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Exeter Planning Board Meeting

Exeter Planning Board

DRAFT MINUTES

August 27, 2015

1. Chairwoman Kelly Bergeron called the meeting to order at 7:00 pm
BOARD MEMBERS PRESENT: Kelly Bergeron (Chairwoman), Peter Cameron (Clerk), Aaron Brown (Regular Member), Gwen Brown (Regular Member), Don Clement (BOS Representative), Robert Mike-Meyer, MD (Alternate Member), Langdon Plumer (Alternate Member) and Kathy Corson (Alternate Member) came in but left since there were enough members present

STAFF PRESENT: Glenn Greenwood (Interim Planner), Joyce Herndon, Recording Secretary-Temporary

2. Board members & staff introduced themselves

3. New Business:

Unitil – Epping Road Station Project #21515-rescheduled from 8/13/15 meeting-continued public hearing on Amendment to Conditional Use Permit 62 Epping Road: (Please refer to board packet for details-on file at Town Hall)

Mr. John Davis, Sr. Land Agent for Unitil, spoke to the resolution of the landscape screening for residents which will be a 5-6 foot landscaping screen, which is OK with Great Bay Kids. Unitil has supplemented Great Bay Kids budget to install their own screening. Mr. Plumer asked the length of screening, which will be full length everywhere except the frontage on Epping Road where there will none. Mr. Clement asked about the greenery. Mr. Davis replied there will be an assortment of shrubs and trees. Mr. Glenn Greenwood asked if the wells permit approved and the response from Mr. Davis was yes, there will be minimum impact and approved by the NH Wetlands Bureau-refer to document in packet.

Motion made by Mr. Clement and seconded by Mr. Plumer that these plans be submitted for Conditional Use Permit. **VOTE:** Unanimous

Mark King – PB Case #21517, Industrial Site Plan Review and Conditional Use Permit – Storage Facility 4 Commerce Way: (Please refer to board packet provided for details-on file at Town Hall)

All abutters have been notified per Mr. Greenwood. Motion made by Mr. Plumer and seconded by Mr. Clement that this case be opened for discussion. **VOTE:** Unanimous

Mr. Jonathan King, Site Engineer for this project and Mr. Jim Gove, Environmental Engineer both presented the updated plans. This project requires a Conditional Use Permit for the brook. There will be no wetland impact. There is a total of 15,200 sf being disturbed but Conservation Committee had no issues with this request. Current

wall boulders will either be pushed back or crushed and used as fill. Drainage is currently being reviewed by the State of NH Dept. of Environmental Services.

Mr. Gove provided an overview of the environment. It is rocky with boulders. There are a variety of trees such as paper birch, white pine and beech; lots of vegetation. The brook is well protected & stable. There will be little or no impact on the brook with this project.

Mr. King addressed the lighting; there will be security lights and wall lamps for lighting all around the buildings. These lights will shine downward and away from street view. Adding 6 parking spaces.

Mr. King stated that the traffic flow will one directional and the isles are 24ft wide. Traffic will be light, maybe 7 vehicles per day.

Mr. King explained to Board how this site will function: tenants will complete paperwork at main office, receive a key card then client will proceed to this location. This is a 24/7 operation, although not many use the facility late evening/early morning. There is 24 hour surveillance.

Ms. English asked about the bldg. 4 –the maintenance bldg.- what will be stored. Response from Mr. King was their own tractors, lawn equipment etc. Ms. English asked Mr. Ring about the calculated impervious figures. Mr. Ring responded it will be less than 10%.

Dr. Mike-Mayer raised a concern about materials stored (flammable, toxic chemicals, etc.). Mr. King responded that it is in the contract tenants sign that none of this will be stored on the premises.

Mr. Cameron wanted to know if there will be any outside storage (boats, RV's etc.). Mr. King said no outside storage. Mr. Cameron further asked the sizes of the storage units. They range in size from 5/5 to 15 x 25, cold and dehumidified. Mr. Cameron wanted clarification if the road size would be adequate to handle larger moving vans. Mr. King said, yes it would. Mr. Cameron voiced concern about oil/gas leakage from maintenance building. Mr. King said that these will be kept off site.

Mr. Clement wanted to know the depth of the retention pond. Mr. Ring responded that there will be a berm at the top and will be about 8 feet deep. Mr. Clement also inquired about the calculated run off & drainage system will it be able to handle? Mr. Ring responded that it would. Mr. Clement wanted to know about snow removal. Site plans show how this will be handled. Mr. King will use snow blowers and loaders to remove snow.

Mr. Plumer asked if water/drainage will have an impact on the brook. Mr. Ring stated, no.

