

Exeter Planning Board

November 20, 2014

DRAFT MINUTES

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, Pete Cameron, Don Clement, Ken Knowles, Kelly Bergeron, Katherine Woolhouse, Kathy Corson, Gwen English STAFF PRESENT: Sylvia von Aulock (Town Planner), Sarah McGraw (Recording Secretary).

Mr. Knowles stated that Kelly Bergeron and Kathy Corson would be voting members for the meeting.

3. NEW BUSINESS: PUBLIC HEARINGS

Continued public hearing on the application of 27 Chestnut Street, LLC for a multi-family site plan review for the proposed construction of two (2) 48-unit apartment buildings and associated improvements on the property located at 27 Chestnut Street. The subject property is located in the R-5, Multi-Family Residential zoning district. Tax Map Parcel# 64-52. Case # 21408

Jonathan Ring from Jones and Beach Engineers spoke about the project details. He said comments made from the previous Planning Board meeting had been noted and corrected on the plan. Mr. Ring explained the proposed project is for two apartment buildings on the old Nike warehouse site. Mr. Ring addressed comments from Jennifer Mates, Assistant Town Engineer.

BOARD QUESTIONS: Mr. Cameron asked how many traffic trips would be necessary for construction trucks. Mr. Ring said there is no count known but the construction company will try to use the base materials provided onsite.

Mr. Clement asked about detouring the construction route towards Chestnut Street to JD Hill Ave. to Green Hill Road. Mr. Clement noted that JD Hill Road just had roadwork done and suggested a bond if the road is damaged by construction vehicles.

Mr. Ring said the site plan is for the proposed two buildings and not for additional construction of buildings. He said if the Applicant does build in the open green space on site, they would make an agreement to do something about the intersection.

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Ms. von Aulock said Ms. Mates relied her recommendations to a traffic engineering study. Ms. von Aulock said if three additional buildings are to be built, then to make improvements to the intersection now. Ms. von Aulock was concerned about pedestrian safety at the intersection.

Ms. English asked about the mechanical equipment on the buildings such as HVAC.

Mr. Asia from Chinberg Builders said there would not be a generator and boilers would be inside the building with a three-foot by two-foot condenser on the outside.

Ms. English asked about the preference for an island at the intersection of Chestnut Street and JD Hill Road.

Mr. Clement suggested weighing the situation if three more buildings were to be added.

Mr. Knowles said the traffic engineering study suggested an island to force people around.

Ms. Bergeron asked how Severino Construction came to the route chosen for construction vehicles. Mr. Ring said Pleasant Street would be noisy to travel up. He added the library did not have a stop sign but said Severino would be willing to do whatever was suggested.

PUBLIC COMMENT : None

Mr. Cameron noted no one from JD Hill Road had appeared to comment on the intersection.

Gale Howe of 10 JD Hill Road voiced concern to lower the speed limit of the road. Ms. Howe also noted it would be tough to make the corners when cars are parked on the street.

Ms. Corson asked if police detail would be needed at times during construction.

Ms. von Aulock noted on the proposed condition for a pre and post construction meeting for the buffer of within 200 feet of the property line.

There was more discussion about the intersection of Chestnut and JD Hill Road.

Mr. Knowles commented that there were two options for the intersection: 1. Get a peer review of the traffic study and 2. Leave the intersection as is.

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Ms. von Aulock suggested obtaining an estimate from VHB and put the Applicant on the December 11, 2014 agenda.

Mr. Clement commented that the Board should be ready to vote that night.

Ms. English made a motion to continue the hearing to December 11 pending a peer review of the intersection at JD Hill Road and Chestnut Street, second by Ms. Corson.

DISCUSSION:

Mr. Asia said that the Applicant would be willing to put in an island.

Mr. Knowles suggested to conditionally approve the application with a design of the intersection included.

Mr. Ring commented he did not think all the information would be ready by December 11 for the peer review.

Ms. von Aulock confirmed the information being asked by VHB: 1. Keep existing conditions, 2. Tighten the radius, 3 build a raised island.

The above motion was read again and Mr. Knowles asked for a vote: 2 nays, 5 yays. The motion was carried.

