

**TOWN OF EXETER  
PLANNING BOARD  
NOWAK ROOM  
10 FRONT STREET  
FEBRUARY 26, 2026  
DRAFT MINUTES  
7:00 PM**

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**I. PRELIMINARIES:**

**BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Clerk, John Grueter, Gwen English, Marty Kennedy, Alternate Dean Hubbard, Alternate Sam MacLeod and Select Board Representative Nancy Belanger.

**STAFF PRESENT:** Kristen Murphy, Conservation & Sustainability Planner

**II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7 PM, introduced the members.

**III. NEW BUSINESS:**

**IV. OLD BUSINESS**

**APPROVAL OF MINUTES**

February 12, 2026 – Tabled

*Ms. Belanger motioned to table approval of the minutes. Ms. English seconded the motion. The motion passed unanimously.*

**V. OTHER BUSINESS**

- Discussion of Complete Streets Design Guidelines and Next Steps

Chair Plumer noted that Scott Bogle had presented the Complete Streets report at the last Planning Board meeting. He noted some steps have been taken already on Lincoln and Water Streets and they recommended sidewalks be plowed quickly and establish a committee to move things along. He noted the committee could be a Planning Board subcommittee or Select Board committee.

Mr. Grueter recommended doing a video presentation through ExeterTV. He recommended there be parking on one side of the street by Sea Dogs. Chair Plumer recommended looking at the area near Loaf & Ladle. Mr. MacLeod recommended looking at Franklin Street and whether

42 there should be no left turn. Ms. Belanger discussed line of sight and Mr. Grueter added parked  
43 cars. Ms. Belanger asked Mr. Richards if he thought right turn only would be safer for bicyclists  
44 and he recommended having a committee to answer with experience versus one individual.  
45 Water Street is dangerous for cyclists, and it would be good to have a place to park bikes and  
46 walk into town.

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48 Chair Plumer asked the next steps. Mr. Grueter who serves on the MPOC recommended  
49 presenting to the Select Board to adopt with a recommendation letter from the Planning Board.

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51 Mr. Kennedy, who serves on the MPOC, recommended once adopted the advisory committee is  
52 needed. Ms. Belanger noted she brought that up at the Select Board meeting. The Board  
53 discussed potential representatives. Chair Plumer recommended a citizen representative, and a  
54 Select Board representative. Ms. Belanger agreed, someone like Silas Richards. She noted the  
55 MPOC meets during the day.

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57 Silas Richards noted he had concerns with the subcommittee being only Planning Board  
58 members and noted it was important to include public safety and planner. He noted there are  
59 opportunities and having workshops before projects begin at an accessible time and being  
60 proactive rather than reactive and having a wide variety of people, maybe a representative from  
61 River Woods. He recommended establishing the scope of the committee to provide input on  
62 future projects and improving low-cost existing conditions.

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64 Chair Plumer expressed concern with having too large a committee. Mr. Grueter agreed that  
65 different projects will need different people. Mr. Kennedy recommended one Planning Board  
66 representative, one from Public Works and that the rest be citizens not to make decisions but an  
67 advisory committee with staff.

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69 Ms. Murphy discussed the pros of a daytime meeting and the availability of staff, maybe during  
70 lunch with a Zoom option. Ms. Belanger reminded that a quorum is required in person. Mr.  
71 Richards noted they need representation from town staff, the Planning Board, Public Safety and  
72 the Recreation Dept. Ms. Belanger noted there are a lot of meetings already and that is  
73 something the Select Board is looking at. Ms. Murphy noted the MPOC could be the vector and  
74 create forums of interest groups.

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76 Chair Plumer summarized the next steps, to accept the report, recommend to the Select Board  
77 and have the report presented to the Select Board. He encouraged the Board to consider who  
78 needs to be on the committee. Mr. MacLeod recommended having people who work in shops  
79 and restaurants who he imagined often get feedback from people.

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81 Ms. English questioned if others had reviewed the report as much as they should. Chair Plumer  
82 agreed the Board needed more time to go through it and see if it meets the Board's criteria. Mr.  
83 Kennedy agreed they should take time to go through it but not wait. Ms. Belanger noted the  
84 next meeting is March 12. Mr. Grueter recommended being prepared at that meeting and it  
85 would be good to have input from Ms. Martel and Vice-Chair Brown.

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Mr. Richards stated that people want to see safer streets and encouraged the Board to advance as fast as possible with critical projects advancing and especially with low-cost improvements. Ms. Murphy noted the low-cost proposals could be demonstrated. Ms. Belanger agreed and noted they could film it.

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

**VI. TOWN PLANNER’S ITEMS**

**VII. CHAIRPERSON’S ITEMS**

Chair Plumer announced that Dawn Ferringo is the new Planning & Building Administrator.

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

**IX. ADJOURN**

***Ms. Belanger motioned to adjourn the meeting at 7:53PM. A vote was taken, all were in favor, the motion passed unanimously.***

Respectfully submitted.

Daniel Hoijer,  
Recording Secretary (Via Exeter TV)