

1                                   **TOWN OF EXETER**  
2                                   **PLANNING BOARD**  
3                           **NOWAK ROOM – TOWN OFFICE BUILDING**  
4                                   **10 FRONT STREET**  
5                                   **DECEMBER 8, 2022**  
6                                   **7:00 PM**  
7                                   **APPROVED MINUTES**

8   **I. PRELIMINARIES:**  
9

10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown,  
11 Gwen English, John Grueter, and Nancy Belanger Select Board Representative  
12

13 **STAFF PRESENT:** Town Planner Dave Sharples  
14

15 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM, and introduced the  
16 members.  
17

18 **III. OLD BUSINESS**  
19

20 **APPROVAL OF MINUTES**  
21

22 October 27, 2022  
23

24 Ms. English recommended edits.  
25

26 ***Ms. Belanger motioned to approve the October 27, 2022 minutes as amended. Ms. English seconded***  
27 ***the motion. A vote was taken, all were in favor, the motion passed 5-0-0.***  
28

29 November 18, 2022  
30

31 ***Mr. Grueter motioned to approve the November 18, 2022 minutes. Ms. English seconded the motion.***  
32 ***A vote was taken, Mr. Grueter abstained. The motion passed 4-0-1.***  
33

34 **IV. NEW BUSINESS**

35 1. Board discussion of proposed zoning amendments for consideration on the 2023 Town Warrant.  
36

37 Mr. Sharples indicated Nate Kelly from Horsley Witten was present to talk about the audit of the zoning  
38 ordinance. Mr. Sharples reported the ordinance would be deleted and replaced as changing the zoning  
39 districts affects the whole ordinance. The number of zoning districts would be reduced, if passed, from  
40 18 to nine. Mr. Sharples provided a hand out to the Board and referenced his November 23<sup>rd</sup> memo.  
41

42 Nate Kelly presented the draft changes to the ordinance and noted there would be two hearings. He  
43 talked about the reasons for changing the ordinance and the housing crisis and high prices,  
44 infrastructure expenses and the higher cost of materials. He posted a chart and discussed development  
45 potentials in more rural areas being limited and walkable areas as well as non-conforming properties  
46 and growing smart and supporting the economy. He referenced the six themes of the Master Plan and a  
47 FAQ sheet.

48  
49 Mr. Kelly noted 14 sections of the ordinance will largely be the same. Section 10 (Growth Management)  
50 would be deleted as it is unenforceable and has no termination date (required). There would be no  
51 change to the Authority & Purpose Section and Validity (Sections 1 and 14). Mr. Kelly noted Section 12  
52 concerns the Board of Adjustment and would reflect the State law. Section 5 of the general regulations  
53 would have renumbering. Section 6 would have two new sections for ADUs and Retirement  
54 Communities. These have been moved from “Notes” to be found easier. He referenced Mixed Use  
55 Neighborhood Development (MUND) design standards in Appendix B.

56  
57 Mr. Kelly discussed zoning district C3 Epping Road and manufactured homes being changed to reference  
58 mobile homes. He noted the Healthcare District would be absorbed into the Urban Core District for  
59 hospital uses. New definitions would be added. He showed the proposed use table, which is more of a  
60 matrix, and provided a link so that residents could ask *what does this mean to me?* Homeowners can go  
61 to the parcel online and see the proposed district and then go to the proposed ordinance to see what is  
62 proposed.

63  
64 Mr. Kelly talked about the Neighborhood Preservation district proposed and the Residential Transition  
65 district proposed, and the differences. The RT zone would be denser with smaller lots and greater  
66 diversity and would have supportive uses like schools, library and daycare. He talked about the  
67 proposed Neighborhood Commercial zone and mixed uses and medical and outdoor garden supply  
68 businesses in that zone. Mr. Kelly reviewed the Commercial and Industrial zone and Limited  
69 Commercial, Urban Core One (Lincoln Street and downtown) and Urban Core Two zones. There would  
70 be a Private Education zone for Phillips Exeter Academy uses. Mr. Sharples said that he met with PEA  
71 and they were very supportive. This would give PEA the flexibility to use the property as it has been  
72 historically used.

