

1. Chairman Ken Knowles 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 (alt member), Pete Cameron, Don Clement (BOS Rep), Kelly Bergeron (Vice- Chairperson), Ken Knowles (Chairman), Langdon Plumer (Clerk), Gwen English, Katherine Woolhouse, Sylvia von Aulock (Town Planner).
3. NEW BUSINESS:

Chairman Knowles announced that the application of **Hannaford Bros. Co. LLC** has been postponed until October 9, 2014.

27 Chestnut Street, LLC proposed construction of two 48 unit apartment buildings and associated improvements. Tax Map Parcel # 64-52. Case #21408.

Mr. Plumer motioned to open case #21408 seconded by Ms. English. VOTE: Unanimous.

Mr. Eric Chinburg presented the review of the site plan application for 27 Chestnut St. Mr. Chinburg stated that there were very few change to plan and introduced Douglas Groiner, the landscape architect, to talk about the landscape plan for 27 Chestnut St. project.

Mr. Groiner spoke described the green space and the landscape aspect and design regarding the project. He also spoke regarding the woodland and creating a picnic park and open a trail for resident and public use. He also spoke on drainage issues.

Mr. Jonathan Ring from Jones and Beach Engineering reviewed the engineering plans and finalizing of the design. Mr. Ring spoke on demolition plan, site plan, parking plan, grading and drainage plan. He mentioned how all the storm water will be treated.

Mr. Ring respectfully requested waivers on Section 7.4.7 and 9.6.2- "Natural Features", which requires survey location of all trees over 16" in diameter, Section 9.7.5.6- "Curbing for traffic islands" regarding the storm water flow, also Section 9.13.7- Parking Area Binder Pavement" which would allow a 2' binder course pavement in drive and parking areas instead of a 3" binder pavement. He also respectfully requested waivers on Section 9.14.9- "Roadway and Fire Lanes less than 24'" and Zoning Article 5.6.5- "Parking Count Reduction for Shared Parking".

The traffic engineer Stephen Pernaw, from Stephen G. Pernaw & Company, Inc., was not in attendance. Mr. Ring spoke on the traffic memo, and the memorandum made on May 22cd and issued to the board for review, which looks at traffic accounts, and have

researched any accident results and only found 1 accident. Mr. Pernamw's summary on page 5 of the Memorandum.

Mr. Ring spoke on Sheet c- 3 have proposed a 4 way stop and whether or not there should be a crosswalk.

Comments and questions from the board regarding 27 Chestnut St.:

Chairman Knowles- wanted to address two things in the site notes. 1.) Chairman Knowles states on page C3 of site development plan, site note #4 is disingenuous as there is no presentation of where those houses or lots will be, and he would like that to be removed from the plan. Also Chairman Knowles would like site note # 7 to be reworded, as they have to grant waivers separately, and lastly that he disagrees with the traffic volumes in the Memorandum and would like his concerns to be given the Mr. Pernaw.

Mr. Cameron said he would be in favor of side walk and asked about Bittersweet lane for additional access coming in from Jady Hill.

Mr. Ring stated that the entire property is surrounded by fence today and says that the applicant would like a pedestrian lane to be a cut through Haven Lane.

Mr. Clement (BOS) had questions on traffic study, would like to find out what direction the traffic will be going when they leave Chestnut Street. On grading/ drainage plan Mr. Clement stated that the hot topic now is nitrogen reduction plan and he would like see the big emphasis on water quality, as well as looking more in depth on drainage square. Chairman Knowles would like them to look at some sort of treatment for the runoff where the first double row of parking goes down toward Chestnut Street.

Vice Chair Bergeron mentions traffic and believes that it might be prudent to check the whole neighborhood as a traffic study. Mr. Ring answered and said he will ask Steve to address those questions.

Mr. Plumer (Clerk) is curious about drainage plan in regard to motor oil, salt, etc going into same mix of water and is the rain garden ready for that and he asked about the under parking spaces.

Ms. English says that her first comment is as a stand-alone project it is a huge improvement of what is currently there and enjoys the emphasis put on landscape. States how her concerns about placement of buildings and what if any impact they will have on nearby houses. Ms. English mentions other concerns about not seeing any design or indication of where 3rd building is going to go, where the access roads are going to be placed, as well as putting woodland paths that might be in way of future buildings. Last concern is if the heavy equipment will have impact on bridges and roads.

Katherine Woolhouse questions on parking waiver, on c3 note # 6 has 195 spots, also asked about the 3rd building.

Mr. Ring answered that 38 parking spaces are for the 10 chestnut street property. He also states that it is true that they had two 48 unit buildings, but they also did plan a 3 unit building town house, but it is decided that it was not preferred, however there is room for a 3 unit building density, which is why they added note #4.

Chairman Knowles mentions how on C3 of the under building parking if there is thought to column lines in regard to parking as well as it is unclear where grade is going to be on the spaces that abut Chestnut street.

