

Draft Minutes

Master Plan Oversight Committee November 7, 2019

The meeting began at 8:00 AM in the Wheelright Room of the Exeter Town Office building.

Attendees:

Committee members: Aaron Brown, John Grueter, and Pete Cameron

Public: None

Town staff: Planner Dave Sharples

The meeting was called to order at 8am. The committee discussed the building form requirements. Mr Sharples indicated he will reach out to Horsley Witten Group to make sure the building form standards create architecture that is consistent with the C-1 districts.

Mr. Sharples informed the committee that he received comments via email from Jen Martel, planning board member, regarding the landscaping section and would send them to the committee.

The committee discussed the possibility of waiving impact fees for MUND projects. It was decided that they would explore a potential reduction, possibly 50%, of the impact fees. Mr. Sharples will research this and report back to the committee.

The draft proposes making multi-family use a Special Exception in the C-1 Zone as proposed in the ordinance as it is a use allowed by right. The committee felt that this should not change and keep multi-family use permitted by right.

The committee discussed the need to add language that ensures that the affordable units will remain that way and there is a method of enforcement and a way to insure compliance such as an annual reporting requirement. Mr. Sharples will discuss this with HWG and report back to the committee.

The committee discussed the 80% affordability threshold proposed in the ordinance. Mr. Sharples will provide the committee with the actual rents meeting this limit to the next meeting for discussion.

The committee discussed the criteria that allows deviations from the design standards (section 6.19.5.B.1-8) and decided to remove #8 as they felt it was too ambiguous.

The committee stopped the review at the end of Section 6.19.5.B and will pick up on the review starting on Section 6.19.5.C Circulation at their next meeting that was scheduled for November 21, 2019 at 8am.

The meeting adjourned at 9AM

Respectfully submitted,
Dave Sharples
Town Planner

x:\town planner\master plan oversight commitee\minutes\2019 minutes\11072019mpocminutes.docx