

1. Chairman Ken Knowles called the meeting to order at 7:06 pm in the Nowak Room of the Exeter Town Offices on the above date.
2. BOARD MEMBERS PRESENT: Katherine Woolhouse, Kathy Corson, Gwen English, Ken Knowles, Kelly Bergeron, Langdon Plumer, Don Clement (BOS Rep), Aaron Brown. TOWN STAFF PRESENT: Sylvia von Aulock (Town Planner), Sarah McGraw (Recording Secretary).
3. NEW BUSINESS: PUBLIC HEARINGS

The application of Great Bay Kids Company for a non-residential site plan review for the proposed construction of a 15,000 square foot building and associated site improvement for a daycare facility to be located at 64-70 and 74 Epping Road. The subject properties are located in the C-2, Highway Commercial zoning district. Tax Map Parcels #62-112 and #62-113. Case # 21411

Ken Knowles removed himself from the board and became a member of the public.

*Mr. Plumer moved to open case #21411 second by Ms. Corson. **VOTE: Unanimous***

Dan Balfour, director of engineering services at John Turner Consulting, Inc. described the project as seen in the preliminary hearing. He said the project had been through two technical review meetings where comments and changes were made. Mr. Balfour described some of the additions and changes such as changes to drainage and storm water treatment. Great Bay Kids Company (GBKC) still needs to send an application for a Conditional Use Permit in relation to building into the wetlands buffer zone.

BOARD QUESTIONS: Mr. Brown commented that there were changes made from the plan he had received and the one that is being presented. He wished the plan were clearer to read since they would be voting on the new changes.

Mr. Clement asked about the retail/commercial space that the GBKC would lease out as a part of their building. Mr. Balfour said they would lease out an additional 1500 square feet. If the lease does not work out they would not build the additional space. Mr. Clement asked about the water service connection, if the water is turned off would the fire supply also go off. Mr. Balfour replied on section 8-8 of the plan a sewer line comes in the front and the water comes in the south side of the building. There are 2 water services, fire supply and domestic. It is a single line that splits at the building. Ms. von Aulock said during the revisions they added they could shut off domestic supply but fire stays on.

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Mr. Plumer asked why the driveway be kept for Dot's Flower Shop. Mr. Balfour said it would be used as staff parking.

Ms. Bergeron inquired about the bus drop off area and if older students would be getting off at the building. Wendy Monroe director at GBKC said that only kindergartners would be getting off the bus at that location. Ms. Bergeron also asked how cars get across parking if it is an entrance only. Mr. Balfour said that most traffic would be out before employees and in after employees park.

Mr. Clement suggested widening the radius in the parking lot for buses to get around.

Ms. English noted she couldn't read through the packet of changes given to the board during the meeting but needs to read through first. Ms. English also wished to address the crosswalk plans. Mr. Balfour said in previous discussions with Paul Vlasich, the town engineer, Town staff and the Department of Transportation the urban district map is not up to date. They had decided a crosswalk at the GBKC location is not safe cross. Ms. von Aulock said she had also wanted a crosswalk but agreed it is unsafe. Ms. English noted that the dumpster location is a tricky area for truck drivers to maneuver. Mr. Balfour said the commercial use is for early pickup and they did not want to put the dumpster in the front of the building.

Mr. Plumber asked about the wear and tear on the pavement. Mr. Balfour said the pavement is thicker to endure wear and tear.

Ms English noted trees are planted where snow is planned to be stored. Mr. Balfour said the trees are 12-13 foot trees that should be able to withstand the snow. Ms. English added in the lighting plan it says the lighting is full dark sky compliant unless otherwise noted. Mr. Balfour said they would delete the note since all lighting is dark sky compliant.

Ms. Corson asked how the 1500 square foot office space would change the layout of the building. She continued the building would look different and if the drainage calculations would change. She added the plan would change if the office space were not built. Ms. von Aulock said it is not unusual for applicant to make changes in the design. If they do change, than the applicant would make a courtesy update to the planning board.

Adam Wagner representing DeStefano and Associates explained in the rendering not having expanding the piece, the building would be moved out another 30 feet.

Mr. Clement said that no customers would be coming and going. Mr. Wagner said it would be used as a commercial office.

