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**TOWN OF EXETER
PLANNING BOARD
NOWAK MEETING ROOM
10 FRONT STREET
JANUARY 25, 2024
APPROVED MINUTES
7:00 PM**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Gwen English, Pete Cameron, Clerk, Jennifer Martel (@7:20 PM), and Nancy Belanger Select Board Representative

STAFF PRESENT: Town Planner Dave Sharples

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

III. OLD BUSINESS

APPROVAL OF MINUTES

November 16, 2023

Ms. Belanger recommended edits.

Ms. Belanger motioned to approve the November 16, 2023 meeting minutes, as amended. Mr. Cameron seconded the motion. A vote was taken, all were in favor, the motion passed 4-0-0.

December 7, 2023

Ms. Belanger and Ms. English recommended edits.

Ms. Belanger motioned to approve the December 7, 2023 meeting minutes, as amended. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed 4-0-0.

December 28, 2023

Ms. Cameron recommended an edit.

Ms. Belanger motioned to approve the December 28, 2023 meeting minutes, as amended. Ms. English seconded the motion. A vote was taken, all were in favor, the motion passed 4-0-0.

43 January 11, 2024

44

45 Mr. Cameron recommended an edit.

46

47 **Mr. Cameron motioned to approve the January 11, 2024 meeting minutes, as amended. Ms. Belanger**
48 **seconded the motion. A vote was taken, all were in favor, the motion passed 5-0-0.**

49

50 **IV. NEW BUSINESS: PUBLIC HEARINGS**

51 Public hearing on the proposed zoning amendment(s) for 2024 Town Meeting warrant. **Copies of the**
52 **full text of the proposed amendments are available in the Planning Office.**

53

54 1. Amendment No. 1-24: Amend Article 4, District Regulations, Section 4.2, Schedule 1: Permitted Uses
55 – Notes of the Exeter Zoning Ordinance regarding Residential Conversions and Accessory Dwelling Units.

56

57 Chair Plumer opened the first public hearing at 7:26 PM.

58

59 Mr. Sharples reviewed the four changes made by the Board at the last meeting.

60

- 61 1. change of minimum lot size from 30% to 25%
- 62 2. 10 years ownership replaced with one year
- 63 3. Manufactured housing unless located in a zoning district that allows manufactured housing.
- 64 4. Struck Special Exception requirement for ADUs.

65

66 Chair Plumer recommended spelling out twenty-five percent.

67

68 Chair Plumer opened the hearing to comments from the public at 7:30 PM and being none closed the
69 hearing to public comment.

70

71 **Ms. Belanger motioned to move the zoning amendment forward to amend Article 4 District**
72 **Regulations, Section 4.2 Schedule I Notes of the Exeter Zoning Ordinance regarding residential**
73 **conversions and accessory dwelling units to the March 20, 2024 Warrant with the recommendation for**
74 **adoption. Mr. Cameron seconded the motion. A vote was taken, all were in favor, the motion passed**
75 **5-0-0.**

76

77 2. Amendment No 2-24: Amend Article 6.19 Mixed Use Neighborhood District of the Exeter Zoning
78 Ordinance by expanding the provision to apply to the C-2, Highway Commercial District and amending
79 some of the existing language.

80

81 Chair Plumer opened the second public hearing at 7:31 PM.

82

83 Mr. Sharples noted there was one change made by the Board to the draft presented at the last
84 meeting:

85

86 1. to change 35' to 50' in C2.

87 Chair Plumer opened the hearing to the public for comments at 7:34 PM and being none closed
88 the hearing to public comments.

89

90 ***Ms. Belanger motioned to forward the zoning amendment to amend Article 6.19 Mixed Used***
91 ***Neighborhood District of the Exeter Zoning Ordinance by expanding the provision to apply to***
92 ***the C-2 Highway Commercial District and amending some existing language, to the March 20,***
93 ***2024 Warrant with a recommendation for adoption. Ms. English seconded the motion.***

94

95 Mr. Cameron asked for clarification on 50' or four stories and whether the structure could be
96 more than 50' to be four stories in height. Mr. Sharples recommended putting four stories in
97 parentheses as the intent is not to be "or."

98

99 ***A vote was taken, Ms. English was opposed. The motion passed 4-1-0.***

100

101 **V. OTHER BUSINESS**

102

103 Mr. Cameron reported that Riverwoods will be coming in for site plan, and will merge their three lots
104 known as Ridge, Boulders and Woods into a single lot so the healthcare facility will be considered "on
105 site." He noted Ridge and Boulders were contiguous but Woods was not so they acquired neighboring
106 property.

107

108 Mr. Cameron noted there was an article in the Exeter newspaper a week ago Friday concerning the
109 traffic study. Mr. Sharples noted it won't be before the Planning Board but he has provided updates and
110 it will be presented to the Select Board on February 12th. He noted there were 400 survey responses
111 received and will be plenty of time for more input. Ms. Belanger noted the presentation is available on
112 Exeter TV and there were two presentations at Town Hall with question-and-answer period. Ms. Martel
113 asked if the consultants talked about funding sources and Mr. Sharples noted they have not as part of
114 the study itself but may in their final report.

115

116 • Master Plan Discussion

117 Mr. Sharples noted he was updating his analysis and will share it with the Board when it
118 is complete.

119

120 • Field Modifications

121 Mr. Sharples noted the new bank on Meeting Place needed to move some underground
122 structure, likely drainage, over because of ledge.

123

124 • Bond and/or Letter of Credit Reductions and Release

125 Mr. Sharples thanked Barb McEvoy for working on finding more balances to
126 return from UEI and Site Plan which were a couple of hundred dollars each.

127

128 **VII. TOWN PLANNER’S ITEMS**

129 **VIII. CHAIRPERSON’S ITEMS**

130 Chair Plumer expressed concern that the public did not attend the CIP in August or the public hearing to
131 amend the zoning ordinance, which are very important and where major decisions are heard and
132 explained.

133 Chair Plumer noted the next meeting is on February 8, 2024.

134 **IX. PB REPRESENTATIVE’S REPORT ON “OTHER COMMITTEE ACTIVITY”**

135 **X. ADJOURN**

136 *Ms. Belanger motioned to adjourn the meeting at 8:00 PM. Mr. Cameron seconded the*
137 *motion. A vote was taken, all were in favor, the motion passed unanimously.*

138 Respectfully submitted.

139 Daniel Hoijer,
140 Recording Secretary
141 Via Exeter TV