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Exeter Planning Board

March 24, 2016

DRAFT 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: Don Clement (BOS Rep), Langdon Plumer (Alternate), Kelly Bergeron (Chair), Gwen English, Kathy Corson (Alternate)

Ms. Bergeron stated that all members would be voting.

STAFF PRESENT: Dave Sharples (Town Planner), Sarah McGraw (Recording Secretary)

3. NEW BUSINESS PUBLIC HEARINGS

The Request for Extension of Approvals for Kathleen Mahoney Porches at Exeter.

Tim Phoenix from Hoefle, Pheonix, Formley and Roberts Attorneys at Law spoke on behalf of Kathleen Mahoney owner of the Porches at Exeter. The Planning Board has approved the Site and conditional approval but the project has been delayed with one extension which ends April 10. She has run into environmental permitting issues and is asking for another One (1) year extension.

Mr. Plumer moved to grant another one-year extension for case numbers 21318,21319, and 21320 to April 10, 2017, second by Ms. Corson.

Roll Call Vote

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

The motion was passed unanimously

Case # 21604

The application of Robert A. Johnson for a minor subdivision of the property located at 201 High Street into two residential lots. The subject property is located in the R-2, Single Family Residential Zoning district. Tax Map Parcel #70-107. Case #21604

Ms. Bergeron asked Mr. Sharples if he accepts jurisdiction. Mr. Sharples said he accepted jurisdiction.

Mr. Clement moved to open case # 21604, second by Mr. Plumer.

Roll Call Vote:

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

Ross Blaisdell, Land Surveyor for land owner Robert Johnson explained the proposed development. On one Acre of land on High Street, the owner wants to build a new house plus build a new lot.

TOWN PLANNER ITEMS:

Mr. Sharples reviewed the case and explained exactly what the plan looks like. He asked if the homes will be single family. Mr. Sharples said that he saw a right- of- way on the plan but did not think it was a real right of way as there will not be third party access.

Mr. Blaisdell said that he concurred that it was not an actual right-of-way. Mr. Sharples said that there are water and sewer lines shown on the plans but does not explain if the buildings will tie into public water and sewer.

Mr. Clement asked about an additional curb cut. Mr. Blaisdell said that there are two curb cuts already. They will continue to use the driveways in place. The residences will also be single family.

Mr. Plumer asked to explain the inside proposed new lot line. Mr. Blaisdell showed the lines on the plan.

PUBLIC COMMENT:

Sharron Bow of 199 High Street commented on the home values of the surrounding homes. Ms. Bow asked if there are any requirements for new homes going in. Mr. Johnson said that the minimum footage is 2,400 square foot house in the front and around 2000 square feet for the back house. The front home will be worth \$500,000, in the back. Ms. Bow asked about the sewer line. Linda Maynard from 8 Whippoorwill Rd asked how far back would the 2nd house would be. Ms. Corson said that there is a mandatory 25 foot set back. Mr. Plumer suggested stopping by the Planning Office.

Conditions of Approval :

Mr. Clement moved to approve case # 21604 Robert Johnson the subdivision be approved, second by Ms Corson

Roll Call Phone

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

The motion was passed unanimously

Case # 21603

A request by Baker Properties LLC for a preliminary conceptual consultation of a proposed open space development on the properties located at 1 Forest Street, 22 Oak Street and 24 Oak Street Extension (a/k/the Rose Farm). The subject properties are located in the R-1, Low Density Residential, R-2, Single Family Residential and R-4, Multi-Family Residential zoning districts, Tax Map Parcels #54-5, #54-6, #54-7 and #63-205. Case #21603.

Keith Patterson working with Baker Properties and the proposed the project on the four parcels of land, introduced the project. They have a contract to develop the land. The property is the former site of the Dagostino Rose Farm. The land was used for light industrial use. Mark Jacobs, wetland soils scientists flagged the land for wetlands. Mr. Patterson said that there are challenges on the site. There is a spring present utilized by the public. The engineering group came up with the best possible use. The Applicant has met with the planning office and other city departments. Mr. Patterson said this was not a complete submission but to get feedback on the initial design.

Cory Caldwell from TF Moran said that the purpose is a preliminary consultation. Work has been done on the property but not everything that needs to be done. Mr. Caldwell said that

the Applicant wants to hear from the public and committee members. Mr. Caldwell explained the current conditions of the property. There are currently six residential homes, four being occupied. The applicants plan on subdividing the property. The proposed development is going to be an open space development which awards them with a reduction in lot size. A new road will be built to serve the homes. The concept was proposed before DPW, and the interim town planner. There will be buffer strips of green space surrounding the property, between lots and wetlands. Section 11.2.8 requires the buffer be between the back property line and the exterior boundary which the Applicant did not do. They believe the buffer provision is met because of the abutting conservation land.

BOARD COMMENT:

Ms. Corson stated that there are a lot of wetlands present on the property that mostly drain to Great Bay. Ms. Corson was also concerned by the amount of traffic it will bring. Ms. Corson expressed her overall concern about the current proposed development.

