

EXETER PLANNING BOARD

MINUTES

OCTOBER 25, 2012

Chairwoman Kathy Corson called the meeting to order at 7:00 PM in the Nowak Room on the above date.

PRESENT: Chairwoman Kathy Corson, Selectmen's Representative Frank Ferraro, Members: Gwen English and Katherine Woolhouse, Alternate Members: Clerk Lang Plumer and Pete Cameron, Town Planner Sylvia von Aulock. It was noted that all board members in attendance would be voting.

Chairwoman Corson announced that the application of **John Rinard (PB Case #21210)** for a Conditional Use Permit (CUP) for a pool at 25 Windemere Lane had been withdrawn as it was deemed unnecessary.

NEW BUSINESS: PUBLIC HEARINGS

PAM and NILS OULUNSEN – PB CASE #21211

The application for a Conditional Use Permit (CUP) to permit the installation of an underground utility line (for natural gas) encroaching within the required wetland buffer area. The subject property is located at 0 Hillside Avenue, in the R-1, Low Density Residential zoning district. Tax Map Parcel #97-6-2.

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. ***(NAME) moved to accept the application thereby beginning the 90-day clock for the Board to act; (NAME) seconded the motion. VOTE: Unanimous. APPLICATION ACCEPTED.***

Mr. Glenn Ritter, of Ritter Builders LLC, addressed the Board on behalf of the Applicants. He indicated that his clients, Pam and Nils Oulundsen, owned the property located at 0 Hillside Avenue on which a new single family home was currently under construction. He indicated that his clients had chosen to have the home served by natural gas and accordingly it would necessitate accessing the existing gas line along Kingston Road (NH Route 111). Mr. Ritter stated that the proposed configuration for accessing the gas line was designed in such a way to provide the least amount of impact given the location of the wetlands and buffers.

moved to grant the Conditional Use Permit (CUP), as presented; second by VOTE: Unanimous. CONDITIONAL USE PERMIT GRANTED.

**JEFFREY TOOMEY LANDSCAPE CONTRACTORS, LLC (on behalf of David and Linda Allard)
PB CASE #21212**

The application for a Conditional Use Permit (CUP) to permit the proposed installation of an in-ground pool and associated site improvements which will encroach within the required wetlands buffer area. The subject property is located at 4 Walters Way, RU-Rural zoning district. Tax Map Parcel #35-3-2.

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. ***(NAME) moved to accept the application thereby beginning the 90-day clock for the Board to act; (NAME) seconded the motion. VOTE: Unanimous. APPLICATION ACCEPTED.***

Mr. Jeffrey Toomey was present to address the Board on behalf of his clients, David and Linda Allard.

The Board proceeded to address the criteria for granting a Conditional Use Permit (CUP).

There was concern expressed that the proposed addition and expansion of the driveway/parking area depicted on the site plan would also require relief from the wetlands setback and buffer requirements. Ms. von Aulock suggested tabling the application and requesting that the Applicant return to the Board with a revised application and plans for further consideration. Mr. Toomey inquired as to the Boards' upcoming meeting schedule. He indicated that ideally his clients would like to get the pool in this fall and the remainder of the improvements would not commence until spring. Mr. Ferraro commented whereas the application being reviewed was initially submitted for the pool installation, he would prefer not to delay the Applicant. Chairwoman Corson suggested that the proposed addition and driveway expansion/parking area depicted on the plan could be eliminated, and that way any approval granted by the Board would be solely for the proposed pool installation.

There being no further discussion, Chairwoman Corson asked if there were any abutters or interested parties who wished to speak on the application. There were none; the public portion of the meeting was closed.

moved to approve the Conditional Use Permit, as presented, subject to the following conditions:

- ***The Applicant shall minimize the impact to the wetland buffer area (southeast of the proposed pool location) and such limits shall be further clarified by an on-site visit with the representatives of the Planning Office;***
- ***A maintenance plan shall be submitted for review and approval to ensure there will be no impact to the wetlands; and***
- ***The proposed addition and driveway/parking expansion area depicted on the site to be removed (plan to reflect "pool" improvements only).***

Seconded by Mr. Plumer . VOTE: Unanimous. CONDITIONAL USE PERMIT GRANTED.

ND ACQUISITIONS, LLC – PB CASE #21213

A request for a preliminary conceptual review of a proposal to construct a healthcare and assisted living facility along with associated site improvements on the property located at 2 Hampton Road. The subject property is located in the PP-Professional/Technology Park zoning district. Tax Map Parcel #69-3.

Chairwoman Corson noted that there would be no formal action taken by the Board on this request as it was only a preliminary presentation.

