

**PLANNING BOARD  
JUNE 8, 2017  
DRAFT MINUTES**

**1. CALL TO ORDER:**

Chair Langdon Plumer called the session to order at 7:04 pm.

Members present were Nicholas Gray, Alternate Member; Gwen English; Pete Cameron, Clerk; Landon Plumer, Chair; Kathy Corson, Selectmen's Representative; and Kelly Bergeron. All members would be voting this evening. [Aaron Brown arrived at 7:13 pm.]

Staff present were Dave Sharples, Planner and David Pancoast, Recording Secretary. Members of the public, applicants and consultants were present as well.

**2. NEW BUSINESS-PUBLIC HEARINGS:**

- A. The application of Exeter Lumber Properties LLC for a commercial site plan review for the proposed construction of a 6,300 [this number was corrected from 6,500 during the hearing by the applicant] square foot lumber storage rack building on the property located at 120 Portsmouth Ave. the subject property is located in the C-2, Highway Commercial zoning district. Tax Map Parcel #52-53. Case #17-22.**

Mr. Sharples reported that the case is complete. Mr. Cameron moved to open the case, seconded by Ms. English, and unanimously approved.

Jonathan Ring, Engineer, of Jones and Beach in Stratham, said he appeared 6 weeks ago for a lot line adjustment plan approved with conditions in this area and a car wash which was also approved. Exeter Lumber was working on a plan for a lumber storage rack building at that time, which is the focus of this filing. The proposed building is 110 ft long, 50 ft wide and 25 ft high at peak. Discussion on drainage was held. Grading contours were shown as

existing on this plan. The site plan shows new building. It meets all zoning requirements and setbacks. There will be some lighting inside the building too, for winter usage. Drainage from roof is shown captured in a gutter system, piped to small R-tank storage system behind the building. The tank is 15' x 6' x 30" deep. Stormwater goes into that structure. Peak flow is reduced due to R-tank system. Stormwater from roof that are captured in that tank then can be attenuated later. The building's ends are open to allow fork trucks into it to move lumber around. This building will enable protection of the products from rain and snow. The applicant got a letter from Underwood Engineers with 11 comments, none of which are too major and all have been met or can be met.

[Aaron Brown arrived at 7:13 pm.].

Mr. Ring continued that three waivers have been requested. They are taking existing gravel area to left of existing building, asking for waiver for the high intensity soil survey requirement since they are only moving gravel that is already on the site. Second waiver is for designation of 16+” trees, there are no trees there. They also seek a third waiver for grading within 5 ft of property line. The car wash got one for the same thing regarding this property, and this applicant needs to get roof drains into place here and needs to grade to within five feet of the car wash property.

Mr. Sharples added they are only asking for site plan approval. TRC did not issue a comments letter. Leary Court drainage matter pertains to this and is just offsite, so he suggested the same basic condition of approval. Escrow just funded for Underwood Engineering review and he got that report just today. Nothing major in it. Neighbors called him about the site, Leary Court ponding and drainage issues out back. Allen Street poses issues to Leary Court-all affecting drainage. This storage rack building will be putting all water into the new stormwater system, not going to Leary Court. May not be able to resolve all problems in area on this one application. A collapsed headwall at Allen Street should be repaired. Mr. Ring said no one knows

how far back the issues are on the headwall, but the Lumber Company will accept that as a condition of approval.

Mr. Gray asked if Circle T Carwash took on the drainage. Mr. Ring said yes, to install a 4 ft diameter manhole structure. Discussion on the drainage 'fix' and Circle T will work with it as will the lumber company. Discussion on grading waivers and how frequently they are needed. Mr. Ring said this is unique situation as Circle T is leasing from Exeter Lumber. Mr. Gray asked about the historic use of the area of the property? Mr. Ring said it wasn't parking, it was just an area where they had product on the ground on pallets but out in the weather.

Ms. English asked if the lumber had always been on this spot? Mr. Ring said yes and a drive lane will exist so folks can still pick up lumber. She asked if the lights will be shut off? Mr. Ring: yes, at closings. Ms. English inquired about fire issues? Mr. Ring said they met with fire department in April and they are comfortable with what is there for protection, so no sprinklers are needed.

Mr. Cameron asked about access. Mr. Ring said Fire Truck can enter this new building from either end. Outside racks will still have wood on them.

