



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

PUBLIC NOTICE EXETER HISTORIC DISTRICT COMMISSION AGENDA

The Exeter Historic District Commission will meet on Thursday, March 16, 2023 at 7:00 P.M. in the Nowak Room located in the Exeter Town Offices at 10 Front Street, Exeter, to consider the following:

NEW BUSINESS: PUBLIC HEARINGS

Board discussion regarding an “Invite to Comment” (under Section 106 of the National Historic Preservation Act) received from Terracon on behalf of Cellco Partnership (d/b/a Verizon Wireless) for review of the proposed modifications to telecommunications tower located at 24 Front Street, Tax Map Parcel #72-159-1. This proposal includes the replacement of eight (8) existing antennas at this location.

OTHER BUSINESS

- Exonian Properties, LLC – 43 Front Street, HDC Case #21-13
Request for extension of Certificate of Appropriateness (approval)
- Approval of Minutes: February 23, 2023

EXETER HISTORIC DISTRICT COMMISSION

Grayson Shephard, Chairman

Posted 03/08/23: Exeter Town Office and Town of Exeter website

***ZOOM PUBLIC ACCESS INFORMATION:**

Virtual Meetings can be watched on Channel 22 and on Exeter TV's Facebook and YouTube pages.

To participate in public comment, click this link: <https://exeternh.zoom.us/j/81228097582>

To participate via telephone, call: +1 646 558 8656 and enter the Webinar ID: 812 2809 7582

Please join the meeting with your full name if you want to speak.

*Use the "Raise Hand" button to alert the chair you wish to speak. On the phone, press *9.*

More instructions for how to participate can be found here:

<https://www.exeternh.gov/townmanager/virtual-town-meetings>

Contact us at extvg@exeternh.gov or 603-418-6425 with any technical issues.

Historic District Commission

February 23, 2023

Draft Minutes

Call Meeting to Order: Grayson Shephard, Vice Chair, called meeting to order at 7:00 pm in the Nowak Room in the Exeter Town Office Building.

Members Present: Grayson Shephard, Vice Chair, Julie Gilman, Select Board Rep: Pam Gjettum, Clerk, Gwen English, Planning Board Rep.

New Business: Public Hearing: Grayson asked the gentleman waiting what he was here for and he said for the Smyth Building. Grayson then asked for a motion to address this first. Pam made a motion to move the application for modifications to the previously approved changes in appearance to the existing structure located at 173-179 Water Street, Case #23-2 up to the top. Julie seconded and all were in favor.

Shane Forsley spoke and said he was from Hampshire Development Corporation representing 173-179 Water Street, commonly known as the Smyth Building. Shane had slides to show to the commission members. We were before you about a year ago proposing to add windows on the three blank sides of the building. Recently, we were before the Planning Board in December proposed and approved a conversion of an existing first floor to a smaller commercial space and seven rental apartments. Shane then said that they have a slight redesign and what he is proposing here today is some modifications to previously approved penetrations for windows on the east, west and north elevation.

Shane said what they propose to use is double hung units for a more residential application. It will still be aluminum clad and still have the traditional brick mold casing. Additionally on three sides of the building, particularly on the rear, we have incorporated some recess deck which read as a double hung. Our intention is to maintain the double hung look and this is on the north elevation. On the east and west elevation, there are three total Juliet balconies. Shane said they want to utilize patio doors that read as double hung units. In addition to these, we have incorporated residential entry and exit points and these are on the east

elevation. The west elevation is essentially an expansion of an existing opening. On the north, as previously approved, we intend to enclose the garage. Just visually, not actually a full garage enclosure.

Grayson then opened it up to the board members for questions. Julie said she did not have any questions but she had comments. The change to double hungs, since they are keeping the same size openings, it is not exactly what you would see for the period of the building, but it is the right proportion. The garage enclosure fits better than what is there now actually.

Shane said they want to keep one entry point to the commercial space as opposed to two and have two store front bays that match what is now existing. Instead of having multiple opening points, what they would like to do is utilize one entry point to commercial space on the right hand side and have a matching store front one on the left.

Gwen asked if the opening on the far right is no longer a door or is a door. Shane said it is a door that exists today. Shane showed a slide of a set of stairs and he said they exist today and they were used for the offices on the second floor and they will continue to exist. Shane then said that the first store front bay will remain. The modifications being proposed are an extension of the store front bay and having two store front windows flanking a single door into the commercial space.

Grayson asked if the new entry point have access on Water Street. Shane said what no exists is two pairs of double doors. The double doors under 173 and 175 go away, it would become a single door entering into the commercial space with a matching store front on the left to right. Those that would enter the offices up above would enter through a door that is recessed on the left.

Grayson asked what the doors would look like. Shane said they would match what is existing. The double leaf would become a single leaf and the panel details would continue to be consistent.

Grayson asked what material would be used for the balconies. Shane said the intension for it is to be rod iron or similar, some kind of nice architectural metal rail on the balconies.

Shane said we could come back with a proposed detail for those sort of things understanding the application we are looking for.

Grayson said it would be helpful to have some detailed information on the balconies.

Julie said she thinks part of it is that some of us can imagine what it is because we have experience with the Juliet balconies, but for those of us who do not it would be good to see a sample, drawing or cut sheet of what it is going to be.

Gwen asked about the garage doors on the west side. Shane said the intension there is for them to be open grill. We do not want to enclose that area. We would rather just shelter it from the other elements.

Julie said those are aspects that we previously approved on the last application. Julie said the only difference on the north side is adding the Juliet balconies and changing the type of window.

Julie asked Shane to send the commission a cut sheet so it can be added to the application so there is a record of what you are proposing. Shane said he will do that.

Grayson then asked the commission members if they had any more comments or questions and there were none so he then asked for a motion to accept as complete.

Julie made a motion to accept the application as complete providing we get a cut sheet of the Juliet balcony materials. Pam seconded. All were in favor and application accepted.

Grayson said there was no public comments and was there anything else we need to discuss before taking a vote to approve.

Julie said she thinks the changes are fairly minor to what we approved before and they actually cut it back to some of what is currently there.

Gwen asked about the windows on the west side on the right. There are three windows now instead of two and they are taller?

Shane said that is correct. The three tall windows exist in that fashion because of the floor level in that space.

Grayson then asked for a motion to approve. Pam made the motion to approve and Julie seconded. All were in favor and application approved.

Next on the agenda is the board discussion regarding an Invite to Comment (under Section 106 of the National Historic Preservation Act) received from Terrcon on behalf of Cellco Partnership (d/b/a Verizon Wireless) for review of the proposed modifications to telecommunications tower located at 24 Front Street. Tax Map Parcel #72-159-1.

Grayson then asked the board members if they had any thoughts or comments about this. Julie said, I think one of the reasons we wanted to see it was because we could get the information on the Front Street side on the antenna. They are changing the size and I thought it seemed rather substantial.

Pam said she has the same problem she has had since the beginning. She just cannot visualize what they are doing.

The board members had pictures to look at for this application and they were not very helpful.

Gwen then asked what the commission's role is. Julie said, our role is to ensure that what they mount on the building does not change the building drastically. Typically when an application like this happens, they have to get approved by the HDC that there is no adverse effect to the building by what they are adding to it.

Pam said she thought someone would show up for the meeting. Julie said even getting State Historic Preservation Officer to sign off on this, they would request our opinion.

Grayson asked if the commission should table this application until someone can come and answer our questions. Julie said we can move to table it and contact staff for more information. Pam made a motion to table the application until the commission can get more information from these people. Julie seconded. All were in favor and application tabled.

Other Business: Approval of the October 20, 2022 Minutes which were approved.

