

**These minutes are subject to possible corrections/revisions at a subsequent  
Exeter Planning Board Meeting**

Exeter Planning Board

Minutes

March 27,2014

Chairman Ken Knowles called the meeting to order at 7:05 PM in the Nowak Room on the date shown above.

PRESENT: Don Clement (BOS Rep), Kathy Corson (Vice Chair), Sylvia von Aulock (Town Planner), Kelly Bergeron (Alternate), Ken Knowles (Chairman), Gwen English (Member), and Sarah McGraw ( Recording Secretary).

It was noted the application on the Franklin Street projects (case #s 21318, 21319, and 21320) will continue on the April 10,2014 Planning Board meeting.

NEW BUSINESS: PUBLIC HEARINGS

**The application of McDonald's USA, LLC for a Conditional Use Permit (CUP) to permit proposed site improvements to encroach upon the required wetland buffers. The subject property is located at 148 Portsmouth Avenue, in the C-2, Highway Commercial zoning district. Tax map Parcel #51-3. Case # 21304**

**Continued public hearing on the application of McDonald's USA, LLC for a minor site plan review of proposed site improvements including the addition of a second drive-thru lane and reconfiguration of the parking at the existing site located at 148 Portsmouth Avenue. The subject property is located in the C-2, Highway Commercial zoning district. Tax Map Parcel #51-3. Case # 21304**

***Ms. Corson moved to open case # 21304 for the CUP and the minor site plan review, second by Ms. Bergeron. VOTE: Unanimous***

John Cucich from Bohler Engineering presented on the above cases. Mr. Cucich noted on a comment from the previous Planning Board meeting to extend a side walk shown on the final plans. Related to the CUP, a letter was submitted from the environmental consultant with proposed impacts. Part of the CUP included moving a dumpster, new plantings as recommended by the environmental consultant, and adding retaining walls to minimize disturbance.

Mr. Knowles read aloud the conditional use criteria which can be found on file at the Exeter Town Offices.

Mr. Knowles then opened the meeting to public comment on the CUP and minor site plan review.

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**PUBLIC COMMENT:**

Attorney Chris Hilson from Little Pine Lane, Exeter spoke on behalf of Mr. Michael Donahue of Donahue Tucker and Ciandella PLLC. Mr. Hilson was present to answer questions about the litigation concerning Rollinsford Associates and the lot line of adjustment. Mr. Hilson noted that Attorney Mr. Craig Saloman representing John Salin, had submitted a letter to the planning board. Mr. Pine reported the litigation pertaining to the lot line of adjustment abutting McDonald's shared entrance, was dismissed. Mr. Salin's attorney did not object on the bases for the motion to dismiss the case. Mr. Hilson explained Mr. Saloman had requested to table the McDonald's application while the Rollinsford Associates were in support of the application.

Ms. von Aulock said Town Council recommended moving forward with the McDonald's application. Mr. Knowles commented the lot line of adjustment could proceed to move forward and would be added as a possible condition. Mr. Cucich agreed on the possible condition. After reading the correspondence from Mr. Saloman, Mr. Knowles said the letter did not pertain to the case on hand.

**BOARD QUESTIONS: NONE**

Mr. Knowles read through the possible conditions for approval for the minor site plan review which can be found on file and attached to the minutes.

***Ms. Corson made the motion to approve the minor site plan review case # 21304 second by Ms. Bergeron. VOTE: Unanimous***

***Ms. Corson made the motion to approve the CUP Case #21304 second by Ms. English. VOTE: Unanimous***

**OTHER BUSINESS:**

**Letter of recommendation to the BOS for the acquisition of the Elliot Property, Tax Map Parcel 26-15 which is required in conjunction under the passage of article 17 of the recent town meeting vote.**

Mr. Knowles noted a memorandum submitted by Natural Resource Planner, Kristin Murphy from the Exeter Conservation Commission. The subject of the memorandum was the acquisition of the Elliot Property. The town had voted in favor of the acquisition of the property.

Ms. Corson agreed to recommend acquiring the land.

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Mr. Clement said the BOS had the authority to buy or sell property with two public hearings made upon receipt of recommendations from the ECC and the Planning Board.

PUBLIC COMMENT: None

***Ms. Corson made the motion to draft a letter in support of the acquisition of the Elliot Property by the ECC. Ms. Bergeron seconded. VOTE: Unanimous Mr. Clement abstained.***

MINUTES: Minutes from February 20,2014 and March 13,2014 will be voted on at the following Planning Board meeting.

Ms. English motioned to adjourn, second by Ms. Corson

Meeting adjourned at 7:40PM  
Respectfully Submitted

Sarah McGraw