

PLANNING BOARD
September 14, 2017
FINAL MINUTES

1. Call to Order

The session was called to order by Chair Langdon Plumer at 7:00 pm.

2. Introductions

Members present Kathy Corson, Pete Cameron, Clerk, Langdon Plumer, Chair, Katherine Woolhouse, Aaron Brown, Gwen English, and Alternate Nicholas Gray was also present. Staff present: Dave Sharples. Members of the public were present as well.

3. New Business

Continued public hearing on the 2018 Capital Improvements Program (CIP) projects as presented by the Town Departments.

Mr. Plumer explained what happened with this item at the last meeting and to get the Board's consensus on the plan going forward. The Board discussed a plan presented by the rec department, and had concerns about the traffic flow in the area. He suggested the department review this plan and Ms. Corson agreed. The Board discussed their concerns about this project and a draft about a letter to send out about the project.

Ms. Corson discussed the Parking Study, and whether it should be pushed up to this coming year rather than waiting on this item. Mr. Sharples said when they were looking at this, the CIP was what HAS to be done this year. They tried to put forward what really needed to be done this year. The Board continued to discuss parking in town at length. The Board continued to discuss all the projects on the table, and their thoughts about them.

Other Business:

Storm Water Presentation by Wright-Pierce

Mr. Sharples introduced the memorandum. This is part of the MS4 requirements as discussed in a memorandum to the Board. Renee Bordeaux with Horsley Whitten Group appeared before the Board to discuss the memo. They looked at the waste water permit and the MS4 permit. These regulations do not apply to the whole town, but only a certain area. A PowerPoint presentation was shown to the Board. Mr. Gray asked what criteria was used to place a parcel in the Urbanized area. This was explained on number of census units.

Ms. Bordeaux next went through the PowerPoint on Nitrogen removal. Ms. English asked what the difference between effective impervious cover and discounted impervious cover was. This was explained to the Board. Mr. Gray asked a general question, about what if the town did not feel some of the regulations were in the best interest of the town, did they have any recourse. The options were explained to the Board, and that it could potentially result in violations.

Ms. Bordeaux went through the recommendations they were making going forward. Ms. English felt the major things they need to focus on whether they stagger these regulations or do them all at once and if they should be isolated to the MS4 district or town wide.

Don Clement Chair of the Board of Selectman, urged the Board to adopt at a minimum beyond the MS4 district. A good portion of Epping road is outside of this area, and this area is now being developed so he feels it would be in the best interest of the town and natural resources to go beyond just what is minimally required right now. Discussion ensued about these issues and the Board's next steps.

Colcord Pond Associates –PB Case #21506

Mr. Plumer explained that they received a request for bond release. Ms. Woolhouse noticed that phase 3 isn't mentioned in the memo and Mr. Sharples confirmed that this is related to only the residential portion. Ms. Woolhouse had concerns about this because if the commercial part doesn't ever get built, she didn't want to basically give them the ability to walk away after manipulating the zoning. Mr. Sharples explained that this is just about the residential pieces and has nothing to do with the commercial part. They are considered separate.

MOTION: Ms. Corson moved to release the remainder of the bond for case number 21506, 80 Epping Road which is \$680,176.45, Mr. Gray seconded. The motion passed unanimously via roll call vote.

Kathleen Mahoney (d/b/a "The Porches at Exeter) 1 Franklin Street—PB Case #21416

Mr. Sharples explained what is being requested here. There is a pre-construction meeting next week. She is requesting for the next phase, which is the residential and private social club to be released from the requirement for posting a performance bond for the improvements and just put up an erosion and restoration control bond. Mr. Sharples thought this should be a condition of approval. This doesn't have anything to do with the offsite improvements. Ms. Corson wanted clarification on the projects as she doesn't remember it being presented this way. Mr. Sharples would locate an email sent to the applicant. The Board discussed this item at length especially the parking places, and the existing easement. The Board felt concerned about whether they were condominiums, and not single ownership. Mr. Cameron felt given the Planning Board's concerns this may need to be tabled until they can get more information.

MOTION: Mr. Cameron moved that the request for a waiver for 12.1.2 of the site plan review of site plan review regulations regarding the site guarantee be tabled until September 28, Ms. Corson seconded. The motion passed unanimously via roll call vote.

2 Hampton Road LLC:

Mr. Sharples explained that they have built the site in accordance with the plans and they are asking for a full release.

MOTION: Mr. Brown moved to pass the bond release for Planning Board Case Number 21605, 16 Windsor Lane, the DTC office building. Mr. Gray seconded. The motion passed unanimously via roll call vote.

Field Modifications:

Lincoln Street: Mr. Sharples discussed the questions the Board had about this project with the DPW. He updated the board that they do not have it in their budget to give a presentation to the individual

Boards. Any plans they send over he will distribute to the Board. There will be a public input session on this project next Thursday, September 21st at 6:30PM. Mr. Sharples discussed what he knew about the project so far.

Announcements:

Master Plan: On Friday October 6th, the Master Plan Steering Committee will be meeting and the consultants will be providing a complete draft of the plan.

Approval of Minutes:

MOTION: Mr. Cameron moved to adopt the 8/24/17 site walk minutes as presented, Ms. English seconded. The motion passed 5-0-2. Ms. Corson and Mr. Brown abstained.

August 24, 2017 regular minutes: The Board discussed edits and revisions to these minutes.

MOTION: Mr. Cameron moved to approve the 8/24/17 minutes as amended, Ms. Woolhouse seconded. The motion passed unanimously.

July 27, 2017: The Board discussed edits and revisions to these minutes.

MOTION: Mr. Cameron moved to approve the 7/27/17 minutes as amended, Ms. Woolhouse seconded. The motion passed 5-0-2. Ms. Corson and Mr. Brown abstained.

June 22, 2017: The Board discussed edits and revisions to these minutes.

MOTION: Ms. Corson moved to approve the minutes as amended for 6/22/17, Mr. Cameron seconded. The motion passed unanimously.

6/13/2017 Site Walk: The Board discussed edits and revisions to these minutes.

MOTION: Mr. Cameron moved to approve the site walk minutes as amended, Ms. Woolhouse seconded. The motion passed 4-0-3. Ms. Corson, Mr. Gray and Mr. Plumer abstained.

June 8, 2017: The Board discussed edits and revisions to these minutes.

MOTION: Ms. Corson moved to approve the 6/8/17 minutes as amended, Mr. Gray seconded. The motion passed 6-0-1. Ms. Woolhouse abstained.

May 25, 2017: The Board discussed edits and revisions to these minutes.

MOTION: Ms. Corson moved to approve the 5/25/17 minutes as amended, Ms. Woolhouse seconded. The motion passed unanimously.

April 13, 2017: The Board discussed edits and revisions to these minutes.

MOTION: Mr. Cameron moved to approve the 4/13/17 minutes as amended, Ms. Corson seconded. The motion passed 6-0-1. Ms. Woolhouse abstained.

Adjournment

There being no other business before the Board this evening, Mr. Cameron moved to adjourn at 10:03PM, seconded by Ms. Corson, and the vote was unanimous. The session was adjourned by Mr. Plumer.

Respectfully submitted,

Jennifer Dionne
Recording Secretary