

September 19, 1991

Members in attendance: Richard Smith, Sr., Chairman; Dr. Robert Marston; Catherine George; Ray Donald. Amanda Rossi, Alternate

Others in attendance: Sarah Campbell, Rockingham Planning Commission, Larry Smith, Joseph Conti, David Conti

The meeting was opened at 7:30pm.

Richard Smith opened the meeting with reviewing the following pieces of correspondence:

1. Soil Based Lot Size Conference...cost \$25.00
2. EK Conservation Commission reporting the restoration project at Scapicchio's site has been completed to their satisfaction.
3. Review of Accounts Receivable from Selectmen's Office.  
Bell & Flynn-Paid outstanding engineering fees.  
FMR-Outstanding fees.  
New Hampshire Development-Current Use taxes.  
Krooss-Engineering fees.  
Scapicchio-Yield Tax (Incomplete)
4. Sarah Campbell re:Marshall Decker suit to be heard on Tuesday, September 24th at Salem District Court. Ms. Campbell will be attending and will bring information back to this Board.
5. Copy of HB 391 re: Impact fees.
6. Letter from the Conservation Commission to Mr. Downing re: Scapicchio property.
7. Conference on Nash Stream project...\$35.00 fee.
8. Letter dated Sept. 13 re: Civil Consultants report on the Sieve Analysis on the FMR Brandy Wine Lane project. Reported that all was in order at this time.
9. Letter dated Sept. 10 re: Civil Consultants recommendations for Southmeadow at Red Gate.
10. Letter dated Sept. 10 re: Civil Consultants concerns noted for Great Hill Subdivision.

Larry Smith noted that on October 9th, the Chester Decision will be aired at a conference at Exeter Town Hall.

Mr. Donald suggested the Board take things slowly before jumping into Zoning Ordinance changes. He noted the relevance of the FMR development and other local homes which would address the lower income housing availability within the Town.

Mr. Smith noted that the Town now has two acre zoning and 3 acres required for a duplex.

Mr. Donald stated the difference was allowing clustering.

Mr. Smith referred to the density requirement for homes as an incentive to use clustering and still come out financially.

Mr. Conti said most housing in the FMR development doesn't meet low cost housing.

Ms. Campbell stated she felt it would be a worthwhile conference to attend.

Fire Chief Conti arrived at this point and requested the Board take action on a draft proposal for Fire Hydrant and Cistern requirements within the Town.

There was much discussion about the workings of Cluster Zoning.

Chief Conti stated the Fire Dept. would like to adopt these formal guidelines with regards to requirement that the Fire Dept. deems necessary. He noted the intent is to make clear for the future and at the onset of development as to what will be expected. He said the regulation is based on the Insurance Service as listed. Target date for the effective date would be October 1991.

Mr. Donald asked if this should be made a Zoning Ordinance rather than a Fire Dept. ordinance.

Mr. Smith stated the Fire Chief has the responsibility to tell the developer and Town what to do for fire safety.

Ms. Campbell asked how many future changes might be forthcoming within this context.

Chief Conti stated there would not be any contemplated at this time and that he is seeking a standard. He stated that the Dept. has been using this as an informal standard for six years and had delegated this authority to a Senior member of the Fire Dept. He said by adopting these formal guidelines, it would remove the gray area, there would be no changes and the rules would be known up front. By formalizing these guidelines, the Town would then give the developer a vehicle to bonding. It would withstand legal scrutiny and referred to the formal codes used within the Ordinance. Chief Conti stated this would merely formalize the procedure now in place.

Ms. Campbell stated it makes sense to put this into the Zoning Ordinance if there would not be many changes foreseen.

Mr. Donald motioned to hold a Public Hearing on this Article for Subdivision Regulations and to take a vote at the October meeting.

Ms. George second.

The motion passed 4-0.

Copies of the proposed Ordinance will be forwarded to Ruth Kaste and to Kathy Barker for Public notice.

