

Chairwoman Kathy Corson called the meeting to order at 7:00 PM in the Nowak Room on the above date.

PRESENT: Chairwoman Kathy Corson, Vice Chairman Ken Knowles, Selectmen's Representative Frank Ferraro, and Alternate Members: Clerk Lang Plumer and Pete Cameron, Town Planner Sylvia von Aulock and Deputy Code Enforcement Officer Barbara McEvoy.

It was noted that all board members in attendance would be voting.

NEW BUSINESS: PUBLIC HEARINGS

First public hearing on the proposed amendments to the Town of Exeter Zoning Ordinance. (*Copies of the full text of the proposed amendments are available at the Planning Department Office in the Town Office Building.*) The proposed amendments discussed are as follows:

1. Amend Article 2 Definitions by adding a definition for "Two-Family" as follows: "Two-family home (Duplex): A building designed for residential purposes and containing two principal dwelling units separated by a common interior wall and supported with a common foundation.." (Also renumber sections in Article 2 and correct definition references throughout the ordinance as needed.)

There was discussion regarding the interior layout of a proposed two-family structure possibly being one unit on the first floor and one on the second floor, as opposed to a side-by-side design. It was suggested that the proposed language be reworded in such a way that would allow for this type of layout design and therefore not require a property owner to seek additional relief from the Zoning Board of Adjustment.

Board consensus was to repost the proposed amendment (#1) with revised text, as discussed, for public hearing at the Board's January 10th, 2013 meeting.

2. Amend Article 2 Definitions by adding a definition for "Veterinarian" as follows: "Veterinarian: An establishment where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel is prohibited." (Also renumber sections in Article 2 and correct definition references throughout the ordinance as needed.)

Board consensus was to repost Amendment #2 with revised text, as discussed, for public hearing at the Board's January 10th, 2013 meeting.

3. Amend Article 2 Definitions by revising existing definition 2.2.21 as follows: "Elderly/Senior: For the purpose of this ordinance, elderly or senior shall be defined as persons fifty-five (55) years of age or older."

Mr. Ferraro moved to sponsor the proposed amendment (#3), as written, to be placed on the warrant for 2013 Town Meeting; seconded by Mr. Plumer. VOTE: Unanimous.

4. Amend Article 2 Definitions by revising existing definition 2.2.22 as follows: Elderly Congregate Health Care Facilities (ECHCF): A multi-dwelling residential facility providing various housing options to meet the spectrum of needs and interests from active adults through skilled nursing facilities. ECHCF's primary feature is the provision of "lifetime" supportive services at each stage of a senior's later life. The facility is generally intended for persons fifty-five (55) years of age or older which provides on-site nursing home facilities as licensed by the State of New Hampshire.

Mr. Plumer moved to sponsor the proposed amendment (#4), as written, to be placed on the warrant for 2013 Town Meeting; seconded by Mr. Knowles. VOTE: Unanimous.

5. Amend Article 2 Definitions by deleting existing definition 2.2.55 Nursing Home and replacing it with the following definition : A long-term care facility licensed by the state that offers 24-hour room and board and health care services, including basic and skilled nursing care, rehabilitation, and may also offer a full range of other therapies, treatments, and programs. Nursing homes may or may not cater exclusively to seniors.

Mr. Plumer moved to sponsor the proposed amendment (#5), as written, to be placed on the warrant for 2013 Town Meeting; seconded by Mr. Knowles. VOTE: Unanimous.

6. Amend Article 2 Definitions by adding a definition for "Active Adult Community" as follows: A community or living facility designed specifically for the interests of seniors age 55 and older, which may include recreational amenities and support services for maintenance-free living for older adults who are healthy, active, and capable of living independently. (Renumber sections in Article 2 and correct definition references throughout the ordinance as needed.)
Amend Article 4.2 Schedule I: Permitted Uses by adding "Active Adult Community" as an allowed principal use in the R-4, R-5, and R-6 districts.
Amend Article 5.6.6 Off-Street Parking Schedule by adding the use "Active Adult Community" with the parking requirement of 1 space for each 1 bedroom unit, 2 for each 2+ bedroom unit, plus 1 for every 4 units for guest parking.

Mr. Knowles moved to sponsor the proposed amendment (#6), as written, to be placed on the warrant for 2013 Town Meeting; seconded by Mr. Plumer. VOTE: Unanimous.

7. Amend Article 2 Definitions by adding a definition for "Independent Living Facilities" as follows: Similar to the Active Adult Community but provides some support services such cleaning, laundry, food, transportation, and other services. Group facilities may be provided on premises for recreation and social interaction. (Renumber sections in Article 2 and correct definition references throughout the ordinance as needed.)
Amend Article 4.2 Schedule I: Permitted Uses by adding "Independent Living Facilities" as an allowed principal use in the R-4, R-5, and R-6 districts.
Amend Article 5.6.6 Off-Street Parking Schedule by adding the use "Independent Living Facilities" with the parking requirement of 1 space for unit plus 1 for every 5 units for guest parking.

Board consensus was to add "one space per employee on maximum shift" to the parking requirement for 'Independent Living Facilities'. The proposed amendment (#7) to be re-posted with revised text, as discussed, for public hearing at the January 10th, 2013 meeting.

