

PLANNING BOARD

October 26, 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, Vice Chair, Gwen English, Aaron Brown, Kathy Corson 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 application of 3-5 Continental Drive LLC for a commercial site plan review of a proposal to construct a 30,000 square foot building and associated site improvements on the property located at 3-5 Continental Drive. The subject parcel is situated in the C-3, Epping Road Highway Commercial zoning district. Tax Map Parcel #47-1.3 and #47- 1.4.

Mr. Sharples discussed where this application stood since the last meeting. Patrick Crimmons representing the applicant appeared before the Board to also discuss what happened since the last meeting. Mr. Crimmons discussed the screening and architecture that were outstanding from last meeting.

Mr. Plumer asked where the dumpster would be located. Its location was confirmed, and the plan would be updated to include this. Mr. Gray asked about the abutter concern that was raised at the last meeting about the warehouse style structure being built. The abutter was on the site walk today, and is in the audience tonight. The building will be largely screened. Mr. Cameron asked if his fellow Board members were comfortable with the statement that it would be screened from abutting properties. He feels the screening is sparse. Mr. Plumer said it would certainly be growing in, so it may be sparse for a year or two but then it would fill in. Ms. English agreed that it felt sparse to her as well. She knows they will grow in, but she feels it will take several years. Ms. English also said that on the site walk she did see that the building would be set back and lower than she had originally thought it would be. Ms. English also wondered if a tree could be added by the parking garage, possibly sacrificing a couple parking spaces and adding some trees along Continental Drive.

Joseph Paolini, 4 Continental Drive: Attending the site walk was very helpful for him to see how everything would be set up. It is set back further than he had thought it would be. He has concerns about what is Continental Drives future, will it be an industrial park, or will it continue to be similar to Direct Tire, his building, etc. His concerns really are what are the future plans for this area.

Ms. Woolhouse is struggling with the future aspects of this. Mr. Brown is familiar with the site, and that after hearing the Board it sounds like they would like to see more effort made on the landscaping. Enhanced landscaping costs money but also increases the value. He also says the landscaping is a bit sparse as presented. Mr. Crimmons said he hears the Boards concerns. They are trying to stay out of the

natural buffer and let this fill in on its own. But they would be willing to add trees in other areas. Ms. Corson asked about windows on the property, this is a blank building. The applicant confirmed they have windows in this building. The ideas to break up the building and it's landscaping were discussed at length. Ms. English asked if there really needed to be as much paved space for the truck turn around. This was explained to the Board. Ms. English next asked about the lighting and if it would be shut off at night.

There were no more Public Comments, so the Board closed the public hearing and entered deliberations. The Board asked the applicant to explain the wetland waivers requested.

MOTION: Ms. Corson moved that the request for 3-5 Continental Drive LLC Planning Board Case 17-30 for a waiver from section 9.9.2 for the site plan review and subdivision regulations to permit impacts within the buffer to poorly drained soils be approved, Mr. Gray seconded. The motion passed unanimously via roll call vote.

MOTION: Mr. Cameron moved that the request for 3-5 Continental Drive LLC Planning Board Case 17-30 for a waiver from section 9.9.2 for the site plan review and subdivision regulations to permit impacts within the buffer for poorly drained soils to be approved. Ms. Corson seconded. The motion passed unanimously via roll call vote.

The Board discussed the architectural guidelines waiver, Mr. Sharples requested that if they make any conditions of approval that they should be specific. The Board discussed this at length.

MOTION: Mr. Brown moved that the request for 3-5 Continental Drive LLC Planning Board Case 17-30 for a waiver from section 9.9.4 for the site plan review and subdivision regulations regarding architectural guidelines for new construction be approved, Mr. Gray seconded. Ms. Corson and Ms. English voted nay. The motion passed 5-2.

MOTION: Mr. Gray moved that the request for 3-5 Continental Drive LLC Planning Board Case 17-30 for a waiver from section 9.1.6.A for site plan review in subdivision regulations regarding conditional uses be approved, Ms. Corson seconded. The motion passed unanimously.

The Board discussed the conditions specifically the landscaping at length.