Ms. Campbell made the following corrections to the minutes of August 15, 1991:

Pg. 6: Paragraph 11 - add at the end of sentence one: "Ms. Campbell had concerns with the Board signing the survey plan because if showed the proposed subdivision". sentence two will read: "He stated he is in no rush to get it recorded and will wait for the subdivision plan to be approved before the survey could get signed."

Pg. 7: New page seven is attached to these minutes and should replace the old page seven.

Pg. 8: add between paragraphs 9 and 10 the following: "The Board discussed the proposed Bylaws."

Ms. George motioned to accept the minutes of August 15, 1991 as corrected.

Dr. Marston second.

The motion carried 4-0.

Discussion opened on the Water Resources Plan.

Amanda Rossi arrived at 8:20pm.

The Water Resources Plan was tailored to State Water Resources and was meant as research toward a Water Resource Management and Protection Plan.

Mr. Smith noted that the Town is not really required to have one.

Ms. Campbell said not really, but it depends on the interpretation of a very complicated document.

There was discussion regarding the Conservation Commission *and*  
*Comments on Water Resource Mgmt Plan.*

Ms. Campbell stated this was meant to critique all ordinances that pertain to water quality and quantity.

Ms. Campbell submitted a four page outline of what Rockingham Planning Commission deems necessary and pertinent out of the Office of State Planning requirements.

Mr. Smith asked if the sewage disposal site have a Public Hearing yet.

Mr. Donald stated they have had no Public Hearing, but Dan Bodwell had come before the Board of Selectmen and talked with them. There have been letters exchanged whereby, the Selectmen asked him to comply to generate comments for the Planning Board or Selectmen or both.

Mr. Smith asked for comments regarding the Water Resources document.

Mr. DiProfio had submitted his written comments to Ms. Campbell.

Mr. Donald stated he did not see this as mandatory.

Mr. Smith said he saw this as important as with this plan the Town can designate future water supply.

Mr. Donald stated this was a very encompassing document.

Mr. Larry Smith stated the Board needs to write or change any *a Water Resource Plan* *and related to* water protection plan.

Mr. Smith agreed that it is necessary, however the present document seems too large.

Mr. Smith again asked for comments.

~~Mr. Larry Smith asked for comments or errors.~~

Mr. Donald asked for a definition of "watershed".

*Spoken*  
Mr. Larry Smith answered, and noted that the Town has a split 49/51 area; one being within the Powwow Watershed and the other being in the Squamscott River Watershed. He stated a watershed ~~is~~ <sup>is the point</sup> where all water run off is channeled, it encompasses all areas of where the water passes.

Ms. Campbell noted that the draft places no restrictions on anyone.

Mr. Smith asked for Board input and comments on Impact Fees.

Dr. Marston asked if they are legal.

Mr. Smith then asked if there are any pet ordinances the Board would like to propose.

Mr. Joseph Conti stated he would like to see movement to get Industry involved and get some tax relief.

Ms. Campbell noted that the Board should mention Impact Fees in the regulations.

Mr. Donald stated the Town needs some structure for consistency in imposing the Impact Fees.

Ms. Campbell stated the Town would have to generate an update on CIP for Impact Fees to be valid.

Dr. Marston asked what services are inadequate for the Town now. He cited schools, fire equipment, roads, and noted they all seem to be adequate now.

Mr. Joseph Conti stated he did not think there was enough room in the school.

Mr. Conti's feelings were disputed by several members.

Mr. Donald stated the Rescue vehicle and police cruiser would be okay for now; roads still need repair, however, this is not the direct result of new development.

Ms. George noted the High School situation, whereby the Town of

Exeter is considering building at the High School.

There was discussion of school adequacy.

There was also discussion regarding commercial growth or lack thereof, and the problems within the State level of government.

The meeting was adjourned at 8:50pm.

Respectfully submitted,

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Nancy J. Marden, Secretary

Typed: September 25, 1991