Ms. English was concerned about the Shoreline Protection District where areas of the property fall into it. Ms. English asked about the wetland fill noted on the plans. Mr. Caldwell said that the wetland is poorly drained, and low functioning. Mr. Caldwell also mentioned the potential for mitigation and permitting and addressing the Brown Fields site. Someone from the audience asked what was a Brownfield site. Mr. Clement said that it is an assessment of a contaminated site and subsequent remedial action plan.

Mr. Plumer asked about the traffic pattern and suggested including workforce housing.

PUBLIC COMMENT:

Ms. Bergeron asked the public to keep comments brief.

Maggie Young of 7 Walnut Street hoped that the spring wouldn't be closed, that there is lots of wildlife and trees destroyed with the new development.

Maura Fay of 13 High Street noted the environmental impacts of the new development including its proximity to the Squamscott River. Ms. Fay noted that the landscape is mostly hills and ravines. Paved surface and developed land will allow pesticides, oil and gas to runoff into the river. Ms. Fay stated she does not want the street to look like a thoroughfare. Ms. Fay lives at the corner of Oak Street Extension and stated there is no room for two lanes. With other new developments, Ms. Fay asked for a justification of 16 new homes. Ms. Fay noted the impact on town services. She concluded that she would suggest a study and consider impacts.

Todd Piscovitsz of 22 Forest Street said he was an environmental consultant and had looked over the plan. He noted that there are impaired stream sediments with contaminants. He has experience writing phase 2 environmental reports. He suggested the conservation commission evaluate the property before dredging or handling soils. He noted arsenic levels above DES

standards but according to local regulations the soils can stay in place. There is also a coal ash dump. Mr. Piscovitzs stated that he calculated from one acre of development there would be 10,000 cubic yards of soil removed resulting in 400 truckloads leaving the site as well as factoring in noise, and pollution.

Ryan Fowler of 40 Hampton Road stated that he considered himself an environmental activist, and that the property including the spring is currently an asset to the community. Mr. Fowler noted that there are high rates of trihalomethanes in the water which are known carcinogens. Mr. Fowler asked for the community to deny the proposal in its entirety.

Joan Gallagher of Wadleigh Street inquired as to how people will be entering the property and noted the current narrow width of the road. She noted how close the new road would be to abutters homes.

Eli Henoff of 50 Brookside Drive, asked how the new development would affect the schools, and water utilities. He said there should be a limit for the school system.

Karen Dangora of 6 Wadleigh Street stated her biggest concern was property values. She requested a study of property values. The town already pays higher taxes and what people like about Exeter is the walkability and friendliness. She suggested a neighborhood impact study to look at traffic flow, and traffic patterns.

Susan Stone of 21 Forest Street requested a traffic assessment and four way stop. The spring is already a busy place.

Jen Brackett, a member of the Dagostino family noted her concern for the surrounding schools, police and fire services with the new development. Ms. Brackett suggested a fiscal impact study. Ms. Brackett also noted the impacts to drainage, the water supply and solid waste even with recent upgrades. Ms. Brackett noted the current state of emergency response to the property across the train tracks and possible need to add a substation.

Sheila Roy of 3 Salem Street was concerned about the drainage impacts of the new development. Her own home has multiple sump-pumps currently. The area is wet. Ms. Roy stated that she moved to the neighborhood because of the quiet neighborhood, and historic significance.

Cynthia Young of 7 Walnut Street quoted the opening presentation on the project as "nothing more than 1 family homes." Ms Young added that it was illogical to use the abutting conservation land to get around abiding by regulations.

John Toomey of Newfields Road stated that the vegetative buffer affects homes 11-15. He said his boundary line is affected even with the abutting Fort Rock Conservation land. He would have to shut off access to his land if the development goes in. He asked to look at the five new houses in the buffer.. Mr. Toomey also noted the environmental significance of the wetlands

labeled low functioning.

Curt McHale of 326 Water Street said the project will potentially impact the property value. He was concerned with how many more lots could fit on the property. Looking at the map overlays, the new access road passes through wetlands and flood zones which floods frequently. Mr. McHale suggested hiring another wetlands scientist to evaluate the land and impacts to an already impaired river. Mr. McHale noted that there was no storm water system noted on the plan, volumes of water, catchments, and impacts to management facilities. Mr. McHale suggested involving other community groups such as the River Advisory Committee, Water Sewer Advisory Committee, Project WISE, and Rockingham Planning Commission as the impacts of the development will go beyond Exeter's borders. Mr. McHale said that the Dagostinos have always been good for the community and wouldn't want to deny the family from profiting from the property but to keep in mind the interest for the environment and practicability. The developers are a big development company from Portsmouth which will build and then leave the community. Mr. McHale stated there should be questions on the table before making decisions.