Julie said she would like to bring up the Town Hall. The Arts Committee and everybody in town would like to see improvements, including HVAC, seating, bathrooms, etc. The Arts Committee has an opportunity for a grant to do some

changes. Julie has been advocating for a Town Hall Master Plan Committee. She is looking for a board member to sit on it. It has not been formalized yet, so there is no time or date.

Julie said that the Department Of Labor has given us some changes that need to be made which will be very difficult to make because it looks like they have been there awhile. You do not have to backwards and make everything look like the period it came from, but we do not want to destroy anything either unless we all agree this is not historically significant to the building.

Julie said she submitted a grant just for the building survey and because of the seeming extensive changes we are looking at, they thought it would be a better fit for us to go to an LCHIP Grant and Julie thinks this is premature.

Julie said we need to get this Master Plan together. There are problems with Disability Acts and the art gallery upstairs is raised a level. Julie said the HDC part of it is not a huge part but she would like somebody for part of the exercise.

Julie said one of the first things we can do is have actual chairs without making changes to the building, but we have to buy them first. One of the ways that was talked about is selling the folding benches we have now. You can find them on EBay for a substantial amount of money.

Pam said she finds it hard to believe because they are so uncomfortable.

Julie again stated that they would like to get started with the Master Plan ASAP. She in informing the boards she sits on.

Julie said the Department of Labor said that the stage is too high. This is one of the things that needs to be worked on as a committee.

Grayson asked Julie, whatever happened with the vote on attendance for 91A. Julie said right now we can have someone remote limited to one person. Right now the proposal was for remote participation for a quorum it would need to be in the physical place the agenda had notice for or the third, whichever is less.

Julie said we adopted the RSA-79E which is a tax incentive and it gives a tax deferment. There was a change of qualifying structure and qualifying structures right now are buildings in the Historic District and buildings that are over fifty

years old. We had to define the area that we were going to use the 79E tax incentive so we designated downtown and Lincoln Street.

Julie said they want to change it to buildings and parcels of land and there really was no explanation for wanting this change. This did not pass.

With no further business, Grayson called for a motion to adjourn. Julie said so moved.

Respectfully submitted,

Elizabeth Herrick

Recording Secretary



Barbara Mcevoy <bmcevoy@exeternh.gov>

Verizon Wireless, Modification to Existing Collocation (Site Name: Exeter DT NH)

1 message

Eisele, Kathy A <Kathy.Eisele@terracon.com>

Tue, Dec 20, 2022 at 5:09 PM

To: "bmcevoy@exeternh.gov" <bmcevoy@exeternh.gov>

Historic District Commission

[10 Front Street](#)[Exeter, New Hampshire 03833](#)

ATTN: Barbara McEvoy

Phone: 603-773-6173 / Email: bmcevoy@exeternh.gov**RE: Invitation to Comment as a Consulting Party on a Proposed Collocation**

Site Name:	Exeter_DT_NH
Site Number:	441630
Terracon Project Number:	J8227181
Address:	24 Front Street
City, County, State:	Exeter, Rockingham County, New Hampshire 03833
Latitude / Longitude:	42° 58' 48.60" N / 70° 56' 50.39" W
Structure Height:	62 feet
Structure Type / Overall Height:	Building Rooftop / 62 feet
TCNS Number:	259275

To Whom it May Concern:

On behalf of Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless), Terracon is writing to invite your comment on the effect of the above-referenced project on **historic resources** within the project's Area of Potential Effects (APE). We are requesting your review pursuant to Section 106 of the National Historic Preservation Act, the Advisory Council on Historic Preservation's regulation for compliance with

Section 106, and the Nationwide Programmatic Agreement on the Collocation of Wireless Antennas (adopted March 16, 2001), and the Nationwide Programmatic Agreement effective March 7, 2005.

Field assessment for both historic properties and archaeological sites will be conducted, and a determination will be made of the project's direct and indirect effects on eligible properties. Consulting parties are invited to provide information concerning historic or archaeological properties already listed in the National Register or that could be eligible for listing in the National Register. **We welcome your comments regarding the effect of the collocation project on historic resources that may be eligible for the National Register of Historic Places.** If you would like to comment, please respond to this letter within 30 days of its receipt. Thank you for your response on this matter. If you have any questions, please do not hesitate to call. If you wish to respond by email, I may be reached at kathy.eisele@terracon.com and (856) 813-3267.

Sincerely,

Terracon Consultants, Inc.

Attachment: Project Location Map with APE

Kathryn A. Eisele

Senior Project Manager | Environmental



Philadelphia East | [844 N. Lenola Road, Suite 1](#) | Moorestown, NJ 08057

D (856) 813-3267 (preferred) | F (856) 813-3279 | M (609) 412-1300

kathy.eisele@terracon.com | Terracon.com

Terracon provides environmental, facilities, geotechnical, and materials consulting engineering services delivered with responsiveness, resourcefulness, and reliability.

Private and confidential as detailed here (www.terracon.com/disclaimer). If you cannot access the hyperlink, please e-mail sender.





