

Chairman Ken Knowles called the meeting to order at 7:01 pm in the Nowak Room of the Exeter Town Offices.

MEMBERS PRESENT: Don Clement (BOS Rep), Peter Cameron, Langdon Plumer, Ken Knowles (Chair), Katherine Woolhouse, Kelly Bergeron, Gwen English TOWN STAFF: Sylvia von Aulock (Town Planner), Sarah McGraw (Recording Secretary)

Mr. Knowles noted that every member would be voting at the meeting.

NEW BUSINESS:

A Preliminary Conceptual Review of the application of Craig and Amy MacLean for a Conditional Use Permit to permit the proposed construction of a single-family dwelling and associated site improvements within the required 40' wetlands buffer and the 100 ft. shoreline protection district on the property situated at 64 Newfields Rd. Temporary impact within the buffers is approximately 2,016 sq. ft and permanent impacts of 855 sf. The subject property is located in the RU-Rural zoning district. Tax Map Parcel # 24-2. Case # 21407.

(A Preliminary Conceptual Review does not require legal notice or abutter notice. Any comments by the Planning Board are non-binding.)

Jason Pohopek of Pohopek Land Surveyors & Septic Designers LLC presented on behalf of Craig and Amy MacLean requesting a Conditional Use Permit for the above stated property. The proposed lot is approximately four acres with an existing home and garage/shed. The applicants wish to redevelop the property. The current property does not conform to current zoning code and proposed owners plan on making changes to the non-conforming impacts to wetlands.

BOARD COMMENTS:

Mr. Cameron asked how far the driveway would extend. Mr. Pohopek said the pavement stops at the back of the garage. Mr. Plumer noted that extending the driveway adds to the non-porous surface. Ms. Woolhouse requested to show in the plan the part of the driveway that will be returned. Ms. Bergeron added to indicate drainage in the plan.

Mr. Pohopek pointed out areas on the map in orange where existing impervious surface would be returned to pervious surface. Mr. Knowles asked to add the total impervious surface to the plan if adding or decreasing pervious surface especially in the wetland overlay. Mr. Pohopek said he may add a chart to the plan indicating changes in impervious surface. Mr. Pohopek asked the Board if they were suggesting he consider a storm runoff system such as a rain garden or rain barrel to catch runoff. The Board said this would be a good way to control drainage.

Mr. Knowles asked to show in the topographic maps how far they would be extending into the wetland overlay with hay bale and silt fencing and how temporary impacts would be restored.

Ms. Aulock requested Mr. Pohopek discuss temporary impacts. Mr. Pohopek responded they would loam and seed areas temporarily impacted.

Mr. Knowles pointed out the tree line on the map is directed incorrectly. Mr. Pohopek agreed and said that would be adjusted in the plan.

Mr. Knowles asked if there would be any additional clearing after construction took place. Mr. Pohopek responded by asking when taking out trees, was there a limitation to cutting in the wetland. Ms. Aulock responded that in the regulations it states that disturbance to wetlands as no cut no disturb. Mr. Knowles added that if there is danger to personal property then the rule would be different, the Board's only concern is clearing in the wetland. Ms. Aulock asked if the plan could show the limit of clearing. Mr. Pohopek asked about any mitigation if there was disturbance to wetland. Mr. Knowles said the Board has considered mitigation but they would not know until construction was complete.

Ms. Aulock suggested doing a field site visit to the property. Mr. Knowles added having the Town Planner and building inspector look at proposed trees to be cut. Mr. Knowles said the site walk should occur before the public hearing and add as a condition to have the planner and building inspector look at trees.

Amy MacLean, the prospective buyer, said if the Board visits they would see uprooted trees. Her concern was that they would head in the wrong direction. Ms MacLean said they do not plan on cutting a lot of trees and wish to have a small yard. The only concern was the pine trees.

Mr. Pohopek asked if he should delineate the trees better. Mr. Knowles said if there were a large number of trees to give permission in the Conditional Use Permit with a plant list plant to add vegetation.

Amy Dutton, the architect for the project asked about delineating the driveway versus the house for pervious and non pervious surfaces. She asked if they should add the patios and Mr. Knowles replied if it was meant to be pervious then it should be added. Mr. Knowles added if it is in the wetlands overlay district it needs to be in the plan. She added it was in the building envelope and not in the wetlands district. Mr. Knowles said if it was not in the wetlands overlay district then does not need to be included in the Conditional Use Permit.

The Board agreed to a site visit on May 22 at 4:30 before the public hearing. Ms. Aulock said it was open to the public.

Mr. Knowles asked the applicant if it was easier to find the limit of work in the plan. Mr. Pohopek said there were no demarcation lines and asked the Board if they would like to see stakes in the ground. Ms. Aulock asked to flag trees to be cut.

Mr. Knowles asked if the applicant is not the current owner if there was authorization from the owner to apply for a permit not on their land. Ms. MacLean confirmed authorization was applied for. Mr. Knowles noted to find the authorization.

Mr. Cameron asked how active the drainage was. Mr. Pohopek said spring time was most active and other parts of the year it was fairly dry. Ms. MacLean said there is a swale where in the past a farmer had dug for drainage.

OTHER BUSINESS:

Mr. Knowles moved the election of officers to the next meeting.

APPROVAL OF MINUTES:

Mr. Plumer moved to approve the minutes from April 24, 2014 with corrections , second by Ms. Bergeron. VOTE: Unanimous

Mr. Clement moved to approve the minutes from April 10,2014 with corrections, second by Ms. Woolhouse. VOTE: Unanimous Mr. Plumer abstained, was not present at the April 10 meeting.

OTHER BUSINESS:

The All Boards Meeting is on May 21, 2014 at 6:30 pm at the Town Hall. Any comments email to Mr. Knowles.

Mr. Plumer said the public hearings on proposed zoning have few input from the public. He said that other boards should be aware.

Mr. Clement said the zoning articles are at the public hearing but not discussed at deliberative session.

Mr. Knowles brought up the ZORC (Zoning Ordinance Review Committee) committee that the Planning Board proposes zoning changes. Mr. Clement said no one knows what membership means.

Mr. Knowles said it is the Planning Board's task to propose zoning amendments.

Mr. Clement said the purpose of the ZORC committee is to review ordinance.

Mr. Knowles suggested bringing up at All Boards to invite the Zoning Board in July to a work session.

Mr. Clement noted updating the master plan as a function of the Planning Board. It is a time consuming task and are the goals set years ago still relevant today.

Mr. Plumer said the Master Plan is an ongoing process and should reviewed chapter by chapter on a frequent basis.

Mr. Knowles said some chapters are more labor intensive than others while other chapters do not see much change.

Mr. Plumer made a motion to adjourn, second by Mr. Cameron. VOTE: Unanimous

The meeting was adjourned at 7:59PM.

Respectfully Submitted

Sarah McGraw