

**Town of Exeter**  
**2020 Zoning Amendment and Warrant Article Summaries**

***Zoning Amendments***

**Article 2 - Zoning Amendment #1**

This amendment adds a new term in the zoning ordinance called Mixed Use Neighborhood Development (MUND). MUND would allow mixed-use development in three existing mixed-use areas in Exeter: downtown's commercial district, on Lincoln Street, and on Portsmouth Avenue. MUND uses incentives to create different housing units and commercial operations that fit the scale of the existing neighborhood. Design standards are included to ensure development is consistent with the scale and character of these neighborhoods. This article contains new definitions and amendments to allowable uses.

**Article 3 - Zoning Amendment #2**

This amendment consolidates wetland buffer impact regulations into one procedure, clarifying the application process and submission requirements as well as updating external regulations (for further details, see page 1 of the town warrant <https://bit.ly/2HncGgS>)

***Warrant Articles***

**Article 4 – Parks/Recreation Building Design/Construction and Recreation Park Improvements**

This article proposes appropriating \$10,850,000 for renovation and expansion of the existing Recreation Complex at 4 Hampton Road. The project utilizes town-owned, undeveloped space on the property and renovates some existing areas in the park, including replacing Planet Playground, constructing a building to serve residents of varied ages, and field improvements. This project will be financed by a bond in the amount of \$10,850,000 amortized over 10 years. The estimated tax impact is .57 cents per \$1,000 or \$57 per \$100,000 of assessed property value. Bond payments begin a year after issuance. More information can be found at <http://bit.ly/WarrantFactSheet>.

(3/5 ballot vote required for approval). Recommended by the Select Board 3-2.

**Article 5 - Squamscott River Sewer Siphons Project**

This article proposes appropriating \$1,600,000 for the purpose of design, construction, and installation of siphons from Jady Hill to the Main Pump Station as well as improvements to the Webster Ave pump station. Engineering analysis has determined the siphons are at capacity during normal dry weather flows and are undersized for any further additional new connections or during extreme wet weather events. Sanitary sewer overflows have occurred immediately

upstream of the two siphons at Duck Point at the bottom of Jady Hill Ave. This project is eligible for financing through the Clean Water State Revolving Loan Fund including 10% lean principal forgiveness. There is no estimated tax impact; \$1,440,00 will be repaid using sewer fees over 10 years plus 10% loan forgiveness.

(3/5 ballot vote required for approval.) Recommended by the Select Board 5-0.

#### **Article 6 - Westside Drive Reconstruction Design/ Engineering (\$100,000)**

This article proposes appropriating \$100,000 for the purpose of planning and design of wastewater and drainage upgrade to the Westside Drive neighborhood. Homeowners are adversely affected by high groundwater, low permeability soil, and lack of available drainage systems. This project is eligible for a \$100,000 loan from New Hampshire Dept of Environmental Services Clean Water State Revolving Fund (NHDES) so there is no estimated tax impact; \$75,000 of the loan will be forgiven by NHDES. The remaining \$25,000 will be funded via sewer fees.

(3/5 ballot vote required for approval.) Recommended by the Select Board 5-0.

#### **Article 7 – Choose Town Officers**

This article serves to choose all necessary town officers, auditors or committees for the next year, including nominees for the 2020 Budget Recommendations Committee, Fence Viewer, Measurer of Wood and Bark, and Weigher, are presented under this article. No tax impact.

#### **Article 8 – 2020 Operating Budget**

This article proposes appropriating \$19,605,537 to the operating budget. This amount does not include appropriations by special warrant articles, which are voted on separately. If the 2020 budget does not pass, the operating budget will remain at the 2019 level of \$19,323,051. (Estimated tax impact: \$18.00 per \$100,000 assessed property value).

(Majority vote required). Recommended by the Select Board by a vote of 5-0.

#### **Article 9 – 2020 Water Fund Budget**

This article proposes appropriating \$3,552,795 to the water budget. This amount does not include appropriations by special warrant articles, which are voted on separately. If the 2020 water budget does not pass, it will remain at the 2019 level of \$3,457,712.