Town Planner Items:

Ms. Von Aulock talked about the technical review committee and explained what it is. She states that there have been multiple improvements made to the plan. Ms. Von Aulock spoke on the stop in Jady Hill and the concern that people would not stop, so it has been brought up with the technical review committee. She stated that the technical review committee had other issues, sidewalk system; landscape plan needs to coordinate with utility plan and snow removal for no overlaps. Ms. Von Aulock mentions that the code enforcement had brought to her attention as to where the drains go underneath.

Questions from the public:

Corey Stephens- 35 Jady Hill Ave. Mr. Stephen state that the question of traffic is the biggest thing, and appreciates the stop signs. Mr. Stephens mentions that maybe a stop sign should be considered coming down from golf course, and also mentions that the current fence is in disrepair.

Mr. Matt Assia from the Chinburg Properties states that they will addresses the fence issue

Mr. Steve Robinson- 33 Jady Hill, says that he would like the fence to be removed or fixed.

Mr. Jim Griswold- 25 Woodlawn Circle, says that the height and the location on the property is what he would like considered.

Mr. Paul Scafidi- 26 Jady Hill Ave, says that he has concerns over the whole project as well as the speeding of people as well as the height of the building, as well as future snow removal. Mr. Scafidi states that he has a problem with water issue and nitrogen, as he is on the water committee he hopes they would come to the advisory board. Also he mentions his concerns with the waiver they are looking for the fire lanes.

Chairman Knowles gives the applicant some feedback on the waiver request. He would not like to act on the site plans tonight but would like to give the applicant feedback. The first waiver request is the "Natural Features". Chairman Knowles would like to ask them

to locate trees on the site plan. Mr. Clement (BOS) would rather concentrate on the idea of new plantings.

The second waiver request on the “traffic islands” is more internal. No other comment/question made on it.

The third request the “Binder” is mentioned. Mr. Plumer mentions that the pavement will get wear and tear over time with the dumpster trucks. John Turner’s name is mentioned in regard to getting more feedback.

The fourth is the reduction for the fire lanes. Mr. Clement (BOS) says that he would like to get input from the fire department in writing.

In regard to the last waiver, the parking reduction, Ms. Woolhouse says that it was confusing with the 38 spaces put in there and it should be removed. She also mentions whether or not it should show that it can hold more spaces. Mr. Chinburg speaks on that issue with parking and states from his experience with other apartment communities that there is no issue with the number of parking spaces in this type of dwelling unit.

Ms. Von Aulock commented on the parking from the technical review and would like to note that under the shared parking, one of things that were changed was that the board could grant reduction in the number and size of the off street parking. Also, due to the scale of the project was another thing added to our regulations last year. Chairman Knowles would like to make sure that the town would be protected in regard to parking. Mr. Clement as if impact fees are still done at the planning board. Ms. Von Aulock states that the whole issue is reviewed by the planning department and public works and that there are still impact fees.

Chairman Knowles asked about doing a site walk and the board agreed to conduct site walk on Wednesday October 1st at 5pm which will be open to the public as well for fact finding.

Motion to table hearing to October 23 made by Mr. Plumer, seconded by Ms. Woolhouse. VOTE: Unanimous

Great Bay Kids Company for a Conditional Use Permit for proposed drainage improvements within the 40-foot No Cut/No Disturb wetlands buffer in conjunction with the proposed construction of a 15,000 square foot daycare facility to be located at 64-70 and 74 Epping Road, Tax Map Parcel #62-112 and #62-113. Case #21411.

Chairman Knowles recused himself to leave at 8:44pm due to having children participating in Great Bay sports. Vice Chair Bergeron continues.

Motion to open Case #21411 made by Mr. Plumer, Mr. Clement seconded. VOTE: Unanimous

Mr. Daniel Balfour of John Turner Consulting representing Great Bay Kids Company presented on the application for proposed drainage improvements. Mr. Balfour went through the six conditions for the Conditional Use Permit.

No comments from Board or public.

Mrs. English made motion to grant the conditional use permit, Ms. Woolhouse seconded it. VOTE: Unanimous

Harbor Street Limited Partnership for design review of a multi-family development proposal for property located at 2-8 Charron Circle. Tax Map Parcel #65-102. Case #21421.

Mr. Christian Smith from Beals Associate, PLLC requesting a design review of a multi-family development proposal for the property located at 2-8 Charron Circle. Tax Map Parcel #65-102.

Chairman Knowles stated it is a preliminary and public hearing.

Mr. Smith briefed the board on the progress so far. The plan is to have low impact development drainage, and construct fourteen single family detached residential condominium dwelling units.

Ms. Robbie Woodburn the landscape architect for the project spoke more on the landscape plan. Ms. Woodburn explained that they are addressing the concern from the abutters which is the visual impact and privacy while still making it an attractive neighborhood; also went into depth regarding the plantings that will be done and also the evergreens. Ms. Woodburn mentioned that they will be addressing the issues brought up by the abutters.

