

1. Public Hearing to discuss proposed new High School.

Chairman Binette convened the hearing at 7:00PM in the Nowak Room on the above date. He introduced the Board present: Robert Eastman, William Campbell, Lionel Ingram and Joe Pace. Also present: George Olson, Town Manager and Sylvia von Aulock, Town Planner.

Chairman Binette noted the public hearing was to hear the presentation on the status of the new High School, as approved at March Town Meeting, and to allow questions from both the Board and the audience in attendance. He asked that questions not be repetitive and that someone ask all questions they have the one time they are at the microphone and to keep the questions to the topic at hand.

Warren Henderson, resident and Chairman of the Building Committee reviewed the process, beginning with the positive vote at the March Town Meeting from all six communities. The Committee began its work preparing a flexible design, land being considered, numbers of students, checking on-site water and sewer capabilities, etc., all with the plan to have everything on-site: cafeteria, parking, ball fields. Numerous hours have been put in by all involved. His review follows: [Various maps and site plans were on display and referred to by members of the school 'team'.]

Permits: The district filed permits on both the state and federal level and hearings have been held on all. He noted that any delays at this point could cause at least a year delay in opening – from 2006 school year to 2007. If the process is stopped, all is lost. This includes the 70+% positive vote, \$1 million in planning and engineering costs, any money not recouped from sale of land and then a vote must be taken to renovate the current building(s). The permitting should be completed this fall and construction should start by April.

Site: Jeff Cantera, of Gove Environmental Project Management, has conducted site searches in order to seek out the best possible for the project. Based on requirements of the project, including topography, roads handling traffic, hydrology, soil structure, natural resources, etc., a minimum of 65 acres was sought. There are 16 sites in Exeter with those parameters with 12 having greater than 5 acres of wetlands. Of the 4 remaining, 2 were not for sale and 1 was under development as a residential neighborhood. The area proposed is the 1 remaining parcel and it has 4.3 acres of wetlands impact and appears to meet all what the voters wanted: room for growth and expansion and minimal impact on the environment.

Site Permits: Greg Mikolaities, Appledore Engineering, spoke of the main access proposed off Route 27 and the parking divided into four separate lots. There is a second emergency access off Old Town Farm Road and the athletic area is self-contained. There is minimum wetlands impact and storm water detention. There are plans for wells in the birm toward the back of the property and the septic is back by the fields and has been approved by the State.

Wetlands: Mark West, West Environmental, flagged all the wetlands and categorized them into low and prime in the fall of 2002. He noted it was hard to find 65.7 acres without wetlands in Exeter. This parcel is 118 acres with 35 acres wet, which leaves 70% upland. There are two prime wetland areas, one draining into Fresh River (1500' north). Issues: (a) some of the wetlands were affected with the parcel was excavated for a racetrack, but they are isolated. (b) there is a watershed break, with a portion going north and one south. (c) 25 different site layouts were prepared to minimize the

wetlands impact, with the building in the low value wetlands and farthest from the prime. The stream by the building is preserved.

Drainage: Sean Malone, Civil Engineer from Appledore, while pointing out six different watershed areas on the map provided, noted sheds 1 & 2 flow south to Little River; the other 4 go north to Fresh River. There are five detention ponds for storm water throughout the water sheds. There will also be five treatment swales to filter out solids and should not be detrimental to the environment. They were designed to meet all DES regulations.

Geology: Cynthia Thayer, Chief Geohydrologist at R. W. Gillespie, noted the water supply on site has been proven adequate for the project, in both quantity and quality. In July, drilling into the prospective bedrock well yield 20 gallons per minute, with an estimate of 40 gpm in the first well; the second yielded 10 gpm but will probably yield 20. They are proceeding with the pumping test and are going for the permit. At the end of August a pizometer was installed for the aquifer analysis in both shallow. Both pumps, run simultaneously, showed a safe yield of 30 gpm for 48 hours straight. The conclusion is the safe yield of 30 gpm is adequate and should have no concern able impacts to the area wetlands.

Athletic Fields: Walter Pierce, Business Manager and speaking for Athletic Director Bill Ball, noted the goal for the new school was to have at least the same number of fields as there is currently. There are 12 activity areas, all on the same parcel: 2 football, 3 soccer, 2 field hockey (representing 7 areas used in the fall); 4 lacrosse, 2 baseball, 2 softball, 1 track/field (representing 9 areas in the spring). Six areas are independent with the remaining six overlapping on field use in the separate seasons.

