

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

I. PRELIMINARIES:

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

14 STAFF PRESENT:

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

19 III. NEW BUSINESS:

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

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

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

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

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

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

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

43 Vice-Chair Brown noted that he followed up with code enforcement and got requirements for a special
44 exception which he forwarded to the Board and read out loud. He discussed 2.2.7.1 public health,
45 safety and welfare and being compatible with the zoned district and grandfathering prior to 1972;
46 adequate landscaping and screening, off street parking, ingress/egress to streets; excluding large scale
47 developments; need for site plan approval, not affecting property values. He noted a poorly run facility
48 could have an impact but there is a need for well-run types of facilities in the community.
49

50 Amend Article 9, Section 9.3 Shoreland Protection Ordinance by adding a new paragraph entitled "F.
51 Permitted Uses" (and renumbering accordingly) to ensure that the Shoreland Ordinance provides the
52 same level of clarity regarding what is allowed as the Wetlands Ordinance.
53

54 Ms. Ogilvie noted a paragraph was added for clarity as to what is allowed. She noted that the Board
55 should ignore the earlier language they received after talking to Kristen Murphy the wrong language was
56 provided between posting and this meeting.
57

58 Chair Plumer read the language out loud concerning projects that revegetate or revitalize an already
59 disturbed buffer zone; and would be reviewed by the Planning Dept.
60

61 Mr. Grueter asked who the Planning Dept. would be and Ms. Ogilvie noted Planning and Building.
62

63 Amend Article 5, General Regulations by adding a new section entitled "5.6.8 Bicycle Parking" which
64 would require new construction projects to provide a safe, comfortable space for people to store and
65 park their bicycles.
66

67 Mr. Grueter noted it was interesting to cut parking for residences and to add or replace those spaces
68 with bicycles.
69

70 Ms. Martel noted she was generally in support and noted there were two options provided and the
71 language needed to be brought to the public through public hearing.
72

73 Ms. Belanger noted the town had three year-round bike racks at Whirligigs, town common and the
74 library.
75

76 Ms. Ogilvie noted she reviewed the materials sent by resident, Benjamin Hodsdon, and proposed adding
77 the regulation to site plan.
78

79 Ms. Martel asked Mr. Hodsdon what other towns are doing and he noted that he looked at Portsmouth
80 NH and Portland Oregon. Portsmouth indicates one space for every four students and Portland indicates
81 three spaces for every classroom. There were exceptions in Portsmouth like gas and convenience
82 stores, but he took those out because a lot of PEA kids bike to get energy drinks and snacks.
83

84 Ms. Belanger discussed the requirements for downtown and restaurants and felt the town could provide
85 them downtown, but the Board agreed downtown was difficult. Vice-Chair Brown noted downtown
86 properties have water on one side and the road on the other.
87

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

98
99 Ms. Martel noted that a substantial remodel doesn't come to the Planning Board unless it is a change of
100 use. Ms. Ogilvie noted that site plan regulations are triggered for change or increased intensity, not
101 remodeling.

102
103 Mr. Grueter noted that the sidewalks weren't wide enough to accommodate bike racks. Ms. Martel
104 noted they could not be on the public ROW. Chair Plumer questioned whether winter snow storage
105 areas could be utilized off season, with portable bike racks that could be put away during winter.

106
107 Mr. Hodsdon read remarks from Silas Richards who could not be present. He would like to see long-
108 term sheltered parking/storage and noted bicycles don't contribute to the congestion and parking that
109 automobiles do.

110
111 Chair Plumer asked if bicycles are part of complete streets and Mr. Grueter indicated they were a big
112 part of it. Vice-Chair Brown noted they will see something at RPC.

113
114 Ms. Ogilvie noted there was time to make changes and post for January 8th.

115
116 Ms. Belanger asked Mr. Hodsdon which versions were being sent to RPC and he indicated the last two
117 going in the site plan regulations.

118
119 Public hearing on the proposed amendments to the Town's Site Plan Review & Subdivision Regulations:
120
121 Amend the Site Plan Review & Subdivision Regulations by adding to Section 7.5 and 7.6 the requirement
122 to show the location of a mail kiosk, as follows: 7.5.16 & 7.6.18 Location and description of a mail kiosk
123 as required by and compliant with USPS regulations.

124
125 Ms. Ogilvie noted they were informed by the Post Office what they want and will not deliver to new
126 subdivisions of 7 homes or more. She did not know what the design requirements for the kiosks were. It
127 includes manufactured housing.

128
129 Vice-Chair Brown noted this is for compliance.

130

131 Amend the Subdivision and Site Plan Review Regulations by adding a new paragraph to Section 7.2
132 Professional Standards, as follows: Section 7.2.3 Landscape plans, as required, shall be prepared and
133 stamped by a registered professional landscape architect licensed in the State of New Hampshire.
134

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

138

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

142

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

147

148 **IV. OLD BUSINESS**

149

150 **APPROVAL OF MINUTES**

151

152 November 20, 2025

153

154 Ms. Belanger recommended edits.

155

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

158

159 **V. OTHER BUSINESS**

160

- 161 • Master Plan Discussion
- 162 • Field Modifications
- 163 • Bond and/or Letter of Credit Reductions and Release
- 164
- 165 • Other

169 **VI. TOWN PLANNER'S ITEMS**

170

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. ADJOURN**

176 *Ms. Belanger motioned to adjourn the meeting at 8:23 PM. Chair Plumer seconded the 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)