

FINAL

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: Langdon Plumer (Alt), Gwen English, Katherine Woolhouse, Kelly Bergeron (Chair), Don Clement (BOS Rep)

Ms. Bergeron stated that all members would be voting.

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

3. NEW BUSINESS PUBLIC HEARINGS

**Case # 21601**

**The application of the Town of Exeter Housing Authority for a design review of a proposal to expand the existing multi-family development known as Lindenfields located on Linden Street. A lot line adjustment is also being proposed. The subject properties are located at 82 Linden Street and 98 Linden Street in the R-2, Single Family Residential zoning district. Tax Map Parcels #95-56 and #104-70. Case #21601.**

Raymond Shea representing Sanford Surveying explained the project. The proposed units are slated to be built for affordable housing density standards. The space will require a special exception for two unit lots in order to use the yield plan. The lot line adjustment would be an acre and a half change between the two properties. There are currently three, five -unit buildings. Two unit lots are allowed by special exception in the R-2 zone. The proposed subdivision has 9 duplex units with an affordable housing density bonus allows for a yield of 20 units. The lot line allows for 15 of the existing units and yielding 20 new units. The third plan moves the lot line 90 feet to the north and increases the new lot in acreage. The new lot will try to mimic the existing lots. There will be a total of 28 bedrooms in the new location. The Applicant was looking for input from the Board, public and will go to the ZBA for special exception for multifamily open space project.

Mr. Clement commented that two family homes are allowed by special exception. Mr. Clement said that for an existing development, a residential subdivision requires Planning Board approval of a 50-foot buffer to abutting homes. He did not see the 50-foot buffer in the current plans and wondered if the amount of two-unit family lots would fit with a 50-foot buffer. Mr. Clement said that there is no connectivity between the new plan and the old plan.

Mr. Shea said that the properties could not be combined due to federal guidelines and grants.

Ms. English referred to the yield plan and using them to determine what can be built, if the Exeter Planning Board 2/11/16

lots are viable.

Mr. Greenwood said that the present lot configuration was not adversely affected by the boundary line adjustment. The study to show the current regulations for a stand-alone subdivision will be able to keep the current lots and adjust the lot line to increase the new lot. Mr. Greenwood said that they have accomplished the tradeoff. Mr. Greenwood said that the separation between the two showing a subdivision with a slightly larger lot and how many lots will be allowed. Mr. Greenwood thought that the Applicant would need special exception for the two-unit allowance for the R-2 zone. The Applicant was not negatively impacting the density for the new development.

Mr. Shea said that they meet the new regulations from when it was approved in 1988. Mr. Plumer asked to explain the lot line adjustment. Mr. Shea showed where the line will move on the map. Mr. Plumer asked to explain the new structures. Mr. Shea said there will be eight, one- bedroom units. The two buildings have four, 2- bedroom units and one building with one bedroom units. Mr. Clement mentioned back in 1990 there had to be approval through the ZBA for a multifamily. Would this round require going to the ZBA. Mr. Greenwood said he believes that it would. Mr. Shea confirmed to go to ZBA for the use of the special exception and the density before going forward.

Mr. Shea said that they have talked to the abutters about water issues. The wetland has been delineated. Once the density and use is confirmed and they cannot address the drainage, then they would have to stop. The state and AOT will review the plan for drainage, infiltration, retention.

#### PUBLIC COMMENT:

Kim Baldinelli of 86 Linden Street, stated her concern for fencing around the property as children run through her property today. She also noticed the drains were clogged with dirt where the proposed project is located.

Sherry Mastromarino, President of the Exeter River Coop asked if blasting is part of the project, are there plans and who would be liable if there were any damages.

Gary Morrissett of 102 Linden Street said his driveway is at the south end of the project. Mr. Morrissett brought pictures of water on his property. He also brought a copy of the Rockingham County Conservation District, Linden Fields, Exeter Housing Authority, Stormwater Management Analysis from 1990 which was given to Planning Board members in their packets. Mr. Morrissett said that water runs into driveways. A culvert runs right into a property. The well on his property is contaminated with chloroform which Mr. Morrissett attributes to the runoff onto his property. Mr. Morrissett has looked into developing a part of his property but was told at a different time that he could not.