Mr. Pierce pointed out that the land near the entrance off Route 27 is not currently the school's, so does not include the green space shown. If that property is acquired, they will keep only what is needed for the access roads.

Turf Management: Mr. Cantera noted they would be using materials with the least impact to the environment. The original design for renovations to the Linden Street property was presented to the Department of Environmental Services (DES). With the new proposed parcel, the District went beyond the original conventional plan and plan to use the minimum available pesticides/fertilizer, etc., as possible. They are currently working with Richard Luff, Course Manager at Sagamore Country Club, who uses organize and natural resources. They will be using category 3 & 4 chemicals (more benign than called for) and slow release fertilizers. The plan has not yet been formulated but a good-faith effort is underway.

Parking: Rob Klundiest, Harriman Associates, stated the plan works out to 1017 spaces which is adequate for this size facility. Factors reviewed include: a) needs during the day with 700 students, 260 administration, including visitors and volunteers. b) 2000 bleachers are planned for the gym, with an additional 600 on the floor; the auditorium has 1000 seats and the cafeteria has 1000. The football stadium will have 3500, track 500 seats. The analysis with this information equals 1017 spaces.

The school's presentation ended at 7:40PM.

Chairman Binette thanked the school for their presentation and asked Ms. von Aulock to report on her findings.

Sylvia von Aulock, Town Planner, noted her goal was to not hold up the building schedule as “time means money”, but wishes to reduce the impact on the immediate area including abutters, traffic, wildlife and wetlands. She asked the school to not just look at the direct property but at the larger picture.

Traffic: No analysis study has been done to date and the project will affect many areas of town, with parents, students and buses using different routes and intersections than they are currently using to get to the high school. In two years, two accidents at the east bound 101 off-ramp to 27 have occurred; four westbound. The Brentwood/Epping Roads intersection will be highly affected. She suggested a study be done on what roads will be taken and analyze the impact.

Master Plan: As the Town is in the middle of revising its Master Plan, the first visioning session showed the number one priority to be a new high school; #2 was a community facility and #3 a swimming pool. She suggested a survey of future users to seek their requests for facilities.

Impacts: She urged minimal impact on the areas, noting most will be affected with some type of construction.

- Traffic: She questioned whether the school had considered the possible increase in traffic on Old Town Farm Road due to people dropping off students at the emergency access – close to the school – rather than taking the 1.1 mile loop on property from Route 27.
- Presence: In reality, the school is too close to the neighborhood and she proposes the school install a 100’ vegetated buffer, non-penetrable, to minimize their presence. Also, to make more of a presence off Route 27, at the main entrance.
- Hot spots: She suggested surveying parents and future students to see what it is they want at the facilities.
- Parking: She thought their plan called for 1027 not 1017. She realizes there are problems present with the current lots and parking is always an issue.
 1. She suggested constructing the lots in phases as the growth is realized, though design for them now and receive the permits for them now, just don’t act on them.
 2. She suggested event parking could be placed farther around the site in areas that are not paved with asphalt but with grass pavers.
 3. She also suggested review of school polices regarding parking and stress carpooling (those who do could get a guaranteed space) or those making the honor roll getting a guaranteed space.
 4. Line up entrances/exits from the maintenance area and parking lots to not have off-setting turn lanes, which may also increase the size and allow inclusion of additional handicapped parking spaces.
 5. Snow removal: insure this is not placed into the water resources but into the detention systems (salt, sediments, car deposits, etc.).
 6. She requested a third party review of the drainage and run-off of lots and roofs.
 7. The Technical Review Committee (TRC) has requested a temporary plan for the construction phase, which has not been received.
 8. She expressed great concern on abutters’ shallow wells as a result of the bedrock supply wells, based on information from the pizometers.

9. Wetlands: Exeter has added several regulations and ordinances to protect its wetlands, wetland buffer areas and natural habitat and has four wetland setbacks: a 25' no disturbance, 50' no parking, 75' no structure to wetlands and 100' no disturbance from prime wetlands. She urged the school to adhere to these requirements.
10. The 4.34 acres of wetlands to be disturbed is the largest she has seen in her 4 years with Exeter. It is overwhelming in size and suggested a reduction by 1.9 acres with a re-alignment of the ball fields. She urged that the roads running along the wetlands have retaining walls to direct run-off away and requested buffer plantings.
11. She commended outdoor classrooms and urged their consideration for students to fully understand the vulnerability of the area they will be in.
12. Lighting is a concern by all involved. The plan has not yet been received for review.

