

1. CALL TO ORDER: Chairman Ken Knowles called the meeting to order at 7:03 pm in the Nowak Room of the Exeter Town Offices on the above date.
2. BOARD MEMBERS PRESENT: Aaron Brown, Don Clement, Langdon Plumer, Ken Knowles, Kelly Bergeron, Kathy Corson, Gwen English. STAFF PRESENT: Sylvia von Aulock (Town Planner), Sarah McGraw (Recording Secretary)

Mr. Knowles noted four alternates would be voting members.

3. APPROVAL OF MINUTES: January 22, 2015 and outstanding minutes from 2014

Mr. Clement moved to approve the minutes from March 13 2014 with amendments, second by Mr. Plumer. VOTE: Unanimous.

The minutes of May 22, 2014 and, October 23, 2014 were put on hold until the next meeting.

Mr. Plumer moved to approve the minutes of June 26, 2014 as amended, second by Mr. Clement. VOTE: 6 Ayes: 1 abstention

Mr. Plumer moved to approve the minutes of September 25, 2014 as amended second by Ms. Bergeron. VOTE: 6 Ayes: 1 abstention

Mr. Plumer moved to approve the minutes from October 9, 2014 as amended, second by Don Clement. VOTE: 6 Ayes: 1 abstention

Mr. Clement moved to approve the minutes from November 20, 2014 as amended, second by Ms. Bergeron. VOTE: Unanimous

Mr. Clement moved to approve the minutes from December 11, 2014 second by Mr. Plumer. VOTE: Unanimous

Mr. Clement moved to approve the minutes of December 18, 2014, second by Ms. Bergeron. VOTE: 6 Ayes: 1 Abstention

Mr. Plumer moved to approve the minutes of January 22, 2015, second by Ms Bergeron. VOTE: 4 Ayes: 2 Abstentions

4. NEW BUSINESS:

Continued public hearing on the application of Phillips Exeter Academy for a non-residential site plan review and Conditional Use Permit for the conversion of an existing natural grass athletic field into a synthetically surfaced athletic field and associated site improvements. The subject property is located at 2 Gilman Lane, in the R-1, Low Density Residential and R-2, Single Family Residential zoning districts. Tax Map Parcel # 71-119. Case # 21423

Ken Costello with SMRT Architects gave an update of the above case. He said the Applicants met with the Technical Review Committee and made adjustments to the plan.

BOARD COMMENTS:

Mr. Clement asked if the TRC comments were available.

Mr. Plumer asked about the snow removal. Mr. Costello said it is maintained throughout the winter.

Ms. English asked about the surrounding fence to be brought forward for wildlife passage. Mr. Costello said it could be brought out.

It was decided the fence would be brought out 25 feet from the tree line.

Mr. Clement asked if the lighting was on a timer. Mark Leighton with PEA said they would be cautious about the lighting.

Mr. Knowles asked about type of infill used on the field. Mr. Costello said they were currently in the bidding process.

PUBLIC COMMENT: NONE

TOWN PLANNER: Ms. von Aulock thanked PEA for their work on the project. She encouraged a no cut no disturb area up to the wetland.

*Mr. Plumer moved to close the public hearing, second by Mr. Clement. **VOTE: Unanimous***

Waiver 9.9.2 work within wetland setbacks

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

Waiver 9.9.3.5.C

*Mr. Plumer moved to grant waiver 9.9.3.5.C, second by Ms. Bergeron. **VOTE: Unanimous***

Conditions of Approval

- A. The following requests of the Planning Board to be addressed,
 - (1) Install pollutant removal devise on the drainage system prior to discharge to the detention pond if the SBR infill is selected for use.
 - (2) Relocate the fence at the rear of the existing turf field 25 feet from the existing tree line.
 - (3) The applicant shall only mow 10 feet beyond the proposed fence adjacent to the existing swale.
 - (4) The applicant shall not mow the 40 feet buffer zone from the path intersection at Phelps Stadium and proposed field easterly to the existing tree line. Existing pathways and crossings may be maintained.
- B. All waivers and conditions of approval to be put on the plans.
- C. Inspection fees to be paid and Site Review Agreement signed
- D. A preconstruction meeting be arranged by the applicant and his contractor with the Town engineer prior to site work.
- E. All conditions to be met within one year and all site improvements to be completed within four years from the date of final approval.

