

1 Select Board Meeting
2 Tuesday February 17, 2026
3 6 PM
4 Nowak Room, Town Offices
5 Final Minutes
6

7 1. Call Meeting to Order

8 Members present: Chair Niko Papakonstantis, Vice-Chair Molly Cowan, Clerk Nancy Belanger,
9 Julie Gilman, Dan Chartrand, and Interim Town Manager Melissa Roy were present at this
10 meeting. The meeting was called to order by Mr. Papakonstantis at 6 PM.

11
12 2. Non-Public Session

13 **MOTION:** Ms. Belanger moved to enter into non-public session under RSA 91-A3II(l). Ms.
14 Cowan seconded. The motion passed 5-0. The meeting went into non-public at 6:00 PM.

15
16 **MOTION:** Ms. Belanger moved to exit non-public session at 6:57 PM. Mr. Chartrand seconded.
17 The motion passed 5-0.

18
19 **MOTION:** Mr. Chartrand moved to seal the minutes until the first matter is resolved. Ms.
20 Belanger seconded. The motion passed 5-0.

21
22 **MOTION:** Mr. Chartrand moved to seal the minutes indefinitely. Ms. Belanger seconded. The
23 motion passed 5-0.

24
25 **MOTION:**

26 3. Board Interviews

- 27 a. Zoning Board of Adjustment - Adam Carter

28
29 The Board reconvened at 7:05 PM in the Nowak Room.

30
31 4. Public Comment

- 32 a. There was no comment at this time.

33
34 5. Proclamations/Recognitions

- 35 a. Mr. Papakonstantis called for a moment of silence for Bill Childs, who recently
36 passed away.

37
38 6. Approval of Minutes

- 39 a. Regular Meeting: February 2, 2026

40 **MOTION:** Ms. Belanger moved to approve the minutes of February 2, 2026 as presented. Ms.
41 Gilman seconded. The motion passed 5-0.

42
43 7. Appointments

44 **MOTION:** Ms. Belanger moved to appoint Adam Carter to the Zoning Board of Adjustment as
45 an alternate, term to expire April 2027. Mr. Chartrand seconded. The motion passed 5-0.

46
47 8. Discussion/Action Items

48 a. Public Hearing - Creation of Exeter Public Library Infrastructure Expendable
49 Trust Fund

50 Mr. Papakonstantis read the public notice of hearing:
51 *Notice is hereby given that the Select Board of the Town of Exeter will hold a*
52 *public hearing in the Nowak Room, 10 Front Street, Exeter beginning at 7:00 PM*
53 *on the 17th day of February 2026, for the purpose of complying with the*
54 *provisions of RSA 31:95-b,III(a) for the following: The creation of Exeter Public*
55 *Library Infrastructure Expendable Trust Fund.*

56
57 **MOTION:** Ms. Belanger moved to open the public hearing. Ms. Cowan seconded. The motion
58 passed 5-0.

59
60 Mr. Papakonstantis asked for public comment, but there was none.

61
62 **MOTION:** Ms. Belanger moved to close the public hearing. Ms. Cowan seconded. The motion
63 passed 5-0.

64
65
66 b. ADA Funding Request - Library Changing Table

67 Public Library Director Julia Lanter gave a presentation on the Library's
68 Universal Changing Station proposal. This is an adult-sized platform; the Library
69 has one that is stationary, but hopes to upgrade it to a mechanical one in
70 compliance with newer ADA laws. This will allow the Library to continue to have
71 open access to all. 13% of NH residents are classified as disabled; 31,000 are
72 self-care disabled. Under RSA, 155:80, if the Library were built today, it would
73 need a universal changing station with a mechanical element. These laws were
74 passed after the plans for renovation were complete. The Library will donate the
75 stationary unit to Exeter Parks and Rec.

76 Ms. Lanter said we received six bids and we recommend a Pressalit
77 1000. It is the least expensive, has been successfully used by Parks and
78 Recreation, and fits the space the best. For installation, we received three bids,
79 two for complete install, one just for electrical and install but which would require
80 other vendors. We recommend Lang Construction for installation. The total would
81 be \$16,057.

82 Mr. Papakonstantis said the Library is asking the Board to approve this
83 from the ADA fund. He asked Ms. Lanter if the Trustees have voted. Ms. Lanter
84 said the Trustees approved an upgrade in April 2025; she's asking the Select
85 Board to approve this before the Trustees vote on the specific bids.

86 Mr. Papakonstantis asked about the current balance of the ADA Fund.
87 Ms. Roy said \$82,000. She added that the ADA Fund staff group did support this.

88 The Library will donate the stationary changing table to the pool building, which is
89 only open about 8 weeks of the year.

90 Ms. Belanger asked how long the turnaround would be. Ms. Lanter said
91 within two weeks or so of approval.

92 **MOTION:** Ms. Belanger moved to expend \$16,057 from the Town of Exeter ADA Capital
93 Reserve Fund for the procurement and installation of an ADA compliant mechanical universal
94 adult changing table to be installed in the Exeter Public Library children's room. Ms. Gilman
95 seconded. The motion passed 5-0.

