

EXETER HOUSING AND COMMUNITY DEVELOPMENT PLAN
Re-adopted July 15, 2013

An essential first step in the master planning process is the setting of goals and objectives for the proper physical and socioeconomic development of the community. As these goals and objectives will provide the necessary guidance for preparation of the various sections of the Master Plan, and ultimately serve as a blueprint for residential, commercial and industrial development within the Town, it is vital that they reflect the priorities of the community as a whole.

The following goals and objectives reflect the input, received from six (6) master plan subcommittees, representing over sixty (60) Exeter residents and a citizen survey completed by 136 Exeter households. The goals listed can be viewed as "targets" and the objectives as specific steps required for reaching these targets.

LAND USE

GOAL – The Town of Exeter should seek to preserve and enhance its rich natural, cultural and historical heritage as a largely residential community supported by commerce and industry. (Short and long term goal.)

Objective: The Town should continue to pursue a careful balance between preserving the unique characteristics of Exeter and responsible well planned growth and development.

Objective: The Town should encourage the creation and retention of employment opportunities. Also, the Town should promote and pursue commercial and industrial development which reinforces Exeter's status as a regional high technology, medical and professional/corporate office center.

Objective: The Town should continue to promote those measures which preserve and enhance the vitality of the downtown.

Objective: The Town should support the efforts of the Conservation Commission to protect and preserve those natural resource areas of significant value to the Town.

Objective: The Town should support the efforts of the Exeter Development Commission in the retention, expansion and development of business, trade and industry in the town

GOAL – The Town of Exeter should seek to promote a well balanced land use pattern which will meet the present and future needs of its residents. (Short and long term goal.)

Objective: Current zoning should be reviewed to insure that there is an adequate supply of suitably zoned land area to permit the necessary expansion of all land uses in the Town.

Objective: The Town should prepare a "vision" representing a community consensus of what Exeter should look like at full development. A careful review of current land use regulations, as well as a "build out" analysis projecting the full development potential of the Town, should be conducted to determine what, if any, adjustments need to be made to achieve this "vision".

GOAL – The Town of Exeter should seek to encourage environmentally sound and economically productive residential, commercial and industrial growth and development that is both functional and aesthetically pleasing through the use of innovative planning, zoning and development techniques. (Short and long term goal.)

Objective: The Town should continue to review and modify its regulations, as needed, to insure the continued promotion of the highest quality development possible.

Objective: The Town's future growth should occur at a planned rate, commensurate with the Town's ability to provide services and in those areas most appropriately suited to the nature of proposed development.

Objective: The Town should discourage "strip" commercial development, along major corridors, such as Epping Road.

Objective: The Town should require that all commercial and industrial development along major corridors provided substantial landscaping buffers both along street frontages and within parking areas.

Objective: The Exeter Development Commission should prepare a cost/benefit analysis for development of a Town owned office/industrial park.

HOUSING

GOAL – The Town of Exeter should seek to promote an environment within which each resident can secure adequate affordable housing in safe, healthy and attractive neighborhoods. (Short and long term goal.)

Objective: The Town should undertake an assessment of its housing needs and revise its zoning map accordingly to provide for such needs.

Objective: The Town should continue to encourage the conversion of older single family homes to multifamily use in order to meet the demand for affordable housing.

Objective: The Town should support incentives for the creation of affordable housing (as defined by the State Housing Finance Authority), such as density bonuses for developments containing a fixed percentage of affordable units.

Objective: The Town should modify its Zoning, Subdivision and Site Plan Review regulations to encourage residential development on smaller lots on narrower, tree-lined streets within walking distance of neighborhood services (e.g. convenience stores, florists, cleaners).

Objective: The Planning Board should require the submission of both "cluster" and standard subdivision design plans for all proposed residential subdivisions over ten (10) lots which will involve road construction, in order to assist the Board in determining which of these two approaches will be more beneficial in furthering the protection of environmentally sensitive areas and the preservation of open spaces.

Objective: The Town should support the introduction of flexible street width standards for residential subdivisions of vary sizes.

TRANSPORTATION

Goal – The Town of Exeter should promote a multi-modal transportation system which promotes the safe, efficient and effective movement of people and goods into, around and through the Town. (Short and Long-term Goal)

Objective: The Town should conduct a comprehensive analysis of existing and projected traffic volumes on Town roads for the purpose of identifying necessary modifications (i.e. street widenings, repairs, signalization and new roads) to accommodate such growth.