Mr. Plumer asked about the performance bond in the planner memo.

Waiver 12.1 that requires performance bond.

*Mr. Brown moved to approve waiver 12.1, second by Mr. Clement. **VOTE: Unanimous***

*Ms. Bergeron moved to approve the non-residential site plan review for case number 21423,
second by Mr. Plumer. **VOTE: Unanimous***

*Mr. Plumer moved to approve the Conditional Use Permit, second by Ms. Bergeron. **VOTE:
Unanimous***

Continued public hearing on the application of Phillips Exeter Academy for a non-residential site plan review and Conditional use Permit for the proposed construction of a two-story, 10,300 square foot addition to the Forrestal Bowld Music Building located on Tan Lane and associated site improvements. The subject property is situated in the R-2, Single Family Residential zoning district. Tax Map Parcel # 72-209. Case # 21427

Jeff Clifford with Altus Engineering described some of the changes made from the last Planning Board meeting.

BOARD COMMENTS:

Ms. English asked about the back of the Woodbridge House where trees are planted.

Kyle Zick, of kzla, Landscape Architecture Inc, described some of the landscape features of the proposed building.

Mr. Clement asked if the Heritage Commission was consulted about the "potting shed." Mr. Leighton said they were already in contact.

PUBLIC COMMENT: NONE

Ms. von Aulock asked about snow removal in the dense area and if steam could be used to melt the sidewalks.

Mr. Leighton said some steam will be considered.

*Mr. Plumer moved to close the public hearing, second by Ms. Bergeron. **VOTE: Unanimous***

There was discussion about Tan Lane road improvements and timing with the construction of the proposed building.

Waiver 12.1 Performance Bond

*Mr. Brown moved to grant waiver 12.1, second by Mr. Clement. **VOTE: Unanimous***

Waiver 9.9.3 75 foot buffer around wetland

*Mr. Plumer moved to grant waiver 9.9.3, second by Ms. Bergeron. **VOTE: Unanimous***

Conditions of Approval:

- A. The following requests of the Planning Board to be addressed,
 - i. Applicant provide pre and post construction surveys to Tan Lane and Front Street in the vicinity of the project.

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Exeter Planning Board meeting

ii. Review and revise the snow storage to not affect the proposed trees.

B. All required permit information, waivers, CUP, and conditions of approval to be put on the plans.

C. All final revisions to the plans or related documents required by Town Departments and their constituents to be addressed.

D. Inspection fees to be paid.

E. Site Review Agreement signed.

F. All on-site improvements to be completed prior to any issuance of certificate of occupancy (CO) with the following exceptions:

- Finish course of pavements and sidewalk.

G. A preconstruction meeting be arranged by the applicant and his contractor with the Town engineer prior to any site work. If required, the SWPPP and updated utility plan with input from Unitil must be submitted for review and approval prior to the preconstruction meeting.

H. All conditions to be met within one year and all site improvements to be completed within four years from the date of final approval.

*Mr. Plumer moved to approve the Conditional Use Permit, second by Ms. Bergeron.
VOTE: Unanimous*

The application of Blaisdell Survey, LLC for a Conditional Use Permit to exceed the maximum lot coverage requirement for impervious surface for the proposed construction of a single –family home and associated improvements on the property located at 4 Stoneywater Road. The subject property is located in the R-1, Low Density Residential zoning district, Tax Map Parcel # 99-29. Case # 21430

Ms. von Aulock confirmed abutters were notified.

Ross Blaisdell described the property and owner at Stoneywater Rd. The proposed site would have 13% impervious surface. The Applicant has a State Subdivision Approval and Shoreline Approval.

Mr. Michael Edison, owner, said the property was his grandmother's home and the new home would have three bedrooms.

BOARD COMMENTS

Mr. Clement asked to clarify the square feet of impervious surface.

Mr. Blaisdell said there would be a total of 3,169 feet of impervious surface. Mr. Blaisdell said there would be new access to the property off of the main Town road.

Mr. Clement asked about the septic and Mr. Ross said there will be a new septic put in possibly An enviro-septic.

