

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **January 14, 2021**
4 **VIRTUAL MEETING**
5 **DRAFT MINUTES**
6 Zoom ID: 833 0020 0162
7 Phone: 1 646 558 8656
8 6:30 PM

9 **I. PRELIMINARIES:**

10
11 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Brown, Pete
12 Cameron, Clerk, Gwen English, John Grueter, Jennifer Martel, Molly Cowan, Select Board
13 Representative, Nancy Belanger, Alternate, Mark Dettore, Alternate and Pete Steckler, Alternate.
14

15 **STAFF PRESENT:** Town Planner Dave Sharples
16

17 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 6:30 PM. Chair Plumer read out loud
18 the meeting preamble which indicated that an emergency exists and the provisions of RSA 91-A:2 III (b)
19 are being invoked. As federal, state and local officials have determined gatherings of ten or more
20 people pose a substantial risk to the community and the meeting imperative to the continued operation
21 of Town and government and services which are vital to public, health, safety and confidence. This
22 meeting will be conducted without a quorum physically present in the same location and welcome
23 members of the public accessing the meeting remotely.
24

25 **III. NEW BUSINESS: PUBLIC HEARINGS**

26
27 Public hearing on proposed zoning amendment(s) for the 2021 Town Meeting Warrant:

28
29 Chair Plumer read out loud the public hearing notice.

- 30
31 • Amend Article 11 – Proposed changes to update the Public Capital Facilities Impact Fee
32 ordinance.

33
34 Mr. Sharples noted Article 11 is the only zoning ordinance amendment. The
35 amendment is recommended by consultant Bruce Mayberry. Mr. Sharples noted the
36 amendment brings the ordinance up to date with current laws. Age restricted housing
37 would not require a waiver for ages 55 and over for these impact fees. When there is a
38 percentage split, like 80/20 units the impact fees would be 20% if 20% of the units were
39 not age restricted. The Master Plan Oversight Committee reviews and approves.
40

41 Chair Plumer opened the hearing to the public at 6:36 PM.

42 Mr. Steckler recommended grammatical changes to Section 1.7.3:

43

44 Remove “for those” and read “residential units shall pay.” Mr. Sharples will amend
45 Section 1.7.3.

46

47 Mr. Steckler recommended grammatical changes to Section 1.7.2:

48

49 “Facilities of like kind” - Mr. Steckler recommended the item be something the Town
50 needs. Vice-Chair Brown noted this is a source of many waiver requests.

51

52 Ms. English recommended capitalizing Planning Board in Section 1.6.1 and one the next
53 page, first line.

54

55 Ms. English proposed wording on Page 5 “or when approval has been given prior to.”
56 Vice-Chair Brown recommended “when no approval is necessary.” Mr. Sharples
57 explained this is when something is grandfathered and based on State law. Vice-Chair
58 Brown recommended adding the word “application” to read “application has been
59 made prior to the adoption.” Mr. Sharples will amend Section 1.6.1 to clarify when a
60 project does not have to pay the fee.

61

62 ***Ms. English moved that the Board place the proposed amendment regarding Article 11***
63 ***Public Capital Facilities Impact Fee, titled “Proposed Amendment for the January 14,***
64 ***2021 Planning Board meeting” and dated January 7, 2021 on the 2021 Town Warrant***
65 ***with a recommendation for adoption. Mr. Grueter seconded the motion. A roll call***
66 ***vote was taken Brown – aye, Cameron – aye, Cowan – aye, English – aye, Martel –***
67 ***aye, Grueter – aye and Plumer – aye. The motion passed 7-0-0.***

68

69 Public hearing to amend the existing Public School and Recreation Impact Fees schedule –
70 ***Tabled.***

71

72 Public hearing on proposed amendments to Planning Board Site Plan Review and Subdivision
73 Regulations:

74

- 75 • Amend Section 9.4 – Flood Hazard Areas by updating the date of the Flood Insurance
76 Rate Maps (FIRM) that the regulations reference.

77

78 Mr. Sharples indicated this amendment was critical to pass this evening. The State has
79 updated their Flood Insurance Rate Maps and therefore the Site Plan Review and
80 Subdivision Regulations must be updated to reflect the new dates prior to tomorrow.
81 OSI recommended deleting “100-year” and “5/17/1982” and substitute “current and

82 effective” so it will not have to be updated again. The Select Board has adopted the
83 resolution to amend as well.

84
85 Chair Plumer opened the hearing to the public for comments and questions at 6:53 PM.

86
87 ***Ms. English move to amend Section 6.6.2.4(v), Section 7.4.18, Section 7.6.13 and***
88 ***Section 7.7.8 of the Exeter Site Plan Review and Subdivision Regulations as presented***
89 ***in the document titled “Amendments to Exeter Subdivision and Site Plan Review***
90 ***Regulations” created by Samara Ebinger from the NH Office of Strategic Initiatives –***
91 ***Floodplain Management Program dated January 5, 2021. Mr. Cameron seconded the***
92 ***motion. A roll call vote was taken Grueter – aye, Martel – aye, English – aye, Cowan –***
93 ***aye, Cameron – aye, Brown – aye and Plumer – aye. The motion passed 7-0-0.***

- 94
- 95 • Amend Section 9.16 by updating the footnotes denoting the new NH DES website
96 references.

97
98 Mr. Sharples noted that the Select Board has already taken care of this one.

99
100 **IV. OTHER BUSINESS**

101
102 **V. TOWN PLANNER’S ITEMS**

103 **VI. CHAIRPERSON’S ITEMS**

104 **VII. PB REPRESENTATIVE’S REPORT ON “OTHER COMMITTEE ACTIVITY”**

105 **VIII. ADJOURN**

106 ***Mr. Cameron motioned to adjourn the meeting. Vice-Chair Brown seconded the motion. A roll call***
107 ***vote was taken Cameron – aye, Cowan – aye, Brown – aye, Martel – aye, English– aye, Grueter - aye***
108 ***and Plumer – aye. The motion passed 7-0-0.***

109
110 The meeting adjourned at 6:55 PM.

111
112 Respectfully submitted,

113 Daniel Hoijer,
114 Recording Secretary