

EXETER PLANNING BOARD

MINUTES

JANUARY 24, 2013

Chairwoman Kathy Corson called the meeting to order at 7:00 PM in the Nowak Room on the above date.

PRESENT: Chairwoman Kathy Corson, Vice Chairman Ken Knowles, Selectmen's Representative Frank Ferraro, Members: Gwen English and Katherine Woolhouse, Alternate Members: Clerk Lang Plumer and Kelly Bergeron, Town Planner Sylvia von Aulock and Deputy Code Enforcement Officer Barbara McEvoy.

It was noted that all board members in attendance would be voting.

NEW BUSINESS: PUBLIC HEARINGS

EXETER HAMPTON CO-OPERATIVE INC. – PB CASE #21301

The application for a Conditional Use Permit (CUP) for temporary impacts to the 100-foot prime wetlands buffer required for a proposed utility improvement project at 40 Hampton Road. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #87-8.

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; Mr. Knowles seconded the motion. VOTE: Unanimous. APPLICATION ACCEPTED.***

Mr. Phil Corbett, P.E. with CMA Engineers, Inc. was present on behalf of the Applicant. He identified the location of the cooperative and noted that it was a 52-unit manufactured housing community. He explained that their existing water distribution and sewer collection systems were in poor condition and required complete replacement in order to mitigate leaks from both systems. Mr. Ducharme explained that with the support and assistance of the Town of Exeter, the Cooperative applied for and received a Community Development Block Grant (CDBG) to fund a portion of the cost to replace the existing sewer and water systems and bring these utilities up to Town and State standards. He stated that his firm had designed new sewer and water mains with new building service lines to replace the existing, sub-standard sewer and water mains on the property. He explained that some of the sections of the new sewer and water mains as well as several building service lines would need to replace the existing utilities that lie within the 100-foot buffer zone of a town-designated prime wetland.

Ms. English asked for clarification of the 100-foot buffer delineation, noting that she did not see it labeled on the plan. Mr. Corbett responded that it was depicted by red-line delineation on the plan and was identified in the legend. Mr. Plumer asked for clarification that the water and sewer systems throughout the park were being replaced and that the project was not just focused on the areas of temporary impact. Mr. Corbett confirmed that the water/sewer system throughout the entire park was being replaced and noted that the CUP was necessary for only those portions where the wetland buffer areas were being temporarily impacted. Mr. Knowles noted that Mr. Corbett had mentioned that there was currently silt fencing in place on the site. He requested that the location of the silt fencing be added to the plans and noted that it would also be beneficial information for the site contractor.

There being no further discussion at this time, Chairwoman Corson opened the hearing for public testimony.

Ms. Martha Judson, 53 Hampton Road, commented that she had received notice about the meeting and came to learn more about the project. She indicated that she has resided in this neighborhood for more than forty (40) years and was just curious if there was any potential for impact to the pond or Ash Brook.

There being no further public comment, Chairwoman Corson closed the public portion of the hearing and resumed Board discussion.

Mr. Knowles moved to approve the Conditional Use Permit, as presented, subject to the following:

- **Location of the silt fencing be added to the plan;**
- **A note be added to the plan specifying that no fertilizer shall be used in re-vegetated areas within the wetlands buffer; and**
- **A note be added to the plan specifying the grass seed mix.**

Motion seconded by Mr. Plumer. VOTE: Unanimous. **CONDITIONAL USE PERMIT GRANTED.**

EXETER SPORTSMAN'S CLUB – PB CASE #21206

A continued public hearing on the application for a minor site plan review of proposed site improvements associated with the construction of a 100-yard barrier for projectile containment at the gun club's shooting range. The subject property is located at 109 Portsmouth Avenue, in the CT-Corporate Technology Park zoning district. Tax Map Parcel #65-123.

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. Knowles moved to reopen the application for consideration; Mr. Plumer seconded the motion. VOTE: Unanimous. APPLICATION REOPENED.**

Mr. Butch York, President of the Exeter Sportman's Club (ESC) addressed the Board. He indicated that he had a presentation prepared in the computer although it would not vary much from the documents the Board had already received. He stated that essentially there had only been one substantial change and that was the addition of a 'stop' at the end of the barrier for entry to the access way for safety purposes. He explained that the paper documents submitted for this meeting were completely different than the original submittal. He noted that subsequent to meeting with the Board of Selectmen, the project being presented was now for the proposed construction of a side berm and not the containment wall as originally proposed. Mr. York commented that the removal of trees from the site remained necessary, and recalled the total number being 57, although that did not include those trees in the north side berm already distressed.

Ms. von Aulock provided a plan on the easel for display purposes. Mr. York proceeded to review the plan, identifying the location of the shoot houses, the existing berm and the proposed improvements.

There being no further discussion at this time, Chairwoman Corson opened the hearing for public comment; there was none. The public portion of the hearing was closed and Board discussion resumed.

Mr. Knowles summarized a list of those items the Board was requesting the Applicant to provide on the site plan, as follows:

- Elevations
- Erosion control plan (silt fencing, etc.)
- Location of stockpile areas (for earthen berm materials)
- Location of drain pipes (limestone)
- Location of Water Works Pond and wetlands
- Professional/Certified PE stamp and signature on plan
- Construction detail of proposed berm
- Planting plan
- Detailed construction plan sequence

Mr. Plumer moved to table further discussion on the application until the Board's next meeting on February 7th, 2013; second by Mr. Ferraro. VOTE: Unanimous. Ms. von Aulock indicated that revised plans and any accompanying materials had to be submitted to the Planning Office by the close of business on Thursday, January 31, 2013 in order for appropriate mailing to Board members prior to the February 7th, 2013 meeting.

OTHER BUSINESS

APPROVAL OF MINUTES: November 8, December 13 and December 20, 2012

Mr. Plumer moved to approve the minutes of November 8th, 2012, as presented; second by Mr. Knowles. VOTE: Unanimous. Mr. Ferraro, Ms. English and Ms. Bergeron abstained.

Mr. Plumer moved to approve the minutes of December 13th, 2012, as presented; second by Mr. Knowles. VOTE: Unanimous. Ms. Woolhouse, Ms. English and Ms. Bergeron abstained.

It was determined there was not a quorum of appropriate members present to act on the minutes of December 20th, 2013; deferred until the Board's next meeting.

TOWN PLANNER ITEMS

Ms. von Aulock reported that she continued her participation with the UNH Climate Adaptations work group and their next meeting was scheduled for March. She indicated that they were interested in reaching out to community groups for their participation as well.

REPORTS ON "OTHER COMMITTEE" ACTIVITY

Mr. Ferraro reminded everyone that the Town Deliberative Session was coming up next Saturday, February 2, 2013 at 9:00 AM and would be held in the auditorium at the Exeter High School on Blue Hawk Drive.

CHAIRMAN'S ITEMS - None

There being no further business before the Board, ***Mr. Plumer moved to adjourn; second by Mr. Knowles. VOTE: Unanimous. The meeting was adjourned at 8:30 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, February 7th, 2013 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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