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Ms. Corson asked if the roof canopy changed would the overhang not be part of footprint. Ms. von Aulock said the drainage plan is for the maximum impervious surface.

Ms. Woolhouse commented on the phased parking plan if Dot's Flower Shop is gone would other parking be reduced. Mr. Balfour said parking would not be reduced.

Ms. Von Aulock noted that the technical review comment packet adds detail that would not normally be reviewed by the Planning Board but asked if the Planning Board would like to see the information at prior meetings.

Mr. Plumer commented that unused parking spaces could be used to increase the radius of the bus turn around. Mr. Balfour said there should be enough room available without taking away parking.

Mr. Clement asked about the proposed sidewalk along Epping Road. Mr. Balfour said since the crosswalk was turned down, there would be a sidewalk to no where. Mr. Clement also inquired about making a left turn leaving the business and would it cause problems at the drop-off area. Mr. Balfour said busy time is between 6am and 9 am. Mr. Clement followed up suggesting moving the building back to allow for more space.

Ms. Monroe said the design is similar to the Pease location and flow has not been an issue nor has safety at that location.

Ms. English reiterated the need for a sidewalk along Epping Rd because there have been many previous discussions on making Exeter a walk-able town. Ms. Corson commented most people live on the opposite side of the road where there is currently a sidewalk. Ms. von Aulock suggested adding to the conditions that money be set aside for 6 years to build a new sidewalk.

PUBLIC COMMENT: Dan Chartrain of 63 JD Hill Road spoke as a resident, business owner, and member of the select board. He said the application is critical to the town because he raised a son in the community and thinks it would be an improvement to the town's economic health. He said the project would attract working families and would be disappointed if the project was not approved this evening.

Mr. David Chote spoke representing the land owner. He confirmed that Dot's Flower Shop is moving because the space cannot be made accessible to everyone. He said Dot's is looking for a new space and they need to know the timing of the project. Mr. Chote also commented that Epping Road will be made a TIF district which would create a TIF bond.

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Ms. Sharon Summers representing Donahue-Tucker and Associates asked the board because of timing pressures to come to a conclusion and consensus on what can be passed now. Then come back with issues for the Conditional Use Permit.

Mr. Ken Knowles of Exeter said the SAU has no dedicated bus drop offs at the Great Bay Kids Company. There is a separate stop at along the route. He suggested talking with bus company on making a waiting area on Epping Road. Mr. Knowles also suggested making a crosswalk from the front door to an island without landscaping for people to get from parking to the door. Mr. Knowles added if Dot's does move, there should be a more efficient layout.

Mr. Clement asked if they need an approval with the CUP. Ms. von Aulock said the CUP is for removing asphalt and gravel wetland. Ms. von Aulock asked if the project needs a CUP for the reduction of impervious surface. She said the areas being disturbed are already disturbed.

There was discussion on streamlining applications for applicants. Ms. English said this would be a slippery slope for future applicants. Mr. Clement said the board should not have a problem approving the CUP anyway. Ms. Bergeron said the CUP should be filed to maintain consistency with the way they have been filing CUPs.

Ms. Corson asked if Dot's Flower Shop is removed and the 1500 square feet is added could the applicant show the updated plan and the planning board have a say in the plan. Mr. Brown said this would not be fair to the applicant.

Ms. von Aulock said the board could request a demolition plan with any changes to the site plan.

Mr. Balfour said the intent is to improve flow to the building if Dot's does come down.

*Mr. Clement made a motion to grant the waiver from parking regulations in the Zoning Ordinance Section 5.6 Off Street Parking, second by Mr. Plumer. **VOTE:** Unanimous.*

Mr. Clement commented he did not agree with making a fund for the future sidewalk, that it would be a burden to the non-profit company. Mr. Clement also noted he did not get enough information for this plan to digest properly. He asked if the applicant did not get final approval what would happen to the project.

Ms. Monroe said they have a lease until the end of May on the current building so they would have a hard time being ready for the next fall.

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Conditions for Approval:

1. All requests of the Planning Board to be addressed, including but limited to the following:

- i. All conditions of the approval shall be noted on the plan.
- ii. A signed copy of the agreement between the landowner and Fairpoint for the change to the easement be submitted.
- iii. Add case number to the plans
- iv. Updated plans at the Conditional Use Permit presentation.

