

**TOWN OF EXETER
PLANNING BOARD
NOWAK ROOM
10 FRONT STREET
DECEMBER 11, 2025
DRAFT MINUTES
7:00 PM**

I. PRELIMINARIES:

BOARD MEMBERS PRESENT BY ROLL CALL: Chair Langdon Plumer, Vice-Chair Aaron Brown, Clerk, John Grueter, Jennifer Martel, Alternate Dean Hubbard, Alternate Sam MacLeod and Select Board Representative Nancy Belanger.

STAFF PRESENT:

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7 PM, introduced the members, and activated Alternates Dean Hubbard and Sam MacLeod.

III. NEW BUSINESS:

1. Public hearing on the proposed zoning amendments for 2026 Town Meeting warrant. Copies of the full text of the proposed amendments are available in the Planning Office and posted on the Town website.

Chair Plumer read the Public Hearing Notice for each section that was displayed on the screen:

Amend Article 2 Definitions by deleting 2.2.3 Accessory Dwelling Unit and replacing it with a new definition in compliance with recent state legislation.

Vice-Chair Brown noted that this was discussed at the last meeting and recommended leaving it as is. There was no public comment.

Mr. Grueter asked if this was adopting the state's language and Ms. Ogilvie indicated yes, owners can still only have one ADU whether attached or detached but the town cannot prohibit detached.

Amend Article 5, General Regulations, Section 5.6.6 Off-Street Parking Schedule (for residential dwelling units) to be in compliance with recent state legislation by requiring only one parking space for single-family and multi-family dwelling units.

Amend Article 4 – District Regulations, 4.2 Schedule 1: Permitted Uses, by changing animal boarding/kennels from a permitted use in District C-2, C-3, and CT-1 to a use allowed by Special Exception.

Vice-Chair Brown noted that he followed up with code enforcement and got requirements for a special exception which he forwarded to the Board and read out loud. He discussed 2.2.7.1 public health, safety and welfare and being compatible with the zoned district and grandfathering prior to 1972; adequate landscaping and screening, off street parking, ingress/egress to streets; excluding large scale developments; need for site plan approval, not affecting property values. He noted a poorly run facility could have an impact but there is a need for well-run types of facilities in the community.

Amend Article 9, Section 9.3 Shoreland Protection Ordinance by adding a new paragraph entitled "F. Permitted Uses" (and renumbering accordingly) to ensure that the Shoreland Ordinance provides the same level of clarity regarding what is allowed as the Wetlands Ordinance.

Ms. Ogilvie noted a paragraph was added for clarity as to what is allowed. She noted that the Board should ignore the earlier language they received after talking to Kristen Murphy the wrong language was provided between posting and this meeting.

Chair Plumer read the language out loud concerning projects that revegetate or revitalize an already disturbed buffer zone; and would be reviewed by the Planning Dept.

Mr. Grueter asked who the Planning Dept. would be and Ms. Ogilvie noted Planning and Building.

Amend Article 5, General Regulations by adding a new section entitled "5.6.8 Bicycle Parking" which would require new construction projects to provide a safe, comfortable space for people to store and park their bicycles.

Mr. Grueter noted it was interesting to cut parking for residences and to add or replace those spaces with bicycles.

Ms. Martel noted she was generally in support and noted there were two options provided and the language needed to be brought to the public through public hearing.

Ms. Belanger noted the town had three year-round bike racks at Whirligigs, town common and the library.

Ms. Ogilvie noted she reviewed the materials sent by resident, Benjamin Hodsdon, and proposed adding the regulation to site plan.

Ms. Martel asked Mr. Hodsdon what other towns are doing and he noted that he looked at Portsmouth NH and Portland Oregon. Portsmouth indicates one space for every four students and Portland indicates three spaces for every classroom. There were exceptions in Portsmouth like gas and convenience stores, but he took those out because a lot of PEA kids bike to get energy drinks and snacks.

Ms. Belanger discussed the requirements for downtown and restaurants and felt the town could provide them downtown, but the Board agreed downtown was difficult. Vice-Chair Brown noted downtown properties have water on one side and the road on the other.

