

**TOWN OF EXETER
PLANNING BOARD
JANUARY 13, 2022
DRAFT MINUTES**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Vice-Chair Aaron Brown, Jennifer Martel, John Grueter, Gwen English, Molly Cowan, Select Board Representative, Nancy Belanger, Alternate.

STAFF PRESENT: Town Planner Dave Sharples

II. CALL TO ORDER: Acting Chair Brown called the meeting to order at 7:00 PM and activated Alternate Nancy Belanger and introduced the members.

III. OLD BUSINESS

APPROVAL OF MINUTES

December 16, 2021

Ms. Belanger and Ms. English recommended edits.

Ms. Belanger motioned to approve the December 16, 2021 meeting minutes as amended. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.

IV. NEW BUSINESS

OTHER BUSINESS

- Great Bridge Properties, LLC – PB Case #19-19 (a/k/a Felder-Kuehl Properties, LLC – 2 Meeting Place Drive, Tax Map Parcel #55-75
Request for Extension of Conditional Approval (expires 1-23-22)

David Choate the listing agent presented the request for an extension of the Conditional Approval on behalf of the applicant. He noted the contract with Great Bridge Properties was not funded by NH Finance Authority in 2020 and they had hoped for 2021 but the agreement was terminated on 3/19/21. Mr. Choate noted the property is being remarketed; the P&S fell through today. Having a Brownfield's identified site is challenging and needs a unique buyer. Mr. Choate he felt confident the property would be under agreement before the ZBA approval lapses.

40 Vice-Chair Brown opened the hearing to the public for comments and questions at 7:10
41 PM.

42
43 Mr. Sharples indicated this would be the second extension since reapplication under the
44 current regulations. Vice-Chair Brown noted it was nice to have someone representing
45 the applicant here.

46
47 ***Ms. English motioned to grant a one-year extension to Great Bridge Properties, LLC,***
48 ***Planning Board Case #19-19, for 2 Meeting Place Drive, Tax Map Parcel #55-75 to***
49 ***January 23, 2023. Mr. Grueter seconded the motion.***

50
51 Mr. Choate noted the applicant was now Felder-Kuehl Properties, LLC.

52
53 ***Ms. English amended her motion:***

54
55 ***Ms. English motioned to grant a one-year extension to Felder-Kuehl Properties, LLC,***
56 ***Planning Board Case #19-19, for 2 Meeting Place Drive, Tax Map Parcel #55-75 to***
57 ***January 23, 2023. Mr. Grueter seconded the motion.***

58
59 ***A vote was taken, all were in favor, the motion passed 6-0-0.***

60

61 PUBLIC HEARINGS

62 1. Continued public hearing on the application of ZV Investments LLC for a multi-family site plan review
63 for the proposed conversion of the structures located at 50 Newfields Road into four (4) residential
64 condominium units
65 RU-Rural Residential zoning district
66 Tax Map Parcel #35-9
67 Planning Board Case #21-10

68
69 Mr. Sharples noted an email was received concerning the Phase I Assessment and suggested a limited
70 soil testing which has been ordered.

71
72 ***Ms. Belanger motioned to continue the hearing of ZV Investments LLC, Planning Board Case #21-10 to***
73 ***the Planning Board's February 10, 2022 meeting at 7:00 PM. Ms. English seconded the motion. A vote***
74 ***was taken, all were in favor, the motion passed unanimously 6-0-0.***

75
76 2. Citizen's Petition to amend Article 2, Section 2.2.12 of the Exeter Zoning Ordinance – Bed & Breakfast
77 (the definition of) to read as follows: "The primary dwelling of a owner-operated and/or detached
78 accessory structure on the same property, that provides for the lodging of transient guests and whose
79 posted rates shall include breakfast." "A Bed and Breakfast shall have no more than four (4) rentable
80 rooms and a dining area capable of accommodating the number of registered guests."

81

82 Vice-Chair Brown read out loud the Public Hearing Notice and opened the hearing to the public for
83 comments and questions at 7:18 PM.