The application of Exeter Med Real, Inc. for a non-residential site plan review and Conditional Use Permit for proposed improvements to a portion of the existing parking area and side walks for the campus of the Musculoskeletal Building. The subject property is located at 5 Alumni Drive, in the H-Healthcare zoning district. Tax Map Parcels #65-131.1. #47.01 Case #21421

Ms. von Aulock confirmed that all abutters had been notified.

Ms. Corson recused herself from the case.

Mr. Knowles designated Aaron Brown and Kelly Bergeron as voting members.

Mr. Clement motioned to open case # 21421 second by Mr. Cameron. VOTE: Unanimous

Mr. Rob Corson, Facilities Architect of Exeter Hospital described need for parking renovations at the Musculoskeletal Building.

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Mr. Ring detailed the project and stated they are also applying for an Alteration of Terrain permit, which the Applicant will send back to the State.

Mr. Ring read through the requested waivers:

7.4.10, 7.5.4,7.7.5 High Intensity Soil Survey
9.9.2 Wetland Setbacks
9.13.6 Aisle Width at 20 ft
9.13.7.3 Parking Area Binder Pavement
12.1 Performance Guarantee

The Conditional Use Permit was brought up and after discussion it was confirmed that there was a CUP for the project.

Mr. Knowles asked to revise note 10 on the plan to include “ by approval of plan.”

Ms. Woolhouse asked if a bike wrack would still be included. Mr. Ring said there is a bike rack present.

Conditions of the CUP:

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;
5. That the proposed use will not create a hazard to individual or public health, safety and welfare to the loss of wetland, the contamination of ground water, 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 RSA 485-A; 17, the New Hampshire Wetlands Board under RSA 483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.

BOARD COMMENT: None

PUBLIC COMMENT: NONE

Waivers: (see descriptions above)

*Ms. English moved to grant waiver 7.4.10, 7.5.4,7.7.5 , second by Ms. Woolhouse. **VOTE:** Unanimous*

*Mr. Clement moved to grant waiver 9.9.2 , second by Ms. Bergeron. **VOTE:** Unanimous*

*Mr. Clement moved to grant waiver 9.13.6, second by Mr. Cameron. **VOTE:** Unanimous*

*Ms. Bergeron moved to grant waiver 9.13.7.3 , second by Ms. English. **VOTE:** Unanimous*

*Ms. English moved to grant waiver 12.1, second by Ms. Bergeron. **VOTE:** Unanimous.*

Mr. Knowles read the possible conditions of approval

1. All requests of the Planning Board to be addressed,
 - i. Note 10 on sheet C-2
2. All required permit information, waivers, and conditions of approval to be put on the plans.
3. Inspection fees to be paid (approximately 2-3% of the site work) as estimated by town's consulting/inspection firm.
4. Site Review Agreement Signed.
5. All on –site improvements to be completed prior to any issuance of certificate of occupancy (CO) with the following exceptions;
 - Finish course of pavement and sidewalk
6. A preconstruction meeting be arranged by the applicant and his contractor with the Town engineer prior to any site work.
7. All conditions to be met within one year and all site improvements to be completed within two years from the date of final approval.

*Mr. Clement made a motion to approve the permit with conditions as stated by the chair, second by Ms. Bergeron. **VOTE:** Unanimous*

*Mr. Clement moved to grant the a Conditional Use Permit for Case # 21402, second by Mr. Cameron. **VOTE:** Unanimous*

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The application of Harbor Street Limited Partnership for a multi-family residential site plan review for the proposed development of the property located at 2-8 Charron Circle. The subject property is located in the C-1, Cenral Area Commercial zoning district. Tax Map Parcel #65-102. Case # 21421

All abutters had been notified.

Ms. Corson rejoined the board. Ms. Corson and Ms. Bergeron were designated voting members with Mr. Brown designated the alternate.

*Mr. Clement moveed to open case #21421, second by Mr. Clement. **VOTE:** Unanimous*

Mr. Christian Smith representing the Applicant, described the project. He stated that the Applicant had received a special exemption for individual detached single-family units. The application went through the first round with the Technical Review Committee. Mr. Smith stated that the Applicant had received responses from the Town engineer and DPW as well as taken the fire departments comments with a favorable response.

Mr. Smith said that the Applicant was working with an abutting neighbor to fill the back yard to prevent water buildup. Mr. Smith also stated that traffic analysis was completed with preliminary data available showing no safety issues.

Robbie Woodburn the landscape architect described her plans for the landscape.

