

1. Clerk Langdon Plumer called the meeting to order at 7:01pm in the Nowak Room of the Exeter Town Offices on the above date.
2. BOARD MEMBERS PRESENT: Aaron Brown, Pete Cameron, Langdon Plummer, Katherine Woolhouse, Gwen English, Kathy Corson, Don Clement. STAFF PRESENT: Sylvia von Aulock (Town Planner), Sarah McGraw (Recording Secretary)
3. NEW BUSINESS:

**The application of Frederick J. and Wendy J. Thielbar for a Conditional Use Permit to permit the proposed construction of a detached garage within the required 150' Shoreland Protection District building setback. The subject property is located at 34 Pickpocket Road, in the R-1, Low Density Residential zoning district. Tax Map parcel #98-23. Case #21508**

*Mr. Clement moved to open case # 21508 second by Mr. Cameron VOTE: Unanimous*

Rick Theilbar presented plans for the detached shed on his property.

Mr. Clement inquired about the percentage of impervious surface and the New Hampshire Shoreland Protection Act.

Ms. English had similar concerns about the added impervious surface.

Mr. Theilbar said there should not be much of a difference in flow.

*Mr. Clement moved to close the public hearing second by Ms. Woolhouse. VOTE: Unanimous*

Conditions of Approval:

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 District;
3. The proposed impact has been evaluated in the context of the relative "value" of the wetland, including its ecological sensitivity, as well as its function within the great hydrologic system. To the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s).
4. 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;
5. 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 following construction;
6. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of the wetland, the contamination of groundwater, or other reasons;

7. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH 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.

Mr. Brown asked about the status of the septic system. Mr. Theilbar said it is a new septic. Mr. Brown followed by suggesting seeking out the necessary state permits at New Hampshire Department of Environmental Services. Mr. Clement suggested adding erosion control to the CUP.

Ms. von Aulock said the building structure would put the property over the 10% allowed impervious surface and referred to zoning ordinance 9.4.B.

*Mr. Clement moved to grant the CUP for case # 21508 from conditional use 9.3.4C subject that the applicant receives any necessary state shore land regulations if necessary and standard erosion control consisting of silt fencing and hay bales during construction, second by Ms. English. **VOTE: Unanimous***

Mr. Clement asked if there will be any site inspections. Ms. von Aulock said there would not be.

Mr. Knowles entered the meeting at 7:39 pm.

**The application of Tuck Realty Corp. for a lot line adjustment between the properties at 80 Epping Road and 5 Brentwood Road. The subject properties are located within the C-2 Highway Commercial, R-4 Multi-Family and R-2 Single Family Residential zoning districts. Tax Map Parcels # 55-3 and #62-111. Case#21506-A**

Ms. von Aulock confirmed all abutters had been notified.

*Mr. Plummer moved to open case #21506, second by Mr. Cameron. **VOTE: Unanimous***

Mr. Knowles designated himself a non-voting member and Ms. Corson, Mr. Plummer voting members.

Jonathan Ring talked about the lot -line adjustment for two pieces of property adjacent to each other swapping equal land. Mr. Ring explained why there will be a lot line adjustment and then discussed the design review on the plan.

Referring to the letter dated March 11, 2015 it stated two waiver requests:

1. Section 6.10.2.4 R "Location of Catch Basins and Surface Drainage Features."
2. Section 6.10.2.4 T " Size and Location of Existing Utilities"

Mr. Cameron asked if the landowner for the lot line adjustment had been notified. Mr. Ring said that a letter of authority had been sent to Patricia Washburn.

*Mr. Plummer moved to grant waiver 6.10.2.4 R, second by Mr. Clement. VOTE: Unanimous*

*Mr. Plummer moved to grant waiver 6.10.2.4.T, second by Ms. Woolhouse. VOTE: Unanimous*

*Mr. Plummer moved to close case #21506-A, second by Mr. Clement. VOTE: Unanimous*

**A request by Tuck Realty Corp. for a design review of a proposal for the construction of two (2) commercial buildings and two (2) multi-family residential buildings 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#21506.**

Mr. Knowles noted any comments made in this case were non-binding.