MOTION: Mr. Cameron moved that the request for 3-5 Continental Drive LLC Planning Board Case 17-30 for site plan approval be approved with the following conditions:

1. A dwg file of the site plan shall be provided to the Town Planner showing all property lines and monumentation prior to signing the final plans;
2. 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 a dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;
3. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting.

- i. The SWPPP (storm water 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.
4. All comments in the Underwood Engineer Inc. review letter dated October 11, 2017 shall be addressed to the satisfaction of the Town Planner prior to signing the final plans;
5. The Stormwater Management Report checklist submitted as part of the Long term Operation & Maintenance Plan dated October 4, 2017 regarding the periodic inspections of all onsite stormwater management systems shall be completed and submitted to the Town Engineer annually on or before January 1st. This requirement shall be an ongoing condition of approval;
6. All appropriate fees to be paid including but not limited to: sewer/water connection fees, and inspection fees prior to the issuance of a building permit;
7. All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is visible from adjacent properties and/or roadways. All outdoor lighting, except for security lighting on the building, shall be equipped with a timer and shall be shut off between two hours after the close of operations and one hour before opening the following day;
8. 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 State statutes;
9. The final plans shall be stamped by a Wetland Scientist;
10. If a dumpster will be utilized at the site, its location shall be shown on the final plans and shall meet the requirements of Section 9.22 of the Site Plan Review and Subdivision Regulations;
11. A voluntary lot merger for Tax Map 47 Lot 1-3 and Lot 1-4 shall be submitted and approved by the Planning Board prior to the issuance of a building permit;
12. All applicable State permit approval numbers shall be noted on the final plans;
13. Under the authority of NHRSA 674:21, an exaction in the amount of \$6,000 shall be imposed to satisfy the applicant's proportional share of the widening of Continental Drive at the intersection of Epping Rd. The widening shall include dedicated right and left turn lanes on Continental Drive to access Epping Road. In the event the widening of Continental Drive at the intersection of Epping Road is completed with Tax Incremental Financing funds, this condition shall not be imposed and any funds collected under this condition shall be returned to the applicant; and,

14. A minimum of five clusters, containing at least five Norway Spruce trees per cluster, shall be shown on the final plans in front of the northerly and easterly side of the building. This plan shall be reviewed and approved by the Town Planner prior to signing the final plans.

Ms. Corson seconded. The motion passed unanimously via roll call vote.

PB Case #17-30. The application of Tuck Realty Corp. for review of a yield plan for a proposed small scale multifamily open space development on a 7.30 acre parcel located at 98 Linden Street. The subject property is situated in the R-2, Single Family Residential zoning district. Tax Map Parcel #104-70. PB Case #17-31.

Mr. Sharples explained the request the applicant was making. Mr. Garrepy with Tuck Realty appeared before the Board to explain the project. Jonathan Ring, the Engineer appeared before the Board to discuss the Yield Plan. The plan would be served by municipal water and sewer and they are 2 family lots and they meet the requirements for width and depth. Mr. Ring explained the history of the project involving the plans for sewer and drainage and the previous site plan review at length.

Ms. English asked about the wetlands delineation. The wetlands were noted on the plans, when he hired the company to come out and look at the wetlands and the areas had been delineated in a strange way. Whatever happened previously seemed suspect and so Mr. Garrepy had it reinvestigated. They would welcome an independent investigation into the delineation by the Board, but Mr. Garrepy feels comfortable with what he had supplied.

Ms. Woolhouse asked about the total area of the site, and this was confirmed. She also asked what the dimensions approximately were of the houses. This was explained at length along with the building envelopes. Ms. Woolhouse also strongly supports a site walk. Ms. Corson agreed with Ms. Woolhouse. Mr. Gray agreed with the site walk suggestion. There are concerns from abutters that the area is very wet and there are issues with drainage. He sees 3 methods of storm water management and are these different from what was on previous plans. It was confirmed they are different than previous plans submitted, they have added extra measures. If this project moves forward, they will also require other approvals to be compliant.

