

1. Vice Chair Kelly Bergeron 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: Regular Members: Gwen English, Katherine Woolhouse, Pete Cameron, Don Clement (BOS Rep) Alternates: Kathy Corson ( left at 7:06), Langdon Plummer, Kelly Bergeron, Aaron Brown. STAFF PRESENT: Sylvia von Aulock (Town Planner), Sarah McGraw (Recording Secretary).
3. NEW BUSINESS:

**The application of LTPL Holdings, LLC for a non-residential site plan review for the proposed construction of a private club with recreational amenities and associated site improvements on the property located at 19 Continental Drive. The subject property is situated in the CT-1, Corporate Technology-1 Park zoning district. Tax Map Parcel #46-7. Case #21502.**

*Mr. Cameron moved to open case #21502, second by Ms. English. VOTE: Unanimous*

*Ms. von Aulock said the abutters had been notified.*

Ann Smith described the property. Jeff Clifford of Altus Engineering described the site in detail and proposed plan for a swim and racket club. There are some wetlands present with a vernal pool. The use of the proposed plan falls under amusement.

Mr. Clement asked about storm water treatment. Mr. Clifford said there would be catch basins and a micro pool to catch runoff. Mr. Clement asked about peak rate of discharge. Mr. Clifford answered that there would be 8.6 cubic feet per section in a peak rate event.

Ms. English asked about lots encroaching on the buffer and suggested parking closer to the paddle tennis. Ms. English inquired further about lighting that may be harmful to the creatures living the in vernal pool. Ms. von Aulock requested photometric information

Victoria Martel from Woodburn and Co. said they could add shielding to the lights to prevent any harm to the vernal pool.

#### PUBLIC COMMENT:

Mary Perry from Exeter asked about the control of mosquitoes as she used to walk in that area.

Robert McMare Mill Stream Drive, Exeter made a suggestion about the "pick up" drop off" area, changing the island.

There will be a site walk Thursday May 7 at 8:30 am.

Mr. Smith requested to move the approval sooner in order start building sooner.

Mr. Clement asked about maintaining stone walls on the property. Mr. Clifford said parts of the stonewall would be recovered.

Mr. Plumer moved to continue the meeting on May 14 with a site walk on May 7 at 8:30 am, second by Mr. Cameron. VOTE: Unanimous

Mr. Brown was designated a non-voting member.

**The application of 156 Epping Road, LLC and 3-5 Continental Drive ,LLC for a lot line adjustment between the two properties; and a non-residential site plan review and Conditional Use Permit for the proposed construction of a 60' x 99' building addition, parking lot expansion and associated site improvements on the property located at 156 Epping Road and 3-5 Continental Drive. The subject properties are situated in the C-3, Epping Road Highway Commercial zoning district. Tax Map Parcel # 47-1-1 and # 47-1-3. Case # 21504 and #21504-A.**

Mike Juliano of Eaglebrook Engineers & Survey, LLC, gave a brief background to the case.

Patrick Seekamp of Seekamp Environmental spoke about the wetlands and remediation to the affected areas.

Mr. Juliano described the three waiver requests:

1. Section 7.4.7 requiring all trees 16" or greater to be depicted on the site plan
2. Section 7.4.10 requiring a High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof.
3. Zoning Bylaw Section 9.1.3.E and Site Plan and Subdivision Regulations 9.9.2 requiring a 40' no cut-no disturb buffer and 75' parking setback.

Ms. English asked about the use of concrete for the berm. Mr. Juliano said that the Technical Review Committee recommended using a hard structure.

Ms. von Aulock talked about the storage of vehicles on the on the gravel and the chance of the gravel migrating into the buffer area and that was why a hard edge was used.

Ms. Woolhouse asked about the lot line adjustment. Mr. Juliano said it was recommended by Ms. von Aulock to repair the wetland on one lot and meet the open space requirements.

Aaron asked about note 4 which mentioned, "the plan does not certify to the title or ownership of the property depicted on this plan." He said it caused him some worry about ownership of the property. Mr. Juliano said they could remove the note.

Mr. Clement asked to explain the additional gravel area. Mr. Lampert the property owner, said his business is busy and he needs that extra space for moving inventory.

Ms. Corson asked to have a site walk of the property.

Ms. von Aulock said the lot line adjustment has no issues along with the potential new building. She was concerned with vehicle leaks.

PUBLIC COMMENT: None

*Ms. Corson moved to continue the case to the next meeting with a site walk on May 7 at 9:30 am.*

There was a question about the separate building in the plans. Ms. Bergeron said the plans needed to be kept together. Mr. Lampert wished to get the building started as soon as possible and had wanted to keep the plans separate. Ms. Corson said that they might not have approved it anyway without all of the site work to be done.

*The motion was seconded by Mr. Plumer. VOTE: Unanimous*

**The application of Dan Jackson (d/b/a Arjay's Ace Hardware) for a minor non-residential site plan review for the proposed construction of a 2,880 square foot addition to the existing structure and associated site improvements on the property at 55 Lincoln Street. The subject property is located in the C-1, Central Area Commercial zoning district. Tax Map Parcel # 73-278. Case # 21509**

Ms. von Aulock confirmed everyone had been notified.

*Mr. Plumer moved to open case # 21509, second by Mr. Cameron. **VOTE: Unanimous***

Mr. Steve Wilson spoke about the proposed addition to the store and its purpose to clean up the side yard.

There were some comments about over head utility lines and painted parking spaces. Ms. von Aulock referred to the letter from the town assistant engineer with comments. Mr. Wilson read through the comments and discussed the possibility for fulfilling the comments.

#### PUBLIC COMMENT:

Mary Perry of Exeter said she was an abutter and commented that some employees take up public parking spaces and that it is dangerous pulling onto Lincoln Street. She suggested reducing the size of the egress and clear the driveway.

Ms. von Aulock suggested stripping in and out signs.

#### Possible Conditions of Approval

- A. All requests of the Planning Board to be addressed
  - i. Revisions to plan to remove striping for employee parking.
  - ii. Update landscaping plan regarding grass
  - iii. Incorporate DPW requests and comments on final plans
- B. All final revisions to the plans or related documents required by Town Departments, Town Counsel and their consultants to be addressed.
- C. All appropriate fees to be paid including but not limited to: inspection fees and other agreed upon improvements.
- D. Site agreement signed.
- E. If deemed necessary by DPW, a preconstruction meeting be arranged by the applicant and his contractor with the Town engineer prior to any site work.
- F. 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. Plumer moved to approve the minor non- residential site plan with conditions second by Ms. Corson. **VOTE: Unanimous***

#### **OTHER BUSINESS**

##### Planning Board Elections:

Ms. English nominated Ms. Corson for Planning Board Chair, second by Mr. Brown.

Mr. Clement nominated Ms. Bergeron second by Mr. Brown.  
Mr. Plumer called the votes for Ms. Corson: 4 votes

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Mr. Plumer then held another vote with the higher votes going to the Chair and next highest to the Vice Chair.

Votes for Ms. Corson: 3

Votes for Ms. Bergeron: 2

*Ms. Woolhouse nominated Mr. Plumer for Clerk second by Mr. Brown. VOTE: Unanimous*

The minutes from the previous meeting were tabled to the next meeting.

Ms. English asked about the ZORC outcome.

Ms. von Aulock said if the Planning Board wants a committee with other Town committee members then it would be allowed.

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