Mr. Ring briefly described the property and changes made since the last meeting. Mr. Ring also noted that 9.1 acres were deeded to conservation land.

Ms. Corson asked if it were possible to consolidate parking to avoid wetland setbacks.

Ms. Woolhouse pointed out to a zoning variance that proposed structures shall not encroach upon existing wetlands.

Mike Gerrepy of Porter Holdings Inc said the larger building was the one impacting the wetlands.

Mr. Clement made some comments about the building location contiguous wetlands and buffer widths.

Mr. Plummer commented on the connectivity of the conservation lands.

Ms. von Aulock added about possible underground parking, the detention pond next to sensitive areas, enhancing the area around the pond and asked about the status of the commercial property.

Mr. Gerrepy said that they were in discussions about the occupancy of the commercial space.

Mr. Clement asked about other portions of the property that could be used. Mr. Gove said some of the unused portions are rocky.

Jim Gove of Gove Environmental discussed the wetlands assessment of the property. Mr. Clement asked about the function of the pond. Mr. Gove said the second aquatic habitat did not have significant habitat features.

Mr. Gerrepy said he will take all the comments into consideration.

Ms. von Aulock suggested sending Mr. Gove's wetlands assessment to be reviewed. Mr. Knowles said that the board give staff guidance on the peer review of the functions and values and wetland locations, and ensure impacts.

Ms. English asked if there could be a natural resource inventory done. Mr. Gove said they could but he thought that the functions and values and natural resource inventory were the same.

**PUBLIC COMMENT:**

David Wilson of Exeter commented on his observations of natural features of the property. He discussed the stone wall in the river as an historic asset. He noted present wildlife and benefits of beavers on the property.

Mr. Gove noted he would not be able to have a full report until the snow fully melts.

**OTHER BUSINESS:**

**John Turner Consulting, Inc. (for Great Bay Kids Company)—PB Case #21411  
Minor revisions to approved site plan  
64-70 and 74 Epping Road Tax Map Parcel #62-112 and #62-113**

Dan Balfour of John Turner Consulting described changes to the site plan reducing impervious surface by 150 square feet.

Mr. Knowles commented that large vehicles making deliveries will have a hard time pulling into and out of the property.

*Mr. Plummer moved to amend conditional approval of number 4 from what is currently stated to what is stated on the letter from April 8, 2015, second by Ms. Woolhouse.*

**VOTE:** *Unanimous*

Mr. Brown was designated a voting member with Ms. Corson and Mr. Plummer.

Ms von Aulock presented the new revised Planning Board schedules. It was agreed by the Board to start with alternative one.

**Minutes from March 26, 2015**

*Mr. Plummer moved to approve the minutes from March 26, 2015 second by Ms. Corson. One abstention. VOTE: Unanimous*

Mr. Knowles noted the newly formed Housing Committee and asked for someone to represent the Planning Board.

Ms. Corson asked about the Zoning Ordinance Review Committee. The Town Counsel had not been asked if the Planning Board could over see the Committee. Ms. English said she had asked the NH Municipal Association and talked to the Regional Planning Commission and they both agreed it could be a sub group.

Ms. von Aulock said she will also ask the Town Counsel in writing.

Ms. English asked about the master plan visioning session. Ms von Aulock said staff will look at dates for the meeting.

Mr. Knowles mentioned the Board should check conditions in future minutes after approving them.

Mr. Brown suggested mixing up where people sit at Board meetings to get different perspectives.

*Mr. Plummer moved to close the meeting, second by Mr. Cameron. **VOTE:** Unanimous*

The meeting was adjourned at 9:43 pm

Respectfully Submitted,

Sarah McGraw  
Recording Secretary