentation and subject to change)

Permitting: Fall 2013-2014

Vegetation Management: Fall 2014

Construction: Fall 2014

Completion: Winter 2014

Restoration: Spring 2015

The presentation also included responses to previous questions. The following is the exact wording from the presentation.

**Explain the increase in "Power"/will line Voltage Change?**

- The line is currently a 113kV line and will remain a 115kV line.
- The line is being thermally uprated to ensure that during emergency conditions, the line can support the additional load while problem is being resolved
- The current Maximum Summer & Long Term Emergency Rating is 135MVA
- The future Maximum Summer & Long Term Emergency Rating is 160MVA
- This project is not to change the Normal Rating of the line

**Explain extent of tree clearing**

- Minimal tree removal is anticipated
- Vegetation Management will be necessary in areas that re needed for access to structures or splice locations so that construction vehicles can traverse the terrain and perform necessary work
- Abutters are sent notification letters prior to vegetation management work. *Town administrators as well as Kristin Murphy and Sylvia von Aulock will be notified.*

**Clearance to Ground**

- In Worst Case Conditions-On average there will be 1.1 foot change in sag, for the spans in Exeter
- Chart available with clearance to ground data for each span of wire in Exeter

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**Sequencing of Work**

- The successful construction contractor for this line project will determine the most efficient way to sequence the work. The project has not yet been bid out therefore sequencing of work is not available.

A question was raised about the construction impacts. It was decided construction on Watson Road needs to have public works, Paul Vlasich and road superintendent as well as a police detail present.

Ms Gagnon explained the EMF or Electromagnetic Field impacts. The EMF is measured in Milligauss (mG). She explained that exposure is intermittent and further information can be found at [www.transmission-nu.com/residential/YourSafety.asp](http://www.transmission-nu.com/residential/YourSafety.asp) .

Steve Gagne from Exeter asked if structure placement will be built on the same line as original structure or will it change the right of way. One of the representatives answered that it will stay on the same line. Mr. Gagne also asked how long a replacement should take and it was answered in 1-2 days.

Article 9.1.6 of the Exeter Zoning Ordinance includes criteria by which the Planning Board can grant the CUP. The criteria can be found on file at the Exeter Town Offices.

There being no further discussion. ***Ms. Katherine Woolhouse moved to grant the conditional use permit application from PSNH as stated on file in the Exeter Town Offices. Second by Ms. Bergeron. VOTE: Unanimous. CONDITIONAL USE PERMIT GRANTED.***

**OTHER BUSINESS:**

**APPROVAL OF MINUTES**

Minutes from December 12, 2013 still need to be revised for approval.

**ANNOUNCEMENTS**

There will be a walking tour Wednesday at 9:30 AM at the Hampton inn on Portsmouth Ave. as part of a vision session.

***Mr. Ferraro made the motion to adjourn the meeting, Second by Mr. Plumer VOTE: Unanimous***

Meeting adjourned at 8:26 PM.

The next Planning Board Meeting will be on January 23, 2014 at 7:00PM in the Nowak Room of the Exeter Town Offices.

Respectfully Submitted

Sarah McGraw