8. Amend Article 2 Definitions by adding a definition for "Assisted Living Facility" as follows: Housing primarily for elderly persons, who require some support services for their daily living activities including basic medical assistance. Assisted Living Facilities typically require residents to be mobile and capable of performing most routine tasks. (Renumber sections in Article 2 and correct definition references throughout the ordinance as needed.)
Also amend Article 4.2 Schedule I: Permitted Uses by adding "Assisted Living Facility" as an allowed principal use in the NP, C-3, R-4, and R-6 districts.
Amend Article 5.6.6 Off-Street Parking Schedule by adding the use "Assisted Living Facility" with the parking requirement of 1 space for every 5 units, 1 space for every 6 units for guest parking, plus one per employee on max. shift.

Board consensus was to table further discussion of the proposed amendment (#8) until the Board's next meeting on December 20th, 2012.

9. Amend Article 3.2 Zoning Map by adjusting the zone district boundary line between the PP-Professional Technology Park and CT-Corporate Technology Park zoning districts to follow the

common property line between Tax Map Parcel # 70-103 and Tax Map Parcel # 66-1 located on Holland Way. (See attached map.)

Mr. Plumer moved to sponsor the proposed amendment (#9), as written, to be placed on the warrant for 2013 Town Meeting; seconded by Mr. Knowles. VOTE: Unanimous.

10. Amend Article 3.2 Zoning Map by rezoning parcels fronting on Portsmouth Ave from High Street (35-41 High Street) to the intersections of Green Hill Road (48 Portsmouth Ave) and Highland Street (49 Portsmouth Ave) as depicted on the attached map from their current zoning designation to the C-1, downtown commercial district. Note: New zone district boundaries are proposed to follow property lot lines.

Mr. Ferraro moved to sponsor the proposed amendment (#10), as written, to be placed on the warrant for 2013 Town Meeting; seconded by Mr. Plumer. VOTE: Unanimous.

11. Amend Article 4.2 Schedule I: Permitted Uses, add “Veterinarians and garden supply establishments” to allowed principal uses in the C-1 district.

Mr. Ferraro moved to sponsor the proposed amendment (#11), as written, to be placed on the warrant for 2013 Town Meeting; seconded by Mr. Knowles. VOTE: Unanimous.

12. Amend Article 4.3 Schedule II Density and Dimensional Regulations –Residential, by revising the chart to reflect the density required for a two-family in the R-2 district as 12,000 sq. ft./unit.

Board consensus was to reformat the proposed amendment (#12) and continue further discussion at the Board’s next meeting. Mr. Plumer moved to table further discussion on this amendment until the next meeting; seconded by Mr. Ferraro. VOTE: Unanimous.

13. Amend Article 4.4 Schedule III Notes: #20 to read as follows: Residential density for “multi-use” building is 5,000 square feet (sq.ft.) of lot area per unit.

Mr. Plumer moved to sponsor the proposed amendment (#13), as written, to be placed on the warrant for 2013 Town Meeting; seconded by Mr. Cameron. VOTE: Unanimous.

14. Amend Article 5.6.6 Off-Street Parking Schedule by deleting the reference to “Elderly Housing” use and its associated parking requirement; and revise the parking requirement for “Elderly Congregate Healthcare/Retirement Planned Community as follows:

Elderly Congregate Healthcare Retirement Planned Community	1 space for each 1 bedroom dwelling unit, 2 for each 2+ bedroom dwelling unit, 1 per 4 beds, 1 per 6 units for guest parking, plus 1 per employee on the maximum shift
--	--

There was Board discussion about the similarity of the “Retirement Planned Community” and the proposed “Active Adult Community” and the differences in the parking requirements. It was suggested that the proposed language be reviewed again for some consistency.

Board consensus was to table further discussion of the proposed amendment (#14) until the Board’s 12/20/12 meeting.

OTHER BUSINESS

RICHARD & SARAH SUGATT - PB Case #21010

The Board reviewed correspondence from Mr. Richard Sugatt, dated 11/28/12, in which he has requested an extension of the conditional approval granted by the Board on December 9, 2010 for a lot line adjustment on Whippoorwill Lane. It was noted that the Board had granted a one-year extension last December, and this would be the second extension should the Board act to grant the request. It was

confirmed that there have been no changes to the town's regulations that would render the lot line adjustment non-conforming.

There being no further discussion, ***Mr. Plumer moved to grant a one-year extension of the conditional approval, to now expire on December 9, 2013; seconded by Mr. Knowles. VOTE: Unanimous. EXTENSION OF CONDITIONAL APPROVAL GRANTED.***

APPROVAL OF MINUTES: November 8, 2012

There was not an appropriate quorum of members present to act on the minutes of November 8th, 2012 and action was deferred until the Board's next meeting.

TOWN PLANNER ITEMS

- Winter Warming Fund – Raffle drawing will take place on Friday, December 21st, 2012 at the Town Office.
- Farewell Ceremony for the “old” Exeter Area Junior High School – Friday, December 14th, 2012 to begin at 12:00 noon. Open to the public.
- UNH Climate Adaptation Plan – UNH Presentation hosted by Exeter on December 12th, 2012.

REPORTS ON “OTHER COMMITTEE” ACTIVITY - None

CHAIRMAN’S ITEMS - None

There being no further business before the Board, ***Mr. Plumer moved to adjourn; second by Mr. Knowles. VOTE: Unanimous. The meeting was adjourned at 8:35 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, December 20th, 2012 at 7:00PM in the Novak Room at the Exeter Town Offices.

Respectfully submitted,

Barbara S. McEvoy
Deputy Code Enforcement Officer
Planning & Building Department

:bsm