Exeter DT Aerial Location Map.pdf

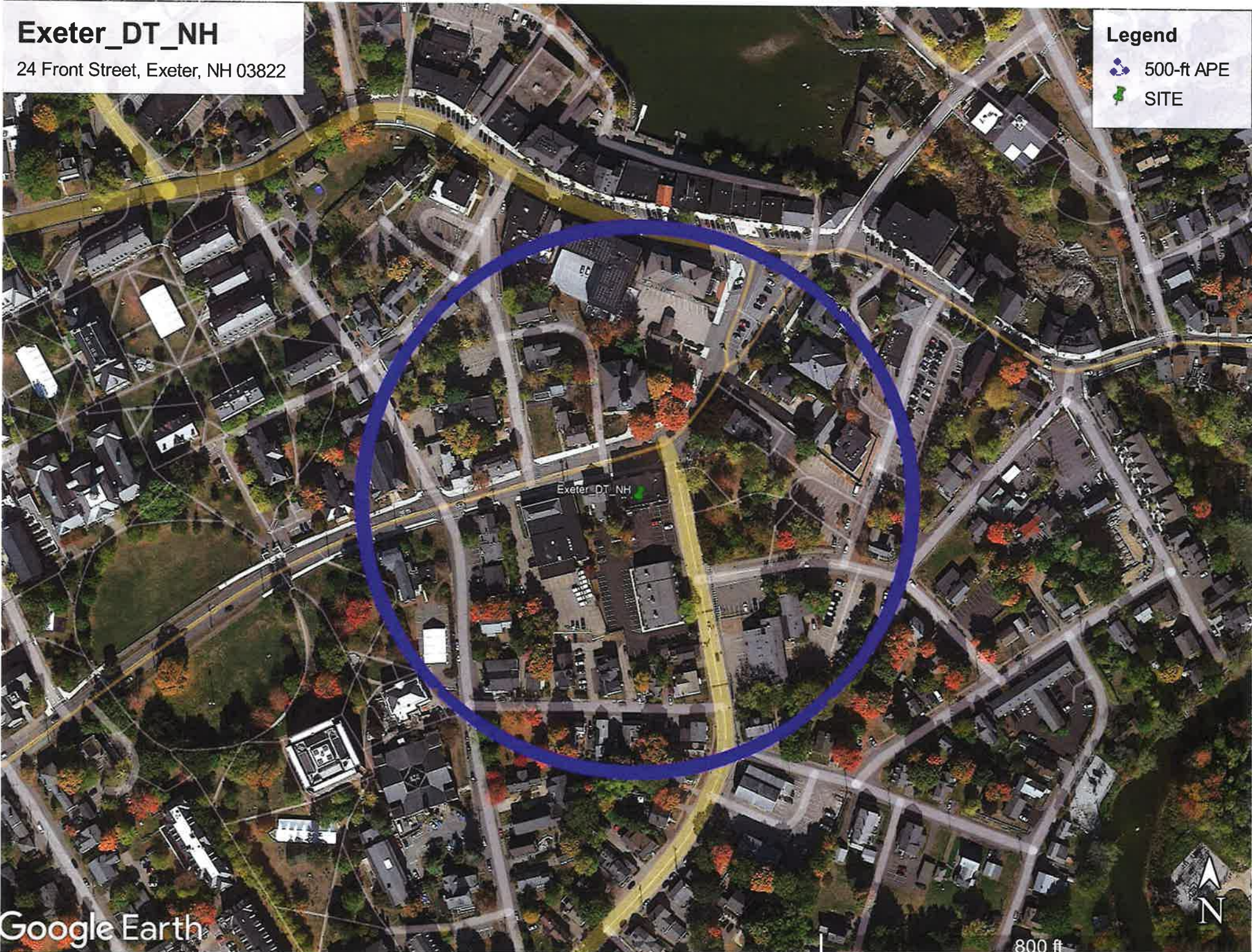
410K

Exeter_DT_NH

24 Front Street, Exeter, NH 03822

Legend

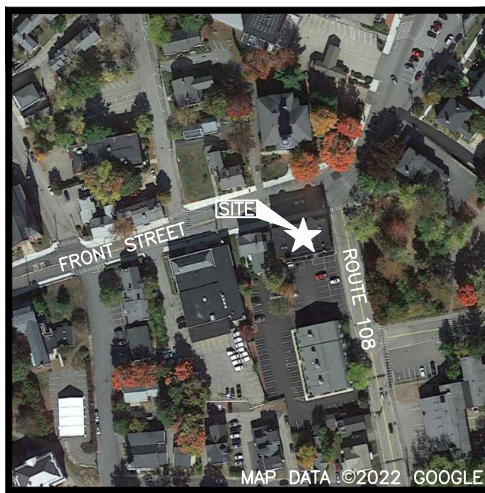
-  500-ft APE
-  SITE



Google Earth

800 ft





APPROXIMATE LATITUDE: N 42° 58' 48.53"
 N 42.980147"
 COORDINATES: LONGITUDE: W 70° 56' 50.47"
 W 70.947353"

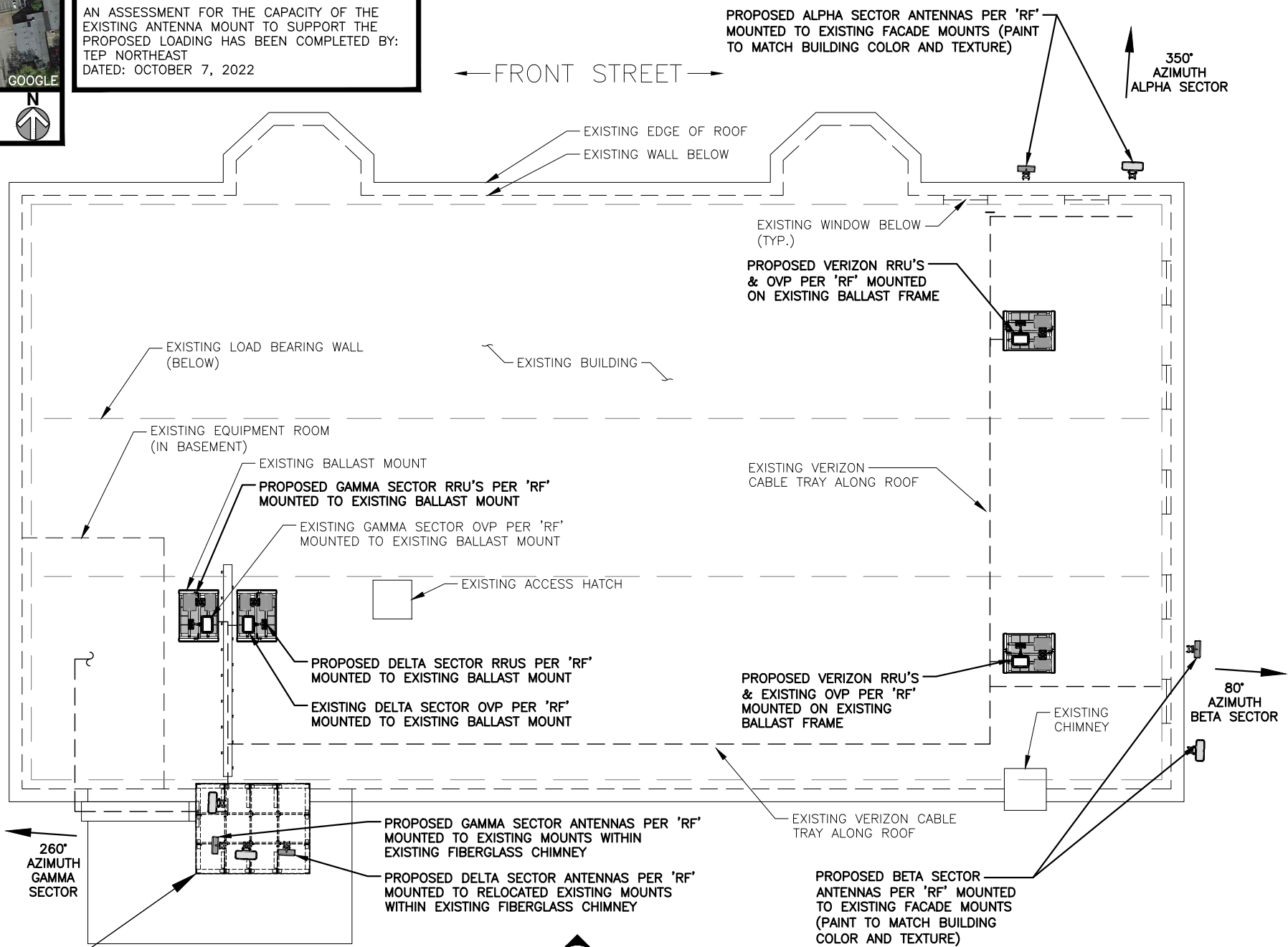
NOTE:
 AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY TEP NORTHEAST DATED: OCTOBER 7, 2022

NOTE:
 AN ASSESSMENT FOR THE CAPACITY OF THE EXISTING ANTENNA MOUNT TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY TEP NORTHEAST DATED: OCTOBER 7, 2022

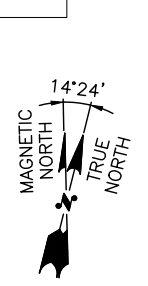
NOTE:
 HUDSON DESIGN GROUP, LLC. ASSUMES THE PROPOSED WORK SCOPE OF PREVIOUS CONSTRUCTION DRAWINGS WITH ISSUING DATE PRIOR TO THE ISSUING DATE OF THIS CONSTRUCTION DRAWING SET HAVE BEEN COMPLETED PRIOR TO THE COMMENCEMENT OF PROPOSED SCOPE FOR THIS CONSTRUCTION DRAWING SUBMITTAL.

NOTE:
 PROPOSED MT6407-77A ANTENNA SIZE AND WEIGHT ARE NOT TO EXCEED:
 DIMENSIONS H35.12"xW16.06"xD5.51"
 WEIGHT (INCLUDING INTEGRATED RRU) 87.1 LBS

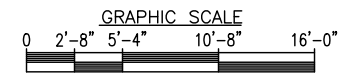
VICINITY MAP
 SCALE: N.T.S.



