

The meeting was called to order at 7: 03PM in the Nowak Room of the Exeter Town Offices.

Members Present: Pete Cameron, Don Clement (BOS Rep), Ken Knowles (Chair) , Langdon Plumer, Kelly Bergeron, Katherine Woolhouse, **Town Staff** Sylvia von Aulock (Town Planner), Sarah McGraw (Recording Secretary)

NEW BUSINESS

The application of Tuck Realty Corp. for a three (3) lot minor subdivision of a 1.05+ -acre parcel located on Fuller Lane along with two (2) associated lot line adjustments. The subject property is situated in the R-2, Single Family Residential zoning district. Tax Map Parcel #69-19. Case #21405.

Mr. Clement moved to open case number 21405 second by Mr. Plumer VOTE: Unanimous.

Mike Garrepy presented on behalf of Tuck Realty Corp. out of Stratham NH. The subdivision would be located on Fuller Lane in Exeter. He said there are three lots part of the project with two lot line adjustments on neighboring lots. There are three contracts together for purchase. They would be deeding lot 69-19 to lot 1. They are looking for approval with minor issues from Public Works with Conditions of Approval.

Board Questions:

Mr. Clement asked about rain gardens and the swale of a ditch on proposed lot 3. Mr. Knowles noted the ditch does not drain anywhere. Mr. Garrepy said it was previously there and said they would fill it for a driveway.

Ms. Jennifer Mates asst town engineer via email. Mr. Garrepy said they looked through comments and said they will take the comments in consideration and address by notation in the plan. Mr. Knowles said the comments were significant and should be addressed. Mr. Knowles thought the plan needed more work in order to condition it.

Mr. Garrepy said the comments number 1- 7 were not currently in the plans .Mr. Knowles said they may need a rain garden in the front of the buildings.

Mr. Knowles said he said they may rain gardens in front of the structures and to also look at the grading on the plan.

Mr. Garrepy said he was willing to add a note to the plan in relation to grading and rain gardens.

Mr. Knowles asked if they looked at the sizes of the rain gardens.

Mr. Garrepy said in a letter dated April 4, 2014 the size of the rain garden is important it impacts 1500 square feet with the footprint house with 3,000 square feet of impervious surface.

Mr. Plumer asked if from the email if item # 2 had been in addressed regarding water mains. Mr. Garrepy said numbers 1-7 in the email had not been added to the plans.

Mr. Clement asked if there was a system for inspection and maintenance for the rain gardens.

Ms. von Aulock said there will be a system in the near future. She said smaller subdivisions don't have a big drainage analysis and rain gardens are not considered many times. But smaller subdivisions can cause problems to abutters. She would like to see more rain gardens as seen in her comments to the plan.

Ms. von Aulock noted her comments to the plan that can be found on file with the addition of how to keep the trees lining Fuller Lane.

Mr. Knowles then opened the meeting for Public Comment:

Paul Gould from 12 Fuller Lane commented on the berm/ditch as previously discussed. He said the berm locked in water from escaping, runs down the back of nearby houses and caused a backup of water on properties. He noted that he liked keeping the trees on Fuller Lane.

Randy Chouinard, 9 Fuller Lane Exeter, said there were parking problems because of new developments and businesses that were not present when he moved to Exeter. He noted it was unsafe to wait at the bus stop with his kids at the corner of Fuller Lane because of the traffic concerns. He also said that his neighbor Steve Morse was not notified as an abutter of the application from Tuck Realty Corp. Mr. Chouinard commented that the construction was not consistent with the neighborhood. Mr. Knowles said that as long as there the application meets the zoning requirements the board could not object to the project.

Mr. Clement asked if Mr. Chouinard had problems with the ditch/ gully, Mr. Chouinard replied he had not.

Mr. Knowles was concerned with lot grading in the past. He wanted Tuck Reality to make sure the rain gardens were placed properly.

Ms. von Aulock found the correct mailing address for Steve Morse.

Mr. Garrepy said they would notify the Morse family and make the proper plan revisions.

Notes added to the plan:

- The 7 items in the email from DPW
- Wetland setbacks abutting the property

- Rough grading to capture runoff
- direct water away from driveway

Mr. Garrepy asked if they had to re-notify all the abutters when they notify the Morse family. Mr. Knowles said they may have to re-notify abutters. Mr. Knowles said the next public meeting was May 22 for case number 21405.

Mr. Plumer moved to continue case number 21405 to May 22, 2014, second by Mr. Cameron. VOTE: Unanimous

Ms. Woolhouse commented on a number of rain gardens present in Exeter including the first rain garden at Phillips Exeter Academy.

Mr. Clement moved to adjourn second by Mr. Plumer. VOTE: Unanimous. The meeting was adjourned at 7:58PM.