

**These minutes are subject to possible correction/revision at a subsequent  
Exeter Planning Board meeting**

Exeter Planning Board

Draft Minutes

June 26, 2014

1. Vice Chairwoman Kelly Bergeron called the meeting to order at 7:02 pm in the Nowak Room of the Exeter town offices on the above date.
2. BOARD MEMBERS PRESENT: Aaron Brown, Pete Cameron, Kathy Corson, Don Clement, Kelly Bergeron, Katherine Woolhouse, Langdon Plumer, and Gwen English. TOWN STAFF PRESENT: Sylvia von Aulock (Town Planner), Sarah McGraw (Recording Secretary).
3. NEW BUSINESS: PUBLIC HEARINGS

**A public hearing on the request by Holding Court, LLC for an extension of a previously approved site plan for the proposed development of a tennis facility and associated site improvements to be located at 19 Continental Drive. A request for a waiver from Section 6.9.3 of the Board's Site Plan and Subdivision Regulations is also being sought to permit the aforementioned extension. The subject property is located in the CT-1, Corporate Technology-1 Park zoning district. Tax Map Parcel #46-7. Case #2906.**

Mr. Plumber motioned to open case #2906 second by Mr. Cameron. Ms Sharon Somers representing Donahue, Tucker and Ciandella requested for the extension for the property located at 19 Continental Drive. Ms. Somers read a letter to the Planning Board with the justification for the waiver from Section 6.9.3 which can be found on file at the Exeter Town Offices.

#### **Board Questions**

Mr. Clement asked if Ms. Somers would be able to come back to the board with a presentation of the proposed project. Ms Somers said they could come back but she noted they are not starting the project from scratch.

Ms. von Aulock said it would be helpful if there could be a brief overview of the project but to come back when they are ready to proceed.

#### **Public Comment: None**

Conditions of Approval: **A.** Grant the waiver to Section 6.9.3 allowing for an additional year to extend the conditional approval. **B.** Recognize that the Applicant would reconfigure portions of the site plan to reduce impacts into the wetland buffers. Also, the Applicant may need to return to the Planning Board for a Conditional Use Permit depending on any future design's impact to the wetland setbacks.

*Mr. Plumer moved to approve the request for extension with condition to come back to the board with a refresher presentation of the project when they are ready to proceed and waiver from Section 6.9.3 for case number 2906. Second by Mr. Clement*

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Mr. Brown asked what if the project does not change. Ms. von Aulock said they would still need to come back even if there were no changes. Mr. Cameron asked to clarify what the board was voting on. With no further discussion, *VOTE: Unanimous*

**An update on the status of the conditional approval granted to the Southern District YMCA/Camp Lincoln 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. Case #21202.**

*Mr. Langdon moved to open case # 21202, second by Ms English.*

Mr. Jeffery Clifford vice president of Altus Engineering spoke on behalf of the YMCA project. The site is at the former junior high school with a reduced footprint than the previous building. He explained the phases of the project.

Ms. Corson clarified they are putting the front door to the back

Mr. Clifford said the parking lot has a 14 ft grade change. The majority of the parking is at grade.

Mr. Clement asked what the difference was between the access roads for phase 1 and phase 2 of the project. Mr. Clement said in phase 1 they are using the current existing access with some parking in the back. In phase two with the pool is the access road changing. Mr. Clement clarified there will be two access roads. Mr. Clifford responded they are cutting out some of the pavement and adding a storm water management system in phase 2.

Mr. Clement also asked what the Planning Board approved for access and clarified the new approval is what was approved and what is now phase 2.

Mr. Brown asked what the field is going to be used for and if they YMCA had talked with other ball teams in the area about use of the field.

Mr. Clifford said the fields would be used for soccer and other sports and they had not yet talked with outside groups.

Ms. Woolhouse asked about the pedestrian paths.

Mr. Clifford said with the new door change it is important to have connections around the building.

Ms. Corson commented that the paths should be wider for multimodal uses from the street.

Mr. Cameron asked about the activities that go on. Mr. Rob McGregor the architect said there is less hallway but more program space.

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Scott Vlasak from Bruce, Ronayne and Hamilton Architects explained the design of the building.

Mr. Plumer asked if there would be a flag pole and the response was yes. Mr. Cameron asked if there was going to be a bus drop off on the street. Mr. McGregor said there was none.

Ms. English noted she would like to see more plantings on the façade side to break up the wall.

