

FINAL MINUTES

1. Ms. Bergeron called the meeting to order at 7:00 pm in the Nowak Room of the Exeter Town Offices on the above date.
2. MEMBERS PRESENT: Aaron Brown, Langdon Plumer (Alt), Kelly Bergeron (Chair), Katherine Woolhouse (Vice Chair) and Gwen English, Kathy Corson (Alt).

Ms. Bergeron said that all members would be voting.

STAFF PRESENT: Glenn Greenwood (Interim Town-Planner), Sarah McGraw (Recording Secretary)

3. NEW BUSINESS: PUBLIC HEARINGS

Ms. Bergeron announced that **Case #21527**, the application of Tuck Realty Corp has been rescheduled to the February 25th, 2016 Planning Board meeting at the Applicant's request.

Case # 21526

The application of Soja Park-Bennett Revocable Trust for a design review of a proposed five (5) lot subdivision of property located at 153 High Street (and Folsom Way). The subject property is located in the R-2, single Family Residential zoning district. Tax Map Parcel #70 -144, #70-145 and #71-72.

Case #21526

Ms. Corson recused herself from Board at 7:02pm.

Eric Weinberg, with Altus Engineering, representing Soja Park-Bennet Revocable Trust, presented on the project. The subdivision will be connecting to public water and sewer. The subdivision will encroach 25 feet into the no cut, no disturb buffer.

Mr. Brown commented the proposed project seems like it would be a "pop-up" neighborhood. He was also concerned about the height of the buildings and roof lines. Mr. Weinberg responded that the project is allowed to build up to 35 feet per regulations.

PUBLIC COMMENT:

Kevin Baum, attorney with Hoefle, Poenix, Gormley and Roberts representing Paula Perry an abutter to the project spoke about Ms. Perry's concerns. Her property will be impacted on both sides. He said Ms. Perry was originally told the project was a lot-line adjustment. He said she was also concerned about the size of the project, fitting in 5 lots, adding a new road, and extending utilities, waivers from buffer requirement. He said that the project will go 35 feet into Ms. Perry's property. Mr. Baum noted Ms. Perry's concern about traffic along the road, how small the road is, how steep the property is and the presence of water. Other concerns include elevation, drainage, snow storage, addition of salt and sand

and concern for present wildlife. Mr. Baum noted that there is no green space proposed to counter the encroachment into the buffers.

Eric Kane of 7 Holly Court expressed that he was not opposed to all development. He was concerned about the steepness of the hill and sharp curve present. The proposed driveway would put drivers pulling out into the middle of the hill without a good line of sight. Mr. Kane also discussed the poorly drained soil. Mr. Kane discussed plan note #11 stating that the project will not impact wetlands. Mr. Kane stated that surface runoff will drain into the wetlands.

Peter Degnan of 2 Fox Chapel Court, also noted the steep hillside where the proposed property would be located. He said he has lived at his home for 20 years. His basement floods after strong storm events. He is concerned about the loss of natural material, now holding back water and effect it will have on the amount of water draining downhill.

Rich Schelp of 4 Folsom Street stated he lives next to Paula Perry. The buffer variance was a concern of his and the impacts to the pine trees that reside on his property. He commented on the narrow width of the street and emergency vehicle access.

Kathy Corson of 3 Folsom Street commented on the curve on Folsom Street. She said she has lived on Folsom Street for 15 years. She suggested a site walk of the property. The circle described as a “ lolly-pop” would take up a lot of space. Ms. Corson said she was also concerned about run- off of fertilizer. Ms. Corson also commented that a lot of water comes off the hill.

Dave Kurkin of 1 Fox Chapel Court stated he has lived there for 27 years. He commented on the steep slopes and amount of new asphalt that would be added by the new construction.

Steven Trzaskona of 1 Drinkwater Road discussed the large amounts of water in the neighborhood. His house has a wet basement. Mr. Trzakona noted on the size and scope of the property by the amount of waivers requested.