Ms. Sarah Barnat, Vice President of Development National Development (ND) Acquisitions, LLC addressed the Board. She indicated that ND Acquisitions was a full-service real estate investment, development and management firm located in Newton, Massachusetts. She noted that her company has been an innovator in the senior housing field for over twenty years and developed over 1,600 units of independent, assisted living and memory care assisted living in more than twenty (20) different communities.

Ms. Barnat continued and identified the subject property as an 11.7 acre parcel with frontage at 2 Hampton Road. She indicated that they had been successful in obtaining a use variance from the Zoning Board of Adjustment (ZBA) on September 18th, 2012 and were here this evening with a preliminary presentation of their proposal. She stated that their proposal was for the construction of a one-story, approximately 43,000 square foot building with 38 parking spaces and associated site improvements. She explained that the building would have three (3) wings of "households" with 16 units each for a total of 48 units. Each "household" would be organized around shared living, dining and kitchen facilities. She

indicated that meals would be prepared on site in a central kitchen and delivered to each “household” dining area. The facility would include 24-hour staffing, housekeeping services, a beauty/barber salon, and activity and fitness areas and will have full access to enclosed outdoor gardens and walking areas.

Ms. Barnat stated that the proposed facility would be licensed by the State of New Hampshire and there would be licensed healthcare providers working regular shifts, in addition to on-call licensed healthcare practitioners available on a 24-hour basis. She explained that the proposed development is being called “The Bridges at Exeter” and would be the third in a series of projects by her company to address the need for quality memory care assisted living facilities in the New England region. She added that the project would provide a type of housing and healthcare facility in Exeter that meets a need and expands the variety of residential choices for people desiring to live in Exeter. She noted that it would also provide employment opportunities for area residents.

Ms. Barnat summarized the firms’ due diligence performed subsequent to their obtaining the ZBA approval which included wetlands mapping, contracting with a local engineering firm and in an effort to

OTHER BUSINESS

DAN MacRITCHIE (d/b/a AMM Irish Properties) – PB CASE #2603

The Board reviewed a performance bond release request, dated October 9, 2012, from Mr. Dan MacRitchie for the site improvements associated with Building #2 located at 10 Continental Drive. A memo from Town Engineer Paul Vlasich, dated 10/24/12, had also been provided to the Board for review. Mr. Vlasich’s memo indicated that “as-built” drawings were still required and that he recommended holding \$3000. until such time as the drawings were submitted, and returning the remainder in the amount of \$41,029.00.

Mr. Plumer moved to reduce the performance bond in the amount of \$41,029.00 as recommended; seconded by Mr. Cameron. VOTE: Unanimous. PERFORMANCE BOND REDUCTION GRANTED.

RICHARD EDMUNDS – PB CASE #2603

The Board reviewed a performance bond release request, dated September 19th, 2012, from Mr. Dick Edmunds for the site development improvements associated with Building #1 located at 10 Continental Drive. A memo from Town Engineer Paul Vlasich, dated 10/24/12, had also been provided to the Board for review. Mr. Vlasich’s memo indicated that “as-built” drawings were still required and that he recommended holding \$3000. until such time as the drawings were submitted, and returning the remainder in the amount of \$75,791.00.

Board discussion ensued relative to Mr. Edmunds’ request indicating that final paving and striping would be done in the next few weeks. Several Board members expressed concern given the history of development on the site, that such funds be released prior to the work being completed. Consensus was to approve the requested bond release as recommended, upon completion of the paving and striping.

Mr. Plumer moved to reduce the performance bond in the amount of \$75,791.00 as recommended, upon completion of the final paving and striping; seconded by Mr. Cameron. VOTE: Unanimous. PERFORMANCE BOND REDUCTION GRANTED.

APPROVAL OF MINUTES: October 11, 2012.

Mr. Cameron moved to approve the minutes of October 11, 2012, as written; seconded by Mr. Plumer. VOTE: Unanimous. Mr. Ferraro, Ms. English and Ms. Corson abstained.

TOWN PLANNER ITEMS

REPORTS ON "OTHER COMMITTEE" ACTIVITY

CHAIRMAN'S ITEMS

Chairwoman Corson reported that she and Ms. von Aulock had attended the Seacoast Business Expo at the University of New Hampshire (UNH) last Thursday evening on behalf of the Exeter Economic Development Commission (EEDC). She noted that the event was very well attended, including representatives from the area Chambers of Commerce.

There being no further business before the Board, ***Mr. Plumer moved to adjourn; second by (name). VOTE: Unanimous. The meeting was adjourned at 9:00 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, November 8th, 2012 at 7:00PM in the Wheelwright Room at the Exeter Town Offices.

Respectfully submitted,

Barbara S. McEvoy
Deputy Code Enforcement Officer
Planning & Building Department

:bsm