

**TOWN OF EXETER
PLANNING BOARD
NOWAK ROOM
JANUARY 9, 2025
APPROVED MINUTES
7:00 PM**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Clerk, John Grueter, Gwen English, Jennifer Martel, 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 21, 2024

Ms. Belanger and Ms. English recommended edits.

Ms. Belanger motioned to approve the November 21, 2024 meeting minutes, as amended. Ms. English seconded the motion. A vote was taken, Mr. Grueter abstained. The motion passed 6-0-1.

December 19, 2024

Ms. Belanger and Ms. English recommended edits.

Ms. Martel asked that the amount of granular fill being brought in be double checked on Line 114.

Ms. Belanger motioned to approve the December 19, 2024 meeting minutes, as amended. Mr. Grueter seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

IV. NEW BUSINESS:

1. Public hearing on the proposed zoning amendments for 2025 Town Meeting warrant. Copies of the full text of the proposed amendments are available in the Planning Office and posted on the Town website. Amend Article 2, Section 2.2 Definitions by adding a new definition for “Short-term rental”. Amend Article 4, Section 4.2 Schedule I: Permitted Uses by adding “Short-term rental” as a permitted use in the C-1, Central Area Commercial and WC-Waterfront Commercial zoning districts.

43 Chair Plumer read out loud the Public Hearing Notice.

44

45 Mr. Sharples noted that the amendment was discussed at the Board's November 21st meeting. The
46 Housing Advisory Committee (HAC) had proposed a zoning amendment to define "Short-term rentals"
47 under Article 2, Section 2.2. Definitions as: "Any individually or collectively owned single-family house
48 or dwelling unit or any unit or group of units in a condominium, cooperative, or timeshare, or owner-
49 occupied residential home, that is offered for a fee and for less than thirty (30) consecutive days."

50

51 Mr. Sharples noted that Schedule 1 Permitted Uses under Article 4, Section 4.2. would add: "Short-term
52 rental" as a permitted use in the C-1, Central Area Commercial and WC-Waterfront Commercial zoning
53 districts. He provided the Board with a copy of the minutes from the Housing Advisory Committee's
54 meeting of November 8th, 2024 when the proposed amendment was discussed.

55

56 Mr. Sharples noted that these zones are places where there is already density and any unit taken out of
57 long-term rental has an effect on pricing and availability of long term rentals.

58

59 Ms. Martel asked if HAC discussed short term rentals in rural districts and Mr. Sharples indicated they
60 reviewed a map and narrowed it down to these two areas. Ms. Belanger noted three areas had been
61 originally considered. Mr. Sharples noted homeowners in other zones could apply for a variance. Vice-
62 Chair Brown noted hotels are allowed in the zone and just about everything but industrial uses. Mr.
63 Sharples indicated short-term rentals are not hotels and are not permitted now in any zone without a
64 variance. Mr. Grueter noted that hotels have people on staff around the clock. Ms. Belanger noted
65 there is also enough parking.

66

67 Vice-Chair Brown asked what it was they are allowing physically and why these, and boarding houses are
68 not triggering the safety code. Mr. Sharples noted they are a unit that has its own sleeping, eating and
69 sanitary whereas a boarding house might share those. Ms. Belanger noted that groups of people often
70 rent a house and could have six cars parking there. Mr. Sharples noted that Bed and Breakfasts have
71 their own definition, serve breakfast and the owner lives on the premises.

72

73 Chair Plumer opened the hearing to the public for comments and questions at 7:32 PM and being none
74 closed the hearing to public comment.

75

76 Mr. Sharples informed the Board they could have a second public hearing at the library on January 23rd
77 but they don't have to, and they have a full agenda but could consider meeting at 6:45 PM.

78

79 ***Vice-Chair Brown motioned to forward the proposed amendment to the March 2025 town warrant as***
80 ***proposed. Mr. Grueter seconded the motion.***

81

82 Ms. Martel indicated she would not like to limit the allowance to such a small area. Vice-Chair Brown
83 indicated right now it is not allowed anywhere without a variance. Ms. Belanger noted they could
84 consider expanding the area next year but would like to see how it works out so there would not be too
85 many more obstacles with the study on the winter parking ban. Mr. Sharples noted enforcement is

86 complaint driven. Ms. Martel opined that this could make their property more valuable than others
87 because short-term rentals are allowed.

88

89 ***Vote: A vote was taken. Ms. Martel was opposed. The motion passed 6-1-0.***

90

91 **V. OTHER BUSINESS**

92

- 93 • Master Plan Discussion

94

95 Mr. Sharples noted that the Select Board set aside funds from ARPA (American Rescue Plan)
96 which have to be encumbered by the end of 2024 and spent by 2025. The funds are
97 encumbered by entering a contract before the end of 2024 and they went under contract with
98 RPC.

99

- 100 • Field Modifications

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- 102 • Bond and/or Letter of Credit Reductions and Release

103

104 Mr. Sharples reported there was a release for Meredith Village Savings Bank. They submitted
105 their as-builts and finalized conditions of approval.

106

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

108 **VIII. CHAIRPERSON'S ITEMS**

109 Ms. Belanger asked if there is a follow-up with TRC when new plans are submitted. Mr. Sharples
110 indicated there must be enough of a change to warrant it.

111 Ms. Belanger noted there was a site walk today and it was difficult to hear and recommended bringing a
112 bullhorn just in case.

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

114 **X. ADJOURN**

115 Mr. Grueter motioned to adjourn the meeting at 7:51 PM. Ms. Belanger seconded the motion.
116 A vote was taken and passed unanimously.

117 Respectfully submitted.

118 Daniel Hoijer,

119 Recording Secretary (Via Exeter TV)