Dawn MacArthur of 22 Folsom Court stated that her place was the last house in the neighborhood. She said at one point due to high volumes of water, the sewer overflowed into neighbor’s yards. Ms. MacArthur said that she had called the town and they had said to wait for water to go down. Ms. MacArthur stated that this new proposal would only add to the overly taxed sewer system.

Jay Stery of 11 Folsom Court, stated that he was not against development on the property and would welcome neighbors but not so many. Mr. Stery said that deer use the wooded lots as wildlife corridors. He is concerned by the original three lots subdivided into five lots. He is also concerned about the amount of variances and waivers requested as well as the silhouettes created by the new homes. He commented on the safety of the driveway and how the new road would be at the apex of the hill.

Jean Wood of 8 Folsom Street said that traffic was a concern. She discussed the poor drainage in her driveway and how she enjoys the feeling of living in the country that the wooded area provides. She stated that she does understand that the property is developable.

Jeff Sonnebom of 5 Drinkwater Road, said that his basement currently floods and is concerned about an adequate buffer.

Annette Hanson of 2 Fox Chapel Court, commented that the proposed development was not consistent with the neighborhood.

Karen Hackett of 2 Laurel Court stated that her driveway would be across from the new development. She noted the blind spots along the road and that she didn't think the property was being taxed as a buildable lot.

Mr. Stery noted extra fill has been added to the sides of the road to maintain the depth.

Garvin Louie of 14 Folsom Street stated that his yard gets water logged and that the street is accident prone.

TOWN PLANNER COMMENTS:

Mr. Greenwood said that he had spoken with Mr. Weinberg about the configuration of the property. He was surprised on the buffer section of the regulations. As he understood the regulations the perimeter buffer is the most concerning. It is exclusive of the lot size. If the full buffer is applied, the Applicant cannot obtain the minimum lot size. Mr. Greenwood stated that the neighborhood is well established which means there is a need for a perimeter buffer so the design team needs to look at the plan. The design is challenged by the perimeter buffer regulation. The Planning Board can waive the entire buffer with the exception of consideration of the abutters. It depends on how the town interprets the buffer.

BOARD COMMENTS:

Ms. English said she was grateful to the residents that came out to comment. It would have been difficult to understand the water issues. She said that she is not comfortable with the design as it is now.

Mr. Plumer said he was also grateful for the public comments and its importance to the meeting.

Mr. Brown said that he wanted to clarify the design review. Mr. Brown said that there will be construction plans provided to fill in the gaps not provided this evening. Mr. Brown said that he had not heard of the utility challenges before.

Mr. Greenwood said that he wanted to reiterate that the applicant had come in for a preliminary discussion in order for the Planning Board to understand the issues better. Ms. Bergeron agreed on the benefits of the preliminary review in order to give feedback. This allows the Applicant to address issues before they are under a strict deadline.

Gerry Hamel 17 Little Pine Lane stated that he has worked with the Bennetts on other projects . He said that the property is taxed as buildable land. Mr. Hamel stated that they are looking at various concepts and was looking for abutter and Planning Board input.

Mr. Weinberg stated that the design team will evaluate the storm water drainage plans. He said they will not be able to fix the existing problems but by town regulation, cannot make it worse.

Case #21525

The application of Garrison Glen, LLC for a non-residential site plan review and Conditional Use Permit for the proposed construction of a 106,000 s.f. light manufacturing/ distribution facility & associated site improvements on the property located at 12 Continental Drive. The subject property is located in the CT-1, Corporate Park Technology -1 Park zoning district. Tax Map Parcel #46-1. Case # 21525.

Ms. Corson rejoined the Board at 8:09pm.

Ms. Bergeron asked Mr. Greenwood if he accepted jurisdiction. Mr. Greenwood stated that after considering the original and second iteration, the plan was complete to invoke jurisdiction.

Mr. Plumer motioned to accept jurisdiction of the plan, second by Ms. Woolhouse.

