

**TOWN OF EXETER  
PLANNING BOARD  
NOWAK ROOM  
10 FRONT STREET  
MAY 14, 2026  
DRAFT MINUTES  
7:00 PM**

**I. PRELIMINARIES:**

**BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown, John Grueter (remotely), Clerk, Marty Kennedy, Alternate Dean Hubbard, Alternate Sam MacLeod, Alternate Elaine Hays, and Select Board Representative Nancy Belanger.

**STAFF PRESENT:** Town Planner Dave Sharples (remotely)

**II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7 PM, and the members introduced themselves. Alternates Hays and MacLeod were activated.

**III. NEW BUSINESS:**

**IV. OLD BUSINESS**

1. The continuation of application 26-3 for J. Caley Associates for site plan review for the proposed demolition of the existing dry-cleaning building and proposed development of a 4-story building for 22-room hotel  
C-2 Highway Commercial Zoning District  
Tax Map #65-125  
Planning Board Case #26-3.

Chair Plumer reported that the Board received a request for an extension from the applicant to the May 28<sup>th</sup> meeting.

***Ms. Belanger motioned to continue Planning Board Case #26-3 to the Board's May 28, 2026 meeting at 7 PM in the Nowak Room. Mr. MacLeod seconded the motion. A roll call vote was taken. Kennedy aye, Plumer – aye, Brown – aye, Belanger – aye, MacLeod – aye, Hays – aye, and Grueter aye. The motion passed 7-0-0.***

2. Request for Extension  
Planning Board Case #22-6  
First Baptist Church, now PEA  
43 Front Street

Heather Taylor of PEA presented the request for an extension of the conditional approval for one year.

43 **Mr. MacLeod motioned to extend the conditional approval for Case #22-6 for one year to May 26,**  
44 **2027 for the renovation of the Baptist Church at 43 Front Street. Ms. Belanger seconded the motion. A**  
45 **roll call vote was taken. Kennedy aye, Plumer – aye, Brown – aye, Belanger – aye, MacLeod – aye,**  
46 **Hays – aye, and Grueter aye. The motion passed 7-0-0.**

47

## 48 **APPROVAL OF MINUTES**

49

50 April 9, 2026

51

52 **Ms. Belanger motioned to approve the April 9, 2026 meeting minutes. Mr. Kennedy seconded the**  
53 **motion. A roll call vote was taken, Kennedy aye, Plumer – aye, Brown – abstained, Belanger – aye,**  
54 **MacLeod – aye, Hays – aye, and Grueter aye. The motion passed 6-0-1.**

55

56 April 23, 2026

57

58 Mr. Kennedy, Ms. Belanger and Mr. Grueter recommended edits.

59

60 **Ms. Belanger motioned to approve the April 23, 2026 minutes as amended. Mr. Kennedy seconded**  
61 **the motion. A roll call vote was taken, Kennedy aye, Plumer – aye, Brown – aye, Belanger – aye,**  
62 **MacLeod – aye, Hays – aye, and Grueter aye. The motion passed 7-0-0.**

63

## 64 **V. OTHER BUSINESS**

65

66

- 67 • Election of Officers – **Tabled**

68

69 The Board reviewed which members were serving on which other committees. Mr.  
70 MacLeod would like to be added to HDC.

71

- 72 • Letter of Support for Safe Streets for All (SS4A) funding request

73

74 Mr. Sharples provided a draft letter in support of the grant which is due May 26<sup>th</sup>. He  
75 reviewed the proposal for lights at Continental Ave, Epping Road, down 27 Main – Water  
76 Street and Hampton Road. He detailed improvements to Brentwood Road, widening bike  
77 lanes, sidewalks and a center turn lane. He discussed the intersection of Winter and Park  
78 Street and crosswalk on Main Street in downtown. He noted the recommendation for the  
79 bandstand in front of town offices to move traffic to one side and have a four way stop with  
80 green space. He discussed Clifford and Franklin Street by the Sea Dog and modifications and  
81 safety improvements. He discussed the crosswalk at Buzzell and Drinkwater intersection,  
82 the mid-block by Whipporwill, crosswalk improvements and extension and improvement to  
83 Holland and Hampton Road with a potential roundabout. He discussed Guinea Road and  
84 the sidewalk to the Middle School. The project estimate is \$16-\$17 million and the grant is  
85 from \$2.5 million up to \$25 million). Mr. Sharples noted the proposals are supported by the

86 VHB Corridor study, Stantec Evaluation, RPC Action Plan, Bike & Pedestrian Complete  
87 Streets and 2018 Master Plan. If successful the town would vote on the 20% match which is  
88 approximately \$3 million. He noted there are other options.

89  
90 ***Mr. MacLeod motioned to send a letter of support of Safe streets and to allow the Chir to***  
91 ***sign. Ms. Belanger seconded the motion. A roll call vote was taken Ms. Hayes voted aye,***  
92 ***Mr. MacLeod voted aye, Mr. Kennedy voted aye, Chair Plumer voted aye, Vice-Chair***  
93 ***Brown voted aye, Ms. Belanger voted aye, and Mr. Grueter voted aye. The motion passed***  
94 ***7-0-0.***

- 95
- 96 • Master Plan Discussion
  - 97
  - 98 • Field Modifications
  - 99
  - 100 • Bond and/or Letter of Credit Reductions and Release

101

102

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

104 **VII. CHAIRPERSON'S ITEMS**

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

106 **IX. ADJOURN**

107 ***Mr. Grueter motioned to adjourn the meeting at 7:44 PM. Ms. Belanger seconded the motion.***  
108 ***A vote was taken, all were in favor, the motion passed unanimously.***

109 Respectfully submitted.

110 Daniel Hoijer,

111 Recording Secretary (Via Exeter TV)