Paul Grand of 8 Linden Street, said that water runs into his property. The road to be built is 8 inches above his property. He asked if the existing property would be left as is for the Linden

project. Mr. Grand commented on the high water table.

Debora Morrissett of 102 Linden Street said that their home had indoor drains that worked until the development of Linden Fields. She said that water is constantly being diverted off of her property. She was also concerned about future work to be done to the property.

Mr. Shea commented that the concerns will be addressed after the state reviews the project. He added that these kinds of projects can improve drainage. Mr. Shea said that more than 3 units in a building the board has the ability to allow, what point in the process would the Planning Board be able to approve. Mr. Clement said that the Applicant would need to go the ZBA and bring plans back to the Board. Mr. Shea asked if the Board would be able to approve the yield plan. Mr. Greenwood said that this would need to be formally noticed.

Mr. Plumer requested to see more land and wetlands on the map. Mr. Shea said that wetlands have been delineated and show criteria for wetlands. Mr. Greenwood recommended the online wetlands maps. Mr. Clement said that how many units are allowed are determined by the yield plan. Mr. Shea said that they would double check to see if any wetlands reside on the property. Mr. Clement asked there should be a road cut on a curve. The Technical Review Committee might comment on that and would be part of the yield plan. Mr. Greenwood said that the yield plan should prove that the Applicant is not harming the density.

#### **Case# 21523**

**A continued public hearing on the application of Chinburg Properties for a minor site plan review and a Conditional Use Permit application for Exeter Mills LLC. The Applicant is proposing the construction of a 14'x 17' concrete pad and associated site improvements to accommodate the installation of a cooling tower to provide summer cooling for the apartment complex known as the "Exeter Mill". The subject property is located at 10 Chestnut Street, in the R-5, Multi-Family Residential zoning district. Tax Map Parcel #64-51. Case #21523**

Matt Assia representing Chinburg Properties said that this project has come before the Planning Board in October of 2015 for a cooling tower relocation due to the dam removal project. A final location has been determined to go to the river side of the property. A State Shoreland Permit has been submitted and the Conservation Commission has signed off on the location.

#### **BOARD COMMENT:**

Mr. Plumer asked how tall would the structure be. Mr. Assia said it would be between 10-11 feet tall. Ms. English was concerned with the impact to the sumacs. Mr. Assia said that they would be located as far from the sumacs as possible.

Ms. Woolhouse asked if the Applicant had responded to abutter comments. Ms. Woolhouse asked about flooding. Mr. Assia said that the Applicant was comfortable with the risks. Mr.

Greenwood commented that due to vegetation that the structure would not be visible from across the river. Ms. English requested native plants to be part of the landscaping plan. Ms. English inquired about noise. Mr. Assia said that it would be the same as the last plan submitted.

**PUBLIC COMMENT:**

Martha McEntee resident of the Exeter Mills stated that the landlords of the Mills have been considerate and realizes the complications with the dam removal. Ms. McEntee stated her concerns about the tower location on a pristine part of the river and place where residents recreate all year. She is concerned about the sumac, wildlife and the impacts from the noise of the machinery. Ms. McEntee asked for the towers to be relocated to a more discrete area. Ms. McEntee was also concerned about impacts to the Mill Residents quality of life with windows facing the river.

**CONDITIONAL USE PERMIT**

Mr. Assia reviewed the CUP criteria.

Mr. Clement motioned to grant the Conditional Use Permit under section 9.4.3.G.2, second by Mr. Plumer

Mr. Clement stated in response to the public comment that there is also mechanical equipment on the other side of the river that was incorporated into the landscape but agreed with the comment that it will look different.

**Roll Call Vote**

1. **Don Clement: Aye**
2. **Kelly Bergeron: Aye**
3. **Katherine Woolhouse: Aye**
4. **Gwen English: Aye**
5. **Langdon Plumer: Aye**

**The motion was passed unanimously**

Ms. English noted that the Chestnut Street location was also considered but with the logistics and planning of the project, the current location is the most ideal. Mr. Assia confirmed her statement.