73  
74 Mr. Kelly referenced the changes to the two tables for density and dimensional requirements for  
75 residential and non-residential and the proposed Land Use Matrix with rows for uses. The minimum lot  
76 area for a dwelling unit column has been eliminated. Affordable housing has to have a density bonus  
77 shown on the matrix.

78  
79 Mr. Kelly discussed the need to reduce the number of variances for non-conforming uses. He noted as  
80 one example that a lot that is non-conforming by 20% might have setbacks that are 20%. He discussed  
81 multifamily dwellings and townhomes.

82  
83 Mr. Kelly discussed the proposed ordinance for ground mounted solar energy in 6-24. Rooftop arrays  
84 are regulated by the building code.

85

86 Mr. Brown asked about the Epping Road corridor and approvals for residential use where not allowed.  
87 Mr. Sharples noted there have been about 500 approvals. Mr. Brown noted the zoning should be  
88 enforced. Mr. Brown noted Portsmouth Avenue and residential approvals there that are not ever going  
89 back. Ms. Belanger noted from a Housing Advisory Committee perspective those businesses need  
90 workforce housing or they're going to leave. Mr. Sharples noted they may not be providing that kind of  
91 housing, for the businesses HAC is targeting. Ms. Belanger discussed sidewalks and walkability.

92  
93 Mr. Brown had one of the applicants present try out the link to the new districts online to see the effect  
94 on their parcel, which they found easily. The next step would be to go and review the new zoning but  
95 there were no changes to that parcel.

96  
97 Mr. Kelly discussed public outreach. Chair Plumer recommended explaining the changes in smaller  
98 pieces and setting up a laptop in a public forum with Board and staff on hand to answer questions. Ms.  
99 Belanger recommended the High School cafeteria. Mr. Brown recommended the Lincoln Street library.  
100 Mr. Sharples asked about providing childcare.

101  
102 Mr. Sharples noted the first public hearing would be on or before January 12<sup>th</sup> and the second, also in  
103 January. Mr. Brown recommended holding the forum on January 5<sup>th</sup>. Mr. Sharples will check for  
104 availability on January 5<sup>th</sup> at 7:00 PM.

105  
106 Ms. Belanger asked to have a map to look at for the next meeting.

107  
108 Mr. Brown asked if communications could go out in the future with tax bills, directing homeowners to  
109 the Town website.

110  
111 **V. PUBLIC HEARINGS**

- 112  
113 1. The continuation of the application of Jerry Sterritt and Christine Sterritt for the subdivision of an  
114 existing 24.62-acre parcel located at 100 Beech Hill Road into seven (7) residential building lots  
115 RU-Rural zoning district  
116 Tax Map Parcel #13-1  
117 Planning Board Case #22-14

118  
119 Chair Plumer read out loud the Public Hearing Notice.

120  
121 Mr. Sharples noted the applicant submitted revised documents on 8/30 and 10/18. There were two TRC  
122 meetings in September and October. UEI provided comments. The application was tabled on 11/10 for  
123 a site walk. Three waivers were requested.

124  
125 Mr. Brown asked that those in attendance at the site walk be reflected in the meeting minutes: Dan  
126 Chartrand, Jen Martel, Aaron Brown, Chair Plumer, John Grueter, Nancy Belanger and Gwen English.  
127 Mr. and Mrs. Sterritt were present and abutters Michelle Burns and Robert Burns and the engineer.

128

129 Ms. English noted concerns with the grading and steepness of the slope. Mr. Brown noted he focused  
130 on Lots 4,5,6 and 7.

131  
132 Mr. Saari recommended sticking with the three lots and coming back if they want to do a cluster and  
133 noted the expense of a road would be a hardship on the applicants. Mr. Sharples disagreed a road  
134 would be needed to do a cluster subdivision (or open space).

135  
136 Mr. Brown noted the Board has to respond to the application before it but noted the waivers would be a  
137 challenge.