Roll Call Vote:

Aaron Brown: Aye

Langdon Plumer: Aye

Kelly Bergeron: Aye

Katherine Woolhouse: Aye

Gwen English: Aye

Kathy Corson: Aye

The motion was passed unanimously

James Petropulos president and principal engineer of HIS Engineers, representing Garrison Glenn LLC presented the project. Mr. Petropulos explained the facility will produce gourmet gift baskets. The proposal first appeared before the Planning Board on December 10, 2015. It will be a one story light industrial building. The business, located in Kingston, NH has outgrown that facility. Fifty to sixty people will be employed year round with an increase around holiday seasons. There will be a 1500-foot private driveway and the facility will be connected to public sewer, water and electric utilities. Stormwater management areas will receive runoff from road, roof and parking. A traffic study was conducted where the driveway intersects with Route 27. On average there will be two large trucks and 4 Fedex trucks entering and leaving the facility daily. The lease in Kingston runs out in August which is the construction deadline.

Jim Gove of Gove Environmental Services, conducted the wetlands functions and values assessment. The project went before the Technical Review Committee and appeared before the Conservation Commission on January 12, 2016 where a memo was written to the Planning Board with recommendations.

BOARD COMMENT:

Mr. Brown commented that it was a nice looking project. He said that the overhead utilities regulation is partially a maintenance item.

Mr. Plumer commented on the tree waiver and asked about the wooded area remaining on the property. Mr. Petropulos responded that they will clear what is needed to be cleared for construction but will keep the wooded area in mind for future expansion.

TOWN PLANNER COMMENT:

Mr. Greenwood said that he supports the waiver requests, configuration and use of the property. Underground utilities vs. overhead is about setting precedence. Mr. Greenwood praised the project team for being proactive with working with the Town. They have never missed a deadline and have worked well with Town staff. He said they will be a good corporate resident.

Mr. Brown said this project is an example demonstrating the Town is open for business.

Mr. Greenwood mentioned that there is a site plan review requirement for roof lines. He said this current project has varying heights and should not present a problem.

Waiver Requests:

Mr. Petropulos reviewed the waiver requests and justifications.

*Ms. Corson motioned to grant a waiver from **Section 7.4.7**, requiring the location and mapping of significant trees, second by Mr. Plumer.*

Roll Call Vote:

Aaron Brown: Aye

Langdon Plumer: Aye

Kelly Bergeron: Aye

Katherine Woolhouse: Aye

Gwen English: Aye

Kathy Corson: Aye

The motion was passed unanimously.

*Mr. Plumer motioned to grant waiver from **Section 9.7.5.5** requiring landscaped islands in parking lots, second by Ms. Woolhouse.*

Roll Call Vote:

Aaron Brown: Aye
Langdon Plumer: Aye
Kelly Bergeron: Aye
Katherine Woolhouse: Aye
Gwen English: Aye
Kathy Corson: Aye

The motion was passed unanimously.

*Mr. Plumer motioned to grant waiver from **Section 9.5.1.4**, grading within five feet of any exterior property line, second by Ms. English.*

Roll Call Vote:

Aaron Brown: Aye
Langdon Plumer: Aye
Kelly Bergeron: Aye
Katherine Woolhouse: Aye
Gwen English: Aye
Kathy Corson: Aye

The motion was passed unanimously.

*Ms. Corson motioned to grant waiver from **Section 9.9.2** structural and parking setbacks, second by Mr. Plumer.*

Roll Call Vote:

Aaron Brown: Aye
Langdon Plumer: Aye
Kelly Bergeron: Aye
Katherine Woolhouse: Aye
Gwen English: Aye
Kathy Corson: Aye

The motion was passed unanimously.

*Ms. English motioned to grant waiver from **Section 9.23**, underground utilities, second by Ms. Corson.*

Roll Call Vote:

Aaron Brown: Aye

Langdon Plumer: Aye

Kelly Bergeron: Aye

Katherine Woolhouse: Aye

Gwen English: Aye

Kathy Corson: Aye

The motion was passed unanimously.

Mr. Brown commented that the overhead utilities will not be viewed by passersby.

