

PLANNING BOARD
September 28, 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, Gwen English, and Alternate Nicholas Gray. Staff present: Kristen Murphy, Natural Resource Planner.

3. New Business

Varsity Wireless Investors, LLC – PB Case 17-20 at 8 Kingston Road.

At the request of the applicant this case was to be continued to the October 12th Planning Board meeting but the ZBA has not rendered their decision yet so the plan is that the case will be continued until the joint meeting with Zoning Board scheduled for October 17th. Mr. Cameron expressed it was important to him that there is time to review the ZBA's decision before he is required to vote.

Kathleen Mahoney (d/b/a “The Porches at Exeter) 1 Franklin Street—PB Case #21416, waiver request from performance bond requirements 1, 9, & 19 Franklin Street.

Attny. Kevin Baum, with Hoefle, Phoenix, Gormley & Roberts, and Kathleen Mahoney were present to address the Board's request to clarify the ownership of the units and the parking easement with the Long Block property owners. Mr. Baum clarified that the property will remain as apartments with all one owner through the issuances of Certificate of Occupancy. With respect to an update on the reworking of the easement with the Long Block property owners, he stated they are making progress but they are still in discussions. He suggested the parking is a civil matter and that it should not hold up the planning and construction process. Ms. Corson inquired if there are accommodations for the Long Block property owners during the construction process. Mr. Baum confirmed they are working with them to minimize any impact.

MOTION: Ms. Corson moved that the request of Kathleen Mahoney (d/b/a Porches of Exeter) for a waiver from Section 12.1 of the Site Plan Review and Subdivision Regulations regarding a performance and maintenance guarantee be approved with the following conditions:

1. The entire property and all buildings shall collectively remain in single ownership until a Certificate of Occupancy has been issued for all residential and commercial units; and
2. This waiver applies only to onsite improvements and all offsite improvements shall still be bonded in accordance with the Site Plan Review and Subdivision Regulations.

Motion was seconded by Mr. Gray. Motion passed unanimously via roll call vote.

North Atlantic Hockey Group LLC minor site plan review for the construction of two additions to the existing ice rink facility including an office and pro shop expansion, and temporary short term dormitory and associated site improvements.

Ms. Murphy read the memo from Dave Sharples describing the project, confirming the application addressed comments from the Technical Review Committee (TRC) and indicating the applicant is requesting a waiver from the architectural standards.

Mr. Jim Petropulos of Hayner/Swanson Inc., presented a detailed overview of the proposal. Mr. Gray inquired whether there would be an increase in tournament frequency and if that would cause difficulty in parking. Mr. Petropulos stated it would be less than 5 nights a year they rely on neighbors for supportive parking and indicated the loss of 14 spaces would not cause parking to impact Epping Road. Mr. Gray asked the Board whether an architectural waiver was requested when the original building was put in. Mrs. Corson confirmed that the requirement was not in place in 1996. Ms. English stated Felders property included a roofline change. Mr. Plumer confirmed a similar approach for Stop and Shop/Hannaford. Ms. Bergeron confirmed that the proposed roofline would fit in nicely with surrounding properties and Nick Isaac, Procon Construction confirmed it was as close as possible.

Mr. Petropulos said a student's stay varies from weekly to an academic season. Ms. Corson asked whether this would impact traffic. Mr. Petropulos said no, not more than it is already adding to traffic as they anticipate students will likely be dropped off. Mr. Cameron also stated he was concerned about housing people in an industrial park. Mr. Plumer asked Ms. Murphy what the staff discussions were on this issue. Ms. Murphy stated Mr. Eastman the Code Enforcement Officer did review the project and felt this was an accessory use and added should there be a change like that, it would be his responsibility to enforce it as it would no longer be in compliance with the site plan and would be a change of use so there is a mechanisms in place to address this concern. Ms. Corson wanted it clear in the minutes that the Board wanted it defined as temporary housing. Mr. Plumer inquired about what the students would eat. Mr. Chet Murch, General Manager at the Rinks stated they would offer meal plans and serve students from the kitchen in the rink itself. Mr. Sharples letter it stated the dorms would house students enrolled in the programs. Ms. Bergeron, felt it was a good addition to the programs they are holding at the Rinks. Ms. English raised concerns over the lack of trees on the property and several dead trees in the parking lot. She recommended condition 6 of the Conditions of Approval be amended to address the dead trees in the lot and some additional trees on the left side (facing the building). Mr. Petropulos stated they would be happy to work with the Town Planner on that.

