

EXETER PLANNING BOARD

MINUTES

NOVEMBER 8, 2012

Chairwoman Kathy Corson called the meeting to order at 7:00 PM in the Wheelwright Room on the above date.

**PRESENT:** Chairwoman Kathy Corson, Vice Chairman Ken Knowles, Members: Katherine Woolhouse, Alternate Members: Clerk Lang Plumer and Town Planner Sylvia von Aulock.

It was noted that there were no public hearings scheduled and the Board would be conducting an administrative work session to discuss proposed amendments to the Exeter Zoning Ordinance for consideration at the 2013 Town Meeting.

Ms. von Aulock provided a PowerPoint presentation on the two proposals that the Zoning Ordinance Review Committee (ZORC) had been working on the last couple months. The first proposal discussed was the proposed changes to the existing regulations regarding "elderly" uses, including definitions and revisions to the parking schedule for such uses. The second proposal discussed was the proposed changes to the Portsmouth Avenue "C-2" Highway Commercial zoning district. A copy of the proposed revisions is attached.

Board discussion ensued. There were some questions and concerns raised relative to the proposed uses and density requirements for the Portsmouth Avenue rezoning proposal. The Board requested that Ms. von Aulock review these issues with Code Enforcement staff and subsequently provide the Board with any updates. It was noted that the first public hearing on the proposed amendments was scheduled for the Board's December 13<sup>th</sup>, 2012 meeting.

#### **OTHER BUSINESS**

#### **APPROVAL OF MINUTES: October 25, 2012.**

The minutes of October 25, 2012 were not available and action was deferred until the Board's next meeting.

#### **TOWN PLANNER ITEMS**

Ms. von Aulock indicated that the Planning Office was requesting that the Board's November 29<sup>th</sup>, 2012 meeting be cancelled due to the Downtown Tree Lighting and Festival of Trees celebration being scheduled for that same evening. She mentioned that at the time Ms. McEvoy had created the 2012 schedule, it had not been realized that the celebration was in November this year. She noted that there was no pending business scheduled for the meeting. ***Board consensus was to cancel the meeting. It was represented that the next scheduled meeting was Thursday, December 13, 2012.***

#### **REPORTS ON "OTHER COMMITTEE" ACTIVITY - None**

#### **CHAIRMAN'S ITEMS - None**

There being no further business before the Board, ***Mr. Plumer moved to adjourn; second by Mr. Knowles. VOTE: Unanimous. The meeting was adjourned at 8:30 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, December 13, 2012 at 7:00PM in the Novak Room at the Exeter Town Offices.

Respectfully submitted,

Barbara S. McEvoy  
Deputy Code Enforcement Officer  
Planning & Building Department



## Existing and Proposed Elderly Regulations in Exeter Zoning Ordinance

Under Definitions:

2.2.21 **Elderly/Senior:** For the purpose of this ordinance, elderly or senior shall be defined as persons fifty-five (55) years of age or older.

2.2.22 **Elderly Congregate Health Care Facilities (ECHCF):** A multi-dwelling residential facility providing various housing options to meet the spectrum of needs and interests from active adults through skilled nursing facilities. ECHCF's primary feature is the provision of "lifetime" supportive services at each stage of a senior's later life. The facility is generally intended for persons fifty-five (55) years of age or older which provides on-site nursing home facilities as licensed by the State of New Hampshire.

Note: ECHCF is presently allowed by special exceptions in the R-1, R-2, R-4, C-3, and NP districts

2.2.55 **Nursing Home:** ~~A facility licensed by the state and established for profit or non-profit, which provides nursing care and related medical services on a 24-hour per day basis for the aged or chronically or incurably ill persons. Such facility shall have five or more such persons and provide food, shelter and care for compensation. Such facilities do not include hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured. Replace existing definition with proposed new definition.~~

**Nursing Home: A long-term care facility licensed by the state that offers 24-hour room and board and health care services, including basic and skilled nursing care, rehabilitation, and may also offer a full range of other therapies, treatments, and programs. Nursing homes may or may not cater exclusively to seniors.**

Note: Nursing Homes are presently allowed by special exception in the NP and R-6 districts

### Add the following definitions:

**1. Active Adult Community: A community or living facility designed specifically for the interests of seniors age 55 and older, which may include recreational amenities and support services for maintenance-free living for older adults who are healthy, active, and capable of living independent.**

**Note: Active Adult Community is proposed for the R-4, R-5 and R-6 districts**

**2. Independent Living Facilities: Similar to the Active Adult Community but provides some support services such cleaning, laundry, food, transportation, and other services. Group facilities**

may be provided on premises for recreation and social interaction.