Public Comment:

Ms. Cindy Heal, resident, wanted to know if tenants would be leaving trash outside of the buildings and how this would be removed. Mr. King stated that it is rare for this to occur. Usually the unit is abandoned but items are still inside the unit. In this case he auctions off the contents. Ms. Heal also wanted to know how this project will impact Northeast Lantern. Mr. Ring said it should have no impact. There will be a 3 sided fence installed- 270 feet long and 2 feet off property line on storage facility side. No fence by the brook. Ms. Heal asked about sprinklers and fire alarms. These will be in the hallways only. The buildings will have firewalls. This is monitored by Great Bay Security. There are also 30 security cameras and staff is alerted 24 hours when someone enters the facility.

Ms. English asked if Fire Department OK with sprinklers and fire alarms. Mr. King said yes. See letter in board packet.

Mr. Brown asked Skippy Heal of Northeast Lantern if he was OK with this site plan and Mr. Heal said yes.

Mr. Greenwood reminded the Board has waiver requests to vote upon.

Waiver Request Vote:

Conditional Use Request

1. 7.4.7 & 9.6.2 Natural Features: Mr. Clement motioned, Mr. Plumer seconded to accept. VOTE: Unanimous
2. 9.5.1.4 Grading within 5feet of any exterior property line: Mr. Plumer motioned, Mr. Cameron seconded to accept with wording to read: "As close to property line as possible" instead of "As soon as possible". VOTE: Unanimous
3. 9.13.7 Parking Area Binder Pavement: Mr. Plumer motioned, Mr. Cameron seconded to accept. VOTE: Unanimous
4. Zoning article 5.6.5 Parking Count: Mr. Clement motioned, Mr. Plumer seconded to accept. VOTE: Unanimous Mr. Greenwood added that when he research IGE Traffic manuals for this type of business, the daily traffic is, in fact, very low.

CONDITIONAL USE PERMIT

There are some conditions that need to be added for this permit: road improvement in response to 2D, add planning board case # to documents, change brook name to Norris, re-do 2D, lights will be down shielded, remove water/sewer and mark as none needed.

Mr. Plumer motioned, Mr. Clement seconded to accept with conditions. **VOTE:** Passed 6 in favor 1 opposed.

Mr. Greenwood stated that this vote is unusual because it is taking place before the TRC meeting. He also stated that Jennifer of Public Works didn't feel she had reviewed the plans in detail. Moving forward the TRC meetings will happen prior to Planning Board meeting. Mr. Greenwood also stated that any comments from this TRC meeting will be brought to the applicant. Mr. King was OK with this.

Board Comment: Ms. English feels that the Exeter is slowly chipping away at our land and waterways. This is causing an impact and compromising the land.

Mr. Clement motioned Mr. Plumer seconded for Conditional Use Permit with conditions included above. **VOTE: 4 Yes 3 No.**

**164 Epping Road, LLC (d/b/a Exeter Decorating) – PB #21518 Minor Subdivision
164 Epping Road (Please refer to board packet for details-on file at Town Hall):**

All abutters have been notified; application complete. Mr. Plumer motioned and Ms. English seconded to move forward for review. **VOTE: Unanimous**

Mr. Brouillette presented the proposed changes for the property. Committee wanted to know why Mr. Dutton, owner, wants to do this change. He wants to have access to back lot A. He plans on still owning both properties. He wants to establish either a driveway or right of way.

Mr. Brown asked if Fire Dept. is OK with this and they are. See letter in meeting packet. Mr. Brown also voiced concern that this subdivision may hurt Mr. Dutton's business as it cuts through the property. Mr. Brouillette stated that if the property is sold a clause could be written into the deed stating for access to this property.

Requesting 3 waivers:

1. 7.4.11 Delineate State and Federal Guidelines: Mr. Clement motioned, Mr. Plumer seconded to accept. **VOTE: Unanimous**
2. 7.4.14 Location, Elevation: Mr. Clement motioned, Mr. Plumer seconded to accept. **VOTE: Unanimous**
3. 7.4.16 Extending Public/Private Utilities: Mr. Plumer motioned Dr. Mike-Meyer seconded to accept. **VOTE: Unanimous**

Mr. Plumer motioned and Ms. English seconded to approve the creation of the subdivision, with usual conditions, for lot A. **VOTE: Unanimous**

Board Comment: Mr. Brown wanted to know if the access road on plan will be required to remain in order to serve both lots. After discussion it was decided that this would be best addressed on the deed, should this lot be sold.

Tuck Realty Corp. – PB Case #21506 Site Plan review for Non-Residential and Multi-Family Development Project 80 Epping Road (Please refer to meeting packet for details-on file at Town Hall)

Abutters have been notified and application is complete for jurisdiction. Ms. English motioned and Mr. Plumer seconded to invoke jurisdiction. **VOTE:** Unanimous

Mr. Jonathan Ring gave an overview of the project. Also present was Mr. Mike Garrepy of Tuck Realty, Mr. Stephen Pernaw, Traffic Engineer & Mr. James Gove, Environmental Engineer.