2 All final revisions to the plans or related documents required by Town Departments, Town Counsel and their consultants to be addressed.

3. All appropriate fees to be paid including but not limited to: Performance bond, sewer/water connection fees, inspection fees, and other agreed upon improvements;

4. All state permits and their conditions, and dates of approval shall be referenced on the plans;

5. The Applicant shall submit an executed Site Review Agreement for Board signature;

6. All on site improvements for Phase I shall be completed prior to any issuance of Certificate of Occupancy (CO) with the exception of the finish course of pavement.

7. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town engineer prior to the preconstruction meeting (if applicable).

- i. The SWPPP (Storm Water Pollution Prevention Plan) shall be submitted to and reviewed by DPW for approval prior to preconstruction meeting for review and approval by DPW;

- ii. Final plans for underground electrical/telephone/cable shall be submitted prior to preconstruction meeting for review and approval by DPW

8. All conditions associated with Phase I of this approval are to be met within one year and all site improvements to be completed within two years from the date of final approval. The site improvements for Phase II may be completed if parking need require it and then only after discussion with town staff in both Planning and DPW.

9.Delete "Unless otherwise noted" note on lighting pag

10.Demonstrate turning radius for busses at entrance or create bus drop off.

*Mr. Plumer made the motion to provide conditional approval for case #21411, Mr. Clement noted to add the CUP, second by Ms. Corson, **VOTE: Unanimous***

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The application of New Hampshire Department of Fish & Game for the minor subdivision of a 229 acre parcel located on NH Route 101 into two (2) lots. The proposed subdivision will create a five-acre lot containing the existing farmhouse and accessory structures. The subject property is located at 230 Epping Road and is situated in the RU-Rural and R-1, Low Density Residential zoning districts. Tax Map Parcel #31-1. Case # 21414

Mr. Knowles asked Mr. Brown to act as a non-voting member for this case to make 7 voting members.

*Mr. Plumer motioned to open case # 21414, second by Ms. Bergeron, **VOTE: Unanimous.***

Mr. Cory Colwell from MSC Civil Engineers introduced the project and asked Ms. Betsy McNaughten, land agent with the NH Fish & Game, to tell the history of the property. The subject property was acquired the Department of Transportation with federal highway funds as mitigation for the widening of Route 101. The NH Fish & Game maintain the property for conservation and historic preservation. There is an old farmhouse on the property that was intended for education and offices for Fish and Game but the house was robbed of its copper making it unsuitable for use. Fish and Game has been working on subdividing the property for the past five years. One of the heirs to the property expressed interest in buying the farmhouse property with the intent to restore the property. The remaining 224 acres would stay in conservation.

BOARD QUESTIONS: Ms. English asked who would use the sheds and outbuildings. Ms McNaughten said there was an agricultural agreement to use the sheds but not with the new agreement.

Ms. Corson asked about Town conservation land abutment to the property. Ms McNaughten said there was Town land abutting the property. John Merkle architect for the future owner described the farmhouse property. The farmhouse is 2.5 stories with a shelter and a pump house and onsite septic. The area around the house is open field. Lot 1 sits on 5.09 acres with a gravel access road. Lot 2 is 224 acres of conservation land and will be used for wildlife management.

A letter was submitted to the Planning Board from MSC Civil Engineers as a waiver request to Section 6.10 of the Exeter Subdivision and Site Plan Review Regulations, Minor Subdivision and Section 7.6 of the Exeter Subdivision and Site Plan Review Regulations:

- A Waiver to Section 6.10.2.k that requires proposed lots not served by municipal water and sewer utilities, a High Intensity Soil Survey (HISS) of the entire site or portion thereof.

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- A Waiver to Section 6.10.2.i that requires showing on the plan State & Federal jurisdictional wetlands, including delineation of required setbacks.
- A Waiver to Section 7.6.10 that requires the location of all test pits and the 4,000-square-foot septic reserve areas for each newly created lot.
- A Waiver to Section 7.6.12, that requires to depict State & Federally designated wetlands, setback information and total wetlands to be filled.