NOTES TO G.C.
 G.C. IS TO WRAP OR REPAINT THE EXISTING ENCLOSURE ON ALL SIDES AND REPLACE ANY/ALL LOOSE FASTENERS TO ENSURE THE PANELS ARE PROPERLY CONNECTED.
 G.C. IS TO REPLACE ROOF AND REPAIR/REPLACE ROOFING MATERIAL AS REQUIRED AND FLASHING, ADD COVER TO VERTICAL CABLE TRAY, PROPERLY RECONNECT THE GROUND BAR TO SPECIFICATION AND RE-APPLY PROPER SIGNAGE.



ROOF PLAN
 22x34 SCALE: 3/16"=1'-0"
 11x17 SCALE: 3/32"=1'-0"



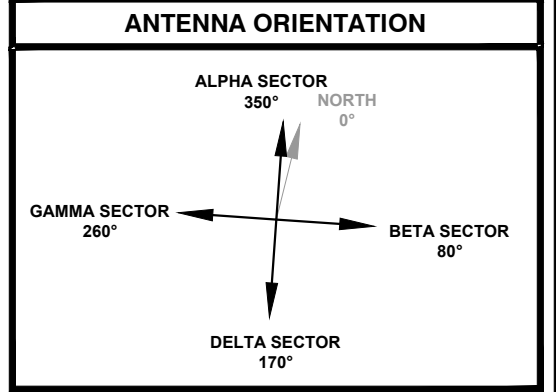
FIELD INSPECTION DATE: 09-13-2022

- SCOPE**
- ALL EXISTING ANTENNAS TO BE REMOVED PER 'RF'. INSTALL (8) PROPOSED ANTENNAS PER 'RF'.
 - ALL EXISTING RRU'S TO BE REMOVED PER 'RF'. INSTALL (16) PROPOSED RRU'S PER 'RF'.
 - ALL EXISTING OVP'S TO REMAIN PER 'RF'.
 - ALL EXISTING HYBRID CABLES TO REMAIN PER 'RF'. INSTALL (4) 1x1 HYBRID JUMPERS PER 'RF'. INSTALL (8) 1x2 HYBRID JUMPERS PER 'RF'. INSTALL (4) 1x3 HYBRID JUMPERS PER 'RF'. INSTALL (64) PROPOSED 1/2" COAX JUMPERS PER 'RF'.
 - ALL REPLACEMENT ANTENNAS TO MATCH EXISTING CONDITION & HEIGHTS.
 - RECONFIGURE/RELOCATE EXISTING ANTENNA MOUNTS AS NECESSARY TO ACCOMMODATE HORIZONTAL SEPARATION, PROPOSED AZIMUTHS, AND ANTENNAS CONFIGURATION.

NEW ANTENNA CONFIGURATION

NOTE TO GENERAL CONTRACTOR:
 'RF' DESIGN AND EQUIPMENT IS BASED UPON RFDS ISSUED BY VZW DATED: SEPTEMBER 21, 2022 REVISION #1.
 THE CONTRACTOR OF RECORD SHALL CONTACT VZW PRIOR TO ANY AND ALL ORDERING/PURCHASING/INSTALLATION OF EQUIPMENT TO VERIFY THAT THE 'RF' LISTED IN THE DRAWING SET IS CURRENT AND UP TO DATE.

- NOTES**
- NORTH SHOWN AS APPROXIMATE.
 - SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - ANTENNAS WILL BE CAMOUFLAGED WITH 3M WRAP OR SHERWIN-WILLIAMS PRO INDUSTRIAL DTM ACRYLIC PAINT, AS NEEDED, PER VERIZON WIRELESS AND BUILDING OWNER'S APPROVAL.
 - PRIOR TO COMMENCEMENT OF ANY WORK, PROPOSED ANTENNA INSTALLATION IS PURSUANT TO FINDINGS DICTATED IN STRUCTURAL ANALYSIS. STRUCTURAL ANALYSIS TO VERIFY CAPACITY OF EXISTING STRUCTURE TO ENSURE STRUCTURAL INTEGRITY FOLLOWING INSTALLATION OF PROPOSED ANTENNAS, COAX CABLES AND REQUIRED HARDWARE. COPY OF STRUCTURAL ANALYSIS TO BE SENT TO DESIGN ENGINEER.
 - CONTRACTOR SHALL FIELD VERIFY SCOPE OF WORK, VERIZON WIRELESS ANTENNA MOUNT LOCATION AND ANTENNAS TO BE INSTALLED.
 - CONTRACTOR SHALL NOTIFY ENGINEERS IF FIELD CONDITIONS DIFFER FROM DESIGN.
 - RAD CENTERS MEASURED IN THE FIELD WITH LASER BY HDG. RAD CENTERS MAY NOT MATCH RF ANTENNA DESIGN SHEET.



PREPARED FOR:

900 CHELMSFORD STREET
 TOWER 2 FLOOR 5
 LOWELL, MA 01851

45 BEECHWOOD DRIVE
 NORTH ANDOVER, MA 01845
 TEL: (978) 557-5553

CONSTRUCTION DRAWINGS ARE VALID FOR SIX MONTHS AFTER ENGINEER OF RECORD'S STAMPED AND SIGNED SUBMITTAL DATE LISTED HEREIN

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	11/03/22	REV'D PER COMMENTS	JH
0	10/12/22	ISSUED FOR CONSTRUCTION	JH

SITE NAME:
 EXETER DT NH

SITE ADDRESS:
 24 FRONT STREET
 EXETER, NH 03833

SHEET TITLE
 ROOF PLAN

SHEET NUMBER
 A-1

PROPOSED ANTENNA INFORMATION

SECTOR	STATUS	AZIMUTH	CABLE LENGTH
ALPHA	PROPOSED	350°	235'
BETA	PROPOSED	80°	210'
GAMMA	PROPOSED	260°	150'
DELTA	PROPOSED	170°	150'

NOTE: CABLE LENGTH = EXACT LENGTH PLUS 25'.
CONTRACTOR TO VERIFY CABLE LENGTH PRIOR TO ORDERING.

NOTE:

AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY TEP NORTHEAST
DATED: OCTOBER 7, 2022

NOTE:

