

**LEGAL NOTICE  
EXETER PLANNING BOARD  
AGENDA**

The Exeter Planning Board will meet on Thursday, December 13, 2012 at 7:00 P.M. in the Nowak Room of the Exeter Town Office Building, 10 Front Street, Exeter, to consider the following:

**NEW BUSINESS: PUBLIC HEARINGS**

First public hearing on the proposed amendments to the Town of Exeter Zoning Ordinance. (*Copies of the full text of the proposed amendments are available at the Planning Department Office in the Town Office Building.*) The proposed amendments to be discussed are as follows:

1. Amend Article 2 Definitions by adding a definition for “Two-Family”.
2. Amend Article 2 Definitions by adding a definition for “Veterinarian”.
3. Amend Article 2 Definitions by revising the existing definition 2.2.21 “Elderly”.
4. Amend Article 2 Definitions by revising the existing definition 2.2.22 “Elderly Congregate Health Care Facilities”.
5. Amend Article 2 Definitions by deleting and replacing the existing definition 2.2.55 Nursing Home.
6. Amend Article 2 Definitions by adding a definition for “Active Adult Community”.  
Amend Article 4.2 Schedule I: Permitted Uses by adding “Active Adult Community” as an allowed principal use in the R-4, R-5, and R-6 districts.  
Amend Article 5.6.6 Off-Street Parking Schedule by adding the use “Active Adult Community” with the parking requirement of 1 space for each 1 bedroom unit, 2 for each 2+ bedroom unit, plus 1 for every 4 units for guest parking.
7. Amend Article 2 Definitions by adding a definition for “Independent Living Facilities”.  
Amend Article 4.2 Schedule I: Permitted Uses by adding “Independent Living Facilities” as an allowed principal use in the R-4, R-5, and R-6 districts.  
Amend Article 5.6.6 Off-Street Parking Schedule by adding the use “Independent Living Facilities” with the parking requirement of 1 space for unit plus 1 for every 5 units for guest parking.
8. Amend Article 2 Definitions by adding a definition for “Assisted Living Facility”.  
Amend Article 4.2 Schedule I: Permitted Uses by adding “Assisted Living Facility” as an allowed principal use in the NP, C-3, R-4, and R-6 districts.  
Amend Article 5.6.6 Off-Street Parking Schedule by adding the use “Assisted Living Facility” with the parking requirement of 1 space for every 5 units, 1 space for every 6 units for guest parking, plus one per employee on max. shift.
9. Amend Article 3.2 Zoning Map by adjusting the zone district boundary line between the PP-Professional Technology Park and CT-Corporate Technology Park zoning districts to follow the

common property line between Tax Map Parcel # 70-103 and Tax Map Parcel # 66-1 located on Holland Way.

10. Amend Article 3.2 Zoning Map by rezoning parcels fronting on Portsmouth Ave from High Street ( 35-41 High Street) to the intersections of Green Hill Road (48 Portsmouth Ave) and Highland Street (49 Portsmouth Ave) from their current zoning designation to the C-1, downtown commercial district. Note: New zone district boundaries are proposed to follow property lot lines.
11. Amend Article 4.2 Schedule I: Permitted Uses, by adding “Veterinarians and garden supply establishments” to the allowed principal uses in the C-1 district.
12. Amend Article 4.3 Schedule II Density and Dimensional Regulations –Residential by revising the chart to reflect the density required for a two-family in the R-2 district as 12,000 sq. ft. /unit.
13. Amend Article 4.4 Schedule III Notes: #20 to read as follows: Residential density for “multi-use” building is 5,000 square feet (sq. ft.) of lot area per unit.
14. Amend Article 5.6.6 Off-Street Parking Schedule by deleting the reference to “Elderly Housing” use and its associated parking requirement; and revise the parking requirement for “Elderly Congregate Healthcare/Retirement Planned Community as follows:

Elderly Congregate Healthcare Retirement Planned Community	1 space for each 1 bedroom dwelling unit, 2 for each 2+ bedroom dwelling unit, 1 per 4 beds, 1 per 6 units for guest parking, plus 1 per employee on the maximum shift
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**OTHER BUSINESS**

Kathy Corson, Chairwoman  
Exeter Planning Board