

**PLANNING BOARD**  
**6/22/17**  
**DRAFT MINUTES**

**1. CALL TO ORDER:**

Chair Langdon Plumer called the session to order at 7:03 pm.

Members present were Nicholas Gray, Alternate Member; Kathy Corson, Selectmen's Representative; Pete Cameron, Clerk; Langdon Plumer, Chair, Katherine Woolhouse, Vice Chair; and Gwen English.

Staff present were Dave Sharples, Planner; and David Pancoast, Recording Secretary. Members of the public, applicants and consultants were present as well.

As an update, the downtown benches and bike racks are in and benches have been installed, with bike racks coming next week.

**2. PRESENTATION OF EXETER HOUSING COMMITTEE REPORT – May 2017**

Planner Dave Sharples presented this matter. He said they want some input from the Board. The Committee was established in early 2015 and active as of October 2015. The purpose was for ascertaining affordability, types of housing and to identify needs. He went over the Committee's membership. The Committee's charge is to look into available housing, its costs and identify future needs, plus advise the Board of Selectmen on those issues.

Cliff Sinnott of the Committee presented data and demographic aspects of the Report. For key findings, he reported that since 2000, three times as many multifamily units than single family units have been constructed in Exeter. Prices are now rapidly rising after some years of moderation in values and that is due to scarcity of units and high demand. The construction of affordable single family houses under existing conditions is uneconomic and highly unlikely. Also, additional housing growth (not age restricted) in Exeter is unlikely to affect the school capacity due to no increase in school populations over the next ten years. Another finding is

that local population growth is slowing, less than 1% per year for the region. Lastly, something to watch is the passage of the accessory dwelling units law that will stimulate relatively affordable housing in Exeter.

Mr. Sharples went over the Report's recommendations: Master Plan Steering Committee should receive the report and that has been done. This Committee will continue to meet. A realistic assessment of housing growth should be performed. Master Plan should examine the cost of current housing and opportunities to moderate those costs. Zoning ordinances should be reviewed to ensure that adequate and desirable forms of residential growth are encouraged with a balance of housing types. Property tax exemption plans should be quantified and monitored annually. Incentives to encourage residential infill opportunities in Town should be put in place. Master Plan update should examine balance of housing types. He explained the status of accomplishing the various recommendations and gave timelines for them. The overall timeline is 3-5 years to implement most recommendations.

Mr. Plumer thanked the presenters and there was some discussion on some issues, including median household income. The median cost of a two bedroom rental unit in Exeter is \$1200 per month. Discussion on age-related elements and elderly housing was held. There are currently no incentives for age-restricted housing. Attempts to attract certain age groups to Town need to include analysis of the components and elements of Town that attract that age demographic. The "Super Senior" demographic is attracted to Town for many reasons, leading to increased demand for that housing. Discussion on where the Town begins to address all these issues unfolded. Enhancing growth was part of that discussion. The Baby Boom phenomenon is in effect nationally. Smaller growth percentages are the new norm and all growth will be parsed out amongst those communities that can attract it through their efforts to enhance their communities so as to garner that piece of the potential growth that is available. The scale should not be weighted to enhance age-restricted housing because it's happening naturally right now. There was discussion on specific age-related attributes for single family homes in Town.

There was no public input.

Mr. Cameron asked for copies of the presentation materials. Mr. Sharples said it will be put online and he will also email them to the Board.

**3. NEW BUSINESS: PUBLIC HEARINGS**

**a. Continued public hearing on the application of Varsity Wireless Investors, LLC for a minor site plan review, Wetland Conditional Use Permit and Shoreland Conditional Use Permit for the proposed construction of a wireless communication facility and associated site improvements on the property located at 8 Kingston Road. Subject property is located in the NP-Neighborhood Professional zoning district. Tax Map Parcel #81-49, Case #17-20.**

The Applicant had asked for a continuance to August 27, 2017. Mr. Cameron moved it, seconded by Ms. Woolhouse, and the voice vote was unanimous.

**b. The application of Eugene A. Barker Living Trust (Eugene A. Barker, Trustee) for a minor subdivision of a 14,225 square foot parcel (with two existing manufactured homes situated on it) into two residential lots. The subject parcel is located at 1A and 1B Dow Street, in the M-Manufactured Housing Park zoning district. Tax Map Parcel #104-82 and #104-82-1. Case #17-24.**

Mr. Sharples reported the matter is complete to be heard, so Ms. English moved it be opened, Ms. Corson seconded it. The vote was unanimous.

Mr. Barker reported the status of his project. He needs Planning Board approval for the sale of the units which will be affordable. Mr. Sharples reported the lot sizes and each will have a mobile home on it. The ZBA approved it and he had provided suggested conditions of approval. There is a shared collection tank for sewer at the lot line so he made sure there were easements in place to cover that situation for water, sewer and utilities. He recommended approval of the request.

Ms. Woolhouse expressed concern about septic system and tank maintenance responsibilities for this project. Mr. Barker said the owners will split the costs as they come due. Mr. Sharples said he will craft a

proposed condition of approval for cost-sharing. Ms. Corson suggested that it could also be put in the deeds.

Ms. English asked what happens if the system fails completely? Mr. Sharples said that it would have to be assessed to owners for repair/replacement, and if someone doesn't pay it, the parties would have to go to court for resolution of it as a civil matter.

There was no public comment.

Mr. Sharples proposed conditions, including that the deeds shall reference any maintenance and cost-sharing. Any deeds or agreements for cost-sharing shall be presented to the Town Planner beforehand for approval.

Ms. Corson moved approval of the request subject to the conditions presented by the Planner. Mr. Gray seconded and the poll vote was unanimously approved.

#### 4. **OTHER BUSINESS:**

- **Field Modifications**

Everything was built according to the plan but they built a large pond. A parking lot drain went into the depression out there and now 2-3 feet of water in the depression resulted, next to first building. The applicant is adding an inlet and going to daylight the drainage to a rip-rapped channel leading to the same originally planned place. That will solve the problem. UEI and DPW approved the plans. Ms. English asked if the stormwater needed to be treated, but Mr. Sharples said it's the same water that was being daylighted to another location and is being treated anyway. Now it will sheetflow into the woods.

- **Approval of Minutes: June 8, 2017**

Mr. Cameron moved to table them to the 7/27/17 meeting. Discussion on minutes for May 25<sup>th</sup> session with a substitute recorder revealed that the Board may not have received them. There was discussion on other minutes for the Board. And the Board tabled all of them for review.

**5. REPORTS OF MEMBERS' OTHER COMMITTEE ACTIVITIES:**

There were none discussed.

**6. ANNOUNCEMENTS:**

Mr. Sharples reported the Circle T Car wash has broken ground and will be building soon.

Mr. Plumer mentioned that the Board has missed some opportunities to visit sites before projects are approved and built and he would like to avoid that situation in the future.

There was discussion on outdoor seating for restaurants and the effects that result. Mr. Sharples will look into it. Temporary parking for such situations was discussed. He will report back to the Board on it. The situation sets a precedent that might not be good for the Town.

**7. ADJOURNMENT:**

There being no other business before the Board, Mer. Cameron moved to adjourn, seconded by Ms. Corson, and the motion passed unanimously. The Chair adjourned the session at 8:36 p.m.

Respectfully submitted by David Pancoast, Recording Secretary.