Ms. Corson asked about greenery that could be added. Discussion on this aspect and the fact that it's on Portsmouth Avenue. Mr. Ring said could pull out some of the gravel, loam it and plant some arborvitae there. Discussion was to leave the matter to the planner to resolve with the applicant. Mr. Sharples suggested a deciduous tree instead of arborvitae. Mr. Sharples said the TRC considered the architectural issues. They did change roof to a three pitch roof. Ms. Corson asked if could add a bush near the rack building and Mr. Ring said could add a 5 ft bush there.

Mr. Brown asked about tree waiver process. There was discussion that since there are no large trees, they don't need a waiver for them. He liked the landscape idea for some greenery.

Mr. Plumer asked if lumber to rear of lot will also go into the new shed. Mr. Ring said if space allows, it will, but don't know yet. Ms. English asked what plantings are in drainage swale? Mr. Ring said it's just grass to allow water to go through easily.

Margery Cass, neighbor, said that her basement sump pump runs continuously. Water in her yard is coming from her sump pump. Discussion on water sources and drainage going into the ground, and having to pump out basements due to ground water. She said she is just concerned about adding more roof to the lumber company property.

Mr. Ring said that the gravel area onsite gets stormwater but when roof is constructed, the system will continue to retain it and pipe it out. Existing roof spills onto ground but gutters being added to direct that water to the R-tank too.

[no further public comments]

Mr. Sharples discussed the Allen Street/Leary Court drainage issues, saying he thought there's probably an old brook there that got filled in years ago.

On the 16+'' tree waiver, Mr. Brown said they should just put a note on the plan because there are no 16'' or greater trees on the lot. The applicant withdrew that waiver request.

For the high intensity soil survey requirement, Mr. Brown moved that the waiver be approved. Ms. Bergeron seconded, and the poll vote was unanimously approved.

As to grading within 5 ft of property line, Mr. Cameron moved approval for grading within 5 ft of property line, seconded by Mr. Gray, and unanimously approved by poll vote.

Site plan approval:

Conditions as suggested by the planner were read into the record but are not set forth herein for brevity of these minutes, but they included landscaping plantings to be subject to approval of the Town Planner and a note on the final plan that no 16" or greater diameter trees are located on the property.

Ms. English asked about the building area of 5500 v. 6500 square feet. Mr. Ring said it's 5500, the plan was wrong.

Ms. Corson moved site plan approval with the conditions as read. It was seconded by Mr. Gray, and was unanimously approved in a poll vote.

**[Chair Plumer took a matter out of order for Felder-Kuehl Properties LLC.]**

Michael Donohue, Esq., presented this matter. The applicant is on the cusp of starting this project. It has been very competitive for financing, affected by the tax credit market. Many projects have this problem. The applicant needs a one-year extension for this project.

Mr. Sharples provided a motion for the use of Board. One year from original approval date. Ms. English said this is multi-use and the meeting minutes of January, 2017 reflect that. Mr. Donohue said that's wrong. She then moved a one year extension from the original approval be approved though June 25<sup>th</sup>, 2018, seconded by Ms. Corson, and unanimously approved by poll.

**B. The application of Willey Creek Co., LLC for a minor Subdivision of a 22.04 acre parcel located on Epping Road (and identified as Tax Map Parcel #47-8) into two parcels; and a multi-family residential site plan review for the**

**proposed construction of an active adult community (with four buildings containing 116 units and a 2,000 s.f. clubhouse) and associated site improvements on 11.59 acres. The subject properties are located in the C3, Epping Road Highway Commercial zoning district. Case #17-23.**

[Ms. Corson recused herself from this matter at 8:26 pm and did not return to the session.]