Caroline Piper of 8 Forest Street, requested a full natural resources study to look at endangered species that may be found there, Blanding's Turtles, bald eagles, salamanders, and milkweed important to Monarch Butterflies. Ms. Piper noted that the wetlands survey was conducted last September, during a drought. Ms. Piper noted the need for a traffic study. Some streets don't have sidewalks; the road is already fast moving without the addition of more cars. She suggested a pedestrian study and connections to public areas as addressed in the Master Plan. Ms. Piper quoted areas of the Master Plan including the housing section to promote community in the village and not a collection of dead end roads. There is an increased cost to the town for Cull de Sacs.

Brian Crowley of 9 Summer Street noted the Dagostinos allowed recreation on their land. Mr. Crowley added the possibility for raising money to buy the property and make into a greenway.

Erin Steckler of Park Street talked about a traffic study to see the extension of Park Street along the Park Street Common where children cross to school. There is a need for sidewalks and narrowing of roads to slow traffic.

Paul Martin of Park Street was concerned about traffic going to the school.

Tom Light of 7 Wadleigh Street said that they purchased property from the Dagostinos. They see wildlife in their backyard. Mr. Light noted that on old maps the entire area was wetlands. There is a town drainage easement that dumps out into the river. During high tides the water goes into the wetlands. The land was mentioned as flat but in actuality, has a 40-foot ravine at the back end. He has walked the property and noticed TV sets, vacuums, ovens, and 50 gallon drums. If there is a one-way road to the spring, how would people get to the spring? People from three different states go to fill up at the spring. Cars speed down the driveway already.

Mr. Light said that there would not be enough open space for people to enjoy. He said this is a big job for the Planning Board.

Rebecca Welch of Wentworth Street noted that Exeter is a special place to live and that this project would set a precedent for the other projects.

Pete Steckler of 4 Forest Avenue asked what bearing Oak Street Extension would have as a private road. The bulk of the project is inside of the R-1 zone and is not low density on the plans. Mr. Steckler noted the residential buffer, and impacts on streams and riparian setbacks to the town forest. Mr. Steckler inquired about wetlands labeled as low functioning. He asked about a vernal pool assessment and importance of surrounding habitats. Mr. Steckler inquired about the stream crossings and threat of flooding.

Susan Stone said now is a good time to visit the property because there are many small projects that make the area busier than usual. Mr. Light added that the wetlands assessment came about on the driest year possible and there should be another evaluation.

Todd Piscovitz noted that the low quality mentioned could be a vernal pool. He also noted that the best use of the property is a subjective opinion.

Keith Patterson responded by thanking the public for their comments. He noted that the land is zoned for residential use. He said that they hope they can address the issues brought forward and that the plan is not yet complete. He noted that the land is not a clean site and that the development will help clean up the area with environmental remediation.

Paul Martin of Park Street mentioned that he sees the natural resource next to contaminated waste and mixing them together seems dangerous and might be best left alone.

BOARD COMMENTS:

Ms. Corson said thank you to everyone that showed up. Ms. Corson said that it is important to think about the master plan so that in the future their children can still enjoy it. She asked for anyone interested to join the master plan process. Ms. Corson addressed the Applicant and said if they completed everything asked of them for plan completion that she may not be able to say no to the plan. She noted that even 30 houses are too many houses for that property. Large subdivisions in town are usually through streets. Ms. Corson said that she does not see connectivity with this project as stated in the master plan.

Ms. English said she was impressed by the public. Ms. English said she took notes on what the public had to say. She agrees that the master plan is an important document that gets overlooked frequently.

Mr. Plumer asked for the location map to be larger and extended. Aerial photos also help with scope. He agrees with sidewalks and places to ride bikes. He also thanked the public for coming

out.

Mr. Clement said that he could not commit to one side or another yet. He agreed that Exeter was a special place and integration of neighborhoods is important and would like to see a yield plan. Exeter needs to accommodate new people without making separate neighborhoods. He anticipates the final results of the phase 2 environmental assessment. He agrees there needs to be a Natural Resources Assessment and a traffic study.

Mr. Plumer noted that the questions came up because this is an initial assessment. The developer is still in the beginning phases of the planning process. Ms. Corson said that this is a conceptual review and thanked the public for being respectful and expressing concerns.

4. OTHER BUSINESS

Ms. Bergeron said that the Heritage Commission is looking for new Planning Board representatives. They meet on the second Wednesday of the month at 7 pm.

5. APPROVAL OF MINUTES: February 10, 2016

Mr. Plumer moved to approve the minutes of March 10 as presented, second by Ms. Corson.

VOTE: 4 Ayes 1 Abstention

6. TOWN PLANNER ITEMS

Mr. Sharples noted that on the digital file submissions that the Department of Public Works suggested crafting language for the site and subdivision regulations. On the master plan the Planning Board needs to think about starting a steering committee with at least two representatives and think about the make-up of the committee. Mr. Sharples said the process can go 6-12 months and reach out to a consultant to help drive the process.

Ms. Corson said that there will be a forum on fertilizer use on May 4 at the high school. There will be a presentation at the parkway on May 14 with a DOT simulator and the UNH Cooperative Extension Special Margaret Hagan on lawn keeping tips.

Next Meeting: April 14th, 2016

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

The meeting was adjourned at 10:41 pm.

Respectfully Submitted

Sarah McGraw