

EXETER PLANNING BOARD

MINUTES

MARCH 14, 2013

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

**PRESENT:** Chairwoman Kathy Corson, Vice Chairman Ken Knowles, Selectmen's Representative Frank Ferraro, Members: Carol Sideris, Gwen English, Katherine Woolhouse, Alternate Members: Clerk Lang Plumer and Kelly Bergeron and Town Planner Sylvia von Aulock.

It was noted that Ms. Woolhouse would not be voting on the first application before the Board as she was not present when it had been originally presented; Ms. Bergeron will be voting.

**NEW BUSINESS: PUBLIC HEARINGS**

**FRED and AMY CRONIN – PB CASE #21302**

**A continued public hearing on the application for a Conditional Use Permit (CUP) to permit encroachment within the required wetland buffer for the proposed installation of an in-ground swimming pool and patio. The subject property is located at 159 Brentwood Road, in the R-1, Low Density Residential zoning district. Tax Map Parcel #58-37.**

***Mr. Knowles moved to re-open the application for further discussion; second by Mr. Plumer.  
VOTE: Unanimous.***

Ms. Amy Cronin, property owner, addressed the Board and thanked them for the opportunity to return this evening to provide a follow-up to the questions presented at the previous meeting on February 7<sup>th</sup>, 2013. She indicated that additional materials had been submitted to the Planning Office subsequent to that last meeting and hoped that the Board found them satisfactory. She began by noting that the pool itself was a "salt-water" pool and as such required no chemicals (i.e. chlorine, etc.) for maintenance purposes. Ms. Cronin indicated that the pool used an element cartridge filtration system that required no 'back-wash' function as with a typical sand filter system. She explained that maintenance for the system involved weekly rinsing of the filter with a garden hose to remove leaves, hair, pollen, etc. She stated that typically there would be no reason to have to discard any water from the pool, even for winter storage, however, should any emergency arise that would require drainage of the pool, the water would be containerized and trucked off site. Ms. Cronin also provided the Board with information relative to their lawn maintenance program, as requested.

Ms. Cronin continued and explained their proposal for addressing the Board's concern relative to erosion control. She indicated that she had met with Ms. von Aulock to review details of the landscape buffer; she noted that she had chosen a combination of blueberry and holly bushes and this information as well as their location was delineated on the plan. Ms. Cronin stated that the justification addressing the zoning requirements for the ***Exeter Shoreland Protection District*** was included in her submittal for Board review. Mr. Knowles pointed out that the note identifying the location and details of the erosion control to be installed (shown on the previous plan) had been omitted; he asked that the note be added to the final plan. Ms. English suggested that the Applicant consult a nursery regarding the suitability of soils for planting blueberry bushes, noting that they can be quite finicky. She also inquired about how to be assured that any future owners of the property would be made aware of the specific circumstances associated with pool. Chairwoman Corson mentioned that requiring a covenant or deed addendum would be an additional legal expense. Ms. Cronin replied that they had no intention of moving as they loved the town and planned on putting their children through school system here, although she understood the Board's concern. She indicated that if that were to change, and the house were to be sold, all the appropriate paperwork related to this application and other improvements would be shared with the new owner.

Chairwoman Corson began a review of the criteria to be met for granting a Conditional Use Permit in accordance with Article 9.1.6 B. of the Zoning Ordinance. Ms. Cronin addressed each of the criteria with justification as outlined in memorandum to the Board, dated 2/18/13, and prepared by Gary Flaherty, NHCWS/CSS. She continued and addressed the criteria for granting a Conditional Use Permit within the **Shoreland Protection District** in accordance with **Article 9.3.4.G.2.**, which is also outlined in the same

memorandum. **A motion was made to accept the CUP by Mr. Knowles and second by Frank Ferraro. Vote: Unanimous in the affirmative approve.**

#### **OTHER BUSINESS**

**Brown S/D Hampton Road – Case #2416 - Discussion re: sewer installation for Lot #3 and #4** Town Planner- Ms. von Aulock showed a map of lots in regards to the sewer line, which is part of the deed. Owner of lot #3 is has requested the Planning Board not hold the requirement of the sharing of the maintenance as it will be separated after being purchased. Public works has agreed. Mr. Knowles was concerned about a new sewer line be in the same easement to not disturb any wetland buffers. **Mr. Ferraro moved that Lots 3 & 4 be responsible for their own sewer and pump systems. Mr. Plumer second. Vote: Affirmative to approve request.**

**APPROVAL OF MINUTES:** There were no minutes available for Board action.

#### **TOWN PLANNER ITEMS**

Ms. von Aulock announced the CAPE planning public meeting to take place at the old Exeter High School in the cafeteria on Wednesday, April 10, 2013. All are welcome. Food will be served. Baggage Building is still moving forward.

#### **REPORTS ON “OTHER COMMITTEE” ACTIVITY**

Kelly Bergeron- the new Planning Board Representative: announced the topic of the Dam Project from the Heritage Commission was the topic of discussion on January 16, 2013. Different plans and outcomes for the Dam Project have not come to any decisions. The next meeting is scheduled for sometime in July. Ms. Bergeron also announced an architect has been picked for the Baggage Building project. The property will be surveyed and appraised. A map plan from previous grants on Exeter’s progression throughout the decades was presented. Activities for the town’s 375th anniversary was discussed. There was a discussion at the HC meeting about possible grants in the new year for Franklin, Bow & Court Streets and Julie Gilman will be submitting the grant.

Mr. Plumer announced town meetings reported from the Town of North Hampton and how many times they assist in mutual aid to the Stratham Fire Department. The Old Town Hall of North Hampton is now in the national registry. Stratham reported on the vision of the Village Center.

Mr. Knowles announced the NHDOT (*tape skipping*) meeting to take place on April 25, 2013; consisting of a project possibly including Lincoln Street, called “Complete Streets”- making streets passable to all, pedestrians & bikers, not just cars.

Ms. English asked if board members need to submit their reapplications for their terms. Chairwoman Corson confirmed.

#### **CHAIRMAN’S ITEMS**

Chairwoman Corson announced the EEDC had a visioning session and announced the Branding and Marketing sub-committee is planning an Interactive Economic Historical Celebration sometime in October; an evening that will consist of having four guest speakers and making of Timelines- past and future in respect to the town’s 375th Anniversary Celebration. Another sub-committee is working on the TIFF Project, and the Form Base Code Committee is working future endeavors.

There being no further business before the Board, ***Mr. Knowles moved to adjourn; second by Mr. Plumer VOTE: Unanimous. The meeting was adjourned at 9:50 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, March 28, 2014 at 7:00PM in the Novak Room at the Exeter Town Offices.

Respectfully submitted,

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