

1                                   **TOWN OF EXETER**  
2                                   **PLANNING BOARD**  
3                                   **NOWAK MEETING ROOM**  
4                                   **10 FRONT STREET**  
5                                   **DECEMBER 28, 2023**  
6                                   **APPROVED MINUTES**  
7                                   **7:00 PM**

8   **I. PRELIMINARIES:**  
9

10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Pete Cameron, Clerk (remotely),  
11 Jennifer Martel, 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 November 16, 2023 and December 7, 2023  
23

24 Chair Plumer recommended tabling approval of the minutes.  
25

26 *Ms. Belanger motioned to table approval of the the November 16, 2023 and December 7, 2023*  
27 *minutes, as amended. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the*  
28 *motion passed 5-0-0.*  
29

30 **IV. NEW BUSINESS:**

31 1. Administrative Workshop to discuss proposed zoning amendments considered for 2024 Town  
32 Warrant.  
33

34 Mr. Sharples proposed two zoning amendments for the 2024 Town Warrant and indicated if the Board  
35 supported those there would be two public hearings on January 11<sup>th</sup> and January 25<sup>th</sup>. He noted that  
36 Nate Kelly would be present at the January 11<sup>th</sup> hearing. The warrant articles would be due on January  
37 29<sup>th</sup>. Mr. Sharples provided a handout showing the redline changes proposed.  
38

39 Mr. Sharples noted that the Board supported the continued growth of the Town through housing and  
40 commercial business opportunities in a way that was fiscally responsible and environmentally sound,  
41 balancing the benefits of undeveloped and developed land and in support of social gathering. He  
42 indicated the benefits of steering development where infrastructure exists. Earlier last year the Board

43 looked at town wide rezoning. Mr. Sharples indicated that it made sense, concerning the amount of  
44 time and level of detail required, to do the rezoning in steps.

45  
46 Mr. Sharples explained how other towns use a transfer of development rights and how that works.

47  
48 For the first zoning amendment, Mr. Sharples proposed expanding the MUND (Mixed Use Neighborhood  
49 Development) into the C-2 district (Portsmouth Avenue/Epping Road). He noted the density and relaxed  
50 parking benefits of MUND and the incentive to developing affordable housing.

51  
52 Ms. Martel asked if relief would be needed to build housing in the C-2 district and Mr. Sharples indicated  
53 that mixed use was allowed in the C-2 zone, however C-3 cannot have residential development without  
54 that relief.

55  
56 Mr. Sharples indicated the second zoning amendment was proposed by the Housing Advisory  
57 Committee concerning residential conversions, to allow a single-family home to convert to a maximum  
58 of four dwelling units provided it meets the minimum lot requirements. Mr. Sharples noted that the  
59 requirement for an ADU, which adds one unit, is stricter. Mr. Sharples noted the HAC meets again on  
60 January 5<sup>th</sup> and will review the proposed changes.

61  
62 Mr. Sharples discussed the requirement the conversion connect to municipal sewer. He noted there  
63 would be the requirement to have connection to water available (if it becomes necessary to do so in the  
64 future).

65  
66 Ms. Martel asked why the requirement for sewer was not the same for ADUs and Mr. Sharples indicated  
67 that a certificate stating the sewer system is adequate is a requirement for approval of an ADU and one  
68 additional unit is often not as much of an issue as adding three to four units.

69  
70 Mr. Sharples compared the parking requirement for an ADU which is stricter. He noted there could be  
71 four parking spaces required for an ADU where one bedroom would require one parking space.

72  
73 Mr. Sharples noted that there was a requirement that the residence exist a minimum of ten years prior  
74 to converting but that didn't seem to make any sense.

75  
76 Mr. Sharples noted the Town is exploring new groundwater sources.

77  
78 **V. OTHER BUSINESS**

- 79
- 80 • Master Plan Discussion
  - 81
  - 82 • Field Modifications
  - 83
  - 84 • Bond and/or Letter of Credit Reductions and Release
  - 85

86 Mr. Sharples reported that a performance guarantee was released for Kady Lane as the  
87 condominium association took over and wrote a letter stating that it did not want the  
88 improvements.

89

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

91 Mr. Sharples noted that the Stantec presentation concerning the downtown parking analysis on  
92 December 13<sup>th</sup> is available to watch on the town website and he highly recommends watching the  
93 presentation which had interesting recommendations including moving the stop sign by Town Hall to  
94 the other side of the bandstand and having greenspace in front of the old town hall.

95 **VIII. CHAIRPERSON'S ITEMS**

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

97 **X. ADJOURN**

98 *Ms. Belanger motioned to adjourn the meeting at 7:59 PM. Mr. Grueter seconded the*  
99 *motion. A vote was taken, all were in favor, the motion passed unanimously.*

100 Respectfully submitted.

101 Daniel Hoijer,  
102 Recording Secretary  
103 Via Exeter TV