

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

I. PRELIMINARIES:

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

STAFF PRESENT: Town Planner Dave Sharples, and Interim Town Planner Carol Ogilvie (remotely)

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

III. NEW BUSINESS:

1. The application of 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 read out loud the Public Hearing Notice.

Mr. Sharples noted that late yesterday DTC Lawyers sent an objection letter by email with a threshold issue. He noted he had legal advice to share in non-public session.

By Roll Call Ms. English motioned to go into non-public session pursuant to 91-A:3(II)(I) consideration of legal advice. Ms. Belanger seconded the motion. By Roll Call Ms. Belanger voted aye, Ms. English voted aye, Vice-Chair Brown voted aye, Chair Plumer voted aye, Mr. Grueter voted aye, Mr. Kennedy voted aye and Ms. Martel voted aye. The motion passed unanimously.

The meeting room was closed to the public at 7:19 PM.

Ms. English motioned to come out of non-public session. Ms. Belanger seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

The meeting room was reopened to the public at 7:30 PM.

42 Chair Plumer noted that the Board with assistance from staff will identify the differences between the
43 old application and the new application.

44

45 Ms. Ogilvie noted the items that are materially different:

46

- 47 • It is a different use, a short term rental, hotel
- 48 • There was a café for both residents and public and now the public portion is going away (there
49 will be a café inside for hotel users)
- 50 • Parking is all on site
- 51 • There is a reduced shoreland impact

52

53 Ms. English added that the previous application was for Mixed Use Neighborhood Development
54 (MUND).

55

56 Chair Plumer noted a different traffic flow as well as two handicapped spaces.

57

58 Mr. Kennedy agreed there was a substantial change from the donut shop and parking driven by MUND.

59

60 Ms. Belanger agreed there was no MUND and with the five points provided.

61

62 Vice-Chair Brown agreed this is a different application. Chair Plumer agreed.

63

64 ***Ms. Belanger motioned to accept the application for Planning Board Case #26-3. Mr. Kennedy***
65 ***seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.***

66

67 Attorney Josh Lanzetta noted there was a defect in notice brought to his attention by email from
68 Attorney Todd Fahey representing Needham Bank. He noted the address provided to the Assessing
69 office was used for notice and he was told by Mr. Fahey that notice did not reach the bank, and he
70 needed more time to prepare and wished to continue. He agreed to get the new address for the bank
71 branch on record with the Assessing office and provide mailing labels to the planning department.

72

73 Christian Smith of Beals Associates stated that the notice was reflective of the tax card at the Assessing
74 office but did not get to the abutting bank branch.

75

76 Vice-Chair Brown noted that the applicant did as legally required and Mr. Sharples agreed that he could
77 not have known there is another address, but the abutter is not prepared. Ms. English agreed the
78 applicant is being generous.

79

80 Mr. Smith requested a continuance to the Board's April 23, 2026 meeting.

81

82 ***Ms. Belanger motioned to continue the application of J. Caley Associates, Planning Board Case #26-3***
83 ***to the April 23, 2026 meeting of the Planning Board at 7 PM in the Nowak Room. Ms. English***
84 ***seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.***

85

86 **IV. OLD BUSINESS**

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88 **APPROVAL OF MINUTES**

89

90 February 12, 2026

91

92 Mr. Kennedy recommended edits.

93

94 ***Ms. Belanger motioned to approve the minutes of February 12, 2026 as amended. Ms. English***
95 ***seconded the motion. Vice-Chair Brown abstained. The motion passed 6-0-1.***

96

97 February 26, 2026

98

99 Mr. Kennedy and Ms. Belanger recommended edits.

100

101 ***Ms. English motioned to approve the minutes of February 26, 2026 as amended. Ms. Belanger***
102 ***seconded the motion. Ms. Martel and Vice-Chair Brown abstained. The motion passed 5-0-2.***

103

104 **V. OTHER BUSINESS**

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- Master Plan Discussion

107
108 Mr. Sharples reporting that he is working with All Streets and having discussions with the Master
109 Plan Oversight Committee and Rockingham Planning Commission. A couple of revisions have
110 been made.

111

112

- Field Modifications

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114

- Bond and/or Letter of Credit Reductions and Release

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

117 **VII. CHAIRPERSON'S ITEMS**

118 Chair Plumer noted that Ms. Martel, Vice-Chair Brown and Mr. Hubbard were up for reappointment on
119 April 30th and should see the Select Board.

120 Chair Plumer noted vacancies on committees, Housing Advisory and Heritage Committee. Mr. Sharples
121 will find out if Mr. Hubbard, as an alternate, can serve.

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

123

124 **IX. ADJOURN**

125 ***Ms. Belanger motioned to adjourn the meeting at 7:57 PM. Mr. Grueter seconded the motion.***

126 ***A vote was taken, all were in favor, the motion passed unanimously.***

127 Respectfully submitted.

128 Daniel Hoijer,

129 Recording Secretary (Via Exeter TV)