96
97 c. Exeter Country Club (ECC) Discretionary Easement -

98 President of Exeter Country Club Marc Carbonneau and Attorney
99 Elizabeth McDonald of DTC Lawyers were present to discuss this request.

100 Ms. Roy said Attorney Spector-Morgan has communicated with the
101 Country Club and reviewed some of the requests that came up in the meeting.
102 The Country Club is willing to put the entire golf course into the discretionary
103 preservation easement for 15-20 years. They ask that other than the 3 acres be
104 assessed at the conservation rate, rather than the preservation rate. They would
105 also like to place the driving range in the discretionary easement. Counsel and
106 the Town Assessor feel that this is acceptable.

107 Attorney McDonald said we want to exclude the Clubhouse, the parking
108 lot, and other areas. It would just be the land currently in the discretionary
109 easement. 55.25 acres is the conservation easement; 7 is the remainder, so a
110 total of 62.25 in the discretionary easement. Mr. Carbonneau said the period
111 would be 6 years at minimum; he would propose 15 years. The conservation
112 easement doesn't require public access or have us maintain it as a public golf
113 course. The discretionary easement does both of those. Attorney McDonald said
114 public access is permitted as long as there's adequate snow for snowshoeing
115 and similar activities.

116 Ms. Roy said the recommendation to the Board is to work with Assessing
117 and the Country Club to meet the March 31 deadline.

118 Ms. Belanger said she had Janet in Assessing run the numbers, and
119 there would be a tax loss to the town of \$35,000.

120 Mr. Papakonstantis asked if the Board is comfortable to have the Interim
121 Town Manager to continue working on this, and the Board generally agreed. Ms.
122 Roy said we could come back on March 16 or 30.

123 Attorney McDonald said we will file an application and review whether we
124 need an appraisal.

125 The Board will consider this item again on March 16.

126
127 d. Front Street/Linden Street/Pine Street Roundabout Update -

128 Greg Bakos of VHB, Public Works Director Steve Cronin, and
129 former Town Engineer Paul Vlasich were present to discuss this item.

130 Mr. Cronin said the Front/Linden/Pine intersection was reviewed
131 for safety and traffic. There are deficiencies in the existing configuration.

132 A roundabout concept was proposed. The 2023 Town Meeting authorized
133 final design and construction funding. We've been working with VHB on
134 the design process, abutters, and PEA. we're now prepared to advertise
135 for bids for work in this coming construction season.

136 Mr. Bakos gave a presentation on the project. The roundabout
137 concept solves the existing issues by forcing the vehicles to circulate
138 around and reduces the conflict points. It also addresses ADA and
139 pedestrian crossing concerns. The planned crosswalks are shorter and
140 take you to refuge islands in the middle of the road. On Front Street,
141 speeds will be dramatically reduced. This area is on the small side for a
142 roundabout at 95 feet, but we've done smaller ones. There are "truck
143 aprons" to allow larger vehicles to pass through. We proposed three
144 additional streetlights. There will be a loss of 9 public parking spaces: 5
145 spaces on the diagonal parking at Front Street and 4 parallel spots on
146 Pine Street.

147 Ms. Gilman asked if the curb cut in front of the Church shown on
148 the plan is existing. Mr. Bakos said yes. He added that any existing
149 parking in front and on the side of the church will remain.

150 Ms. Belanger asked about the pedestrian crossings and signage.
151 The streetlights in this area are older, would we replace them? Mr. Cronin
152 said the new overhead lights would match what we have around town.
153 We are proposing some ornamental lighting. Mr. Bakos said the three
154 new lights we're planning would be ornamental lights. We would try to
155 match the style of others along this corridor. One light we're
156 recommending to remove. Regarding signage, there will be two
157 pedestrian crossing signs at each crosswalk.

158 Mr. Chartrand said this is a great design and will help with the
159 congestion around voting. He thanked Paul Vlasich and Steve Cronin for
160 their work on this project.

161
162 9. Regular Business

163 a. Tax Abatements, Veterans Credits and Exemptions

164 **MOTION:** Ms. Belanger moved to approve an abatement for 64/105/22 in the amount of
165 \$913.61 for tax year 2025. Ms. Cowan seconded. The motion passed 5-0.

166
167 **MOTION:** Ms. Belanger moved to approve a Veterans Credit for 68-6-428 in the amount of
168 \$500.00 for tax year 2026. Ms. Cowan seconded. The motion passed 5-0.

169
170 b. Permits & Approvals

171 i. Pairpoint Park Donation Acceptance

172 Mr. Papakonstantis said there's a memo from Finance Director
173 Corey Stevens in the packet. Mr. Stevens said this is not from a specific
174 donor; we're going to collect donations for a month, put the acceptance
175 form together, and have a list of approvals.

