

These minutes are subject to possible correction/revision at a subsequent Exeter  
Planning Board meeting

Exeter Planning Board

November 19, 2015

1. The meeting was called to order at 7:01 pm in the Nowak Room of the Exeter Town Offices on the above date.
2. MEMBERS PRESENT: Aaron Brown, Katherine Woolhouse, Peter Cameron, Don Clement (BOS Rep), Langdon Plumer (Alternate), Kathy Corson (Alternate), Gwen English ( arrived at 8:00 pm)

Ms. Woolhouse acting chair stated that Ms. Corson and Mr. Plumer would be voting members.

3. NEW BUSINESS

1. Presentation by EDC of proposed zoning amendment

Ms. Woolhouse said this was not publicly noticed so there would be no public comment.

Mr. Dan Chartrand in place of Jason Proulx spoke about EDC developments. The Economic Development Commission (EDC) is working on a zoning change on Epping Road. There is a meeting on November 24 at 8:30 am and is open to the public. December 10 , 2015 will be the first public hearing.

**The application of Phillip's Exeter Academy for a non-residential site plan review for the proposed construction of a 56,000 square foot " Center for Theater and Dance" building and associated site improvements on the southerly portion of the campus located along Court Street (northern end of the existing tennis courts). The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #83-1. Case #21521**

*Ms. Corson moved to accept jurisdiction second by Mr. Cameron. VOTE:*

1. *Kathy Corson: Yay*
2. *Aaron Brown: Yay*
3. *Langdon Plumer: Yay*
4. *Don Clement: Yay*
5. *Katherine Woolhouse : Yay*

*The motion was passed unanimously.*

Roger Wakeman, Chief of Planning and Facilities at Phillips Exeter Academy spoke on the plans of the project. Mr. Wakeman spoke about the relocation of the tennis courts and where the new building will take their place. Pedestrian

safety was a goal of the project. The field house renovations will also be occurring in conjunction with the new center. The new facility will undergo LEED certification in addition to geothermal heating. The plan is for the building to open in April of 2018.

Jeff Clifford with Altus Engineering spoke about the new traffic configuration and green space to be added behind the center. There is a slight increase in impervious surface and additional storm water treatment will be added where there was none previously. Mr. Clifford talked about the plan for the field house and Center for Theater and Dance as a whole to show the development of the area. Mr. Wakeman said that ZBA approved a request for special exception with the condition that the Planning Board would have final approval and review of parking.

Mr. Wakeman said that all of the information on parking would be available by December 1, 2015. A parking garage under the field house would help with the increase in demand. Mr. Wakeman ran through the future parking demands and proposed spaces. Steve Pernaw, traffic engineer of Pernaw and Co., ran the parking demand models.

#### BOARD COMMENT

Mr. Plumer commented on the volume of water during a storm event and its affects on draining into the river. Mr. Clifford said that overall there will be a reduction in direct runoff. The drainage plan was reviewed by the NHDES, Wetlands Bureau.

Mr. Clement was concerned about the amount of traffic flow on Chadwick Lane.

Mr. Wakeman said that the plan assumes that there will be a large amount of student traffic which is mostly pedestrian. Mr. Pernaw said that the amount of traffic even at its highest peak was not a concern. Campus police would also be available to direct traffic at certain times.

Mr. Brown said his concerns were with parking and lighting. Ms. English was in agreement about the parking concerns.

Ms. English asked about phasing and construction. Mr. Wakeman said that the focus is for site work to be accessed separately. They will be making arrangements for pedestrians and the construction team.

#### PUBLIC COMMENT:

Sarah James of 70 Court Street said she was also concerned with the parking and traffic with the new building and traffic configuration. Ms. James was concerned that the applicant was underestimating the amount of visitors to the spot with mixed use parking at a given event and the possibility of overlap. in events. Ms. James said she was not worried about the lighting and it has usually been a good experience with PEA.

A site walk was scheduled for November 23, 2015 at 2:15 pm.

*Ms. Corson moved to continue the case number 21521 to December 17, 2015 second by Mr. Clement. VOTE:*

1. *Langdon Plumer: Yay*
2. *Kathy Corson: Yay*
3. *Aaron Brown: Yay*
4. *Pete Cameron: Yay*
5. *Katherine Woolhouse: Yay*
6. *Don Clement: Yay*

*The motion was passed unanimously*

1. Ms. Woolhouse stated that Ms. English would be voting and Ms. Corson would be the alternate.

**The application of F.W. Webb Company for a non-residential site plan review for the proposed construction of a 21,000 square foot addition to the existing structure and associate site plan improvements at 18 Continental Drive. The subject property is located in the CT-1, Corporate Technology-1 Park zoning district, Tax Map Parcel #46-2. Case #21524.**

*Mr. Cameron moved to accept jurisdiction second by Mr. Plumer. VOTE:*

1. *Pete Cameron : Yay*
2. *Gwen English: Yay*
3. *Katherine Woolhouse: Yay*
4. *Aaron Brown : Yay*
5. *Don Clement: Yay*
6. *Langdon Plumer: Yay*

*The motion was passed unanimously*

Eric Weinberg with Altus Engineering introduced the project. The change from the original design would be for the facility to be a warehouse but the company went to a “self-serve” model which requires more parking. At the Technical Review Committee more parking was recommended. A change in parking will be noted in the next set of submitted plans. Mr. Weinberg said that the application was looking for acceptance of the plan, and any site walks from the board. Any comments from TRC and town staff were minor.

Ms. English asked about the dumpster pad. Nick Clark with FW Webb said that the dumpster pad will be used in the location that it is in on the plan. Ms. English inquired about landscaping. Mr. Weinberg said that there would not be any disturbance to the current landscaping. Ms. English asked if the plans were missing a parking space. Mr. Weinberg said that it will be addressed in the following set of plans and that there will be 46 spaces as the final product. Mr. Weinberg mentioned that the 20,000 square foot space was already approved. The design calls for 12 addition spaces and they are adding 15.

Mr. Clement said that he didn't think the Board could conditionally approve the

plan without the actual plans in front of them.

Mr. Plumer inquired about storm water management. Mr. Weinberg said that there will be closed drainage running into a detention area and treatment swale. There was discussion on the 100 year storm event and Mr. Weinberg said that the plans have been adjusted to the new rainfall standards.

PUBLIC COMMENT: None

Mr. Brown wished to approve the plan with conditional approval. Mr. Brown thought that the plan was simple enough to approve with the only changes made to parking.

*Mr. Plumer motioned to continue the public hearing to December 10, 2015, second by Mr. Cameron. VOTE:*

1. *Langdon Plumer: Yay*
2. *Pete Cameron: Yay*
3. *Don Clement: Yay*
4. *Katherine Woolhouse: Yay*
5. *Aaron Brown : Nay*
6. *Gwen English : Yay*

*The motion was passed with 5 in favor and 1 opposed.*

#### 4. OTHER BUSINESS

Ms. Woolhouse said the the Porches at Exeter was looking to demolish the former Al's Automotive.

Mr. Clement said he attended the New Hampshire Municipal Association Conference. At the Rockingham Planning Commission there was a legislators meeting on the topic of climate change.

Ms. Corson wanted to discuss the MRI report. Mr. Clement said that the Board of Selectmen held a work session. There should be an all boards meeting to discuss the results of the report. It was also agreed that the Planning Board should also meet prior to an all boards meeting to discuss the report. Mr. Clement will distribute copies.

Mr. Cameron moved to adjourn the meeting second by

The meeting was adjourned at 9:32 pm.

Respectfully submitted,

Sarah McGraw

