

These minutes are subject to possible corrections/ revision at a subsequent Exeter Planning Board Meeting

Exeter Planning Board

Draft Minutes

October 9, 2014

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.

Board Members Present: Pete Cameron, Don Clement (BOS Rep), Langdon Plumer (Clerk), Ken Knowles (Chairman), Gwen English, Kathy Corson (alternate), and Sylvia von Aulock (Town Planner). Not present: Kelly Bergeron (Vice chair).

Other Business: Chairman Knowles opened with case # 21417, the application of Hannaford Bros. Co. LLC for a minor site plan review for the proposed construction of a drive-through grocery pick-up facility and associated site improvements on the property at 137 Portsmouth Ave., Tax Map Parcel # 51-15.

Mr. Plumer motioned to open case #21417, seconded by Mr. Cameron. All in favor- motion carried.

A. Mr. J Lord represented the applicant Hannaford Bros and presented the request for review of the drive up grocery and site improvements.

Questions: Mr. Clement asked specifications in regards to the new pavement and the future parking stalls as well as how the process would work to pick up groceries. Mr. Lord answered regarding the pavement and stated that the program you can sign up in the store, order your groceries online and pick them up at the store where someone will bring them out to the car.

Ms. English asked regarding the landscaping and also the safety from Holland way, as well as the signage to advertise. Mr. Lord responded that Hannaford will promote from within the store and that there will be signs to direct people outside for the safety concern.

Chairman Knowles asked about the location and the development interest in the parcel. Mr. Lord answered that the location is great and that Hannaford has had an interest.

No questions from the public.

Mr. Clement made the motion to close public hearing and Ms. English seconded it. All in favor- motion carried.

B. Chairman Knowles asked if there were any staff comments. Chairman Knowles wants to make sure that the DPW is satisfied according to their September 23rd, 2014, response letter.

Ms. Sylvia von Aulock said that there was no need for preconstruction meeting and wanted to know if the board wanted to waive performance bond and preconstruction fee. Discussion ensued.

C. Mr. Clement made a motion to approve application subject to DPW review of response comments from September 23, 2014. Ms. English seconded it. All in favor- conditionally approved. Waiver request submitted by Mr. McKenny but not accepted by Chairman Knowles due to procedure protocols.

These minutes are subject to possible corrections/ revision at a subsequent Exeter Planning Board Meeting

2. Case #21416, the application of Kathleen Mahoney, Porches of Exeter, for a site plan review for the proposed construction of a mixed use building and associated site improvements on property at 1 Franklin Street, Tax Map Parcel #72-70, #72-71, and #72-122.

A. *Mr. Plumer made motion to open case# 21416, seconded by Mr. Cameron. All in favor- motion carried.*

Ms. Kathleen Mahoney spoke on behalf of Exeter Porches regarding the concept.

Ms. Nicole Duquette from TFM, spoke on behalf of Kathleen Mahoney, and requested the two waivers of grading within 5 feet and to allow overhead electric, telephone and communication utilities, but stated that they are trying to get the utilities underground. Ms. Duquette also spoke on the drainage and the leeching catch basins.

Mr. Jeff Demers from Jeff Demers Design spoke on the context of the building.

B. Questions from the Board: Ms. Corson asked regarding the shape of the proposed building and also about the lack of connectivity between the sites. Ms. English asked about parking and delivery trucks. Mr. Plumer asked about locations of building and parking. Mr. Clement is concerned about seeing the parking lot verses seeing the building when entering into Exeter. Chairman Knowles asked about what was granted in regards to variance.

Ms. Mahoney asked that there will be a front porch on each home in regards to connectivity, that she does not anticipate large delivery trucks, that there will be a sign in front of the parking and that in regards to variance they are limited to 60 seated during the dinner hour, not 75 people.

Ms. Corson states that it seems to be in the preliminary stage and what is the time line in regards to returning in front of the board. Ms. Duquette requested to return for the 1st meeting in November.

Discussion ensued regarding storm tank system, parking lot and easement, signage ideas. Mr. Clement states that he believes it should be tabled and that the Historic committee should weigh in as well and Mr. Plumer agreed. Chairman Knowles said that the board can ask the HDC to be an advisory to the board in this regard.

