

**TOWN OF EXETER
PLANNING BOARD
NOWAK ROOM
10 FRONT STREET
APRIL 9, 2026
APPROVED MINUTES
7:00 PM**

I. PRELIMINARIES:

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

STAFF PRESENT: Town Planner Dave Sharples

II. CALL TO ORDER: Chair Plumer called the meeting to order at 7 PM, introduced the members, welcomed new alternate Elaine Hayes, and activated alternates Dean Hubbard and Sam MacLeod.

III. NEW BUSINESS:

IV. OLD BUSINESS

APPROVAL OF MINUTES

March, 2026

Ms. Belanger motioned to approve the minutes of March 26, 2026. Ms. English seconded the motion. Vice-Chair Brown abstained. The motion passed 6-0-1 with one abstention.

V. OTHER BUSINESS

- Discussion of Complete Streets Design Guidelines and Next Steps

Town Planner Dave Sharples reviewed his recommended changes with the Board. He removed the Citizen’s Advisory Committee reference because it duplicates what the Master Plan Oversight Committee does. He noted that it was not necessary for exceptions to be reviewed by the Board or the Select Board for routine maintenance items such as repairing potholes.

Mr. Sharples noted that Mr. Bogel or RPC would present to the Select Board and they would adopt. The Planning Board would recommend to the Select Board.

41 Mr. Grueter asked how they would look at it every year and Mr. Sharples noted that is the
42 purpose of the policy, it will become a checklist. There would be public meetings, and
43 identification of stakeholders for the project.
44

45 Chair Plumer asked about developments and Mr. Sharples noted the private projects have that
46 oversight anyway and Mixed-Use Neighborhood Development (MUND) is written in. Mr. Bogel
47 noted that the policy recommends treatment for gateway streets such as Epping Road and
48 Portsmouth Avenue and for bike path accommodations. Mr. Sharples noted that anything
49 specific the Board wants to include should be in the site plan regulations. Mr. Bogel read Page 2
50 which referenced addressing the Complete Streets Policy.
51

52 Mr. Sharples noted there are instances where you can't change the road width for 150' of
53 frontage. Mr. Bogel noted they could ask for a multi-use path. Mr. Kennedy noted ROW access
54 would be helpful if it is inadequate.
55

56 Mr. Sharples noted he was concerned with the wording "shall" and recommended using "to the
57 extent possible" adhere to the Complete Streets Policy recognizing that it can't fit everywhere.
58 Mr. Bogel gave as an example Water Street where it does not have adequate width for a bike
59 path.
60

61 ***Mr. Grueter motioned to finalize the Complete Streets Guidelines and Complete Streets Policy***
62 ***draft as presented with the revision date of 4/9/26 and presented here tonight and forward to***
63 ***the Select Board for their review and adoption. Mr. MacLeod seconded the motion. A vote was***
64 ***taken, Ms. Belanger abstained. The motion passed 6-0-1.***
65

- 66 • Master Plan Discussion
- 67
- 68 • Field Modifications
- 69
- 70 • Bond and/or Letter of Credit Reductions and Release
- 71

72 Mr. Sharples reported that after Barb McEvoy's hard work they found another escrow to release
73 for Richmond Co. for the old Stop & Shop located where Hannaford is now.
74

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

76 **VII. CHAIRPERSON'S ITEMS**

77 **VIII. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

78 **IX. ADJOURN**

79 ***Mr. Grueter motioned to adjourn the meeting at 7:36 PM. Ms. Belanger seconded the motion.***
80 ***A vote was taken, all were in favor, the motion passed unanimously.***

- 81 Respectfully submitted.
- 82 Daniel Hojjer,
- 83 Recording Secretary (Via Exeter TV)