Mr. James Gove from Gove Environmental Service, Inc. reinstated that they are making sure to address the concerns from the abutters and went into the concerns stated from the abutters. Mr. Gove said that the first concern from abutters is visual impact and privacy, and also would like to have larger trees, a thick buffer to maintain their privacy. Also it was mentioned to him that the abutters were concerned that they would have devaluation of their property if the wetness got more onto their property. They wanted to make sure the drainage would cover any impervious surface. The abutters also talked about how that area could be made better such as grade land to take water away more quickly which led into discussion about perimeter drain and that two of the abutters had two of the lower lying lots: George Bragg at 19 Woodlawn Circle and Alison and Thomas Purer next to him. Mr. Gove said that he is looking at working with them to raise their lots as well, to make their lots less likely to be affected by storm water. Other issues were traffic concerns, due to the fact it is a narrow street to begin with, snow plowing, and speed.

Mr. Gove also spoke on the natural conditions and the drainage ditches.

Questions from the Board:

Ms. Woolhouse asked questions regarding designs.

Discussion ensues regarding whether or not that the members think it is crowded. Mr. Plumer states that he thinks it is a little crowded and Ms. Bergeron agrees with that point and wonders if there was a way to make it a little more open.

Mr. Clement said how he is concerned about density, mentioned how the planning department has struggled with cul de sacs with only one access road. Mr. Clement states concern for the safety to get safety vehicles there. The other thing he brought up is the house and shed that will be taken down needs to be verified their age and whether or not they are more than 150 years old, that being the case then they need to be approved by the Heritage committee .

Mr. Cameron- mentioned the garages in perspective to grading.

Mr. Brown stated that it reminded him of Exeter Farms, how the open space does get used and he thinks that having some open space might be good for common use.

Ms. English said that she agrees it is a dense space, wonders if that maybe a couple of the units can be combined for more open space.

Chairman Knowles said that he wondered if they could do something to mitigate the impervious areas. He also would tend to agree with the board that it looks a little dense.

Mr. Smith said that this site could sustain 17 approved by zoning, he understands perception, but they are not cramming every possible unit in here.

Ms. Von Aulock mentioned that the planning department met with applicant team in discussing things like density, layout and buffer, so this is definitely good work in progress. She states that with a project like this she was wondering for the future buyers whether or not they will have different styles, and that units 1,5,6,8,9 could be modified to go wider instead of longer as right now those driveways cannot accommodate cars right now. Ms. Von Aulock also stated whether or not there will be decks or patios and that she did notice foot paths going to Portsmouth Ave, would you consider a gate, so that future owners might take a short cut and that way they could have immediate access to Portsmouth Ave.

Public questions:

Joe Falzone, an Exeter resident, spoke on the cul de sac for fire safety as well as approval for tri plexes verses single family condos and that, the zba put a condition that they don't want more than 4 rentals units. He spoke that the homeowners agreed to insert that, but that it would be hard to cap the rentals at 25 % for 4 units.

OTHER BUSINESS:

Minutes to Review:

July 10, 2014 minutes- Only revision was from Ms. Woolhouse, she states that on page two under Public Comment that the address needs to be changed from 32 Main Street to 32 Lincoln Street.

Mr. Clement made motion to accept the changes and Ms. Bergeron seconded it.

Abstentions by Mr. Cameron and Mr. Plumer.

VOTE: Unanimous

June 5, 2014 minutes- Chairman Knowles said to strike Tom Kendall from the board as they is no Mr. Kendall. Also need to change Barry Surveying to Berry Surveying and or Christopher Berry throughout the minutes. Chairman Knowles states that Mr. Berry also needs to be inputted into minutes, wants it to be clarified who is responding, lastly on page 7, Brendan Quigley is from Gove Environmental Services.

Motion to approve revisions for the minutes made by Ms. Bergeron and Mr. Clement seconded it.

Abstention made by Ms. English, Mr. Cameron, and Mr. Plumer.

VOTE: Unanimous

June 26, 2014 minutes- Mr. Plumer would like his name to be spelled correctly. Ms. Woolhouse would like to point out that on Page 3 there is an abstention made but with no name. Chairman Knowles says that they will hold off and find out for sure.

September 11, 2014 minutes- Chairman Knowles would like it clarified as Vice-Chair Bergeron. Kindle arrived at 8:05pm.

Motion to approve minutes from September 11 as amended, made by Ms. Bergeron, seconded by Ms. Woolhouse.

Abstentions by Mr. Plumer and Mr. Clement.

VOTE: Unanimous

Chairman Knowles: would like to review one item back to discuss in further detail at the next hearing.

Ms. Von Aulock added one item on parking.

Mr. Plumer- noted it bothers him that things do not go to board that are very high dollar value, that it seems like some pretty large projects that slip around.

Ms. Aulock states that it does not come to town planner, it goes by pulling a permit.

Discussion ensued regarding this issue. Pete- brings up parking in regards to Loaf and Ladle, the parking for the extra people needs to be addressed. Chairman Knowles said that downtown parking needs to be addressed

Moved to adjourn made by Mr. Plumer, seconded by Mr. Clement.

VOTE: Unanimous

The meeting was adjourned at 9:51pm.

Respectfully submitted,
Brigitte Nelcoski