Public Comments:

Mr. Scott Kuckler- 12 Clifford Street states that this will be in his back yard and he wants to verify what happens in regards to the trash, the trees in the back, and as to what the fence will look like on his side. Ms. Mahoney clarified that she wants to keep the trees, in regards to the fence they will make it look nice on the side facing his house, and that they will speak on the trash later, have not come to decision.

Mr. John Palsanto- president of the Long block Association says that they have an agreement in place in regards to parking, wants to make sure it is understood. Also he spoke on the future tree planting and that in the future they might do damage with roots to the sidewalk as well. Chairman Knowles said that he would like to find out more information on the type of trees.

Mr. Allen Lampert- Exeter resident- states that his opinion is that it is a fine project.

These minutes are subject to possible corrections/ revision at a subsequent Exeter Planning Board Meeting

C. Chairman Knowles scheduled site walk for Wednesday October 15, 2014, at 5 pm, public is welcome as it is a fact finding mission. Board also would like HDC to advise. Ms. Von Aulock stated that she is fine with checking in and that there is time until November 6th. Ms. Duquette agreed to return on the 6th prepared.

Mr. Plumer made motion to table the case, Ms. English seconded it. All in favor- motion carried.

3. Case # 21404, the application of Wakefield Investments, Inc. for a residential site plan review for the proposed construction of a 68- unit multi-family development and associated site improvements located at 2 Hampton Road, Tax Map Parcel # 69-3.

A. Motion to open case #21404 made by Mr. Plumer and seconded by Ms. English. All in favor- motion carried.

Mr. Christopher Berry with Berry Surveying and Engineering represented the applicant. Also here for the applicant is Robbie Woodburn from Woodburn and Company as well as the traffic engineer, Mr. Kim Eric Hazarvartian. Mr. Berry explained the purpose of the redesigning was the nitrogen removal, proposed small rain gardens to capture some of the runoff for pretreatment. Mr. Berry also spoke regarding that due to topographic reasons that the proposed sidewalk would be in a meandering design to save trees. Mr. Berry also spoke regarding the revisions and also the grading in the rear for the buffer.

B. Questions: Chairman Knowles asked about the screening between the project and the REC Park. Ms. Woodburn spoke on the grading and buffer, also regarding putting thick evergreen as well as other trees to provide screening.

Ms. English also asked about waivers and the buffer. Ms Corson asked about the cement in the ground and Mr. Plumer also asked about any possible hazard in the concrete. Chairman Knowles questioned why the drainage report was not included.

Mr. Berry stated that there will be waivers in regards to buffers, that in regards to the cement they have a geotechnical study done and that to his knowledge there are no hazards in the concrete.

Mr. Hazarvartian the traffic engineer spoke on the research they did in regards to traffic flow and volume. Questions ensued regarding traffic as well as the traffic report itself. Ms von Aulock suggested that the applicant provide a soft copy in the future, but that during the technical review there was no red flags. Ms. Corson states that she does not have a problem with the report. Mr. Clement says he would like to get an idea of how the traffic will disperse. Mr. Hazarvartian spoke regarding that on page 17, table 6.

Questions from the public- none.

C. Chairman Knowles scheduled site walk for October 14, 2014, at 4:40pm, open to the public as it will be fact finding. Date for return to resubmit would be November 6th, 2014.

Mr. Plumer made motion to table meeting, and Mr. Cameron seconded it. All in favor- motion carried.

These minutes are subject to possible corrections/ revision at a subsequent Exeter Planning Board Meeting

Other Business:

Mr. Clement mentioned the federal grant and when the final decision will be in 2015.

TOWN PLANNER ITEMS:

Ms. von Aulock reminded that the zoning amendments are coming up, received email from the State regarding the revision for flooding that need to be revised due to new FEMA flood maps. Ms. von Aulock suggested that maybe should have in staff look.

Motion to adjourn the meeting made by Mr. Plumer, seconded by Mr. Cameron, all in favor- motion carried.

The meeting was adjourned at 9:40pm.

Respectfully Submitted,

Brigitte Nelcoski