176 **MOTION:** Ms. Belanger moved to accept the donations received during the months of
177 December 2025 and January 2026 totaling \$1,250 for the design and construction of Pairpoint
178 Park, and to direct the funds be held by the Trustees of Trust Funds in the Pairpoint Park Fund;
179 disbursement of the fund shall be made by the authorization of the Interim Town Manager or
180 their designee for the purpose of designing and/or constructing Pairpoint Park. Ms. Cowan
181 seconded. The motion passed 5-0.

182
183 Keith Whitehouse of Westside Drive asked for an update on his
184 proposal for Pairpoint Park. Mr. Papakonstantis said the Board is
185 planning to put him on one of the March agendas.

186
187 ii. Transportation Funding - TASC, RNMOW

188 Ms. Roy said each year, we have a request for the Transportation
189 Fund. This is funded from car registrations from the Town Clerk.
190 Organizations put together an application for the funds. We've received
191 three requests: TASC [Transportation Assistance for Seacoast Citizens],
192 Meals on Wheels, and COAST. TASC and Meals on Wheels had the
193 same request, \$16,000, as the past few years. COAST's request is
194 substantially more than normal and needs to be reviewed further.

195 **MOTION:** Ms. Belanger moved to approve the request from TASC 2026 Human Services
196 transportation funding in the amount of \$16,000 to be paid from the Transportation Fund. Ms.
197 Cowan seconded. The motion passed 5-0.

198
199 **MOTION:** Ms. Belanger moved to approve the request from Rockingham Meals on Wheels
200 2026 Human Services transportation funding in the amount of \$16,000 to be paid from the
201 Transportation Fund. Ms. Cowan seconded. The motion passed 5-0.

202
203 c. Town Manager's Report

- 204 i. Ms. Roy said we had a nice retirement send-off for Police Chief Poulin
205 and swore in interim Chief McCain this morning.
206 ii. She and Corey are working on the Police and Fire Substation and she's
207 working on a budget video to give information to the community.
208 iii. She dealt with a property owner dispute with code enforcement
209 iv. She's working on some personnel issues

210
211 d. Select Board Committee Reports

- 212 i. Ms. Gilman gave an update on State-level issues.
213 ii. Ms. Belanger attended the Select Board meeting about the new Town
214 Manager. She attended a Rec Advisory Board where they did a deeper
215 dive on the budgeting process. She attended the Planning Board, where
216 they approved a minor subdivision for 13 Bayberry Lane. Silas Richards
217 of Unitil talked about tree pruning. Jay Perkins, our Tree Warden,
218 confirmed with Unitil that the tagged trees are hazardous and need to
219 come down. The public can email forestry@unitil.com or call 888-301-

220 7700 with any questions about tagged trees. They heard about the
221 Complete Streets guidelines from Scott Bogle of RPC. RPC are strongly
222 suggesting we form a Complete Streets Advisory Committee. At the
223 Housing Advisory meeting, there was ongoing discussion with Exeter
224 Housing Authority on collaboration on workforce housing options. Darren
225 Winham and Doug Eastman are working on a list of properties Exeter
226 owns. Julie Gilman attended the Housing meeting to give an update on
227 State housing bills. Darren Winham had a video on Economic
228 Development in town. She also attended Chief Poulin's retirement party.
229 iii. Ms. Cowan had no report.
230 iv. Mr. Chartrand attended a Sustainability Advisory meeting. He missed a
231 Conservation Commission meeting.
232 v. Mr. Papakonstantis said Pairpoint Park did not meet due to lack of a
233 quorum. He attended Chief Poulin's retirement party and the swearing in
234 of Interim Chief McCain. He was invited to a local organization to go over
235 the warrant. On February 26, he will be attending RiverWoods to discuss
236 the ballot.
237 vi. Ms. Cowan asked if there were any contested races in the next election.
238 Ms. Roy looked it up and said the Library is a contested race.

239
240 e. Correspondence

- 241 i. An annual customer notice from Xfinity
- 242 ii. A letter from the Landscape Manager at Riverwoods to Unitil about tree
243 trimming.
- 244 iii. The NHMA Municipal Bulletin

245
246 10. Review Board Calendar

- 247 a. The next meetings are March 2, March 16, March 30, April 13, April 27, May 4,
248 May 18, June 1, June 15, and June 29. March 10 is the town election.

249
250 11. Non-Public Session

251 **MOTION:** Ms. Belanger moved to enter into non-public session under RSA 91-A3II(a). Ms.
252 Cowan seconded. In a roll call vote, the motion passed 5-0. The meeting went into non-public at
253 8:30 PM.

254
255 **MOTION:** Mr. Chartrand moved to exit non-public session at 9:42 PM. Ms. Cowan seconded.
256 The motion passed 5-0.

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258 **MOTION:** Mr. Chartrand moved to seal the minutes until the matter is resolved. Ms. Cowan
259 seconded. The motion passed 5-0.

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261 12. Adjournment

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263 **MOTION:** Ms. Belanger moved to adjourn the Select Board meeting at 9:43 PM. Ms. Gilman
264 seconded. The motion passed 5-0.

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266

267 Respectfully Submitted,

268 Joanna Bartell

269 Recording Secretary

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273