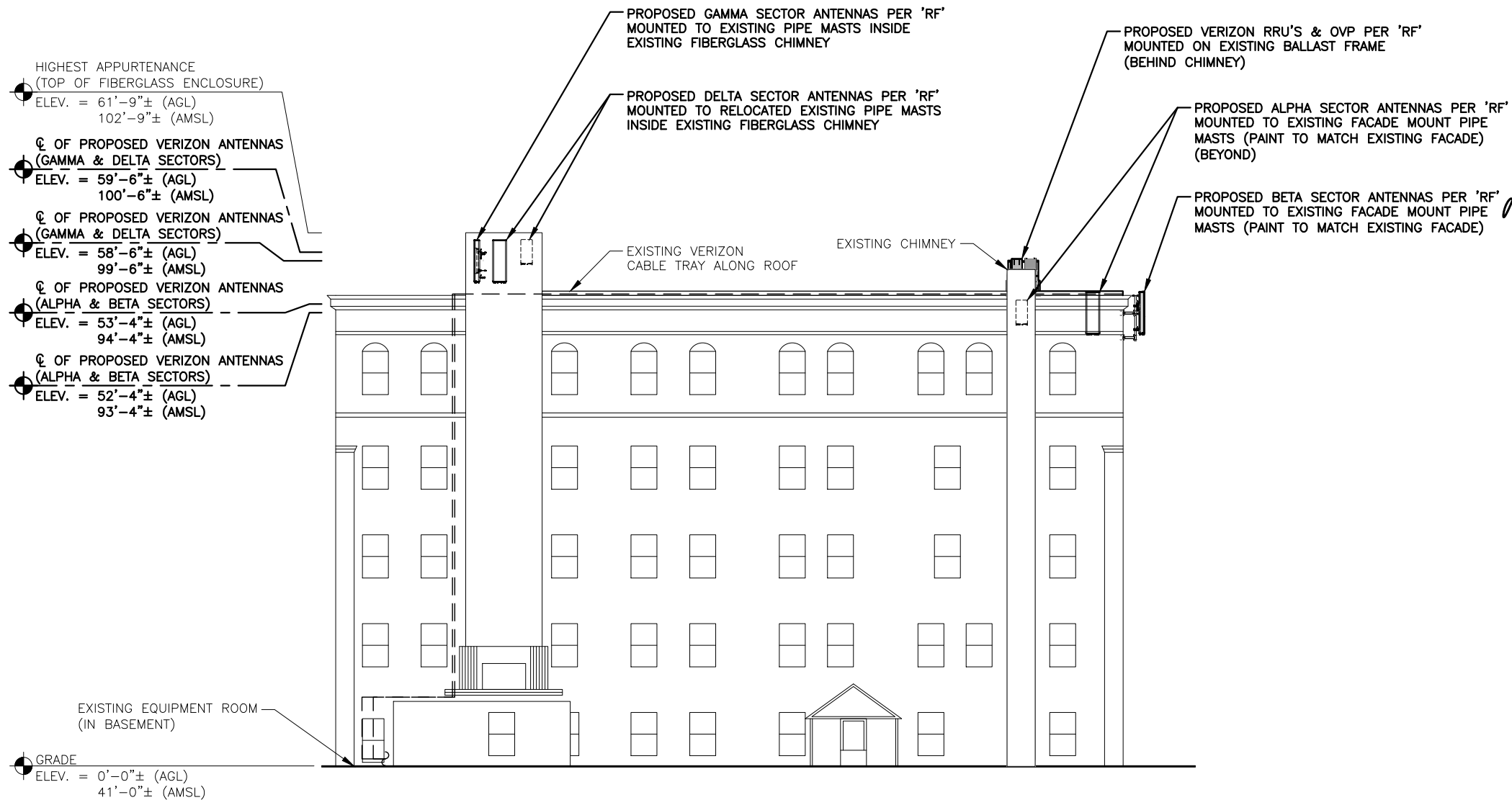
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NOTE:

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ELEVATION

22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"



GRAPHIC SCALE
0 4 8 16 24 FEET

NOTES TO G.C.

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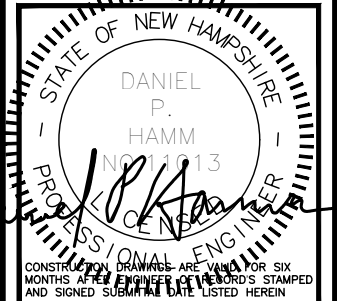
PREPARED FOR:



900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851



45 BEECHWOOD DRIVE
NORTH ANDOVER, MA 01845
TEL: (978) 557-5553



CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	11/03/22	REV'D PER COMMENTS	JH
0	10/12/22	ISSUED FOR CONSTRUCTION	JH

SITE NAME:
EXETER DT NH

SITE ADDRESS:
24 FRONT STREET
EXETER, NH 03833

SHEET TITLE
ELEVATION

SHEET NUMBER
A-2

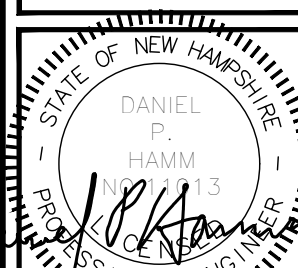
PREPARED FOR:

verizon

900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851

TEP
NORTHEAST

45 BEECHWOOD DRIVE
NORTH ANDOVER, MA 01845
TEL: (978) 557-5553



CONSTRUCTION DRAWINGS ARE VALID FOR SIX MONTHS AFTER ENGINEER OF RECORD'S STAMPED AND SIGNED SUBMITTAL DATE LISTED HEREIN

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	11/03/22	REV'D PER COMMENTS	JH
0	10/12/22	ISSUED FOR CONSTRUCTION	JH

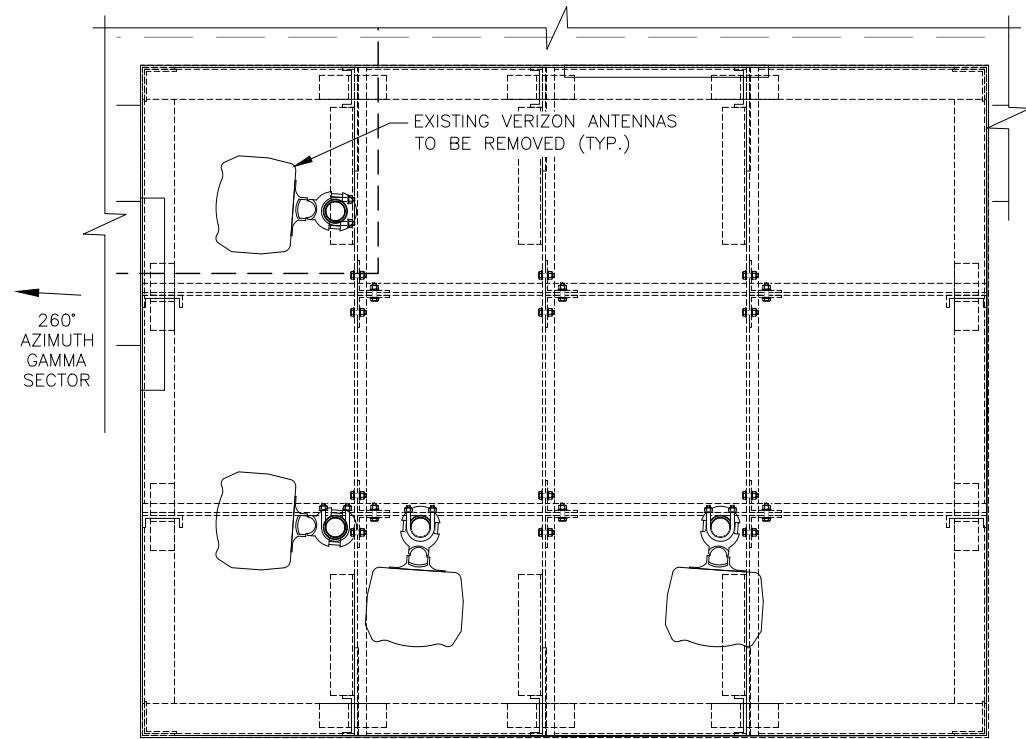
SITE NAME:
EXETER DT NH

SITE ADDRESS:
24 FRONT STREET
EXETER, NH 03833

SHEET TITLE
ANTENNA PLAN

SHEET NUMBER

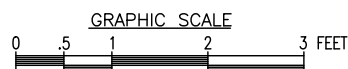
A-3



EXISTING ANTENNA PLAN

22x34 SCALE: 1"=1'-0"
11x17 SCALE: 1/2"=1'-0"

1
A-3



PROPOSED ALPHA SECTOR ANTENNAS PER 'RF' MOUNTED TO EXISTING FACADE MOUNTS (PAINT TO MATCH BUILDING COLOR AND TEXTURE)

EXISTING WINDOWS BELOW (TYP.)

