



40 Mr. Sharples reviewed what was special about housing such as wealth, security, safety, and shelter  
41 during different stages of life where you may start in a multi-family, then move to single-family and then  
42 age restricted housing.

43 Mr. Sharples reviewed what was special about jobs such as the economy, finance, commerce, circulation  
44 of currency, and investment in the community.

45 Mr. Brown asked if housing was still one of the top contributors to jobs as it used to be with  
46 construction or whether technology had moved up to the top.

47 Mr. Sharples reviewed what was special about mobility such as trains, planes, roads, bridges, railroads  
48 and even trash removal. Mobility allows you to get to the grocery store, the hairdresser, nail salon, auto  
49 repair shop, travel, and contributes to the quality of life day to day, every day.

50 Chair Plumer asked about fire and police and how they fit in. Mr. Sharples noted they fit in with  
51 healthcare and public safety.

52 Mr. Sharples reviewed what was special about a vibrant economy such as goods and services,  
53 restaurants, a good education.

54 Mr. Sharples explained how the tax base relates to developed land. Homes, businesses, garages, sheds  
55 are taxable and provide the means for public safety, maintenance, repair, infrastructure, trash removal  
56 and education.

57 Mr. Brown noted that often undeveloped land can be an equal contributor to the tax base because the  
58 revenue does not come with the costs that developed land does. Mr. Sharples noted he would discuss  
59 the financial side next, striking a balance.

60 Ms. Martel asked about other areas where taxes on developed land do not provide the majority of the  
61 tax base. Mr. Sharples indicated that for the purposes of the series, he would be relating to Exeter. Ms.  
62 Martel opined that tax revenue should not be the only consideration. Mr. Brown noted examples where  
63 zoning boards impact affordable housing, some communities where dense housing isn't welcomed and  
64 the impact on schools. Mr. Sharples noted there are a lot of factors. Supply and demand drives the cost  
65 up. Mr. Brown explained how the less dense housing supply drives the cost of land up.

66 Mr. Sharples described how education is important to the long term economic strategy of a community  
67 providing essentials to the workplace, research and development.

68 Mr. Sharples noted what was special about the emotional security and hope housing provides including  
69 security and safety. Ms. Martel noted examples of recreation, parks, theaters, gathering places, religion  
70 and entertainment.

71 Mr. Sharples reviewed the question asked at the end of the first series, which was *what is the densest*  
72 *single-family subdivision in Exeter?* He stated that the answer is Exeter Farms with 4.9 units per acre.  
73 He recommended the Board members go into the neighborhood and see how it is a well maintained,  
74 desirable neighborhood.

75 Ms. Martel asked about Rose Farm. Mr. Sharples noted it is an open space subdivision and he will try to  
76 find out the answer for the next meeting.

77 Chair Plumer asked about the Academy’s pocket neighborhoods and Mr. Sharples noted those share  
78 common lots. Mr. Brown noted the real density comes from condominiums and multi-family  
79 developments.

80 Mr. Sharples provided the next question at the end of this second series, which was *what is the most*  
81 *controversial zoning provision?*

82 Mr. Cameron provided a topic for discussion which was how regulations are gotten around. Mr.  
83 Sharples agreed there were examples of regulations that were the same for everybody and examples of  
84 ambiguity found in the language such as “to the extent practical” or “may.”

85 Mr. Cameron noted another topic is variances and how they are used to evade regulations. Mr.  
86 Sharples noted the variances were set by statute and the criteria can’t be changed.

87 Mr. Brown noted the series was a great educational tool.

88 Ms. English reviewed the housing series done by Harmony Homes. She noted that RPC recorded the  
89 meeting.

90 Ms. Belanger reported on the Housing Advisory Committee and their planned fieldtrip for the fall.

91 **VI. OTHER BUSINESS**

- 92 • Election of Officers

93 ***Mr. Grueter motioned to keep the same slate of officers as the past year. Ms. English***  
94 ***seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.***

- 95 • Master Plan Discussion

96 Vice-Chair Brown reported on the Master Plan Oversight Committee’s meeting this morning. He  
97 noted that in addition to the Master Plan review, they talked about the bike and pedestrian  
98 feedback and will eventually present to the Planning Board and Select Board. He noted they  
99 talked about bad intersections including Winter Street and Front Street and the 2024 Greenway  
100 project to connect trails. Mr. Sharples indicated that while Seabrook is a challenge with the  
101 marsh, the plan is two miles every two months. Vice-Chair Brown noted that they provided  
102 some impressive maps showing hiking trails, crosswalks and sidewalks.

- 103 • Field Modifications

104 Mr. Sharples reported that there was a modification to 32 Charter Street as they had trouble  
105 with the wait time for a large transformer that was to go underground (about 18-24 months)  
106 and will go end to pole to pole underground. The modification was approved by himself and  
107 Paul Vlasich.

- 108 • Bond and/or Letter of Credit Reductions and Release

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110

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

112 **VIII. CHAIRPERSON'S ITEMS**

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

114 **X. ADJOURN**

115 *Vice-Chair Brown motioned to adjourn the meeting at 8:27 PM. Mr. Cameron seconded the motion.*  
116 *A vote was taken all were in favor, the motion passed 7-0-0.*

117 Respectfully submitted,

118 Daniel Hoijer,  
119 Recording Secretary  
120 Via Exeter TV