Chairman Binette thanked Ms. von Aulock for her work and presentation. Prior to hearing questions from those present, he took questions from the Board, beginning with himself.

Paul Binette:

1. Mr. Binette asked Mr. Pierce if a traffic study had been done. No. Why not? Mr. Pierce noted the TRC suggested they speak with Rockingham Planning Commission to work with them on a study but they have not completed their talks. He noted he thought it could be included with other planning with the Epping Road corridor. He noted the parking challenges will be much less than now but would be happy to participate in an analysis but has not yet agreed to a full blown study. Mr. Binette noted it would mean a lot to the Town and help with DPW's road work schedule.
2. Mr. Binette went on to ask whether they've considered the traffic that will, undoubtedly, be generated from Newfields and the cut-through on Oaklands Road, rather than driving down Newfields Road, out Route 101 to 27 and to the main entrance. This would impact the neighborhood. Mr. Pierce noted the percentage of drivers that would do that would be small in comparison to the whole SAU. Mr. Binette noted it would be small, but it would still be an impact and are all those roads built properly for the influx of traffic. Would the road need widening for buses and cars. Mr. Pierce again stated, in his opinion, the impact would be minimal.
3. Parking on campus: With only 700 spaces for students, Mr. Binette expressed concern over parking for weekend events, noting some events could bring in many visitors, opposing fans, etc. Would there be room? Mr. Henderson stated yes noting the demand from some events would call for temporary parking on fields.
4. Service deliveries: Will trucks be using the main entrance and continue to the back of the building and is that not a concern with the traffic and pedestrian flow? Mr. Klundeist noted the deliveries would use the access road, circling the school and would not go through the parking lots.

William Campbell:

1. He questioned whether there is a possibility a field could be placed on the access road near the entrance. Mr. Pierce noted the school does not own that. The only goal for acquiring that property is for an access road – not to own more property. They will sub-divide and sell off what remains after the access road is determined. Mr. Campbell thought a presence would be made by placing a field there, to encourage that entrance. It was noted if 'presence' means a football field at the entrance, it would be too far from the facilities and locker rooms and the goal was to keep the athletes in the general vicinity of the fields. Mr. Campbell expressed

- concern that the fields are too close to Old Town Farm Road and the draw would be to park there and cut through. Mr. West noted that area would not be as exposed to the public.
2. He recommended reducing use of pavement and asphalt and to use grass pavers wherever possible and to be environmentally friendly. He asked if they were actively researching this. Mr. Henderson showed a graph which noted the building represents 4% of the parcel use, parking at 6%, ball fields at 7% and the remaining area is wetlands, open space, fields, etc.
 3. Will they re-use the roof run-off and will they evaluate that for cost effectiveness, particularly with 2 dam permit requests at the State it appears the retention ponds are very deep. Mr. Campbell hopes the school takes all suggestions into consideration and not to just write them down to get lost. He would expect response to suggestions on why or why not taken. Mr. Henderson assured him that statements made tonight and those made previously are actively being discussed and researched.

Joseph Pace asked if the design of the stadium shows 3500 seats and 500 on the track, are there plans for revenue-making events (i.e. Class L meets, etc.) and why isn't the track part of the stadium. Mr. Pierce noted it didn't fit into the configuration and layout design. Also, the site distance was too far away. This would now allow for a self-contained game field with seats and, later, space for seating on the track. He noted the 'stadium' is not just football but multi-sport for all 'rectangular' field activities.

The Board ended questions at 8:29PM.

Domenico Milillo, Front Street, asked if the plans were final. No, a work in progress. He noted the items discussed tonight would normally appear at preliminary plan approval meetings and now is a little too late, with lots of hours spent, to question and possibly stymie the project. His concerns included: a) Storm water management and to not interconnect the areas. The more separate impervious areas installed the better. b) Use of rainwater is important and could be stored in an underground facility for use with irrigation, etc. He also suggested bituminous service treatment on the roads – fast, easy and holds lots of water to reduce run-off. c) Did not suggest green roofs. d) The tree plantings plan is okay. e) Though the percentage used for parking lots seems low, it actually equates to 7.2 acres, which is substantial.

He asked about the recovery time on the wells and whether the 30 gpm is through pumps on demand or in reserve with floating switches.