Mr. Sharples said the case is complete. Mr. Cameron moved to open the case, Ms. English seconded, and it was unanimously approved. Mr. Sharples said there was discussion at TRC about a proposed access road and it being part of the TIF Road. ZBA said the lot lines have to be exactly as shown on the plan. Site plan review: proposal for 116 units and preliminary comments of ConCom but the Board needs formal comments of ConCom, and the applicant is going before ConCom next Tuesday. Don't need a shoreland permit according to them. Mr. Eastman (CEO) said the ZBA oversees the permit and a shoreland permit is needed. There was discussion about language in Mr. Sharples' memo to the Board and his discussion about events of today with Mr. Eastman. A 'trip-gen' memo such as submitted on this filing is not enough, need much more by way of traffic studies. The TIF road is in TIF in order to become a public road. There are no funds to build the TIF road. BOS is working with the applicant on that. They need to treat it separately This project will be phased and TRC wanted phasing details. Board should probably do a site walk and ConCom wants one too. He recommended the Board schedule it and invite the ConCom to go too. [Mr. Donohue said doesn't have to be together but would be best if can do that.] A ConCom site walk is set at 6 pm on Tuesday, 6/13. There are no DPW comments yet. Recommends tabling this to a future meeting.

Michael Donohue, Esq., presented this matter. Need DPW comments which they don't have yet. If this Board can help get DPW to comments, it would help. He said they are here to begin discussions. Approved under a ZBA variance for use only, not site plan and not ConCom input. Results of going

to ConCom resulted in better project. Will present a plan by the July filing deadline so it can be acted upon. He introduced John Shafmaster, proponent of project and principle of Willey Creek Company; Steve Leonard as project representative; Denny Hamel, Engineer with WC Cammet Engineering; Douglas Brinner, Landscape Architect; Brendan Quigley of Gove Environmental; Carla Goodnight, project architect; Steve Pernaw, traffic consultant; and Justin Pasay, Esq., of the Donohue office.

Steve Leonard, Construction Representative, orientated the project. It's for proposed 4 buildings, least disruptive as possible. This is the Feb 2017 plan, with two areas of wetland crossings-least impact to wetlands possible. Three buildings are 4 stories each, last one is 3 stories. Clubhouse is in the middle, 2,000 sq. ft. Intend to do it all in phases, each one independent.

Doug Brinner, Landscape Architect, said the garage under access for the buildings lead to many other improvements that were made possible. There was general agreement to create a natural look for the project, with patios for each building for the residents. Some lawn around buildings to set landscaping off, but naturalistic landscaping otherwise. Drainage components such as rain gardens, draining to detention areas, and new tree lines are where all grading ends. Look and feel of grass meadows is what they were trying to achieve. All native deciduous trees placed in a helter-skelter pattern as in nature. Patios are integrated into each building. Rocks onsite are to become a protected slope with pocket planting areas between them. Conservation mix will be seeded over all.

Denny Hamel, Civil Engineer, said the comments at Conservation were to reduce the paving. They have reduced parking from 266 to 198 spaces. Rock stabilized soils were a great benefit to reduce grading into buffer areas. Had many pedestrian walkways proposed but they took many out. Full granite curbing will be installed everywhere. Four patio locations on each building. Storm water treatment comments from ConCom were followed, but there will be no catch basins, all rain gardens and bio-

retention areas, Media is mix of sand, peat and topsoil, which substantially reduces the treatment area. All pavement drains to these focal points.

Phasing plan is for Phase I to be Building A and the Clubhouse, Phase II is to be Building B, Phase III is to be for Building C and Phase IV is for building D. Each phase will take about a year. Each phased building and its immediate work will each function individually, in case any phase is delayed or possibly not started or completed for any reason.

Brendan Quigley, Gove Environmental Services, said the applicants' team met with the ConCom. Intermittent portion of Watson's Brook is located in this project site. There are three discrete zones the project has to fit into. They decided not to do this project in a standard way, to avoid having too much pavement, and very significant reductions resulted. 57,000 sq ft of paving impacts was reduced down to 37,000 sq ft, about a 36% reduction. Wetlands areas are on the softer edge of the site. The only hard surfaces with buffer impacts are two access driveways. There are now no buildings in buffers. There was some discussion on aspects of resource impacts.

Carla Goodnight, Architect, said the naturalized site and entire location will be attractive to buyers. Architecturally, "Craftsman" details were used, as special roof treatments, and some building three dimensional aspects too. It all compliments the overall architecture. Clubhouse is an important amenity and it is architecturally treated the same way.

Mr. Brown said he was a little confused on wetlands plan labeling. Discussion on the way the totals were tabulated was held. Direct wetlands impacts on this site are 2% of the entire wetlands area. Limited amount of impact on buffer is impressive. Discussion on the TRC comments was held. TIF Road may not curve as it currently is proposed to do. Mr. Sharples and the Applicant will comment/present on TIF Road at next meeting.

