

1. Chairman Ken Knowles called the meeting to order at 7:02pm in the Nowak Room of the Exeter Town Offices on the above date.
2. BOARD MEMBERS PRESENT: Aaron Brown, Kathy Corson, Langdon Plumer, Ken Knowles (Chair), Kelly Bergeron, Katherine Woolhouse, Gwen English, Don Clement
STAFF PRESENT: Sylvia von Aulock(Town Planner), Sarah McGraw (Recording Secretary)

1. **The application of Martin Wool for the consolidation and minor subdivision of the properties located at 44 Kingston Road and 50 Kingston Road. The total land area of the subject properties is 7.78 acres; and three (3) residential lots are proposed. The properties are located in the R-1, Low Density Residential district. Tax Map Parcel # 55-61. Case # 21503**

Mr. Plumer motioned to open the public hearing, second by Ms. Bergeron. VOTE: Unanimous

Joseph Nichols from Beals Associates described the site conditions. Mr. Nichols said the proposed properties are not within an aquifer protection district and no wetlands impacts. Jim Gove of Gove Environmental surveyed the area for wetland impacts.

PUBLIC COMMENT:

George Doumit of 56 Kingston Road asked about the septic location. Mr. Nichols responded that it depends on the buyer.

Jason Conway of 5 Tamerind Lane asked about the layout of the property. Mr. Nichols answered with the existing tax map and the property line. Mr. Conway asked for analysis for impact to the area nearest his property. Mr. Nichols said there is a 50 foot buffer. Mr. Conway asked to consider the water flow after construction.

BOARD COMMENT:

Mr. Clement said the drainage is directed south. Ms. Corson commented there would be trees cut down in the area which would impact drainage.

Martin Wool, Applicant, talked about parts of the property's soil being clay with poor drainage.

Mr. Clement discussed the existing commercial building and that the Applicant would be removing impervious surface and adding vegetative plantings.

Mr. Plumer inquired about possible contaminated soils. Mr. Nichols said the property was a transfer station but not considered hazardous. Mr. Knowles said he was unclear about the clean up.

Ms. von Aulock suggested rain gardens as part to help with drainage. Mr. Nichols said it may be hard for property owners to maintain a raingarden. There was further discussion on the raingarden and some boardmembers said raingardens were simple and cost effective.

Ms. Woolhouse commented she was concerned for the abutters comments about water flow.

Mr. Brown expressed that he was against requiring a raingarden because it being an unnecessary requirement.

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

Conditions of Approval:

1. All requests of the Planning Board to be addressed, including but not limited to the following:
 - a. All conditions of this approval and waiver requests granted by the Board shall be noted on the plan to be recorded.
 - b. Revise the plan to specify no-cut , no-disturb.
 - c. Installation of rain garden sized for .5" rainfall event prior to a certificate of occupancy.
2. All final revisions to the plans or related documents required by Town Departments.
3. All appropriate fees to be paid, including but not limited to: applicable impact fees, inspection fees, recording fees and other agreed upon improvements.
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.

There was discussion on the underground utilities waiver 9.2.3. Mr. Brown said he would support overhead utilities. Ms. Woolhouse also agreed on the waiver.

*Mr. Plumer motioned to grant waiver 9.2.3, second by Ms Corson **VOTE:** Unanimous*

Mr. Clement commented he did not think a rain garden would make a difference on the property. Ms. Corsen said it is the cumulative effect for property owners to have them installed.

Mr. Wool said he was not opposed to installing rain gardens.

*Mr. Plumer moved to grant the Conditions of Approval, second by Ms. Corsen. **VOTE:** Unanimous, 1 Abstention.*

Mr. Wool commented that he is working on cleaning up the salvage yard and noted that the culvert on Tamerind Lane may be too small.

Mr. Knowles noted Ms. English arrived at the meeting at 7:48 pm.

OTHER BUSINESS:

1. Linden Commons S/D-PB Case # 2711-Request for Release of Performance Bond

Ms. von Aulock said a letter had been received by Code Enforcement from Eric Chinberg of Contookcook River Lofts LLC. Ms. von Aulock said the Town attorney and the requester's attorney are in discussion.

Mr. Plumer moved to table the discussion, second by Ms. Bergeron. VOTE: Unanimous

2. Board Member Terms

Carol Sideris, Katherine Woolhouse, and Pete Cameron's membership are up for renewal. It was suggested the Board of Selectman to appoint members to vacant positions.

3. Board Procedures

The board made recommendations to change some wording of the Planning Board Procedures.

Under section 2 under Responsibilities, Ms. von Aulock said she would check with Town Council.

Katherin Woolhouse commented that some alternates do not speak when they are appointed non-voting members at meetings. Ms. von Aulock said it was decided by Town Council that non-voting members may speak. Ms. Corson commented that cases continue on to multiple meetings and comments made by members can change future decisions. Mr. Clement said that alternatives can later decisions if they are not voting members. Mr. Plumer added that being able to speak encourages members to go to meetings.

Mr. Knowles commented on section 5.5 under Meetings that other towns have shorter periods of time between when the Technical Review Committee meets and when a case is brought to the Planning Board.

Ms. von Aulock said that staff had requested more review time and allows the TRC to go page by page through an application. Ms von Aulock added that the review time allows the TRC to find "red flags" and allows the applicant two weeks to make corrections before going before the Planning Board. Mr. Brown commented that he was impress by the function of the Planning Board.

Mr. Knowles commented that he does not think the timeline is legal and pointed to Title LXIV under Planning and Zoning , Chapter 676: 4 Board's Procedures on Plats.

Ms. von Aulock said it takes time to make changes to the timeline but said she will work with the TRC on the timeline. Ms. Corson said she would like to see a flowchart.

Mr. Knowles commented on section 6.3 under Committees that he was concerned with the Town Planner designated the chair of the Capital Improvements sub-committee. Ms. von Aulock said that she facilitates these efforts.

There was discussion about bringing back the Zoning Ordinance Review Committee. Ms. Corson said that it allowed more time to review projects thoroughly. Mr. Knowles said that other committees and boards could submit comments on a project. Ms. von Aulock said that staff should bring issues to ZORC.

There was a change made to section 6.5 where it says The Rockingham County Regional Planning Board it should read, "The Rockingham County Regional Planning Commission." It was also suggested to add the Heritage Commission.

Mr. Clement said he would like to see comments made at the TRC. Ms. von Aulock said she tries to get the comments to the Planning Board but sometimes it does not happen in time for the meeting.

TOWN PLANNER ITEMS

Ms. von Aulock said that the Master Plan needs to be addressed as a sub committee of the Planning Board. She added the public should be involved with the update. May 6 there is a potential public meeting on chapters of the Master Plan. Some chapters to be updated are: Land Use, Facilities, Public Utilities and Parks and Recreation. The public meeting will be at the town hall. Ms. von Aulock noted that there should be an overarching vision or each chapter with focus on subjects like energy and sustainability.

MEETING MINUTES: February 12, 2015

Mr. Plumer moved to approve the minutes from February 12, 2015 as amended, second by Mr. Clement.

VOTE: *Unanimous 1 abstention*

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

The meeting was adjourned at 9:40 pm.

Respectfully Submitted,

Sarah McGraw