BOARD QUESTIONS:

Ms. Woolhouse asked about snow removal. Mr. Smith responded that there is a Home Owners Association that would take care of snow removal.

Mr. Clement asked if the Applicant was aware of the maintenance for pervious pavement. Mr. Smith said they addressed it with the Storm Water Maintenance and Operation manual. Mr. Clement asked if there were individual lots. Mr. Smith said the units would have limited common areas with exclusive use to the units.

Ms. Bergeron asked if the existing units were looked over by the heritage commission.

Joe Falzone, the developer said the building was moved less that 50 years ago but the report said late 1700s. The building was gutted and converted into a four family unit.

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PUBLIC COMMENT: Charlie EHGN , an abutter. was concerned that the properties would be too close to his land.

Mr. Falzone said they met with the abutters and pushed the line away from Charlie's house an additional 20 feet. Mr. Falzone said trees added screening to the property.

A site visit was scheduled for December 4, 2014 at 8:30 am.

Ms. von Aulock said this was a second technical review for the Applicant.

Mr. Clement asked about access to the property for emergency response vehicles. Mr Smith said the units will be outfitted with sprinklers. There is opportunity to access the property from two directions.

Mr. Clement asked to clarify the fill on an abutter's property. Mr. Smith said that the area was not a wet area but where water would run to and not connected to a naturally occurring wetland.

Mr. Knowles commented to extend the number 42 contour to not block surface flow.

Ms. Aulock asked to point out the allowable buildable line and distance to allowable buildable line.

Mr. Smith said the original plan had the same foot print and they revised the driveway to an inverted "P" and allowed 35 feet of separation to Charlie's property.

He said there were about 85 feet from the property line to Charlie's property along with evergreen separating the properties.

*Ms. Bergeron moved to continue the meeting to December 11, 2014, second by Ms. Corson. **VOTE:** Unanimous*

A request by Tuck Realty Corp. for a preliminary design review of a proposal for a multi-use building and multi-family residential development on the property located at 80 Epping Road. The subject property is located in the C-2, Highway Commercial and R-4, Multi-Family Residential zoning districts. Tax Map Parcel # 55-3. Case # 21425

Mr. Knowles said the case was a preliminary review and all planning board comments were non-binding.

Michael Garrepy with Tuck Reality Corp presented on the proposed project. Mr. Gerrepy said the footprint would be 9,000 square feet with 16.5 acres with a split

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in the zoning. He stated the zoning board did not believe they needed a variance to move the density of the property.

He stated a concern to people living at Colcord Road. Mr. Gerrepy said the plan was changed from a three building residential plan to two buildings. He stated the setback requirements were unclear for the residential buildings and parking, if it was 75 feet or 50 feet.

Ms. von Aulock said the open space development allowed for a closer setback and reduced from 75 to 50 feet. She was not sure if that was changed when the regulations were changed. Ms. von Aulock said she would recommend amending that regulation because it was not clear.

Mr. Ring explained the proposed plan at the Zoning Board meeting and the new Plan. He said there is a possible reduction in the parking and reducing the width of the road.

Mr. Brown commented there was not a lot of exposure for businesses at the front of the property the way the building was situated.

Mr. Cameron confirmed the movement of density from the front to the back. Mr. Garrepy said they mimicked at similar case on another property.

Ms. von Aulock suggested a traffic study conducted. She also asked to discuss the functional values of the "eye brow" section of wetland to move development away from the larger wetland. Ms. von Aulock also commented that the transfer of development rights was confusing.

PUBLIC COMMENT: Barbara Burton from 9 Colcord Road, presented a petition signed by other residents of the road in support of the second plan presented.

Mr. Knowles suggested taking a closer look at the wetlands on the property.

OTHER BUSINESS

4. Minutes from November 6, 2014 will be voted on at the next meeting.

Ms. Corson said that form based code was presented at the Economic Development Committee meeting and there is now \$6,000 to work with.

Ms. von Aulock said that copies of the zoning amendments will be available and at the second meeting in January will be the second zoning amendment night.

NEXT MEETING: December 11, 2014

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Mr. Clement moved to adjourn the meeting, second by Mr. Cameron. VOTE:
Unanimous.

The meeting was adjourned at 10:01 pm.

Respectfully Submitted,

Sarah McGraw
Recording Secretary