

EXETER PLANNING BOARD

MINUTES

AUGUST 23, 2012

Chairwoman Kathy Corson called the meeting to order at 7:07 PM in the Nowak Room on the above date.

PRESENT: Chairwoman Kathy Corson, Selectmen's Representative Frank Ferraro, Members: Carol Sideris, Gwen English, Katherine Woolhouse, Alternate Members: Clerk Lang Plumer and Jeff Dube, Town Planner Sylvia von Aulock and Deputy Code Enforcement Officer Barbara McEvoy. It was noted that all board members in attendance would be voting.

NEW BUSINESS: PUBLIC HEARINGS

EXETER SPORTSMAN'S CLUB – CASE #21206

A continued public hearing on the application for a minor site plan review of proposed site improvements associated with the construction of a 100-yards barrier for projectile containment and sound mitigation at the gun club's shooting range. The subject property is located at 109 Portsmouth Avenue, in the CT-Corporate Technology Park zoning district. Tax Map Parcel #65-123.

Chairwoman Corson disclosed that although she was not present at the July 12th meeting and the August 9th site walk, she had viewed the replay of the meeting; Board members had also been provided with minutes from the July meeting.

Mr. Butch York, President of the Exeter Sportsman's Club (ESC) was present to address the Board. He stated that subsequent to the July 12, 2012 meeting, he had sent a certified letter to the Planning Office requesting to amend their application by removing all references to reducing or mitigating sound/noise and to make the application for review of a projectile containment only. He indicated that in accordance with NH State Law Title XII, Chapter 159-B, the Planning Board does not have the jurisdiction to regulate noise. He stated that this was the only change in their presentation. He again reminded the Board that the club membership was totally volunteer.

Ms. Woolhouse asked if the ESC still intended to conduct "before and after" construction noise testing. Mr. York responded affirmatively and extended the offer for a Board member or representative to attend when it is performed. He indicated that the ESC wanted to be a good neighbor and their number one priority was safety for the club as well as for the community. He noted that they wanted to keep the proposed improvements as small and effective, as possible.

Ms. English inquired if any design changes had been made subsequent to the site walk. Mr. York responded that it was still necessary to provide access for the maintenance and construction of the continuation of the wall (to its full length) and it would necessitate the removal of trees. He reiterated that the ESC promised to replant an equal number of trees for those that were removed.

Ms. Sideris asked if other options had been considered so trees would not have to be removed. Mr. York explained that it was not possible to drive equipment under the shoot houses as they are only seven-feet (7') in height. Making reference to the discussion which took place at the site walk, Mr. Ferraro commented that actually more trees would have to be removed if the access veered off towards the woods; Mr. York concurred.

Ms. von Aulock provided a review of updates since the Board's last meeting, noting that it had been clarified by Town Counsel that the Planning Board, in accordance with RSA 159-B, had no jurisdiction to regulate noise. She indicated that she had proceeded to research various "experts" to review the sound/noise issue and the effectiveness of the existing structures. Ms. von Aulock stated that she had spoken with Town Manager Russ Dean and PB Counsel Jae Whitelaw regarding this application. She proceeded to review statements from legal counsel and excerpts from the lease agreement with the Town (referenced in her memo dated 8/21/12). She also pointed out that the plan provided by the Applicant did not comply with the Board's requirements for a minor site plan submission. She requested that the Applicant submit a revised plan to provide more detail including the origin of the plan, the appropriate

setbacks and to be drawn at a 20'-scale to provide a clearer view of the detail. Ms. Woolhouse concurred that additional detail would be helpful for further review of the application.

Mr. Ferraro suggested that the Board provide the Applicant with feedback relative to all concerns related to the "projectile containment" component of the application so when they return there may be no more issues. Ms. von Aulock noted that the site for the most part was uplands, but she requested that any wetlands present on the site be depicted on the revised plan, as well as the appropriate wetland setbacks. She reiterated her request that the plan be revised to comply with the Board's site plan requirements and made reference such requirements outlined in Section 6.10 of the Board's regulations. She noted that a checklist is also attached to the minor site plan application forms.

There being no further discussion at this time, Chairwoman Corson opened the hearing for public comment. She reminded the public that discussion relative to the sound/noise mitigation would not be entertained.

