

EXETER PLANNING BOARD

MINUTES

APRIL 12, 2012

Chairwoman Kathy Corson called the meeting to order at 7:15 PM in the Nowak Room on the above date.

PRESENT: Chairwoman Kathy Corson, Selectmen's Representative Frank Ferraro, Members: Carol Sideris, Gwen English, Alternate Members: Clerk Lang Plumer and Pete Cameron, Town Planner Sylvia von Aulock and Deputy Code Enforcement Officer Barbara McEvoy. It was noted that all board members in attendance would be voting.

Chairwoman Corson suggested that the evening's agenda be taken out of order to address their "Other Business" first whereas it would be a relatively short discussion and the applicant was present. There was no objection from Board members or representatives from Phillips Exeter Academy.

OTHER BUSINESS

81 HIGH STREET LLC – PB CASE #21115

The Board addressed correspondence dated April 2, 2012 from Marshall Law Office (on behalf of the Applicant, Mr. Steve Wilson) requesting a waiver from the impact fees requirements for his project recently approved for the redevelopment of the former Eventide Home at 81 High Street.

Chairwoman Corson indicated that the case would have to be re-opened for further discussion of the Applicant's request. ***Ms. English moved to re-open the application; Mr. Cameron seconded the motion. VOTE: Unanimous. APPLICATION RE-OPENED FOR DISCUSSION.***

Attorney Ed Woicak and Mr. Steve Wilson, principal and general contractor for the project were present to address the Board. Attorney Woicak stated that the new facility would be age-restricted, multi-family units consisting of one and two-bedroom units, but not to exceed 17 units or 24 bedrooms in total. He indicated that the existing structure had been served by municipal water and sewer, and that the proposed use would actually generate a decrease of approximately 1,000 gallons in the daily usage of such services. With respect to the school impact fee requirement, he stated that it was anticipated there would be no impact on the public school facilities given the fact that these units are age-restricted. Attorney Woicak commented there would be minimal impact on the town's recreation facilities also due to the age-restricted occupancy, noting that some of the recreation programs (i.e. field trips, use of the pool, etc.) have a registration fee and/or additional costs to attend.

Ms. von Aulock explained that other 'age-restricted' developments in town had been granted partial waivers for the recreation impact assessment (i.e. Sterling Hill, RiverWoods and The Meeting Place). She noted that various measures of recreational activities had been provided both on-and-off site for these projects and therefore justified the granting of the requested waivers. She stated that there were many, including ourselves, who would qualify for this type of housing yet would not consider themselves as elderly, but as still "active" folks.

Attorney Woicak commented that the proposed project was not "new development" as defined by the ordinance. However, and he referred the Board to Section 11.5.2 (Computation of Impact Fee) of the ordinance, he stated that in the case of new development created by the conversion of an existing use, the impact fee assessed shall be computed based upon the net increase in the impact fee assessment for the new use as compared to the impact that was, or would have been, assessed for the previous use.

Ms. von Aulock indicated that she had spoken with legal counsel regarding the issue and referred the Board to Section 11.4.4 D of the ordinance (subsection under Article 11.4 Definitions) and stated that the impact fees would be applicable in accordance with this section. She explained that there was a quantifiable difference in the types of residents who occupy a nursing home, and those who occupy housing for active seniors. She indicated that the active seniors would most likely be using the town's recreational facilities, and therefore creating a net increase in the demand on such facilities.

Mr. Wilson indicated that the recreation impact fee for multi-family development was calculated at \$711./unit, and depending on the number of units constructed would be between \$10,000. and \$12,000.

He requested that the Board consider waiving a percent of the required impact fee. Board discussion ensued relative what would be an appropriate percent amount to waive. Ms. Sideris inquired about the partial waivers granted for the other developments mentioned earlier. Ms. von Aulock indicated that Sterling Hill was granted a 75% waiver and Mr. Felder had received a 90% waiver from the requirement; she reminded the Board that some form of recreation (community building, playground, etc.) had also been provided on site for these developments. Mr. Ferraro suggested a 50% reduction, so basically splitting the difference, and asked if the Board considered it to be fair. Mr. Wilson indicated that he would be agreeable to the 50% reduction.