The Board and applicant discussed the yield plan at length. Ms. English is not comfortable with the natural buffer in the plan. She does not feel the trail going around is in the spirit of the rules. She also is not 100% sold that the open space plan included here fit what they look for in this. Mr. Garrepy said that would be included in the next phase that tonight they are just looking at the yield plan. Once they get past this first step, they will bring forth a plan that addresses the other items. Ms. Corson is concerned about the wetlands and disturbing them in anyway.

Gary Morrisette, 102 Linden Street: Direct abutter to this project. He had pictures to show the Board. He says the area is very wet and there are no catch basins on Linden Street. He wants to make sure they take care of the water when they build this. He feels that his property will be negatively impacted if this is built. He also feels that this is too large for this area and the area is too wet.

Nick Morrisette, 102 Linden Street: He has concerns about the high-water table. It is a very narrow property. He doesn't see how they are not going to displace water to the south. His last concern are the discrepancies on the plans, with different people saying different things about the wetlands.

Mr. Ring said that with respect to the wetlands that were delineated by Exeter Housing, those were not stamped by anyone, the wetland plans done by them are stamped. In regard to drainage, they will probably be building the road up by a foot to a foot and half. They should be intercepting the surface drainage that would head towards the Morrissette's house. In respect to a previous project in 2005 that died, it was because there was a prime wetland where they wanted to build. That failure wasn't related to drainage.

Gary Morrissette, 102 Linden Street: Discussed the failure of the previous projects.

Nick Morrissette, 102 Linden Street: Had concerns about a high density in a small area.

There being no more public comment, the Board closed the public session. The Board discussed when to hold a site walk, the site walk would be held Wednesday November 1st at 8:30AM.

The Board discussed what questions they had about the plan so the applicant could work on certain items for the next meeting.

MOTION: Mr. Cameron moved to continue this hearing until November 9th at 7PM, Ms. Woolhouse seconded. The motion passed unanimously.

The application of Phillips Exeter Academy for a Shoreland Conditional Use Permit for proposed minor athletic improvements to the Women's Softball Field which is located within the 300' Shoreland Protection District. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #83-1. Case #17-32.

MOTION: Mr. Cameron moved to open the case, Mr. Gray seconded. The motion passed unanimously.

Mr. Sharples gave a brief explanation of the proposed project. Frank Costello, representing the applicant appeared before the Board. This is to build a dugout and install fencing on the property. The plan that Mr. Sharples has, also has porous pavement on it but this is not actually part of this project. The project was described at length.

Mr. Cameron asked about what the structure would be on one side of the field. It was confirmed that would be the bullpen. This was already there, and is not an addition. It was also confirmed that there would be no facilities on any of the athletic fields. Mr. Brown asked if they had considered an alternative roof. The applicant is trying to create an architectural piece for the athletic fields that mimics what is already existing.

There were no public comments, so the Board closed the public session and entered deliberations. Mr. Sharples asked for further clarification on the porous pavement. It was confirmed that HDC told them if they do the porous pavement they have to come back before them. Mr. Sharples said because the porous pavement is on the plan he has this is what the Board would be approving so they would need to make it a condition of the approval.

Mr. Johnson appeared before the Board to explain the porous pavement, they were going to serve as the base for the bleachers, but the bid came back over budget. Now they will be placing the bleachers on the grass and removing them at the end of the season.

MOTION: Mr. Gray moved that the request for Phillips Exeter Academy and planning case 17-32 for shoreland conditional use permit be approved with the following condition: That the Applicant reappear

before the Planning Board should they decide to install pervious pavers as shown on Sheet CP101 of the site plan. Ms. Corson seconded. The motion passed unanimously.

Approval of Minutes:

October 12, 2017 regular minutes: The Board discussed edits and revisions to these minutes.

MOTION: Ms. Corson moved to approve the October 12, 2017 minutes as amended, Mr. Gray seconded. The motion passed 5-0-1. Mr. Brown abstained.

Adjournment

There being no other business before the Board this evening, Mr. Cameron moved to adjourn at 9:58PM, seconded by Ms. Corson, and the vote was unanimous. The session was adjourned by Mr. Plumer.

Respectfully submitted,

Jennifer Dionne
Recording Secretary