EXISTING VERIZON CABLE TRAY ALONG ROOF

EXISTING BUILDING ROOFTOP

EXISTING EDGE OF ROOF

EXISTING WALL BELOW

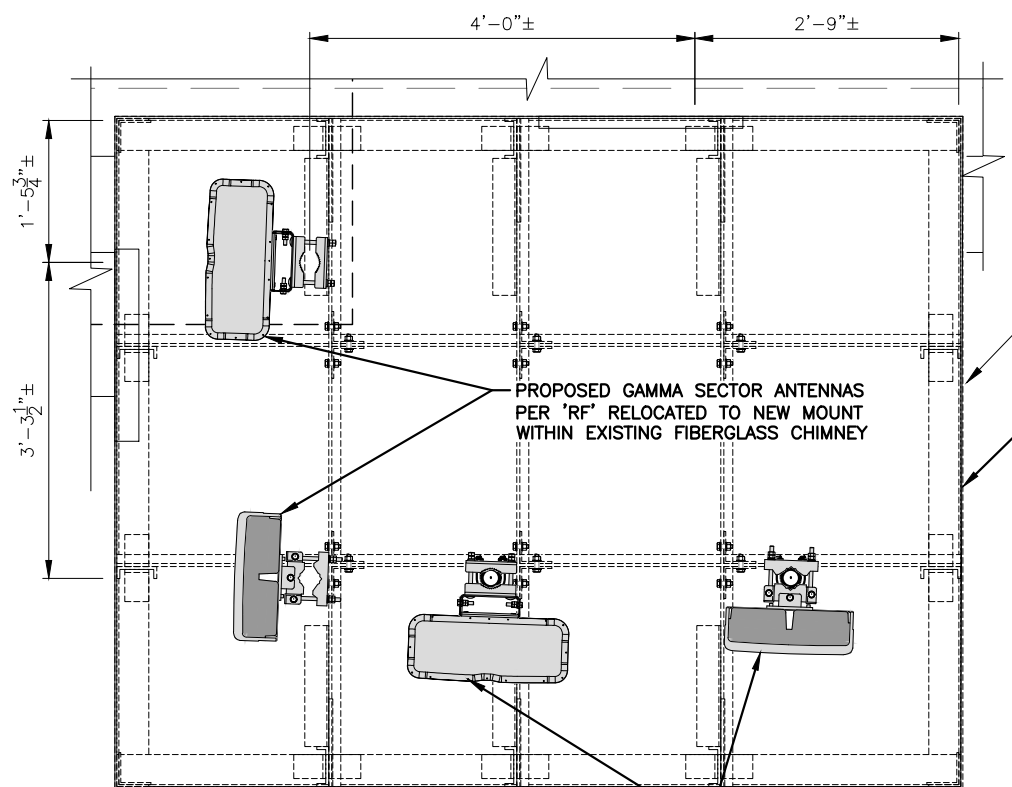
350° AZIMUTH ALPHA SECTOR



PROPOSED ANTENNA PLAN (ALPHA SECTOR)

22x34 SCALE: 1/2"=1'-0"
11x17 SCALE: 1/4"=1'-0"

3
A-3



PROPOSED ANTENNA PLAN (GAMMA & DELTA SECTORS)

22x34 SCALE: 1"=1'-0"
11x17 SCALE: 1/2"=1'-0"

2
A-3



PROPOSED BETA SECTOR ANTENNAS PER 'RF' MOUNTED TO EXISTING FACADE MOUNTS (PAINT TO MATCH BUILDING COLOR AND TEXTURE)

EXISTING EDGE OF ROOF

EXISTING WINDOW BELOW

EXISTING VERIZON CABLE TRAY ALONG ROOF

EXISTING BUILDING ROOFTOP

EXISTING WALL BELOW

80° AZIMUTH BETA SECTOR



PROPOSED ANTENNA PLAN (BETA SECTOR)

22x34 SCALE: 1/2"=1'-0"
11x17 SCALE: 1/4"=1'-0"

4
A-3



STRUCTURAL NOTES:

- DESIGN REQUIREMENTS ARE PER STATE BUILDING CODE AND APPLICABLE SUPPLEMENTS, INTERNATIONAL BUILDING CODE, EIA/TIA-222-H STRUCTURAL STANDARDS FOR STEEL ANTENNA, TOWERS AND ANTENNA SUPPORTING STRUCTURES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER OF RECORD.
- DESIGN AND CONSTRUCTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 (Fy=50 ksi), MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE INDICATED.
- STEEL PIPE SHALL CONFORM TO ASTM A500 "COLD-FORMED WELDED & SEAMLESS CARBON STEEL STRUCTURAL TUBING", GRADE B, OR ASTM A53 PIPE STEEL BLACK AND HOT-DIPPED ZINC-COATED WELDED AND SEAMLESS TYPE E OR S, GRADE B. PIPE SIZES INDICATED ARE NOMINAL. ACTUAL OUTSIDE DIAMETER IS LARGER.
- STRUCTURAL CONNECTION BOLTS SHALL BE HIGH STRENGTH BOLTS (BEARING TYPE) AND CONFORM TO ASTM A325 TYPE-X "HIGH STRENGTH BOLTS FOR STRUCTURAL JOINTS, INCLUDING SUITABLE NUTS AND PLAIN HARDENED WASHERS". ALL BOLTS SHALL BE 3/4" DIA UON.
- ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
- ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
- FIELD WELDS, DRILL HOLES, SAW CUTS AND ALL DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED WITH AN ORGANIC ZINC REPAIR PAINT COMPLYING WITH REQUIREMENTS OF ASTM A780. GALVANIZING REPAIR PAINT SHALL HAVE 65 PERCENT ZINC BY WEIGHT, ZIRP BY DUNCAN GALVANIZING, GALVA BRIGHT PREMIUM BY CROWN OR EQUAL. THICKNESS OF APPLIED GALVANIZING REPAIR PAINT SHALL BE NOT LESS THAN 4 COATS (ALLOW TIME TO DRY BETWEEN COATS) WITH A RESULTING COATING THICKNESS REQUIRED BY ASTM A123 OR A153 AS APPLICABLE.
- CONTRACTOR SHALL COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS, AND FOR METHODS USED IN CORRECTING WELDING. ALL WELDERS AND WELDING PROCESSES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS "STANDARD QUALIFICATION PROCEDURES". ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND D.I. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "STEEL CONSTRUCTION MANUAL". 14TH EDITION.
- INCORRECTLY FABRICATED, DAMAGED OR OTHERWISE MISFITTING OR NON-CONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE CONSTRUCTION MANAGER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE CONSTRUCTION MANAGER APPROVAL.
- UNISTRUT SHALL BE FORMED STEEL CHANNEL STRUT FRAMING AS MANUFACTURED BY UNISTRUT CORP., WAYNE, MI OR EQUAL. STRUT MEMBERS SHALL BE 1 5/8"x1 5/8"x12GA, UNLESS OTHERWISE NOTED, AND SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
- EPOXY ANCHOR ASSEMBLY SHALL CONSIST OF STAINLESS STEEL ANCHOR ROD WITH NUTS & WASHERS, AN INTERNALLY THREADED INSERT, A SCREEN TUBE AND A EPOXY ADHESIVE. THE ANCHORING SYSTEM SHALL BE THE HILTI-HIT HY-270 AND OR HY-200 SYSTEMS (AS SPECIFIED IN DWG.) OR ENGINEERS APPROVED EQUAL.
- EXPANSION BOLTS SHALL CONFORM TO FEDERAL SPECIFICATION FF-S-325, GROUP II, TYPE 4, CLASS I, HILTI KWIK BOLT III OR APPROVED EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. ALL LUMBER SHALL BE PRESSURE TREATED AND SHALL BE STRUCTURAL GRADE NO. 2 OR BETTER.
- WHERE ROOF PENETRATIONS ARE REQUIRED, THE CONTRACTOR SHALL CONTACT AND COORDINATE RELATED WORK WITH THE BUILDING OWNER AND THE EXISTING ROOF INSTALLER. WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO NOT VOID THE EXISTING ROOF WARRANTY. ROOF SHALL BE WATERTIGHT.
- ALL FIBERGLASS MEMBERS USED ARE AS MANUFACTURED BY STRONGWELL COMPANY OF BRISTOL, VA 24203. ALL DESIGN CRITERIA FOR THESE MEMBERS IS BASED ON INFORMATION PROVIDED IN THE DESIGN MANUAL. ALL REQUIREMENTS PUBLISHED IN SAID MANUAL MUST BE STRICTLY ADHERED TO.
- NO MATERIALS TO BE ORDERED AND NO WORK TO BE COMPLETED UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED IN WRITING.
- SUBCONTRACTOR SHALL FIREPROOF ALL STEEL TO PRE-EXISTING CONDITIONS.