He could not understand why a traffic analysis had not been done, to compare counts now vs. those in the future. He also suggested routes be mapped out now and project the wear and tear on which roads. DPW should be given time to prepare for any improvements needed for buses to travel to and from school safely.

He feels the 25' wells of the abutters are not deep enough and the school should drill them new, deeper ones.

Tony Callendrello, Old Town Farm Road, (noted he was one of the abutters with the 25' well) lives across the street from the construction entrance. He appreciated the chance to speak and to clarify he is not opposed to the project but has legitimate concerns over this massive project. It is 330,000 square feet with 1000+ parking spaces, compared to a Walmart Super Store of 150,000 square feet.

To better get a feel of the size, he recommended visiting Noble High School in North Berwick. He noted a huge impact on that neighborhood and suggested asking questions before it's too late.

He understands the urgency to complete the project but they must do it right. Regulations and applications must be reviewed and some problems have come to the surface. The Turf Management Plan showed carcinogens being used – toxic to wildlife, wetlands and, with his property down stream, he has been concerned. He was glad they were researching safe ways to handle this based on prior questions raised. He feels the 1000+ parking spaces are too many and questions the phasing in of Fremont students. That would eventually be an additional 200 spaces used. Other areas of concern are lights, noise, Old Town Farm Road parking and, most importantly, the construction access. There will be logging, fill, deliveries, etc. That road is 23' wide without snow, 16-17' with. Two steel trucks won't pass there safely. With a 330,000 sq' building, the numbers of bricks, blocks, etc., up that road will be substantial and will affect the condition of the road. There will be lots of mud, turning into sand, along the road also, as there was during the well testing. It caused a safety issue.

The water draw-down test showed no problems, with a 12,000 gpd draw but what about when 650,000 sq' athletics fields are watered. How much will that draw. It's been noted they may need a ground water permit which would be the size bottling plants use. The residents are getting a "Readers' Digest" version of what's happening at the parcel. He noted the board has the authority to be sure the school is a good neighbor and to protect the quality of life and that children and the residents remain safe. He presented a petition from the neighbors (copy attached) noting concerns.

Jean Pynn, 67 Old Town Farm Road, moved to Town 21 years ago. She expressed concern over the include on the Road and not being able to see over the rise. With this visibility, school buses, vehicles and trucks are a safety risk. She noted the road was oiled years ago, which is what is done on a rural road.

Other concerns included run-off toward her property and whether contaminants would be included. She also feeds the deer in the neighborhood, probably coming from the school's parcel, noting a change in lifestyle will be seen. Also, the lighting issue – she chose the country to get away from the city lights. Her home will go to relatives and she wants a safe neighborhood. She also believes the access off Old Town Farm Road is auxiliary and suggested it be moved, noting more land abutting the school land (Bernier property) may be available (and not using as much of the wetlands).

Richard Demasky, Old Town Farm Road, noted 3-4 spaces along the road contain granite. The road was built up 18" some years ago and if used for construction the road will not last long. The SAU won't be paying for the repair – the Town will. He reminded the Board of the Linden Street bridge damaged by dirt haulers but the Town had to fix it. This is the same issue.

Robin Allard, Chapman Way, expressed concern over the access road and which one is being proposed. During the hearings before Town Meeting, the access was through Anna Louise Drive, now a second road has appeared, closer to Pine Road. [Both are being considered]. As a resident of the area and also a bus driver with 1st Student, she questioned the impact on the existing roads. She noted Pine Road will see more traffic and, with the turn on to Route 27 and then an immediate turn to the school, safety will definitely be a concern. When questioned why Pine Road would be used and by whom, she noted routes from Brentwood, East Kingston and also Exeter, using this back way rather than out through Epping Road. There is a time issue to get to the schools.

She asked if a light was considered for the intersection? With buses, parents and students arriving in the morning (and buses also leaving) it could prove a nightmare.

She also felt the pool was a great idea and wondered if it was or could be considered. She also asked why the school was considering adding Fremont students. With 1500 at EHS and a projection of 2000 at the new school in 2006, why would we add another school and, if we do, would they be charged a premium – as we are all paying now?