138  
139 Mr. Saari noted the regulations may be changing if the voters decrease the size acreage for a cluster  
140 from 20 acres to 10.

141  
142 Mr. Sharples noted that changing the application from seven lots to three or four is a big change and  
143 recommended getting a new plan before the Board takes any action. Mr. Sharples noted the significant  
144 tree waiver would not be needed for three lots. Mr. Saari noted they pulled the waiver for underground  
145 utilities. Mr. Sharples noted the perimeter buffer waiver would still apply.

146  
147 Chair Plumer recommended going to other agenda items (at 9:19 PM) briefly to give the applicant time  
148 to discuss moving ahead.

149  
150 The Board returned to the application a few minutes later and the applicants indicated they wished to  
151 proceed with three lots.

152  
153 Chair Plumer opened the hearing to the public for comments and questions at 9:25 PM and being none  
154 closed the hearing to the public.

155  
156 Mr. Saari indicated there were no abutters present.

157  
158 Mr. Sharples corrected that there would be four lots including the remaining acres (18.5 acres).

159  
160 Mr. Brown asked about the remaining acres going with the house. Mr. Saari indicated there were  
161 different owners, however Christine is the POA for Judy, the owner of the 18.5 acres. The Board felt one  
162 of them should be present prior to requiring a conveyance.

163  
164 Mr. Saari recommended continuing for two weeks to revise the plan and have the owner present. Mr.  
165 Sharples requested the revised plans be submitted on or before December 15<sup>th</sup> so they could be  
166 reviewed.

167  
168 ***Ms. English motioned to continue Planning Board Case #22-14 to December 22, 2022 at 7:00 PM. Mr.***  
169 ***Grueter seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.***

170  
171 2. The application of Todd Cambio and Corinne Cambio for a lot line adjustment to the common  
172 boundary line between the properties at 6 Hillside Avenue and 8 Hillside Avenue.

173 R-1, Low Density Residential zoning district  
174 Tax Map Parcels #97-5-8 and #97-5-7  
175 PB Case #22-18

176  
177 Mr. Sharples noted at 9:19 PM that the applicant was not present.  
178

179 ***Mr. Brown motioned to continue Planning Board Case #22-18 to December 22, 2022 at 7:00 PM. Ms.***  
180 ***Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.***

181  
182 **VI. OTHER BUSINESS**

- 183
  - Master Plan Discussion

184 Mr. Sharples reported the MPOC will work with Rockingham Regional Planning Commission on  
185 December 22<sup>nd</sup> for the amendment proposed to the Flood Plain Ordinance to increase the 1'  
186 freeboard to 2' and the advisory area where it would be recommended to correspond to sea  
187 level rise of 4' projected for 2100. Ms. Belanger noted the advisory area would not impact  
188 insurance negatively in the advisory area. Mr. Sharples noted the requirement would be when  
189 there is substantial modification (50%) of assessed or market value or building new.

190 The next meeting of the Master Plan Oversight Committee is on December 16<sup>th</sup> at 9.

- 191
  - Field Modifications

192 Mr. Sharples noted this is not a Field Modification so much as a DPW change to report relative  
193 to the Noria application: The island to the south of the entrance was continued. The curb was  
194 extended and more sidewalk added on Epping Road.

- 195
  - Bond and/or Letter of Credit Reductions and Release

196  
197  
198 Mr. Sharples reported that PEA asked to have the \$25,000 performance bond released  
199 for the new dorm on Front Street. There is 85% of vegetation established and a  
200 condition of approval will be the vegetation in the areas of the stream in spring. The silt  
201 sock is in place and there is no erosion.

202 **VII. TOWN PLANNER'S ITEMS**

203 **VIII. CHAIRPERSON'S ITEMS**

204 **IX. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

205

206 **X. ADJOURN.**

207 ***Ms. Belanger motioned to adjourn the meeting at 9:59 PM. Mr. Grueter seconded the motion. A vote***  
208 ***was taken all were in favor, the motion passed 5-0-0.***

209

210 Respectfully submitted,

211 Daniel Hoijer,

212 Recording Secretary

213 Via Exeter TV