There being no further discussion, ***Ms. Sideris moved to grant a waiver from the requirement for payment of water/sewer and school impacts fees and to grant a partial waiver for a 50% reduction of the payment for recreation impact fees; seconded by Mr. Ferraro. VOTE: Unanimous.***

NEW BUSINESS: PUBLIC HEARINGS

PHILLIPS EXETER ACADEMY – PB CASE #21201

The application for a minor site plan review of proposed site improvements associated with the renovations to Phillips Hall and the Academy Building located on the school campus (quadrant of Spring Street, Front Street, Tan Lane & Main Street). The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #72-208.

Chairwoman Corson asked Ms. von Aulock if the abutters and public had been duly notified; Ms. von Aulock responded affirmatively. She asked if the application was complete enough for the Board to consider; Ms. von Aulock indicated the application was complete. ***Mr. Plumer moved to accept the application thereby beginning the 90-day clock for the Board to act; Ms. Sideris seconded the motion. VOTE: Unanimous. APPLICATION ACCEPTED.***

Mr. Mark Leighton, Associate Director of Facilities, was present to address the Board. He indicated that the proposed site improvements were in conjunction with their upcoming renovations to Phillips Hall building and the Academy Building. He indicated that in addition to classroom renovations, the project includes new geothermal heating and cooling systems for these two buildings. He identified the building locations and the area in which the proposed site improvements would be taking place, noting that the geothermal field would be located on the south side of the Academy Building, within the large lawn adjacent to Front Street. Mr. Leighton explained that the proposed site improvements included the installation of a geothermal well field and upgrades to area drainage, sewer, electrical and telecommunication lines. He indicated that the proposed site work would temporarily disturb approximately 70,000 square feet of lawn on the campus, and thus has required minor site plan review by the board.

Mr. Jeff Clifford, P.E. with Altus Engineering, Inc. proceeded to explain some details of the proposed construction. He indicated that the installation of the geothermal wells was expected to require temporary excavation of two (2) feet of topsoil to provide a stable work surface for the drilling operations. He noted that the materials being excavated would be stockpiled off-site on Drinkwater Road, approximately one (1) mile south of High Street. A temporary construction barrier would be erected around the perimeter of the geothermal field to protect the general public and campus students during the drilling operations. Construction access is being proposed from a temporary curb cut off of Front Street, therefore allowing the existing pedestrian access across and along the Front Street sidewalk to be maintained during the construction period. Mr. Clifford indicated that site work was scheduled to begin in mid-June (following graduation) and be substantially completed by late summer with the disturbed lawn areas to be revegetated by early September in time for fall classes. He noted that the only change on the ground surface would be the addition of approximately 80 linear feet of new walkways from the basement level rooms at the Academy Building. He also pointed out that as result of this project, approximately 14,000 square feet of impervious surface (roof and patios) would no longer drain storm water to the sanitary sewer system.

Board discussion ensued relative to concerns about the anticipated truck traffic, impact on the public road system, traffic congestion along High Street/Drinkwater Road in early morning hours, construction work hours and noise impact to be expected.

Mr. Leighton indicated that the Front Street sidewalk would remain open and they plan to post a display board providing information and a diagram regarding the project on the construction fence for public viewing and edification. Chairwoman Corson suggested that the Applicant provide the Board of Selectmen with a brief presentation prior to the project commencing. Mr. Cameron commented that it was a unique opportunity for PEA and the Town to show what can be done.

Ms. von Aulock indicated that Highway Superintendent Jay Perkins had attended the Technical Review Committee (TRC) meeting and expressed concern about impact to the Front Street sidewalk area and to Drinkwater Road; she noted that Drinkwater Road had recently been repaved. She indicated that Mr. Perkins was looking for assurance from the Applicant that any damages incurred as a result of their project would be repaired to equal or better condition. It was suggested that the Applicant meet with the appropriate DPW representatives to come up with an agreement satisfactory to both parties. Mr. Leighton agreed to contact DPW to address this issue.

Chairwoman Corson again cautioned the Applicant that Drinkwater Road was very heavily travelled and also provided multi-modal transportation uses. She suggested that the Applicant and/or contractors observe the traffic in the Front Street and High Street/Drinkwater Road area at various times during the day prior to construction commencing.

