

APPROVED MINUTES
SPECIAL MEETING

Exeter Economic Development Commission

November 24, 2015

Present: Vice Chairman Lizabeth MacDonald, Madeleine Hamel, Dan Chartrand, Dan Gutstein, Chris Surette, John Mueller, Dave Hampson and Russell Dean-Town Manager. Also in attendance were Doug Eastman- Building Inspector/Code Enforcement Director, Darren Winham- Economic Development Director and Barbara McEvoy-Deputy Code Enforcement Officer.

Call to order: The meeting was called to order at 8:08 by Vice Chairman Lizabeth MacDonald. This was a special meeting called to discuss the language of the proposed zoning amendment vs. a citizens petition. This is in regards to a potential change to the C-3 District on Epping Road, which would allow mixed use development in the corridor to include commercial and residential, with residential 500 feet off of Epping Road.

Exeter Zoning Ordinance: Russ Dean passed out a draft of a memo from Glenn Greenwood to Darren Winham along with a copy of section 4 of the draft change of the Zoning Ordinance. Russ stated table 4.4 shows C3, Epping Road Highway, with added footnotes 21 through 23. These footnotes deal with residential density, requirements for mixed use multi-family development. Russ also mentioned 4.3 R-5 Multi Family for lot coverage 30-60 based on height for coverage. Russ stated that Barbara McEvoy and Glenn Greenwood have been working on the language.

Barbara McEvoy spoke stating the text went to the paper yesterday in its final form in order to make the Friday paper deadline. Also, it has to be in final form by Monday morning (November 30th) in order for the text to be left on their counter. Barbara stated according to RSA deadlines it has to be 10 days prior and notify all abutters. She stated there are about 60 property owners to be notified. The letters are prepared and ready to be mailed out when needed.

Planning Board Amendment vs. Citizen's Petition: Discussion took place on Planning Board proposed zoning amendment vs. a citizen's petition. Russ Dean stated a citizen's petition is more streamlined and guaranteed for ballot compared to the Planning Board process the group just heard about. It requires 25 signatures from registered voters. The petition is submitted to the Town Clerk and the signatures are verified there. Once the signatures are verified it is ready to go on the warrant. Zoning citizen's petitions go at the end of the zoning articles and require a recommendation from the planning board. Russ also stated as a volunteer board the EEDC has a right to advocate but Town funds cannot be spent to advocate a position.

Discussion ensued on the proposal. Commission member John Mueller expressed his concern with putting the amendment on the ballot. It could put up a huge red flag for residents because at this time not enough marketing has been done. Chris Surette asked when this would be voted on. The Town Manager replied the second Tuesday in March. Mr. Surette then voiced his support for the proposal. Many he has talked to are in favor and this is a very important project to not let get away. Madeleine Hamel spoke in support of the proposal. The residential

component of the mixed use will allow those nearby to live and work in the same area. She sees this as a benefit. Discussion took place on Epping Road being the gateway into Exeter and how it is currently an embarrassment. Commission members mentioned the need to bring commercial as well as mixed use in the Epping Road corridor to maximize development potential and deal with development challenges. Mr. Hampson suggested leading up to the vote more could be done on the cost of services and what this type of development would mean. The Town Manager said this would be a good analysis and the Town already has a ladder truck, as an example. Ms. McDonald then asked for public comment. Mr. Bill Campbell was present and voiced his opinion about the role of the EEDC. He asked about the MRI report which suggests slowing down and doing further study. Ms. McDonald responded by saying the job of the EEDC was to move things forward and this presented a significant opportunity. Further discussion ensued about the zoning amendment process and what the 30 million dollar project would mean for the TIF on Epping Road. Mr. Chartrand and Mr. Campbell went back and forth. Mr. Chartrand said he felt strongly the voters should decide this issue, and that's what the EEDC was looking to do with this proposal. It's not our decision, it's the voters. Mr. Campbell agreed the voters would have to decide.

Motion: A motion was made by Dan Chartrand, "I move that the EEDC support a citizen's petition effort to change C-3 zoning in Exeter Road corridor to allow for mixed use development." Seconded by Dave Hampson. EEDC voted 7 for, 0 against, 1 abstain (town manager).

Next steps were discussed including getting final language arranged to go onto the citizen's petition.

Adjourn: Motion to adjourn was made by Dan Chartrand; seconded by Lizabeth MacDonald. Meeting adjourned at 9:12.