Mr. Plumer opened the hearing to the public. No public comment. Mr. Plumer closed the public portion of the meeting.

Mr. Plumer stated he felt this model is common in this line of business and this project will enhance the site. Mr. Cameron requested confirmation that the property will accommodate the additional needs for town water and sewer. Mr. Petropulos confirmed they have designed the site to meet the additional needs in accordance with DPW requirements.

MOTION: Ms. Corson moved that the request of North Atlantic Hockey Group LLC for a waiver from Section 9.2.4. of the Site Plan Review and Subdivision Regulations regarding architectural guidelines for new construction (Case #17-28) be approved. Mr. Gray seconded. Motion passed unanimously by roll call vote.

Mr. Plumer read the following list of recommended conditions.

1. An electronic As-Built Plan of the entire property with details acceptable to the Town shall be provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet Coordinates
2. A pre-construction meeting shall be arranged by the applicant and his contractor with the Town engineer prior to any sit work commencing. The following must be submitted for review and approval prior to the preconstruction meeting.
 - i. The SWPPP (stormwater pollution prevention plan) if applicable, be submitted to and reviewed for approval by DPW prior to preconstruction meeting.
 - ii. A project schedule and construction cost estimate.
3. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact fees, and inspection fees (UEI shall provide inspection services for the Town) prior to the issuance of a building permit;
4. A maintenance log and inspection & maintenance Checklist for all onsite stormwater management systems shall be provided to the satisfaction of the Town Planner prior to signing the final plans. A completed log and checklist shall be submitted to the Town Engineer annually on or before January 1st. This requirement shall be an ongoing condition of approval;
5. All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is visible from adjacent properties and/or roadways; and
6. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced, no later than the following growing season, as long as the site plan remains valid. This condition is not intended to circumvent the revocation procedures set forth in the State statutes. The applicant will work with the Town Planner to evaluate the potential for replacing dead trees beyond the project areas within the property and additional trees as deemed appropriate.

MOTION: Mr. Gray moved the request for North Atlantic Hockey Group LLC (PB Case #17-28) for minor site plan approval be approved with the aforementioned conditions. Seconded by Ms. Bergeron. Motion passed unanimously by roll call vote.

Bond release request for 120 Epping Road Veterinary Office (PB Case #21514)

Board reviewed a memo from Jennifer Mates (DPW) to Dave Sharples.

Motion: Ms. Corson moved that the request of Michael Todd from Excel Construction regarding PB Case #21514 (120 Epping Road Veterinary Office) for their bond to be fully released be approved. Mr. Cameron seconded. Motion passed unanimously by roll call vote.

4. Minutes:

Board identified corrections to the minutes. Mr. Gray moved to approve the minutes for September 14th as amended. Ms. English seconded. Ms. Bergeron abstained. Motion carried.

5. Planning Board Committee Reports

Mr. Plumer attended the Economic Development Commission meeting last Tuesday. The Committee discussed the quality of life in Exeter and the tax base. Meeting was very informative.

Mr. Gray attended the HDC meeting where they discussed the Demo Permit request for 12 Front Street. Commission will continue to work out a compromise with applicant during a work session.

Ms. Bergeron attended the Heritage Committee meeting which also addressed 12 Front Street.

Ms Bergeron motioned to adjourn the meeting, seconded by Ms. Corson.

Recognizing the first part of the meeting was not recorded, the Chair re-opened the meeting to ensure the tabling of the Varsity Wireless project to the joint meeting with the ZBA was on record and members voted to table the Varsity Wireless application until the October 17th meeting at 7:00 pm.

Having already passed a motion to adjourn, Mr. Plumer declared the meeting adjourned 8:38.

Respectfully submitted,

Kristen Murphy