Note: Independent Living Facilities are proposed for the R-4, R-5 and R-6 districts

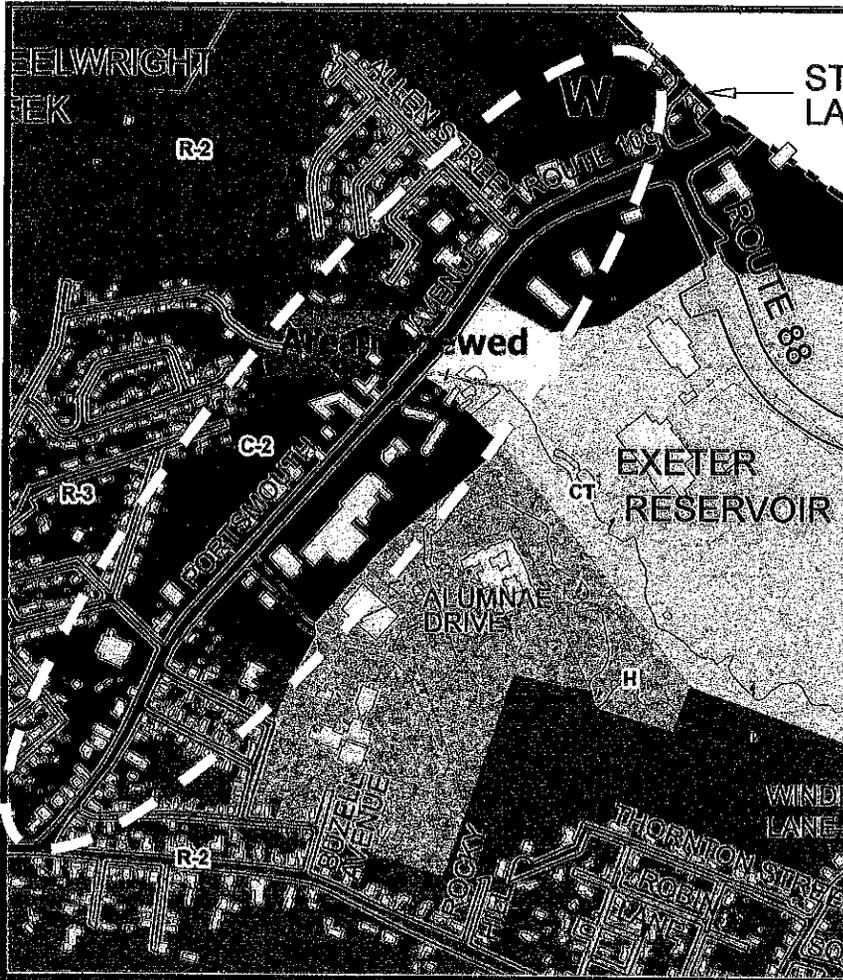
3. Assisted Living Facility (ALF): Housing primarily for elderly persons, who require some support services for their daily living activities including basic medical assistance. ALF's typically require residents to be mobile and capable of performing most routine tasks.

Note: Active Adult Community is proposed for the NP, C-3, R-4, and R-6 districts

**5.6.6 Existing and Proposed Parking Requirements:**

Elderly Congregate Healthcare Retirement Planned Community	1 for each <b>1 bedroom</b> dwelling unit, <b>2 for each 2+ bedroom dwelling unit</b> , 1 per 4 beds, <b>1 per 6 units for guest parking</b> , plus 1 per employee on the maximum shift
Elderly Housing	1 for each dwelling unit, plus 1 per employee on the maximum shift, plus 1 per 6 units for guest parking
Medical Rehabilitation Nursing Home	1 space per employee at the maximum shift plus 1 space per 10 beds.
<b>Active Adult Community</b>	<b>1 for each 1 bedroom unit, 2 for each 2+ bedroom unit, plus 1 for every 4 units for guest parking</b>
<b>Independent Living Facility</b>	<b>1 for unit plus 1 for every 5 units for guest parking</b>
<b>Assisted Living Facility</b>	<b>1 for every 5 units, 1 for every 6 units for guest parking, plus one per employee on max. shift</b>

## Proposed Changes for Portsmouth Ave Commercial Zoning District (C-2):



Background: A subcommittee of the Zoning Ordinance Review Committee (ZORC) focused on the Portsmouth Ave. corridor to study and consider possible improvements for zoning regulations.