84

85 Mr. Sharples indicated the Petition was received on December 8, 2021 with the signatures of 25
86 registered voters. Mr. Sharples advised that the Board could recommend or not recommend adoption
87 and then it will go on the Warrant Article but the wording cannot be changed.

88

89 Vice-Chair Brown asked the time before it goes forward and Mr. Sharples indicated the final warrant is
90 due on January 31st.

91

92 Ben Anderson presented the Petition. He indicated he and his wife Sarah ran the Word Barn. They
93 rented to a long-term tenant for 5-6 years and then wanted to transition from long term rental to short-
94 term rentals to be more compatible with other uses and for financial support and to be able to use Air
95 BnB to screen short-term tenants well Short term rentals have resulted in 98% occupancy however they
96 require a Special Exception from the ZBA. After applying the ZBA determined they did not qualify due to
97 the language that no other hospitality or business relates uses take place on the premises. The Zoning
98 Ordinance still protects against that and still requires the owners live on the property and require dining
99 area and breakfast.

100

101 Vice-Chair Brown stated he could not think of any unintended consequences. Mr. Grueter questioned
102 whether the change would affect any current users. Vice-Chair Brown indicated it would be less
103 restrictive.

104

105 Ms. Belanger voiced some initial concerns serving on the Housing Advisory Committee and promoting
106 affordable housing and has concerns that short term rentals take away from that. Vice-Chair Brown
107 clarified that the matter in question was the definition of Bed & Breakfast. Ms. Martel agreed. Ms.
108 Cowan noted she too is an advocate of affordable housing but the definition protects the Town from
109 Bed & Breakfasts being run without the owners living on the property and helps people stay in their
110 homes. Allowing this change to the definition does contribute to the problem of affordable housing and
111 is owner occupied. Ms. English agreed with Ms. Cowan and asked if Town Counsel would be reviewing
112 the proposed amendment. Mr. Sharples noted that the language could not be changed.

113

114 ***Ms. Belanger motioned that the Planning Board recommend approval of the Citizen's Petition, dated***
115 ***December 8, 2021, as presented, to amend Article 2, Section 2.2.12 of the Town of Exeter Zoning***
116 ***Ordinance – definition of "Bed & Breakfast." Mr. Grueter seconded the motion. A vote was taken, all***
117 ***were in favor, the motion passed 6-0-0.***

118

119 V. OTHER BUSINESS

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- 121 • Proposed Amendment to Site Plan Review & Subdivision Regulations – Article 9,
122 Section 9.13 Parking Areas – Requirement for providing Electric Vehicle Charger
123 (EVC) station(s) for multi-family and non-residential developments

124

125 Mr. Sharples noted the electric vehicle charger amendment was not ready and
126 will be discussed next at the Energy Committee before being brought back if the
127 Energy Committee recommends.

128
129 • Master Plan Discussion

130
131 Mr. Sharples noted the Bond Budget Hearing is January 18th. The Bike &
132 Pedestrian Master Plan agenda portion will get onto the Warrant.

133
134 • Field Modifications

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136 • Bond and/or Letter of Credit Reductions and Releases

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138 • Public Comment

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140 • Stratham Planning Board Abutter’s Notice

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142 Ms. Belanger noted an abutter’s notice was received from the Stratham Planning
143 Board. Mr. Sharples indicated he called the Town Planner. The project goes in
144 and out of Exeter and they wanted more infrastructure in Exeter than the scope
145 of the project would warrant. Pipes would have to be resized and the pump
146 station updated which is in the CIP costing millions of dollars, but not anytime
147 soon.

148
149 **VIII. TOWN PLANNER’S ITEMS**

150 **IX. CHAIRPERSON’S ITEMS**

151 **X. PB REPRESENTATIVE’S REPORT ON “OTHER COMMITTEE ACTIVITY”**

152 **XI. ADJOURN.**

153 *Ms. Belanger motioned to adjourn the meeting at 8:02 PM. Ms. English seconded the motion. A vote*
154 *was taken all were in favor, the motion passed 6-0-0.*

155
156 Respectfully submitted,

157 Daniel Hoijer,
158 Recording Secretary