Mr. Greenwood clarified the site plan review requirement for roof lines Section 9.2.4A. The requirement was meant for visible areas.

CONDITIONAL USE PERMIT

Mr. Greenwood pointed out that each point of the Zoning Ordinance Article 9.1.6.B, needs to be voted on.

Ms. Corson motioned to grant the CUP that the Applicant agrees to meet the conditions of 9.1.6.B-1, second by Ms. English.

Roll Call Vote:

Aaron Brown: Aye

Langdon Plumer: Aye

Kelly Bergeron: Aye

Katherine Woolhouse: Aye

Gwen English: Aye

Kathy Corson: Aye

The motion was passed unanimously.

Ms. Corson motioned to grant the CUP that the Applicant agrees to meet the conditions of 9.1.6.B-2, second by Ms. English.

Roll Call Vote:

Aaron Brown: Aye
Langdon Plumer: Aye
Kelly Bergeron: Aye
Katherine Woolhouse: Aye
Gwen English: Aye
Kathy Corson: Aye

The motion was passed unanimously.

Ms. Corson motioned to grant the CUP that the Applicant agrees to meet the conditions of 9.1.6.B-3, second by Mr. Plumer.

Roll Call Vote:

Aaron Brown: Aye
Langdon Plumer: Aye
Kelly Bergeron: Aye
Katherine Woolhouse: Aye
Gwen English: Aye
Kathy Corson: Aye

The motion was passed unanimously.

Ms. Corson motioned to grant the CUP that the Applicant agrees to meet the conditions of 9.1.6.B-4, second by Ms. English.

Roll Call Vote:

Aaron Brown: Aye
Langdon Plumer: Aye
Kelly Bergeron: Aye
Katherine Woolhouse: Aye
Gwen English: Aye
Kathy Corson: Aye

The motion was passed unanimously.

Ms. Corson motioned to grant the CUP that the Applicant agrees to meet the conditions of 9.1.6.B-5, second by Ms. English.

Roll Call Vote:

Aaron Brown: Aye

Langdon Plumer: Aye

Kelly Bergeron: Aye

Katherine Woolhouse: Aye

Gwen English: Aye

Kathy Corson: Aye

The motion was passed unanimously.

Ms. Corson motioned to grant the CUP that the Applicant agrees to meet the conditions of 9.1.6.B-6, second by Ms. English.

Roll Call Vote:

Aaron Brown: Aye

Langdon Plumer: Aye

Kelly Bergeron: Aye

Katherine Woolhouse: Aye

Gwen English: Aye

Kathy Corson: Aye

The motion was passed unanimously.

Conditions of Approval:

Ms. English commented on the Conservation Commission memo regarding monitoring of wetlands and restoration. Mr. Petropulos said that the AOT and Storm Water Pollution Prevention permits require monitoring during construction but also that they can accommodate the Commission's request.

Mr. Plumer motioned to approve the site plan for case # 21525 with conditions, second by Ms. Corson.

Roll Call Vote:

Aaron Brown: Aye

Langdon Plumer: Aye

Kelly Bergeron: Aye

Katherine Woolhouse: Aye

Gwen English: Aye

Kathy Corson: Aye

The motion was passed unanimously.

Mr. Petropulos thanked Darren Winham, the Planning Team and Town staff on working with the Applicants. Ms. Bergeron thanked Mr. Petropulos and his team.

4. **MINUTES : January 14, 2016**

Mr. Plumer motioned to approve the minutes of January 14, 2016 as amended, second by Mr. Brown.

Roll Call Vote:

Aaron Brown: Aye

Langdon Plumer: Aye

Kelly Bergeron: Aye

Katherine Woolhouse: Abstained

Gwen English: Aye

Kathy Corson: Aye

The motion was passed.

5. OTHER BUSINESS

Mr. Plumer asked if the new PDF version of meeting packets will require a public hearing. Mr. Greenwood said that it will require a single public hearing.

6. ADJOURNMENT

Mr. Plumer motioned to adjourn the meeting, second by Ms. Corson. VOTE: Unanimous