SPECIAL INSPECTIONS (REFERENCE IBC CHAPTER 17):

GENERAL: WHERE APPLICATION IS MADE FOR CONSTRUCTION, THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN THE INSPECTION CHECKLIST ABOVE.

THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND ENGINEERS OF RECORD INVOLVED IN THE DESIGN OF THE PROJECT ARE PERMITTED TO ACT AS THE APPROVED AGENCY AND THEIR PERSONNEL ARE PERMITTED TO ACT AS THE SPECIAL INSPECTOR FOR THE WORK DESIGNED BY THEM, PROVIDED THOSE PERSONNEL MEET THE QUALIFICATION REQUIREMENTS.

STATEMENT OF SPECIAL INSPECTIONS: THE APPLICANT SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IN ACCORDANCE WITH SECTION 107.1 AS A CONDITION FOR ISSUANCE. THIS STATEMENT SHALL BE IN ACCORDANCE WITH SECTION 1705.

REPORT REQUIREMENT: SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS SHALL BE SUBMITTED.

SPECIAL INSPECTION CHECKLIST

BEFORE CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	ENGINEER OF RECORD APPROVED SHOP DRAWINGS ¹
REQUIRED	MATERIAL SPECIFICATIONS REPORT ²
N/A	FABRICATOR NDE INSPECTION
REQUIRED	PACKING SLIPS ³

DURING CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	STEEL INSPECTIONS
N/A	HIGH STRENGTH BOLT INSPECTIONS
N/A	HIGH WIND ZONE INSPECTIONS ⁴
N/A	FOUNDATION INSPECTIONS
N/A	CONCRETE COMP. STRENGTH, SLUMP TESTS AND PLACEMENT
N/A	POST INSTALLED ANCHOR VERIFICATION ⁵
N/A	GROUT VERIFICATION
N/A	CERTIFIED WELD INSPECTION
N/A	EARTHWORK: LIFT AND DENSITY
N/A	ON SITE COLD GALVANIZING VERIFICATION
N/A	GUY WIRE TENSION REPORT

AFTER CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	MODIFICATION INSPECTOR REDLINE OR RECORD DRAWINGS ⁶
N/A	POST INSTALLED ANCHOR PULL-OUT TESTING
REQUIRED	PHOTOGRAPHS

ADDITIONAL TESTING AND INSPECTIONS:

- NOTES:**
- REQUIRED FOR ANY NEW SHOP FABRICATED FRP OR STEEL.
 - PROVIDED BY MANUFACTURER, REQUIRED IF HIGH STRENGTH BOLTS OR STEEL.
 - PROVIDED BY GENERAL CONTRACTOR; PROOF OF MATERIALS.
 - HIGH WIND ZONE INSPECTION CATB 120MPH OR CAT C,D 110MPH INSPECT FRAMING OF WALLS, ANCHORING, FASTENING SCHEDULE.
 - ADHESIVE FOR REBAR AND ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. DESIGN ADHESIVE BOND STRENGTH HAS BEEN BASED ON ACI 355.4 TEMPERATURE CATEGORY B WITH INSTALLATIONS INTO DRY HOLES DRILLED USING A CARBIDE BIT INTO CRACKED CONCRETE THAT HAS CURED FOR AT LEAST 21 DAYS. ADHESIVE ANCHORS REQUIRING CERTIFIED INSTALLATIONS SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER PER ACI 318-11 D.9.2.2. INSTALLATIONS REQUIRING CERTIFIED INSTALLERS SHALL BE INSPECTED PER ACI 318-11 D.8.2.4.
 - AS REQUIRED; FOR ANY FIELD CHANGES TO THE ITEMS IN THIS TABLE.

- NOTES:**
- ALL CONNECTIONS TO BE SHOP WELDED & FIELD BOLTED USING 3/4"Ø A325-X BOLTS, UNLESS OTHERWISE NOTIFIED.
 - SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED BEFORE ORDERING MATERIAL.
 - SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED PRIOR TO STEEL FABRICATION.
 - VERIFICATION OF EXISTING ROOF CONSTRUCTION IS REQUIRED PRIOR TO THE INSTALLATION OF THE ROOF PLATFORM. ENGINEER OF RECORD IS TO APPROVE EXISTING CONDITIONS IN ORDER TO MOVE FORWARD.
 - CENTERLINE OF PROPOSED STEEL PLATFORM SUPPORT COLUMNS TO BE CENTRALLY LOCATED OVER THE EXISTING BUILDING COLUMNS.
 - EXISTING BRICK MASONRY COLUMNS/BEARING TO BE REPAIRED/REPLACED AT ALL PROPOSED PLATFORM SUPPORT POINTS. ENGINEER OF RECORD TO REVIEW AND APPROVE.

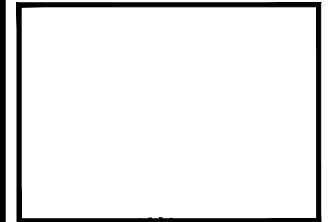
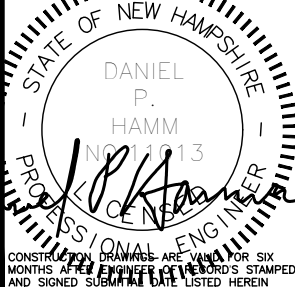
PREPARED FOR:



900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851



45 BEECHWOOD DRIVE
NORTH ANDOVER, MA 01845
TEL: (978) 557-5553

CONSTRUCTION DRAWINGS ARE VALID FOR SIX MONTHS AFTER ENGINEER OF RECORD'S STAMPED AND SIGNED SUBMIT DATE LISTED HEREIN

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	11/03/22	REV'D PER COMMENTS	JH
0	10/12/22	ISSUED FOR CONSTRUCTION	JH