Objective: The Town should prepare both a short and long range plan for the maintenance of all Town roads along with a cost estimate for capital planning purposes.

Objective: The Town should encourage the use of alternate modes of transportation (i.e. mass transit,

carpooling, bicycling, walking) through all available means in order to achieve reductions in both vehicular traffic and air pollution, consistent with the Clean Air Act of 1990 and the Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991.

Objective: The Town should seek to promote the creation of transportation “corridors” along all major arterial streets. Such corridors would include requirements for substantial landscaping along rights-of-way, underground utilities, and combined access points to reduce the number of curb cuts.

Objective: The Town should continue to actively support the resumption of rail passenger service from Portland, Maine to Boston, Massachusetts, including the capital funding for construction of a rail station in Exeter as proposed by the Exeter Station Committee.

Objective: The Town should promote an integrated sidewalk network, connecting both new and existing residential neighborhoods with the downtown and other commercial corridors.

Objective: The Town should support the proposed improvements to Portsmouth Avenue, to be constructed in conjunction with the 101/51 expansion project, as recommended by the Portsmouth Avenue Committee.

Objective: The Town should continue to support the COAST subsidized taxi service for senior citizens.

Objective: The Town should request that COAST investigate the possibility of bus or van service between Exeter and the Pease International Tradeport.

Objective: The Town should appoint a study committee to investigate the need for additional downtown parking and make recommendations as appropriate.

UTILITIES AND PUBLIC SERVICES

Goal – The Town of Exeter should work together with all interested parties to insure the continued adequate provision of public and private utility services to the residential, commercial and industrial sectors. (Short and Long Term Goal)

Objective: The Town should identify those areas where town sewer and water service could be extended, either through municipal or private funding and encourage development in these areas.

Objective: The Town should prepare a long range plan to insure the continued provision of an adequate, safe drinking water supply for residential and commercial users.

Objective: The Town should conduct a comprehensive assessment of its water distribution and wastewater collection system for the purpose of establishing a long range plan for the maintenance and replacement of existing lines.

Objective: The Town should continue to actively enforce all local regulations which will insure the protection of the Town’s drinking water supply.

Goal – The Town of Exeter should continue to plan for the solid waste needs of the community. (Short and Long Term Plan)

Objective: The Town should continue to pursue plans for the closure of the existing Town Landfill.

Objective: The Town should investigate all available options for future waste disposal in preparation for closure of the Town’s landfill.

Objective: The Town should seek to expand its recycling program in order to further reduce the volume

of waste currently being disposed of.

COMMUNITY FACILITIES

Goal – The Town of Exeter should appoint a committee to investigate the future space requirements for all “municipal” community facilities and prepare a long range plan to address these needs. (Short and Long Term Plan)

Objective: The Town should conduct a survey of its residents to determine the demand for additional or expanded community facilities.

Objective: The Town should update its “Capital Improvement Program” per RSA 674:7.

RECREATION

Goal – The Town of Exeter should continue to promote and provide for both active and passive recreation opportunities for all residents of the community. (Short and Long Term Goal)

Objective: A study committee should be appointed to investigate the long term recreation needs of the community and identify strategies for addressing these needs.

Objective: The Town should promote and foster mutually beneficial cooperation between the Recreation Department and the School District in order to meet the recreation needs of both entities.

Objective: The Town should continue to promote the set aside of land by developers for future Town recreation needs.

Objective: The Town should seek to provide sidewalk, bikepath and/or trail connections between all residential neighborhoods and recreational facilities.

Objective: The Town should continue to support the maintenance of all recreation and park facilities.

CONSERVATION AND PRESERVATION

Goal – The Town of Exeter should continue to actively promote the conservation and preservation of its natural and manmade resources for the enjoyment and use of its residents through a variety of techniques, including regulatory measures, current use tax, open space set asides and land acquisition. (Short and Long Term Goal)

Objective: The Town should seek to conserve the quantity of both surface and groundwater resources and protect the quality of such resources from, detrimental land alteration, excessive development and point and non-point pollution sources.

Objective: The Town should encourage the preservation of significant and vital farmland areas for future agricultural production and the maintenance of rural character.

Objective: The Town should seek to preserve significant woodlands and forest areas for future resources protection, animal habitat and environmental quality maintenance.

Objective: The Conservation Commission should promote public use of existing conservation lands through preparation of a map depicting such lands and undertake a public education effort to provide this information to Town residents.

Objective: The Town should support the preservation and protection of habitats of rare and endangered plant and animal species, as identified by State and Federal law.