Mr. Clement asked to explain the wet pond. Mr. Clifford said the wet pond was wet all of the time, it would let sediment precipitate out and clean the water coming out. Mr. Clement also asked how they would be controlling water going into the Little River. Mr. Clifford said there is now more green space to work with.

**Public Comment:** None

Comments as required by the Planning Board:

1. Landscape plans 1+2 resubmitted
2. Show widened sidewalk

Mr. Clement expressed concerns for widening of the sidewalk as an encroachment to the abutter.

*Ms. Corson moved to approve the update on the status of the conditional approval for case number 21202, second by Ms. Woolhouse. **VOTE:** Unanimous with one abstention.*

**The application of Thomas D. Brouillette for a lot line adjustment of the common boundary line between properties located at 84 Court Street and 86 Court Street. The subject properties are located in the R-2, Single Family Residential zoning district. Tax Map Parcels #83-9 and #83-10. Case #21410**

Jeffery Clifford spoke on behalf of Thomas D. Brouillette

**Board Comment:** None

**Public Comment:** None

*Mr. Plumer moved to approve the waiver requested 6.10.2.4 s for case number 21410, second by Ms. Corson. **VOTE:** Unanimous*

*Mr. Cameron moved to approve the lot line adjustment for case number 21410, second by Mr. Plumer. **VOTE:** Unanimous*

**A request by John Turner Consulting, Inc. (on behalf of Great Bay Kids Company) for a preliminary conceptual review of a proposal for a new childcare facility with associated parking and site improvements to be constructed on the property located at 64-70 Epping Road. The subject property is located in the C-2, Highway Commercial zoning district. Tax Map Parcel #62-112. Case #21411**

Dan Balfour with Great Bay Kids Company explained the basic layout of the property and its uses. The center is going to be 15000 square feet with a possible tenant taking up 1500 square feet. There are 78 proposed parking spaces. They remapped the wetlands in 2013. The land does require a buffer of 45 feet. They plan on removing all existing pavement and adding a vegetated detention system. The property may pick up tax map parcel 62-113. A sidewalk and cross walk will be added.

**Board Questions:**

Ms. Corson commented that there were too many parking spaces, they could start with less and add more later.

Mr. Clement commented that parking rules should be reviewed. He said one space per three students seems like too many. Ms. von Aulock said the ZORC committee reviewed this previously.

Mr. Clement also commented that the crosswalk across Epping Road could be a danger. Ms. von Aulock said it could be signalized.

Ms. Bergeron asked if the bus will stop inside of the parking lot and Mr. Balfour said they will be dropped off at the front door.

Adam Wagner with DeStefano Architects talked about certain elements of the design including the entry, spine, wings and playgrounds.

Mr. Brown asked for an explanation of snow removal procedures. Wendy Monroe executive director of Great Bay Kids Company said a landscaping company will be at the school before 6:00 am to remove snow.

Mr. Plumer asked how the snow will be removed from the playground areas. Mr. Wagner said the roof controls sheeting of the snow.

Jim Gove of Gove Environmental spoke on the wetlands aspects of the property. He said it was flagged for wetlands in 2008. He flagged the area in 2013. Mr. Gove commented that although there are some tree and shrub species associated with wetland soils, the property does not have much for wetlands.

Mr. Brown commented that the road traffic would be about the same as the Main Street School.

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Ms. English asked about the maximum amount of children the facility can accommodate. Mr. Balfour said 132.

Mr. Plumer commented to install drainage sites as there were little wetlands.

Ms. von Aulock added to extend the sidewalk to other property and make a pedestrian walkway from parking to the door.

**Public Comment:** None

3. OTHER BUSINESS:

Exeter corporate Park Development LLC-PB Case #2611  
204 High Street (Corner of High Street and Holland Way)  
Release of Letter of Credit (property has been sold to San Juan Realty Trust of NH and new letter of Credit has been received on their behalf)

*Ms. Corson moved to replace the current letter from Exeter to San Juan Realty, Second by Mr. Cameron. **VOTE:** Unanimous*

The minutes from the previous meeting were tabled to the next Planning Board meeting.

Mr. Cameron said there is a new chair to the Historical Society.

Ms. Corson reported the Economic Development Commission will have a new economic director and they are in the interview process.

*Mr. Plumer moved to adjourn the meeting, second by Ms. Corson **VOTE:** Unanimous*

The meeting was adjourned at 9:10 pm.

Respectfully Submitted,

Sarah McGraw