(Majority vote required). Recommended by the Select Board by a vote of 5-0.

#### **Article 10 – 2020 Sewer Fund Budget**

This article proposes appropriating \$7,686,605 to the sewer fund budget. FY20 sewer fund budget includes the town's first full year payment for the wastewater facility and related items. If the 2020 sewer budget does not pass, it will remain at the 2019 level of \$7,584,841.

(Majority vote required). Recommended by the Select Board by a vote of 5-0.

#### **Article 11 – Groundwater/ Surface Water Assessment Program (\$200,000)**

This article proposes appropriating \$200,000 for the purpose of groundwater and surface water rehabilitation, engineering, feasibility study, and land acquisition for water supply purposes. There is no estimated tax impact; this project will be financed by water fees.

(Majority vote required). Recommended by the Select Board by a vote of 5-0.

#### **Article 12 – Folsom Acres Lift Stations Rehabilitation (\$150,000)**

This article proposes appropriating \$150,000 to rehabilitate the sewer lift station located at Folsom Acres off Prentiss Way. There is no estimated tax impact; the \$150,000 will come from sewer fees.

(Majority vote required). Recommended by the Select Board by a vote of 5-0.

#### **Article 13 -- Lincoln Street Parking Program (\$115,000)**

This article proposes appropriating \$115,000 to implement recommended improvements to Lincoln St parking including paid parking. The funds raised through parking fees will be paid back to the town's general fund. There is no 2020 tax impact; funds will come from the unassigned fund balance.

(Majority vote required). Recommended by the Select Board by a vote of 5-0.

#### **Article 14 Pickpocket Dam (\$110,000)**

This article proposes appropriating \$110,000 for an engineering evaluation as part of an ongoing effort to address potential flooding problems identified in a letter of deficiency from by the New Hampshire Department of Environmental Services (NHDES). In 2018, NHDES classified Pickpocket Dam as a "high hazard" dam, and the Town was required to develop an Emergency Action Plan (EAP), completed in January 2020. Now, the Town must conduct a "2 ½ times 100-

year storm event flood analysis” to bring the dam in compliance with current standards for “high hazard” dams, submit an application to reconstruct the dam by June 2022, and complete reconstruction by December 2025. The \$110,000 requested this year will start the flood analysis. A further \$310,000 will be needed next year for a dam feasibility alternatives study in 2021. For more information go to: <https://www.exeternh.gov/bcc-rsc/pickpocket-dam>

Money raised from general taxation (estimated tax impact: \$5.01 per \$100,000 assessed property value). This article is recommended by the Select Board by a vote of 3-2.

#### **Article 15 Capital Reserve Fund - Parks Improvements (\$100,000)**

This article proposes adding \$100,000 to the Parks Improvement Capital Reserve Fund. Since the Fund was established in 2019, the Parks and Recreation Department completed projects including resurfacing tennis courts, expanding the Town dock, installing an ADA-compliant pool lift, starting to erect Townhouse common fencing, and renovating the Kid’s Park playground and the Gilman Park Pavilion. For the 2020 budget cycle, the Department, in consultation with the Recreation Advisory Board, is proposing to resurface the pool, renovate Park Street Common and Gale Park, complete Townhouse common fencing, and replace various water fountains throughout the parks. The Department seeks to fund projects via the Capital Reserve Fund rather than conventional funding because such funding will not lapse at the end of a budget cycle each year, and excess funds may be rolled over to defray project costs into the next year.

Money raised from general taxation (estimated tax impact: \$4.55 per \$100,000 assessed property value). This article is recommended by the Select Board by a vote of 4-1.

#### **Article 16 – Communications Repeater Site Improvements (\$78,792)**

This article proposes appropriating \$78,792 for improvements to the Town’s public safety communications systems by installing a microwave repeater on the Fuller Land Water Tower. The repeater will improve the reliability of mobile communications among Fire and Police personnel.

Money raised from general taxation (estimated tax impact: \$3.59 per \$100,000 assessed property value). This article is recommended by the Select Board by a vote of 5-0.