Mike Lambert, Locust Avenue, drew attention to the tread marks on Route 101 at the entrance to the exit for 95. There is a crest in the hill on Route 101 similar to that of this project and noted Route 27 is not equipped for this project and the State probably won't pay to improve it. Traffic will be lined up on the west-bound ramp off 27 and, with the crest of that hill, it's accidents waiting to happen. Newfields Road is now a problem (at the crest by the 101 exits) and this will be also. A traffic study must be done and is not sure why the school doesn't get it. There is a 'perceived impact' of the project but feels we have not yet been told the whole story. If a resident brought forth a plan for a project but had no access to the property that would be the end of it – no project. He feels they should hold the project till one of the two access roads is confirmed.

He expressed concern over the "North Exeter" issue with all things converging in that area i.e. the school, a new fire department, water treatment plant needed for growth. There will soon be a flood of development on the north side of Route 101.

Donna Ward, Birch Road, asked about a third access road reported and where would it be? There are only two and it will be one or the other. When will that be decided? After the contract is signed. [Not received well by the audience.]

Mike Wissler, Old Town Farm Road, asked about the process and whether factual requirements are required by the Town. He expressed concern the Town will get burnt during the process regardless of the facts, or lack thereof, on water, drainage, access, etc. The school lacks facts and there appears to be no requirements needed.

Chairman Binette noted the Board needs to be informed of the process but the questions need to be addressed to the School as the Town has no control.

Langdon Plumer, Gary Lane, stated this project is too massive and would have been handled by the Planning Board in two to three meetings. His concerns:

1. Lots of land issues and, if planning 'outdoor classrooms' he hopes monitoring wells, air quality, variety of stations to view and silt, water and wildlife will be included. The technology should be included in the plan to learn.
2. Parking lots – "hate 'um" and no landscape plans are known at this time. He urged environmentally friendly, pleasing to the eye and to monitor water use.
3. Phillips Exeter Academy redid their track and it's close to the river. They installed a 'sponge' to hold the water and slowing release it. He suggested contacting them – this may reduce the size of the holding ponds.

Lionel Ingram, Selectman, listed his concerns:

1. Traffic hotspots – the Town is concerned not just over busing but the Town's overall traffic impact because of this and they need to help pay to assure it is not an issue.

2. Construction on Old Town Farm Road: dirt must be cleaned up as they go, in order to avoid a safety problem. If an incident occurs because of the dirt and mud, it must be the school's problem.
3. Heavy equipment on the old road – what can Old Town Farm Road handle? DPW must be involved in the review and it's possible impact and decide when to rebuilt, costs to the Town even though created by the school.
4. Water run-off: It must not increase – it must remain the same. He asked for clarification noting he heard "not detrimental..". It was clarified there will be NO increase. There are two other ideas to decrease the run-off – parking lot suggestions and roof run-off. He urged they consider these.
5. Snow removal areas must be designated and NOT be detrimental to the area.
6. The #4 on the surface flow map shown this evening – should reduce to 0 and have no affect to those on Old Town Farm Road.
7. Shielding – insure there is no impact on looking out onto the Road by the neighbors.
8. Lighting: Is there a plan to come? The TRC looks for no impact on the neighbors.
9. "Best good for buffers" – they must at least meet the minimum buffers and protect areas of concern to the Town.

These all are do-able and must be done in order to least impact the neighbors and town.

Robert Eastman asked Ms. von Aulock to list all zoning and site plan review regulations that could be violated within the construction zone.

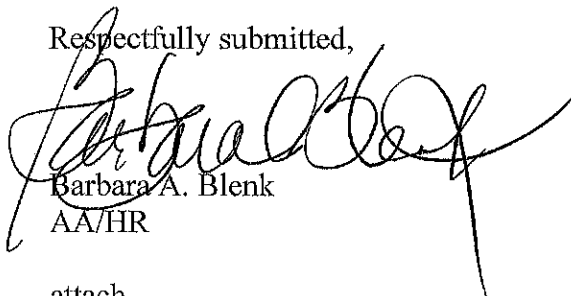
Joseph Pace urged the residents to remember the school is an independent governmental unit from the Town and does not answer to the Town. They are answerable to the voters of the six towns involved. The Board cannot hold the school accountable but the voters can.

Chairman Binette thanked all for their input. He noted the school and firms involved in this process must remember they are dealing with the residents of the area. It is not the school's home but the residents' homes. They must work with all involved.

The Board hopes for more answers and, perhaps, this public hearing will be held again. This is a huge impact for a huge campus but it does not affect the school – but the Town and its residents.

Mr. Eastman moved to adjourn; second by Mr. Ingram. VOTE: Unanimous. Time: 9:28PM.

Respectfully submitted,



Barbara A. Blenk
AA/HR

attach.