The subcommittee noted early on that the uses within the southern most section of the corridor (from Green Hill Road at Walgreen's Plaza to High Street) were very different from the rest of Portsmouth Ave. Furthermore, the scale of the buildings and general "feel" of this area was significantly different. As a result of the groups analysis of the area and present zoning allowances, a first round of zoning revisions was developed. This first phase of suggestions is outlined in this

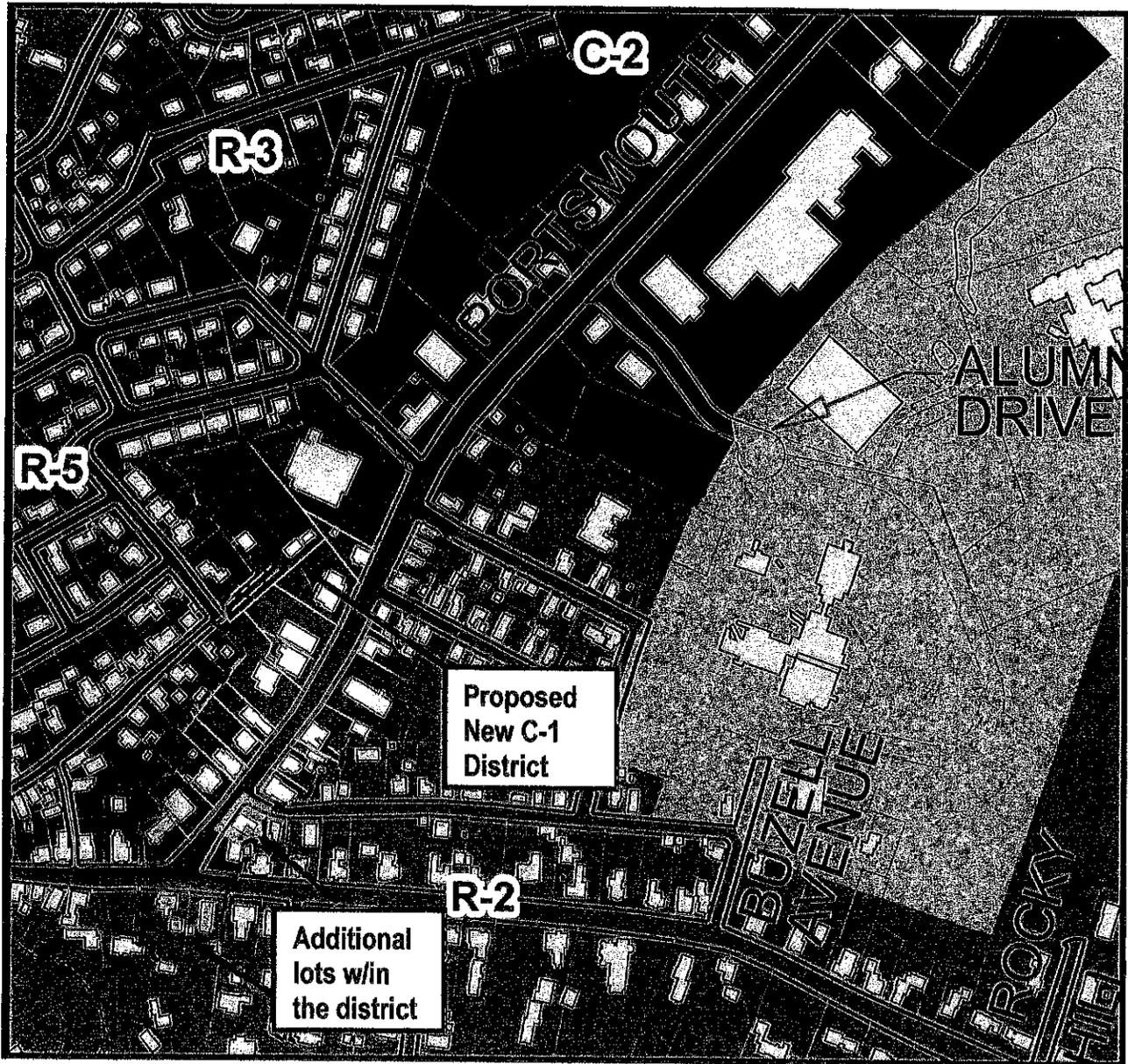
document including the proposed changes, detailed maps, and relevant information.