There being no further discussion at this time, Chairwoman Corson asked if there were any abutters or interested parties who wished to speak on the application. There were none; the public portion of the meeting was closed.

Mr. Plumer moved to approve the minor site plan for Case #21201, as presented, subject to the following conditions:

- 1. All requests of the Planning Board to be addressed, including but not limited to the following:***
 - The Applicant shall meet with the appropriate DPW representatives to craft an agreement providing assurance that any impact to the public right(s)-of-way and/or sidewalk occurring in conjunction with this project will be addressed to the satisfaction of the Town.***
 - Erosion control measures shall be installed at the storage area site on Drinkwater Road prior to any material being stockpiled.***
- 2. The Applicant shall submit an executed Site Review Agreement for Board signature;***
- 3. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town Engineer prior to any site work commencing;***
- 4. An appropriate inspection fee deposit, in an amount to be determined by the Town Engineer, shall be submitted to the Planning Department office; and***
- 5. All conditions of this approval are to be met within one year and all site improvements shall be completed within two years from the date of final approval.***

Motion was seconded by Ms. Sideris. VOTE: Unanimous. CONDITIONAL MINOR SITE PLAN APPROVAL GRANTED.

APPROVAL OF MINUTES: December 15, 2011 and March 22, 2012

It was determined there was not an appropriate quorum of members present to act on the minutes of December 15, 2011 and were deferred to the next meeting.

Ms. Sideris moved to approve the minutes of March 22, 2012, as presented; seconded by Mr. Plumer. VOTE: Unanimous. Messrs. Ferraro and Cameron abstained.

TOWN PLANNER ITEMS

- Exeter Economic Development Commission (EEDC) and Exeter Area Chamber of Commerce will be hosting a free breakfast forum on Wednesday, April 25th at 7:30 A.M. at The Rinks of Exeter on Industrial Drive. Topics of discussion will include the Train Station/Baggage Building purchase, the NH Plan Design Charrette, the new Economic***

Revitalization (ER) Zone along the Epping Road corridor and initiatives of the town's Economic Development Commission.

- Zoning Ordinance Review Committee (ZORC) will meet Wednesday, April 18th at 8:30 A.M. Guest speaker Julie LaBranche from Rockingham Planning Commission will provide a presentation on the recent success of the implementation of the 'Form Base Code' concept in Seabrook, NH.
- New Hampshire Planners Association (NHPA) Annual Conference – May 10 and May 11, 2012 at the Holiday Inn in Concord, NH.
- Workforce Housing Coalition of the Greater Seacoast presents "Getting Ahead of the Curve: Anticipating Workforce Housing Proposals" for municipal planners, board members and developers on Tuesday, May 8th from 6:30 – 8:30 PM at the Exeter Town Office. Mr. Plumer mentioned that Ms. von Aulock was one of the guest speakers for the workshop. E-mail invitation will be distributed.

REPORTS ON "OTHER COMMITTEE" ACTIVITY

Mr. Plumer reported on his attendance earlier this week of a workshop at the Science Center in Stratham (across from Stratham Hill Park) on computer model projections of climate change. He indicated that he had spoken with Selectmen Clement about possibly having a similar presentation in Exeter and have it be available on Channel 22.

Mr. Plumer also indicated he had attended an RPC-MPO (Metropolitan Planning Organization) meeting last evening at the Portsmouth Public Library. He noted there were several topics of discussion including a presentation on "complete streets" – a policy to address the increased demand for multi-modal transportation on our public streets. He also mentioned that a review of the proposed changes to the 2011-2014 Transportation Improvement Program (TIP) projects was presented.

CHAIRMAN'S ITEMS - None

There being no further business before the Board, ***Mr. Plumer moved to adjourn; second by Mr. Cameron. VOTE: Unanimous. The meeting was adjourned at 8:35 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, April 26, 2012 at 7:00PM in the Novak Room at the Exeter Town Offices.

Respectfully submitted,

Barbara S. McEvoy
Deputy Code Enforcement Officer
Planning & Building Department

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