Ms. McNaughten said after review of the property the only wetland associated with it was a man made ditch found associated with Route 101.

Mr. Knowles asked about the mound of septic related to Section 7.6.10. Mr. Merkle said the ledge out crop goes above grade and the septic is designated 1990s modern system.

Ms. English asked about the pump house use. Mr. Merkle said the well was not in use. Mr. Colwell said the pump house was the only well.

Mr. Colwell then corrected that there is a functioning well present.

PUBLIC COMMENT: NONE
BOARD QUESTIONS: NONE

Conditions of Approval:

1. Access easement (private R.O.W) description shall be referenced in the individual lot deeds.
2. Add the case number to the plans.
3. The Applicant shall meet with the Assessing Dept. to develop an address for the new lot, if applicable.
4. An executed Certificate of Monumentation shall be submitted to the Planning office along with the appropriate fees for recording the plan;
5. All conditions of this approval are to be met within one year.
6. Existing well that services the house be added to the plan.

*Mr. Clement made a motion to grant the waiver for Section 6.10.2.k, Second by Mr. Plumer, **VOTE: Unanimous***

*Mr. Clement made a motion to grant the waiver for Section 6.10.2.i, Second by Ms. Bergeron, **VOTE: Unanimous***

*Mr. Clement made a motion to grant the waiver for Section 7.6.10, Second by Mr. Plumer, **VOTE: Unanimous***

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*Mr. Clement made a motion to grant the waiver for Section 7.6.12, Second by Ms. Bergeron, **VOTE: Unanimous***

*Mr. Clement moved to approve the minor subdivision with conditions of approval for case # 21414, second by Mr. Plumer, **VOTE: Unanimous***

The application of Unitil Granite State Gas Transmission for a Conditional Use Permit for the installation of a replacement section of an existing interstate gas transmission pipeline in order to maintain compliance with federal regulations. The project will temporarily impact five(5) wetlands which are jurisdictional under the town's Wetland conservation District regulations. The project will start near Newfields road (NH Route 85) in Exeter and end near NH route 101 in Stratham. The project area is located within the R-1, Low Density residential zoning district. Case # 21418

Mr. Stephen Herzog with AMEC representing Unitil explained the new gas transmission line is a replacement for the existing one. There will be temporary impacts to wetlands. Currently the pipeline passes through wetlands on the south east side. They will use horizontal directional drilling and start late 2014, early 2015. Timber matting will be used to lay over wetlands impacted.

BOARD COMMENTS: Mr. Plumer asked if gas will be flowing through the lines during the project. Mr. Herzog said there would be a flow connector.

Ms. Woolhouse asked if the old pipeline will be abandoned. Mr. Herzog said it will be abandoned in place and filled with a hardening fluid.

PUBLIC COMMENT: Mr. Mark Damsell of 10 Newfields Rd, Exeter expressed concerns for piles of dirt from previous work done. The dirt holds back water from draining out and is concerned about possible contaminants leaking into his and his neighbor's wells. Mr. Knowles asked Mr. Herzog if the soils were pre-categorized as they remove them. Mr. Herzog said he did not know. Mr. Knowles said the soils may have contaminants and to make it a condition to remove the soils.

Ms. von Aulock asked how the project deals with lay down areas. Mr. Herzog said the lay down areas are upland with silt fencing on the down gradient. He said the land is then restored to original conditions. Ms. von Aulock asked about the timeline for construction. Mr. Herzog said complete a SWPP (Storm Water Prevention Plan) and monitor disturbed areas. Ms. von Aulock asked what was the plan for removing existing debris. Mr. Roger Barham with Unitil Service Corporation said the land is prepped to suit the lay down. They would check for contamination. There is a staging area for the pipe. The company would go to the distributor for the clean up process.

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Mr. Damsell said the debris being dumped is reoccurring and the debris is dumped into the road ditch. Mr. Barham said the debris would be removed by the end of construction.