Note: The recommendation to change the zoning district in this area is supported by the **Exeter Master Plan**.

Recommendation 4.2.4: Rezone the C-2 section of Portsmouth Ave. south of Green Hill Rd to C-1 to promote a better transition of land uses from the highway-commercial uses on Portsmouth Avenue to the mixed commercial/residential uses which become more common closer to the town center.

**Proposed District Changes:** The proposal has three parts: first to change the area indicated on the map from C-2 to C-1. As recommended in the Master Plan, this will provide a better transition to the existing residential zones that abut the commercial zone and is more in keeping with the types of uses that are in the designated areas.

Some questions may arise as to whether or not this may affect the use of each property. It should be noted that all existing uses are allowed and grandfathered regardless of the designated district.



Still if a proposed use to the property was desired that was allowed in the C-2 district but not in the new proposed district, then a variance would be required from the Zoning Board of Adjustment.

The second part of the proposal is to add three uses to the C-1 district. The table below compares allowed uses within the various commercial districts. It also indicates the two proposed additional uses within the C-1 district.

**TABLE 1 : COMPARISON OF ALLOWED USES AND PROPOSED REVISIONS**

<b>Allowed Principal use (X) And Special Exception (SE)</b>	<b>C-1</b>	<b>C-2</b>
<b>Retail services,</b>	X	X
<b>business offices,</b>	X	X
<b>professional offices,</b>	X	X
<b>medical offices.</b>	X	X
<b>Hotels/motels.</b>	X	X
<b>Bed and Breakfast.</b>	X	X
<b>Child day care.</b>	X	X
<b>Rooming and Boarding houses by conversion only</b>	SE	SE
<b>Residential Conversions</b>	SE	SE
<b>Residential Uses</b>	SE	
<b>Single Family Homes</b>		
<b>Two Family Homes</b>	O	
<b>Accessory Dwelling Units</b>		
<b>Multi-family residential</b>	X	
<b>Multi- use.</b>	X	SE
<b>Access to Healthcare District.</b>		X
<b>Access to the R-4 multi-family district.</b>		X
<b>Churches and similar places of worship.</b>	X	
<b>Community buildings,</b>	X	X
<b>Social halls, clubs, lodges and fraternal organizations.</b>	X	X
<b>Essential services.</b>	X	X
<b>Libraries, museums.</b>	X	
<b>Amusement Centers.</b>	X	X
<b>Landscape services</b>		X
<b>Garden supply establishments.</b>	O	X
<b>Animal hospitals and veterinarians,</b>	O	X
<b>animal boarding/ kennels.</b>		X
<b>Automobile repair shops and washing establishments.</b>		X
<b>Gasoline and /or service stations</b>		SE
<b>New and used car dealers.</b>		X
<b>Boat sales and services.</b>		X
<b>Heliports</b>		SE
<b>Wholesale establishments.</b>		X
<b>Public Elementary and High Schools</b>		
<b>Private Schools</b>		
<b>Recreation Facilities</b>		
<b>Open space development</b>		
<b>Multi-Family Open Space Dev.</b>		
<i>O indicates new proposed use in that district</i>		

The final recommendation in the C-1 district is to revise the density allowance for residential uses. The existing density is 3,500 sq. ft. per unit. The committee considered past allowances by the ZBA, existing conditions within the corridor as well as abutting lots, and present density requirements.

Suggested densities are as follows:

- ***Two-family (attached): 3,500 sq.ft./unit***
- ***Multifamily (attached): 3,000 sq.ft./unit***
- ***Multifamily (detached-as allowed per ZBA): 5000/unit***
- ***Multi-use (Residential built over non-residential use) 2,000 sq.ft./unit***

Another recommendation that has come out of this analysis was to add a definition for duplex (two family attached home) and to reconsider the density allowance for a duplex in the R-2 district.

Currently, a single family home in the R-2 district requires 15,000 sf for lot size. If someone were to propose a duplex, 30,000 sf would be required, regardless of any efficiencies that may be realized in a duplex. ***The recommendation is to revise the density for a duplex to 12,000 sf per unit or 24,000 sf for the lot.***

It was also noted that a definition for a duplex was needed, the following is suggested.

***Duplex (two-family attached home): A building designed for residential purposes and containing two principal dwelling units separated by a common interior wall (including a garage wall) and supported with a common concrete foundation.***