PUBLIC COMMENT: NONE

Mr. Plumer moved to close the public hearing, second by Ms. Bergeron. VOTE: Unanimous

9.3.4. G.2 Conditions to be considered by the Planning Board for the Conditional Use Permit for the development within the Shoreland Protection District

The Planning Board may grant a Conditional Use Permit for those uses listed above (9.1.6.B Conditions for a Conditional Use permit for development within a Wetland Buffer) only after written findings of fact are made which have been reviewed by technical experts from the Rockingham Conservation District, if required by the Planning Board, at cost of the developer, provided that all of the following are true:

- a. The proposed use will not detrimental affect the surface water quality of the adjacent river or tributary or otherwise result in unhealthful conditions.
- b. The proposed use will discharge no waste water on site other than that normally discharged by domestic waste water disposal systems and will not involve on-site storage or disposal of hazardous or toxic wastes as herein defined.
- c. The proposed use will not result in undue damage to spawning grounds and other wildlife habitat.
- d. The proposed use complies with the use regulations identified in Article 9.3.4 Exeter Shoreland Protection District Ordinances- Use Regulations and all other applicable sections of this article.
- e. The design and construction of the proposed use will be consistent with the intent of the purposes set forth in Article 9.3.1 Exeter Shoreland Protection District Ordinance-Authority and Purpose

It was recommended that the disturbed area by the shoreline be reseeded with a wild wetland seed mix and straw waddles be used as erosion control.

Mr. Clement moved to grant the Conditional Use Permit, second by Mr. Plumer. VOTE: Unanimous

The application of Exeter Village Shops Condominiums for a minor site plan review for proposed parking lot reconstruction including site lighting and drainage improvements. The subject property is located at 137 Epping Road, in the C-2, highway Commercial zoning district. Tax Map Parcel # 55-61. Case # 21501

Ms. von Aulock said the abutters have been notified.

Eric Weinrieb of Altus Engineering described the project. Mr. Wienrieb referred to comments made by the Technical Review Committee, which were handed out at the meeting. He said there was not object to the comments.

BOARD COMMENT:

Mr. Clement asked about the drainage. Mr. Wienrieb said they were adding drainage to the system.

Mr. Plumer moved to close the public hearing, second by Ms. Bergeron. VOTE: Unanimous

Waiver 9.12 Off-Street Loading

Ms. Corson moved to grant waiver 9.12 second by Ms. Bergeron. VOTE: Unanimous

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Waiver 9.13 Parking Stall Size Requirements

Mr. Clement moved to grant waiver 9.13, second by Mr. Plumer. VOTE: Unanimous

Waiver 9.13.7.3 Pavement thickness

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

Conditions of Approval

- A. Inspection fees and performance bond to be paid.
- B. Preconstruction meeting to be coordinated with DPW prior to any site work.
- C. All conditions to be met within one year and all site improvements to be completed within four years from the date of final approval.
- D. Final review of revised plans by DPW.
- E. All waivers to be added to the plans.
- F. Add additional shade trees when appropriate.

Mr. Plumer moves to approve the minor site plan review with conditions, second by Ms. English. VOTE: Unanimous

5. OTHER BUSINESS

**San Juan Realty Trust-Planning Board Case # 2611 (former Exeter Corporate Park Development, LLC)
Commercial office building-corner of High Street and Holland Way
Request for extension of site plan approval (expires 3/8/15)**

Mr. Clement moved to grant extension for case # 2611, second by Ms. Corson. VOTE: Unanimous

**Harbor Street Limited Partnership – Planning Board Case # 21421 (Charron Circle)
Clarification of ZBA restriction regarding “investor-owned units”**

Ms. von Aulock stated there was no Planning Board action required.

**McDonald’s USA, LLC – Planning Board Case # 21304
Request for extension of conditional approval (expires 3/27/15)**

Ms. Corson moved to grant the extension for case number 21304, second by Ms. Bergeron. VOTE: Unanimous

NEXT MEETING: March 12, 2015

Mr. Clement commented that the Town received a Transportation Alternatives Program (TAP) grant for should widening.

Ms. Corson commented the Zoning Ordinance Review Committee should be reinstated.

Ms. English moved to adjourn the meeting, second by Ms. Corson. VOTE: Unanimous

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The meeting was adjourned at 9:45 pm.

Respectfully Submitted,

Sarah McGraw