Ms. Sue Ratnoff, an Exeter resident, addressed the Board and indicated that she was speaking on behalf of a number of residents, all of whom resided on Robin Lane, Towle Avenue, Windemere Lane, Squamscott Circle and Thornton Street. She provided the Board members with a written copy of her prepared statement.

Chairwoman Corson indicated that it was necessary to determine which Board (Board of Selectmen or Planning Board) needed to take action first. Ms. Lynda Beck suggested that it should be looked at as a 'whole'. Mr. Ferraro suggested starting with the Planning Board would allow the ESC to move forward through the review process with subsequent discussions relative to the lease requirements (i.e. sound/noise mitigation) with the Board of Selectmen. Board discussion ensued with consensus of the members being that they would prefer further direction from the Board of Selectmen as to how they wish to proceed with the sound/noise issue.

Mr. Ferraro moved to table further discussion of the application, as amended, until there is further direction from the Board of Selectmen relative to the "sound/noise" component of the lease; seconded by Mr. Plumer. VOTE: Unanimous.

It was represented that abutters would receive certified mail notification as to when the Applicant was scheduled to return to the Planning Board.

(Ms. English excused herself and departed at this time, 7:45 P.M.)

SOUTHERN DISTRICT YMCA/CAMP LINCOLN – CASE #21202

The application for a non-residential site plan review for the proposed construction of a community facility, parking and associated site improvements to be located at 56 Linden Street. The subject property is in the R-2 single family residential zoning district. Tax Map Parcel #82-13.

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

Mr. Jeff Clifford, P.E. with Altus Engineering, Inc. provided a brief summary and introduced Mr. Rob MacGregor, Executive Director of the district YMCA. He identified the location of the 10.2-acre site on Linden Street and indicated that it had been the former junior high school site, and currently owned by Squamscott Community Commons (SCC). He proceeded to review the proposed site plan for the redevelopment of this site. Noting that the Board had reviewed preliminary plans in May, he indicated that subsequent changes had been made to address comments and concerns raised during that meeting. Mr. Clifford reviewed the footprint of both the existing building and the proposed building and presented building architectural and design plans. He described the justifications for the building location in relation to the parking, entrances and single-floor construction and noted the facility would be served by municipal water and sewer.

Mr. Clifford indicated that the proposed plans had been reviewed by Underwood Engineers, Inc. on behalf of the Town and also by the Technical Review Committee (TRC) and only minimal changes had been requested. He noted that a comprehensive review had been completed by the Fire Department and all requests had been addressed. He continued and reviewed the status of the local approvals and permits.

There being no further discussion, Chairwoman Corson closed the public portion of the hearing and asked if the Applicant wished to respond to the public comments.

Mr. Rob MacGregor, Executive Director of the district YMCA,

Mr. Terry Sullivan, Board of Directors Chair,

Mr. Ferraro

Mr. Clifford

Ms. Woodburn

Mr. Dube

Ms. von Aulock

Chairwoman Corson @ site walk before next meeting.

Ms. Tinker

Mr. Clifford

Mr. Bernier, resident at 52 Linden Street,

A site walk was scheduled for Thursday, August 30th, 2012 at 5:30 P.M. It was announced that abutters were welcome to join the site walk.

Mr. Plumer moved to table further discussion on the application until the Board next meeting on September 13th, 2012; second by Ms. Sideris. VOTE: Unanimous.

OTHER BUSINESS

APPROVAL OF MINUTES:

Action on the minutes of June 7, July 12 and August 9, 2012 was deferred until the Board's next meeting due to there not being an appropriate quorum of members present.

TOWN PLANNER ITEMS

Ms. von Aulock announced that she had been selected to serve jury duty during the month of September. She indicated that she would be communicating with the office (and others) via email during that period of time.

REPORTS ON "OTHER COMMITTEE" ACTIVITY - None

CHAIRMAN'S ITEMS - None

There being no further business before the Board, ***Mr. Plumer moved to adjourn; second by Mr. Ferraro. VOTE: Unanimous. The meeting was adjourned at 9:30 P.M.***

***These Minutes are subject to possible corrections/revisions at a subsequent
Exeter Planning Board meeting.***

The next meeting of the Exeter Planning Board will be held Thursday, September 13th, 2012 at 7:00PM in the Novak Room at the Exeter Town Offices.

Respectfully submitted,

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

:bsm