

Chairman Ken Knowles called the meeting to order at 7:00 PM in the Wheelwright Room on the above date.

**PRESENT:** Chairman Ken Knowles, Vice Chairwoman Kathy Corson, Selectmen's Representative Frank Ferraro, Members: Gwen English, Katherine Woolhouse Alternate Members: Clerk Lang Plumer, Kelly Bergeron. Town Planner Sylvia von Aulock  
Recording Secretary: Administrative Assistant to the Planning and Building Departments: Leigh Burley

**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.**

Burrell York stood and spoke about the original note submitted about the lights and they have been changed to 400K which is a color that is warmer and toward a red tone; warmer temperature from the past proposed and is friendlier to the indigenous animals, and environmentally friendly. Mr. York proceeded to the updated drawings which noted the abutters, a profile drawing of area where lights are mounted and where aimed at the target line. Ms. Corson praised Mr. York about the map. Mr. York stated the new application is in the mail, he obtained a law firm to assist in the application.

- The LED lights have been received on the 19th
- They will be wired up on Sunday
- Aim and measurements to take place on Monday

Kathy Corson suggested tabling after the site visit. Ms. von Aulock suggested Tuesday, December 10, 2013, the Tuesday before the next Planning Board Meeting. Mr. Knowles requested asking the Selectmen be invited. Mr. York said not everyone needed to go together, other times are available. Mr. Knowles asked if Mr. York was finished with his presentation. Ms. von Aulock asked the recording secretary to make a note of sending an email to the Selectmen. Also, notifying abutters, posting the site walk notification and informing the public they are invited to attend. Frank Ferraro reiterated the site walk is on the 10<sup>th</sup> of December and the case will be continued at the Planning Board Meeting on December 12, 2013. **Mr. Knowles asked if there was any other discussion from the board; there being none Mr. Knowles asked for a motion, Ms. Corson moved, second by Mr. Ferraro, the Vote: Unanimous in the affirmative to move on.**

**OTHER BUSINESS**

PB Case #2711 - Contoocook Lofts LLC (d/b/a "Linden Commons" subdivision) with continued discussion/update regarding tree buffer issue with abutting property owner. – **POSTPONED TO 12/12/2013**

**APPROVAL OF MINUTES:**

None

**TOWN PLANNER ITEMS**

None

## **REPORTS ON "OTHER COMMITTEE" ACTIVITY**

Ms. von Aulock shared updates from ZORC.

2014 Proposed Zoning Amendments (Draft)

Note: **Revisions in bold text.** ~~Deletions shown as strike through.~~

1. Article 4, District Regulations, Schedule I Notes: Conversions revise(b) and (e) 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) ~~For conversion intended to become rental units:~~ One of the dwelling units shall remain owner-occupied.

2. Article 5.6.3 Off-Street Parking:
  - A. Size and Access: Each off-street parking space shall be rectangular, nine feet by nineteen feet exclusive of access drives or aisles, and shall be of usable shape and condition. **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. Article 5.6.4 Shared Parking: 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 ~~do~~ 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. Article 5.6.5 The Planning Board may grant reductions in the number **and size** of required off-street parking spaces in conjunction with its site plan review.

## **CHAIRMAN'S ITEMS**

**Chairman Knowles spoke to applications and regulations that do not require** waivers and to simplify the application process and suggested an **RDA** process. He asked if it would be beneficial to Exeter and would like to speak with the board about this possibility. **Request for Determination Applicability:** Mr. Knowles described what the RDA is. Does the application apply to the regulations? He stated it simplifies the process for home owners, the office, and asked if it could be incorporated? Ms. von Aulock asked for examples from Mr. Knowles and said she will speak with her staff. Mr. Knowles agreed. Ms. Corson agreed. Ms. von Aulock asked questions about how it simplifies. Ms. von Aulock suggested an allowance. Mr. Knowles elaborated about instead of folks having to apply for a **Conditional Use Permit**, getting confused or bogged down with the elaborateness, like building a shed, a deck over a lawn or an addition. Saving the home owner money Ms. Corson announced.

Mr. Knowles asked if there were any other Town Planner items or Committee items. There being none, **Mr. Ferraro asked for a motion to adjourn, second by Ms. Corson. The meeting Adjourned at 7:23 PM.**

***These Minutes are subject to possible corrections/revisions at a subsequent  
Exeter Planning Board meeting.***

The next meeting of the Exeter Planning Board will be held Thursday, December 12, 2013 at 7:00 PM in the Novak Room at the Exeter Town Offices.

Respectfully submitted,

Leigh A. Burley  
Administrative Assistant  
Planning & Building Department

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