Unidentified noted she would like to see substantial remodeling included. Mr. Grueter noted that remodeling may be only on the interior and unable to make the room. Vice-Chair Brown noted there could be a waiver, but he was not in favor of passing anything that was going to need waivers. The Board questioned if more time was needed to determine flexibility in zones. Vice-Chair Brown recommended something that could come before the Board during site plan review so that the same conversation could be had as with landscaping. This could be a good start and then be looked at in a year. He noted Silas' remarks and that the change doesn't address enclosed structures. Ms. Martel noted a definition of short term and long term would help. Ms. Belanger asked about storage in a building rather than outside. Ms. Martel noted outside would be less expensive than inside, but you can't just stack them up in a laundry room. Mr. Grueter noted there was not much use in older resident homes and complexes. Ms. Martel recommended the wording "secure bike shelter."

Ms. Martel noted that a substantial remodel doesn't come to the Planning Board unless it is a change of use. Ms. Ogilvie noted that site plan regulations are triggered for change or increased intensity, not remodeling.

Mr. Grueter noted that the sidewalks weren't wide enough to accommodate bike racks. Ms. Martel noted they could not be on the public ROW. Chair Plumer questioned whether winter snow storage areas could be utilized off season, with portable bike racks that could be put away during winter.

Mr. Hodsdon read remarks from Silas Richards who could not be present. He would like to see long-term sheltered parking/storage and noted bicycles don't contribute to the congestion and parking that automobiles do.

Chair Plumer asked if bicycles are part of complete streets and Mr. Grueter indicated they were a big part of it. Vice-Chair Brown noted they will see something at RPC.

Ms. Ogilvie noted there was time to make changes and post for January 8th.

Ms. Belanger asked Mr. Hodsdon which versions were being sent to RPC and he indicated the last two going in the site plan regulations.

Public hearing on the proposed amendments to the Town's Site Plan Review & Subdivision Regulations:

Amend the Site Plan Review & Subdivision Regulations by adding to Section 7.5 and 7.6 the requirement to show the location of a mail kiosk, as follows: 7.5.16 & 7.6.18 Location and description of a mail kiosk as required by and compliant with USPS regulations.

Ms. Ogilvie noted they were informed by the Post Office what they want and will not deliver to new subdivisions of 7 homes or more. She did not know what the design requirements for the kiosks were. It includes manufactured housing.

Vice-Chair Brown noted this is for compliance.

Amend the Subdivision and Site Plan Review Regulations by adding a new paragraph to Section 7.2 Professional Standards, as follows: Section 7.2.3 Landscape plans, as required, shall be prepared and stamped by a registered professional landscape architect licensed in the State of New Hampshire.

Ms. Ogilvie noted she added the waiver discussed at the last meeting. Vice-Chair Brown noted this has been a challenge for the Board; not wanting to design plans, and the same language was used as for surveys and site plans.

Vice-Chair Brown motioned that the Planning Board has concluded its business with proposed amendments 1-6 and will forward 1-6 to the town as presented tonight. Mr. Hubbard seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Vice-Chair Brown monitored to continue to work on proposed amendment #7 specifically 8.7.9 brought by resident Benjamin Hodsdon, into the next meeting on January 8, 2025 to continue discussions. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

IV. OLD BUSINESS

APPROVAL OF MINUTES

November 20, 2025

Ms. Belanger recommended edits.

Mr. Grueter motioned to approve the minutes of November 20, 2025, as amended. Mr. MacLeod seconded the motion. A vote was taken, the motion passed unanimously.

V. OTHER BUSINESS

- Master Plan Discussion
- Field Modifications
- Bond and/or Letter of Credit Reductions and Release
- Other

VI. TOWN PLANNER'S ITEMS

171 **VII. CHAIRPERSON’S ITEMS**

172 Chair Plumer thanked the volunteers from the Fire Department and DPW for decorating the town this
173 month. Vice-Chair Brown noted the Christmas Tree Festival was great and had caroling.

174 **VIII. PB REPRESENTATIVE’S REPORT ON “OTHER COMMITTEE ACTIVITY”**

175 **IX. DJOURN**

176 *Ms. Belanger motioned to adjourn the meeting at 8:23 PM. Chair Plumer seconded the*
177 *motion. A vote was taken, all were in favor, the motion passed unanimously.*

178 Respectfully submitted.

179 Daniel Hoijer,

180 Recording Secretary (Via Exeter TV)