Ms. McEntee attempted to make another comment. Ms. Bergeron stated that the time for public comment has passed and that they were in the middle of a procedure.

Mr. Plumer motioned to approve the site plan for case # 21523 subject to the following conditions:

Second by Ms. English

**Roll Call Vote**

1. Don Clement: Aye
2. Kelly Bergeron: Aye
3. Katherine Woolhouse: Aye
4. Gwen English: Aye
5. Langdon Plumer: Aye

Ms. McEntee said she was surprised at the little consideration for the residents that live at the Mill. She expected that they received more consideration.

4. OTHER BUSINESS

**San Juan Realty Trust – PB Case #2611 (and #2611-A) Request for extension of site plan approval (expires 3/8/16)**

Ms. Bergeron said that a letter was received in packets for one-year extension to March 8, 2017  
Mr. Plumer said that they had already granted an extension so this would be a second extension.

*Mr. Clement motioned to grant an extension for San Juan Realty Trust Planning Board case 2611 and 2611-A for a one-year extension to March 8, 2017, second by Ms. English.*

**Roll Call Vote**

1. Don Clement: Aye
2. Kelly Bergeron: Aye
3. Katherine Woolhouse: Aye
4. Gwen English: Aye
5. Langdon Plumer: Aye

The motion was passed unanimously

has been withdrawn.

Mr. Greenwood noted that there is a deed restriction on the property to put a portion into conservation. The Conservation Commission was asked to review but the after talking with Kristen Murphy, Town Natural Resource Planner the Commission is currently overwhelmed with maintaining other easements. Mr. Plumer said that the applicant could be the first level of enforcement. Mr. Greenwood said that he was not comfortable as problems could arise. Mr. Clement offered that like homeowner's associations, that they could ensure that the deed restriction is not violated. Mr. Clement said that it is difficult for the Conservation Commission to be the enforcers of property. Mr. Greenwood said that homeowner's associates have a stake in the property unlike renters. The property owner should be concerned with their land which is different than a homeowner's association. Mr. Greenwood asked what would the amount of disturbance have to be for the property owner to take action.

Ms. English asked if there were funds to be allocated to Tuck Realty to monitor the property. Mr. Greenwood said that they could ask Rockingham County Conservation District to monitor 80 Epping Road. Discussion ensued it was decided that Glenn would inquire about having the Rockingham County Conservation District monitor the property as consultant.

5. APPROVAL OF MINUTES: January 28, 2016

*Mr. Plumer motioned to approve the minutes of January 28, 2016, second by Ms. Woolhouse*

**Roll Call Vote**

1. **Don Clement: Abstained**
2. **Kelly Bergeron: Aye**
3. **Katherine Woolhouse: Aye**
4. **Gwen English: Aye**
5. **Langdon Plumer: Aye**

**The motioned was passed 4 Ayes and 1 abstention**

6. OTHER COMMITTEE ACTIVITY

Mr. Plumer reported on the All Boards Meeting. He said they discussed the MRI report and other ways to communicate better with other boards. Ms. English said the idea of a Zoning Ordinance Review Committee was well received.

Mr. Greenwood commented that the new town planner has a good team of planning department staff to be stepping into his new role. Mr. Greenwood also noted that 65 days is in reality too short a time to review a project.

Ms. Bergeron thanked Mr. Greenwood for his assistance as interim planner.

Ms. Bergeron said that there are no agenda items for the next meeting and suggested canceling the next Board meeting.

*Ms. Bergeron motioned to cancel the February 25 meeting, second by Mr. Plumer. **VOTE:** Unanimous*

Mr. Plumer thanked Mr. Greenwood for his service.

*Mr. Plumer motioned to adjourn, second by Ms. Bergeron. **VOTE:** Unanimous*

The meeting was adjourned at 9:25 pm.

Respectfully Submitted,

Sarah McGraw, Recording Secretary