Conditions for Conditional Use Permit:

9.1.6.B Conditions:

1. That the proposed use is permitted in the underlying zoning district;
2. That the use for which the permit is sought cannot feasibly be carried out on a portion or portions of the lot which are outside the Wetlands Conservation Overlay District;
3. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer and that no alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;
4. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, that the landowner agrees to restore the site as nearly as possible to its original grade and condition following construction;
5. That the proposed use will not create a hazard to individual or public health, safety, and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;
6. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA 485-A: 17, the New Hampshire Wetlands Board under NH RSA 483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.
7. The applicant shall remove the spoils adjacent to 10 Newfields Road by November 15, 2014 and not use the area as a temporary or permanent soils dumping area in the future.

Mr. Knowles said that soil dumping is not a permitted use in the R-1 area so the Planning Board can make conditions on it.

*Ms. Corson made a motion to approve the Conditional Use Permit for Case # 21418, second by Mr. Plumer. **VOTE:** Unanimous*

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The application of Contoocook River Lofts, LLC and Patrick Breen for a lot line adjustment of the common boundary line between the properties located at 63 Linden Street and the open space conservation land of the Linden Commons subdivision. The subject properties are located in the R-2, Single Family Residential zoning district. Tax Map Parcel #82-16 and #95-67. Case #21419

*Ms. Bergeron moved to open case # 21419, second by Mr. Plumer, **VOTE:** Unanimous.*

Mr. Knowles designated Mr. Brown as the non-voting member.

Mr. Jonathan Ring from Jones and Beach Engineers representing Contoocook River Lofts and Patrick Breen said that the sub-division is not affected by the adjustment. The Breen property abuts open space A portion of the subdivision. Kristin Murphy (Natural Resource Planner) and Pete Richardson (Conservation Commission) walked open space A . They noticed a driveway encroachment on the land. The adjustment would deed 4,405 square feet from Contoocook lots LLC to Mr. Breen.

A letter was sent to Ms. von Aulock from Jones and Beach Engineers for a waiver from Sections 7.4.7 and 9.6.2-“Natural Features.” From the letter: “ These sections require survey location of all trees over 16 “ diameter, and we feel that this expense is unwarranted given the size of the parcel and limited space of the Lot Line Adjustment Plan.”

BOARD COMMENTS: Mr. Knowles commented that in the future the requests be addressed to the Planning Board.

Ms. Murphy also sent comments to the Planning Board for consideration dated August 11, 2014 and were added to the Conditions of Approval (#'s 3,4,5).

Conditions of Approval:

1. Case number be added to the plan
2. That a monumentation certificate be submitted to the Planning Department with the appropriate fees for recording the plan.
3. Recommendation that the plan should show the wetland boundary within the area that will become part of the Breen Property. The plan should call out how much wetland as a result of the lot line adjustment is no longer protected by the easement.
4. The lot line adjustment should also trigger an amendment to the conservation easement to revise the legal description of the boundary.
5. The conservation easement area provides compensatory wetland mitigation for the Linden Commons development. The wetland permit for this project called out the specific number of acres to be protected –21.59(NHDES File 2007-

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01718) and as a result the easement amendment process should include
coordination with NHDES.

*Ms. Corson motioned to approve the waiver from Section 7.4.7 with conditions,
second by Ms. Bergeron, **VOTE: Unanimous***

*Ms. Corson motioned to approve the waiver from Section 9.6.2 with conditions,
second by Ms. Bergeron, **VOTE: Unanimous***

*Ms. Corson motioned to approve the lot line adjustment for case # 21419,
second by Mr. Plumer, **VOTE: Unanimous***

4. NEXT MEETING: September 11, 2014

5. TOWN PLANNER ITEMS: Ms. von Aulock said the Board will be looking at
updating the form base code. She will be sending out Subdivision and Site Plan
Review Regulations to members of the Board.

Mr. Knowles said he will be putting topics on the agenda. Ms. von Aulock noted
that they need more time to talk about the topics. Mr. Knowles said at each
subsequent meeting they could allot a half hour at the beginning to discuss a
topic.

Ms. Corson reported on the new director of Economic Development. The
Economic Development committee will meet every first Thursday at 7:00 PM but
the first meeting will be on the second Tuesday at 7:00 PM in the Nowak Room.
There will be a meet and greet for Darin Windham the new director on
September 30 from 5-7 at the Town Hall.

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

The meeting was adjourned at 10:10 pm.

Respectfully Submitted

Sarah McGraw