Mr. Pernaw gave results of traffic impact survey and it is being proposed to add a left turn lane on both sides of road for better traffic flow. See Exhibit 2 SGP. Board wanted to know if Great Bay Kids and other businesses in the area were taken into consideration and they were.

Mr. Clement stated he needs to see the numbers, hasn't seen this report. Mr. Clement will get the report from the Town Planner's office to review. Mr. Clement is concerned about future development of the area and the traffic associated with this development. Mr. Clement asked if there could be a traffic light but Mr. Pernaw stated no, as this area did not meet the criteria.

Mr. Brown asked if consideration has been given to the width of the land. Will there be enough room to add these lanes and if, in the future, sidewalks, expansion of Epping Road and possible bike lanes? This was also a concern for Mr. Clement. This is a DPW issue-need get their input.

Mr. Plumer wanted to know if there was enough length for 4-6 cars in these left turn lanes. Mr. Pernaw said yes. Mr. Plumer also asked if there was consideration on the impact on Great Bay Kids and the answer was no but Mr. Ring will investigate and add into the plan.

Public Comment:

Attorney for Mr. Felder, Francis Bruton, III, Esquire, stated glad this project included Meeting House Place. Could there be potential reimbursement Epping Road improvement? Applicant, Tuck Realty is in favor of this discussion with Mr. Felder. They will work on a proposal and have for Planning Board before next meeting.

Mr. Gove reviewed the environmental impact. Refer to pages OV1 and OV2. There are multiple wetland areas on this property, along with a number of trails. There is a man-made pond, and old road, man-made ditch. He found 2 vernal area but both areas did not produce off spring-they had dried up. Mr. Gove did call in Rockingham County Conservation District (RCCD). They had a meeting after field review and decided the following: create culvert for critter crossing, use current pond for storm water. Brought this to Dept. of Environmental Services and they thought this was a terrific idea to utilize

the pond after proper filtering thus no forest will be cut down. Resubmitting application w/updated plan.

Mr. Greenwood stated waiting for TRC meeting.

Ms. English asked specifically where wetland 1 is & were the vernal pools confirmed? Wetland 1 was combined in with other area and yes the vernal pools were confirmed but decided not viable given that the eggs dried up.

Dr. Mike-Meyer wanted to know if the additional 1,000 sq. foot wetland is in the "L" section on plan. Yes it is.

Mr. Cameron wanted history on the pond. Mr. Gove stated he looked at aerial photos as far back as was available and the pond was there. He is guessing it is at least 50 years old. Mr. Cameron also wanted to know about the proposed drainage flow. Mr. Ring stated that there will be a berm built and under that berm an 18 inch drainage pipe will be installed for water flow.

Mr. Clement stated that the storm water will be releasing to abutters. How will this affect these areas? Mr. Ring stated, the water will travel over abutters but only for a small portion before it is back onto this property, drainage will utilize a 40 foot ditch. The current water flow is 15.1 and after project completed it will be 11.4. Less flow to the abutters. Another concern for Mr. Clement is the contiguous wetland follow up. Is 2B mapped out, is there a change in slope, breaks and is that where that area stops? RCCD concerned about initial assessment stops & natural resources assessment. Suggested to have Mike from RCCD come to the next Planning Board Meeting.

Mr. Plumer asked if this is an active pond. Where is the water coming from and the water table? Mr. Dove stated yes an active pond. This has clay soil and water is seeping in all the time.

Public Comment:

David Wilson, Resident, stated that he is not supporting this development due to the fact that there will be a huge impact on the environment and the pond. There are many, many varieties of wildlife calling this area home. Mr. Wilson has photo's he will send to Chairwoman Bergeron to support his testimony. He also stated that no one on the west side of pond was informed as they didn't need to per town guidelines.

Next step is to schedule a site review along with the RCCD. This is scheduled for Monday, 8/31/16 at 3:30pm. Plan to meet at site.

Mr. Plumer motioned and Mr. Clement seconded that this plan and discussion as such be continued at the 9/24/15 meeting. **VOTE:** Unanimous.

Other Business:

Distribution of ‘final draft’ of PB Rules of Procedure for review: Chairwoman Bergeron told the Board to look at the highlighted areas in the paperwork and section 7.2 regarding signing documents. This will be put back onto the agenda at a later date for a vote.

Approval of Minutes-Tabled

Town Planner’s Items-Tabled

PB Representatives Report on “Other Committee” Activity-Tabled

Mr. Plumer motioned and Mr. Clement seconded that the meeting be adjourned. **VOTE:** Unanimous. Time: 10:45 pm

Respectfully submitted,

Joyce Herndon
Temporary Recording Secretary