

1 **TOWN OF EXETER**
2 **PLANNING BOARD**
3 **NOWAK ROOM – TOWN OFFICE BUILDING**
4 **10 FRONT STREET**
5 **FEBRUARY 9, 2023**
6 **DRAFT MINUTES**
7 **WORK SESSION**
8 **LAND USE REGULATIONS**
9 **7:00 PM**

10 **I. PRELIMINARIES:**

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12 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Pete Cameron, Clerk,
13 Jennifer Martel, Gwen English, Alternate Dan Chartrand and Nancy Belanger Select Board
14 Representative
15

16 **STAFF PRESENT:** Town Planner Dave Sharples
17

18 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM and introduced the
19 members.
20

21 **III. OLD BUSINESS**
22

23 **APPROVAL OF MINUTES**
24

25 January 26, 2023 - *Tabled*
26

27 **IV. NEW BUSINESS:**

28 There being no public hearings scheduled, the Board conducted a work session on land use
29 regulations.

30 Mr. Sharples presented his plan for the educational component of public outreach relative to
31 the zoning amendments proposed for 2024.

32 Mr. Sharples indicated he would be looking for feedback from the Board over the next several
33 months and will include GIS mapping and tours. He has asked Bob Glowacky of Exeter TV to
34 present the segments entitled *Land Use Planning Series*, Envisioning Exeter’s Future. He noted
35 that the segments would also make great training for new members. He noted the potential
36 launch date is the second week of March.

37 Mr. Sharples stated that what he will be looking for from the Board is their commitment to
38 attend the sessions, participation in homework, doublechecking his math and participating in
39 discussions.

40 Mr. Sharples indicated he is looking to accomplish educating the public, considering the what
41 and where of potential growth and fitting the vision.

42 Mr. Cameron questioned whether the when should be a consideration. Mr. Sharples noted
43 that while the Board can encourage growth, it has no control over when those opportunities
44 will be taken advantage of. Mr. Chartrand noted the Board can encourage it such as with the
45 Tiff Road. Mr. Chartrand noted the RT District has been brought up. He noted the corner
46 stores, most of which couldn't be built today, are treasured by people and that variation can be
47 what people find delight in.

48 Mr. Cameron questioned what is the vision? He noted the Master Plan and growth on
49 Portsmouth Ave over the next 10-20-30 years. Mr. Chartrand noted not seeing empty parking
50 lots. Mr. Cameron asked if the vision were changeable and Mr. Sharples noted site plan and
51 subdivision regulations change, potentially every year.

52 Mr. Sharples indicated he will be reviewing decisions made through applications versus policy;
53 the impact on communities (financial, environmental and social – the three legs of
54 sustainability); how Exeter has developed, patterns and how they came about; current
55 regulations the Board may like to see improved and the role of regulations – what and why:
56 density, height, parking, setbacks, frontage, building code, stormwater, floodplains, traffic,
57 waste disposal, water availability, potential natural resources, signs, architecture, lighting,
58 roadway and parking design and landscaping. Applications can be reactionary. He
59 recommended being aware of the impact of choices.

60 Mr. Sharples posed the question to the Board whether there was ever a situation where they
61 didn't particularly like the application before them but had to say yes. He compared the effect
62 of 50 units being built where there is supporting infrastructure versus where there is more
63 impervious surface and more road required to be built.

64 Mr. Cameron raised concerns with objectivity and subjectivity and cautioned being too
65 subjective. Mr. Sharples noted that can't be avoided.

66 Mr. Sharples posed the question to the Board what they felt were pressing issues the
67 community is facing today such as affordable housing. He asked the Board to consider what
68 undeveloped sites do for us, the benefits of cost and to the environment.

69 Ms. Martel asked about Complete Streets studies and intersection studies and whether zoning
70 could be used to make Exeter feel less car oriented and pedestrians feel safer. The circular
71 pattern and lighting need improvement downtown. She questioned whether the amount of
72 cars downtown could be reduced. Ms. Belanger noted the traffic pattern can make a

73 difference. Mr. Sharples noted he was not sure how land use regulations, which regulate
74 private property, could be used to reduce the number of cars but can make downtown safer for
75 pedestrians. He noted one problem is that timed parking is not enforced as it could be leaving
76 people to circle or slow to find spots which could be alleviated with more turn over.

77 Mr. Sharples stated that he would like to do more research on who should be involved. Horsley
78 Witten is interested in being a part of this and he plans to reach out to the Academy and
79 Hospital. Ms. Murphy recommended NH Listens as a facilitator. Mr. Chartrand recommended
80 the Chamber of Commerce. Ms. English recommended an intern from Tufts, a grad student, to
81 speak to emerging trends.

82 Mr. Sharples indicated he would provide information concerning current capacities such as
83 school, transportation, water, etc. Mr. Chartrand commented on growth of water, sewer, taxes
84 and questioned what should be the sweet spot. Ms. Belanger commented on the ability to live
85 and work downtown and noted the Housing Advisory Committee will be looking at elderly
86 housing.

87 Ms. Martel asked if tours would be during meeting times. Mr. Sharples noted he will get the
88 Parks & Recreation Van.

89 **VI. OTHER BUSINESS**

- 90 • Master Plan Discussion

91
92 Mr. Sharples noted, progress wise, there are 67 action items, 50 being worked on or
93 completed, 11 from each category.

- 94
95 • Land Use Regulations Review
- 96
97 • Field Modifications
- 98
99 • Bond and/or Letter of Credit Reductions and Release

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

102 Mr. Sharples reported the Spring Planning & Zoning Conference is coming up in the spring and will be
103 online.

104 **VIII. CHAIRPERSON'S ITEMS**

105 Chair Plumer reported that he, Ms. English, Ms. Belanger and Mr. Grueter attended the All Boards
106 Meeting and it was recorded by Exeter TV. They discussed improving communication and online
107 training.

108

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

110 **X. ADJOURN.**

111 *Mr. Cameron motioned to adjourn the meeting at 8:19 PM. Ms. Belanger seconded the motion. A*
112 *vote was taken all were in favor, the motion passed 5-0-0.*

113

114 Respectfully submitted,

115 Daniel Hoijer,

116 Recording Secretary

117 Via Exeter TV