



TOWN OF EXETER, NEW HAMPSHIRE

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LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, December 12, 2013 at 7:00 P.M. in the Nowak Room of the Exeter Town Office Building, 10 Front Street, Exeter, to consider the following:

NEW BUSINESS: PUBLIC HEARINGS

Continued public hearing on the application of Burrell York (on behalf of the Exeter Sportsman's Club) for a minor site plan review for proposed installation of lighting at the backstop area of the gun range. The subject property is located at 111 Portsmouth Avenue, in the C-2, Highway Commercial zoning district. Tax Map Parcel #65-123. Case #21317.

The application of Public Service Company of New Hampshire (PSNH) for a Conditional Use Permit (CUP) for proposed impacts within the Wetland Conservation Overlay District in conjunction with their proposed maintenance project within the existing transmission line corridor running from Stratham to Chester, N.H. Tax Map Parcels: #17-9, #18-3, #19-16, #20-8, #23-4, #24-1, #24-30, #25-1, #28-3, #28-6, and #29-32. Properties are located in the RU-Rural and R-1, Low Density Residential zoning districts. PB Case #21321.

Public hearing on the proposed zoning amendments for 2014 Town Meeting warrant, as follows:

1. Amend Article 4, District Regulations, Schedule I Notes: Conversions by revising subsection (b) and (e) to read as follows:
 - (b) The minimum lot size required shall be such that each dwelling unit is provided with thirty percent (30%) of the minimum lot size (per unit) required for the district. For example, the minimum lot size for the R-2 district is 15,000 sq. ft.; therefore, each unit would require 4,500 sq ft (.30 x 15,000). If the applicant wanted 4 units within the R-2 district, they would require an 18,000 sq ft. lot or larger (4,500 x 4 = 18,000). If the lot was only 15,000 sq.ft, then they could only get 3 units (15,000/4,500 = 3.33 units).
 - (e) One of the dwelling units shall remain owner-occupied.
2. Amend Article 5.6.3 Off-Street Parking by adding the following language to subsection A: "The Planning Board may grant a reduction in the size of the space if circumstances on the site, such as perimeter parking which allows overhang, can be provided."
3. Amend Article 5.6.4 Shared Parking to read as follows: "Shared parking is parking on a single site utilized by two or more uses in a 24 hour period. It is an allowance to fulfill their individual parking requirements as their prime operational hours may not overlap and their parking demands may vary from specified standards due to the scale of the project. Shared parking recognizes complimentary parking characteristics that may be unique for each case and for the specific users of the site."
4. Amend Article 5.6.5 by revising the first sentence to read as follows: "The Planning Board may grant reductions in the number and size of required off-street parking spaces in conjunction with its site plan review."

OTHER BUSINESS

PB Case #2711 - Contoocook Lofts LLC (d/b/a "Linden Commons" subdivision)
Continued discussion/update regarding tree buffer issue with abutting property owner

Ken Knowles, Chairman
Exeter Planning Board