Ms. Bergeron said the planning and impact reductions are excellent.



[Mr. Sharples had to leave the session before it ended and left at 8:46 pm, and did not return to the session].

Mr. Cameron said this plan is “creative” and he needs to go back to February’s minutes on this and think it through as to what was discussed.

Ms. English asked if the site overview sheet could show labeled setbacks on it. Perhaps blow it up more and put it on two pages. Building D is still in the buffer, which is still an issue for her. Mr. Donohue said a safety problem exists if move Building D closer to parking. May remove the grading from the area and it’s well within the buffer zone there. Could put in a lower retaining wall to offset that. Where is the Shoreland Protection Area? Mr. Donohue said they don’t know what the Code Enforcement Officer is talking about, they don’t see it here. Discussion on that area ensued. Mr. Sharples said streams affected by tides are involved and none exist here. Need the interpretation of Mr. Eastman and the applicant can go from there. Mr. Donohue said the ordinance is not very clear. Discussion on the Focal Point device was held. Mr. Hamel said one was used at LL Bean in Freeport Maine. Discussion ensued on that technology.

Steve Pernaw, traffic engineer, said the Town may require a full blown study. He did a trip gen memo to quantify it and that will help Board decide about the traffic study. Mr. Plumer said the whole corridor is of concern to the Board. Mr. Pernaw said an active adult community is generally a low traffic generator.

Mr. Gray said he has a positive reaction to the process with two parking questions: how was the number 198 spaces arrived at? Mr. Donohue said the Dean Group for marketing looked at other comparable projects in this area with age restrictions and thought that number would work here. And they are only reducing outside parking, not underground parking. They feel

they can compete in the market with what they've proposed for parking. John Shafmaster added they feel the parking number is very adequate.

Mr. Gray asked how many of the 198 would be reserved for certain uses? Mr. Donohue said one space per unit. Discussion was then on walkways and access to the clubhouse.

[no public comments were offered]

Site walk discussion was held. If members of the Planning Board can make it to the ConCom walk on Tuesday, 6/13/17 at 6 pm, then they should just appear and Mr. Sharples will do a notice of that.

Ms. English moved to continue this hearing to July 27, 2017, Mr. Cameron seconded and it was unanimously approved.

### **3. OTHER BUSINESS:**

#### **A. PERFORMANCE BOND RELEASE REQUEST OF F.W. WEBB, N/R SITE PLAN REVIEW – 21,000 S.F. ADDITION; 18 CONTINENTAL DRIVE, TAX MAP PARCEL #46-2. CASE #21524**

Mr. Cameron moved the request be approved, Mr. Gray seconded and it was unanimously approved.

#### **B. WAIVER REQUEST FOR BONDING REQUIREMENTS AND BOND REDUCTION REQUEST-A. STORAGE KING, LLC – N/R SITE PLAN REVIEW AND CONDITIONAL USE PERMIT-4 COMMERCE WAY, TAX MAP \$48-2. CASE #21517.**

Storage King had requested a waiver of the original bond approval as the new regulations don't require it and they have also asked for a bond reduction to \$8,000. Ms. English moved approval, Mr. Gray seconded and it was unanimously approved.

**C. REQUEST FOR EXTENTION OF CONDITIONAL APPROVAL BY FELDER-KUEHL PROPERTIES, LLC; N/R SITE PLAN REVIEW FOR MIXED USE COMMERCIAL RESIDENTIAL BUILDING – 85 EPPING ROAD AND MEETING PLACE DRIVE, TAX MAP PARCEL #55-75. CASE #21507.**

[This matter was taken out of order earlier, per above.]

**D. APPROVAL OF MINUTES: MAY 25, 2917:**

The Chair tabled review of the Minutes of 5/25/17 to the next session.

The Chair announced that there is no meeting on July 13, 2017.

The Master Plan Visioning Session is next Tuesday 6/13/2017, at 6 pm.

**4. ADJOURNMENT:**

There being no further business before the Board, Ms. Bergeron moved to adjourn, seconded by Ms. English, and it was unanimously approved. The Chair adjourned the session at 10:42 pm.

Respectfully submitted by David Pancoast, Recording Secretary.