1 2	TOWN OF EXETER PLANNING BOARD
3	NOWAK ROOM – TOWN OFFICE BUILDING
4	10 FRONT STREET
5	
6 7	APPROVED MINUTES 7:00 PM
7 8	I. PRELIMINARIES:
9	I. FREEMINARIES.
10	BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown,
11	Pete Cameron, Clerk, Jennifer Martel, Gwen English, John Grueter, and Nancy Belanger Select
12	Board Representative
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14	STAFF PRESENT: Town Planner Dave Sharples
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16	II. CALL TO ORDER: Chair Plumer called the meeting to order at 7:00 PM and introduced the
17	members.
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19	III. OLD BUSINESS
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21	APPROVAL OF MINUTES
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23	April 13, 2023 - Tabled
24 25	Mr. Comprone motioned to table approval of the April 12, 2022 meeting minutes to the May 25, 2022
25 26	Mr. Cameron motioned to table approval of the April 13, 2023 meeting minutes to the May 25, 2023 Planning Board meeting at 7:00 PM. Ms. Belanger seconded the motion. A vote was taken, all were
27	in favor, the motion passed 7-0-0.
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29	IV. <u>NEW BUSINESS</u> :
30	Planning Land Use Series
31	Mr. Sharples thanked Nate Kelley at Horsley Witten for his assistance.
32	Mr. Sharples noted that while Part 1 of the series focused on the benefits of undeveloped land, Part 2 of
33	the series will focus on the benefits of developed land. He noted that while undeveloped land provides
34	the materials for some of the resources we use, developed land turns those materials into the products
35	we use.
36	Mr. Sharples noted some examples of developed land were housing, jobs, mobility, goods and services,
37	a vibrant economy, tax base and emotions (security/hope).
38	Mr. Sharples charged the Board with rating each of the examples with a 1 or a 2 as to what were the
39	important benefits to them.

- 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
- and even trash removal. Mobility allows you to get to the grocery store, the hairdresser, nail salon, auto
 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
- are taxable and provide the means for public safety, maintenance, repair, infrastructure, trash removal
 and education.
- 57 Mr. Brown noted that often undeveloped land can be an equal contributor to the tax base because the
- 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
- coning 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
- 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*
- *single-family subdivision in Exeter?* He stated that the answer is Exeter Farms with 4.9 units per acre.
- 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.
- Sharples agreed there were examples of regulations that were the same for everybody and examples of
 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.
- Ms. English reviewed the housing series done by Harmony Homes. She noted that RPC recorded themeeting.
- 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

104Mr. Sharples reported that there was a modification to 32 Charter Street as they had trouble105with the wait time for a large transformer that was to go underground (about 18-24 months)106and will go end to pole to pole underground. The modification was approved by himself and107Paul Vlasich.

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