#### **Article 17 – Highway Truck Replacement (\$65,872)**

This article proposes appropriating \$65,872 to purchase a new truck to be used by the Department of Public Works for light duty hauling, landscaping, asphalt work, drainage and catch basin maintenance, and material and tool transport. The new truck would replace Highway Truck #9, a 2007 one-ton diesel Ford F450 truck, which needs major repairs. The new truck will burn cleaner gasoline and have a more durable dump body.

Money raised from general taxation (estimated tax impact: \$3.00 per \$100,000 assessed property value). This article is recommended by the Select Board by a vote of 5-0.

#### **Article 18 – Capital Reserve Fund -Sidewalks – (\$60,000)**

This article proposes appropriating \$60,000 to add to the Town's existing Sidewalk Repair and Replacement Capital Reserve Fund. These funds will support the Town's ongoing sidewalk management plan to maintain and improve the Town's more-than 35 miles of public sidewalks. The sidewalk management plan is available on the Town's website at [https://www.exeternh.gov/sites/default/files/fileattachments/public\\_works/page/14771/sw14\\_presentation\\_june\\_30.pdf](https://www.exeternh.gov/sites/default/files/fileattachments/public_works/page/14771/sw14_presentation_june_30.pdf)

Money raised from general taxation (estimated tax impact: \$2.73 per \$100,000 assessed property value). This article is recommended by the Select Board by a vote of 5-0.

#### **Article 19 – Replace Parks/Recreation Tractor with Mini-Loader (\$58,000)**

This article proposes appropriating \$58,000 for the Parks and Recreations Department to purchase a mini-loader to replace the 1999 John Deere tractor. The tractor no longer has the power to perform day-to-day operations such as landscaping, mulching, ball field maintenance and snow removal.

Money raised from general taxation (estimated tax impact: \$2.64 per \$100,000 assessed property value). This article is recommended by the Select Board by a vote of 5-0.

#### **Article 20 – Conservation Fund (\$50,000)**

This article proposes appropriating \$50,000 to the Conservation Fund. Money raised will be used for various Conservation Fund purposes including purchases of property to be held for conservation. Money raised will come from general taxation (estimated tax impact: \$2.28 per \$100,000 assess property value).

(Majority vote required. Recommended by the Select Board, 5-0)

#### **Article 21 – Maintenance Sedan Replacement (\$24,000)**

This article proposes appropriating \$24,000 to purchase a small transit van for the town maintenance custodian to carry supplies and equipment. The van would replace a 2008 Crown Victoria maintenance vehicle which has high mileage and mechanical issues. Money raised from general taxation (estimated tax impact: \$1.09 per \$100,000 assessed property value).

(Majority vote required. Recommended by the Select Board, 5-0)

**Article 22 – Sick Leave Trust Fund (\$100,000)**

This article proposes appropriating \$100,000 to add to the town’s existing Sick Leave Expendable Trust Fund, established in 1989 to fund sick leave buyouts when town employees retire. The fund needs additional funds to meet obligations from 2019. There is no 2020 tax impact; money will come from the general fund surplus.

(Majority vote required. Recommended by the Select Board, 5-0)

**Article 23 – Snow and Ice Fund Appropriation (\$50,000)**

This article proposes raising \$50,000 for the current reserve fund for snow and ice budget deficits. This emergency fund enables the Select Board to approve withdrawals in years the snow and ice budget is overspent. Once the fund reaches \$100,000, the fund will be re-examined for further appropriations. Funding this reserve enables the town to maintain consistent annual funding of the general fund snow and ice budget. Funds will be taken from the general fund surplus; there is no impact on the 2020 tax rate.

(Majority vote required. Recommended by the Select Board, 5-0)

**Article 24 – Epping Road Tax Increment Financing Plan Amendment**

This article amends the current bonding authority under the Tax Increment Financing (TIF) by reallocating \$1 million within the TIF. This would support a corridor study of Route 27 and provide funding for improvements needed in the corridor due to anticipated development. Any money used in this allocation would be paid back via tax increments from the TIF. Current TIF bonding authority would be used to complete these changes. The article has no impact on the 2020 tax rate.

(Majority vote required. Recommended by the Select Board, 5-0)