



TOWN OF EXETER, NEW HAMPSHIRE

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LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, January 22, 2015 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

Public hearing on the proposed zoning amendments for 2015 Town Meeting warrant. Copies of the full text of the proposed amendments are available in the Planning Office.

1. Amend Article 5, Section 5.6 Off-Street Parking (Subsection B.) by adding new language to allow for flexibility in providing and calculating the required number of parking spaces for a proposed use.
2. Amend Article 6 Supplementary Use Regulations by adding a new section entitled “6.19 Portsmouth Ave. Flexible Zoning Overlay District”. The purpose of this section is to develop an alternative permitting process that allows for flexibility within Exeter’s regulations. It would create an overlay district along Portsmouth Avenue’s commercial districts (C-1 and C-2) in which the Planning Board would have the authority to grant a Conditional Use Permit for building and/or site improvements. The process will be outlined in Exeter’s Site and Subdivision Regulations and in supplementary documents. Flexibility includes allowance for an Applicant to bypass the typical zoning variance process (if needed) in regards to building height and internal dimensional requirements.
3. Amend Article 9, Section 9.1 Wetlands Conservation District, Subsection 9.1.5 Permitted Uses by adding allowances for reductions to impervious surfaces and re-vegetation within the wetland buffer.
4. Amend Article 9, Section 9.1 Wetlands Conservation District, Subsection 9.1.6 Conditional Uses by adding the following language to section B. Conditions:
 3. The proposed impact has been evaluated in the context of the relative “value” of the wetland, including its ecological sensitivity, as well as its function within the greater hydrologic system. To the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s). (Renumber sections accordingly)
5. Amend Article 9, Section 9.1 Wetlands Conservation District, Subsection 9.1.6 Conditional Uses by adding a new subsection entitled: “D. Alternate Procedure for Subdivision and Site Plan Applications”. The intent of this section is to eliminate the duplication between the Conditional Use Permit process in the zoning ordinance and waivers for wetland buffers in Site and Subdivision Regulations.
6. Amend Article 9, Section 9.1.3 Wetlands Conservation District Boundaries by adding a new subsection “G.” to encourage commercial development along the Epping Road corridor. New wetland setbacks are being proposed on the basis of functions and values in C-3, CT-1 and I zoning districts by the Economic Development Director.
7. Citizens Petition: On the petition of Christopher Gilroy and other registered voters of the Town of Exeter, to see if the town will vote to “Amend Article 4.2 Schedule I: Permitted Uses by deleting the present “Community Buildings” as a use permitted by Special Exception in the R-1, R-2, R-3 & R-4 districts.”

OTHER BUSINESS

EXETER PLANNING BOARD

Ken Knowles, Chairman