SITE NAME:
EXETER DT NH

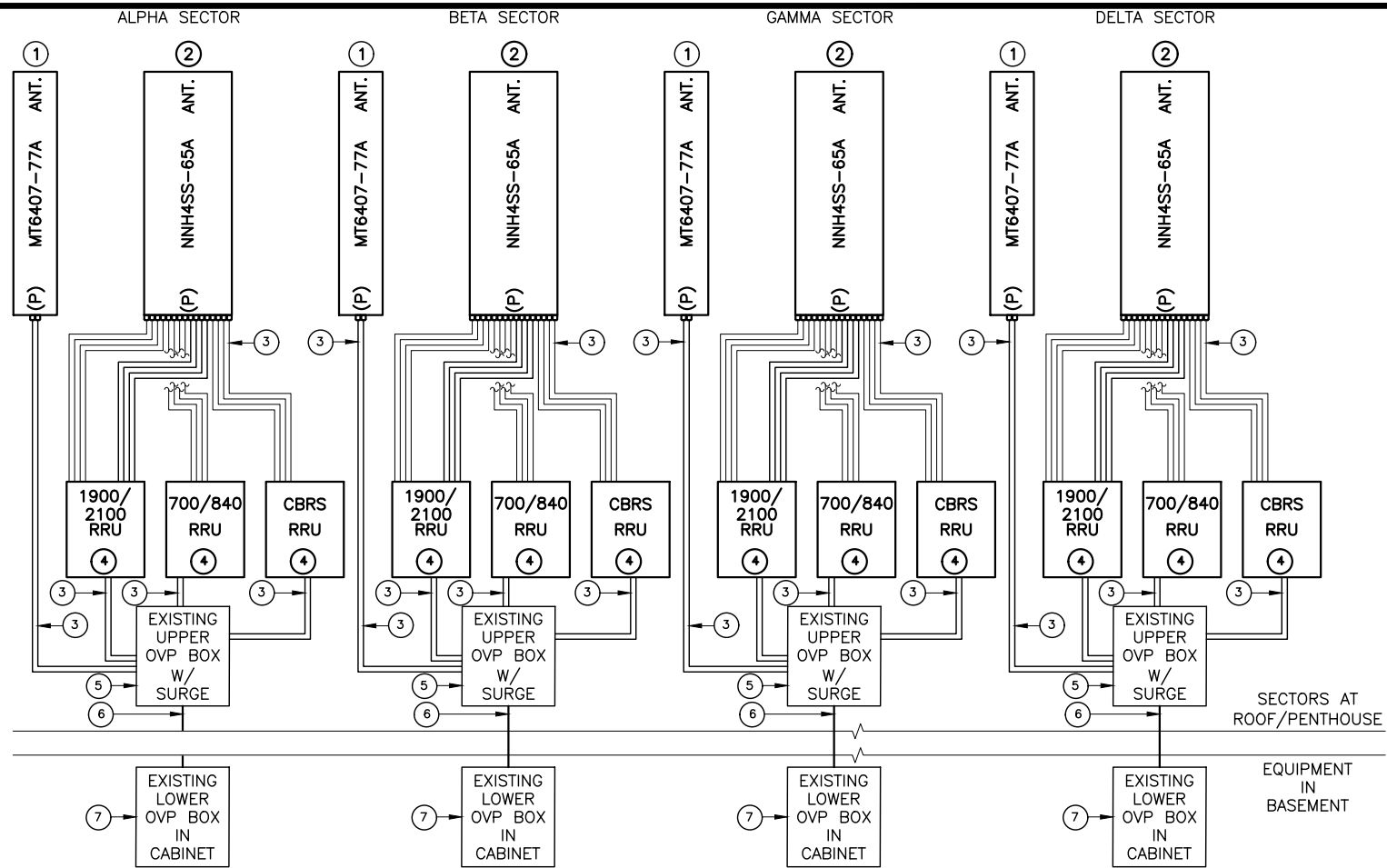
SITE ADDRESS:
24 FRONT STREET
EXETER, NH 03833

SHEET TITLE
STRUCTURAL NOTES
&
SPECIAL INSPECTIONS

SHEET NUMBER
SN-1

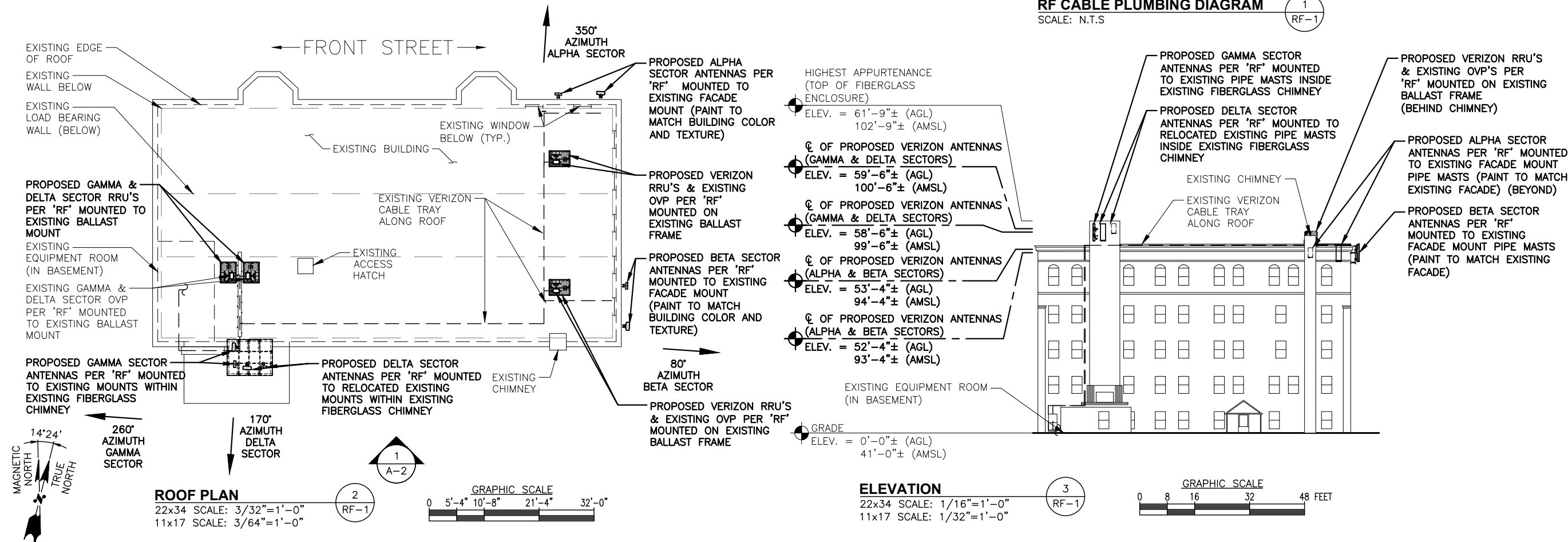
BILL OF MATERIALS				
SITE NAME: EXETER DT NH				
ITEM	DESCRIPTION	QTY	LENGTH	COMMENTS
①	PROPOSED MT6407-77A ANTENNA W/INTREGAL RRU	4		MOUNTED TO EXISTING PIPE MAST
②	PROPOSED NNH4SS-65A-R3BT8 ANTENNA	4		MOUNTED TO EXISTING PIPE MAST
③	PROPOSED 1x1 HYBRID JUMPERS	4	30 FT.	ROUTE FROM RRU TO ANTENNA
③	PROPOSED 1x2 HYBRID JUMPERS	8	30 FT.	ROUTE FROM RRU TO ANTENNA
③	PROPOSED 1x3 HYBRID JUMPERS	4	30 FT.	ROUTE FROM RRU TO ANTENNA
③	PROPOSED 1/2" COAX JUMPERS	64	30 FT.	ROUTE FROM RRU TO ANTENNA
④	PROPOSED LTE 700/850 RRU	4		SAMSUNG RRU B5/B13 RRU-RF4440d-13A UNISTRUT MOUNTED
④	PROPOSED PCS/AWS 1900/2100 RRU	4		SAMSUNG RRU B2/B66A RRU-RF4390d-25A UNISTRUT MOUNTED
④	PROPOSED CBRS RRU	4		SAMSUNG RRU-RT4401-48A UNISTRUT MOUNTED
⑤	EXISTING UPPER OVP	4		MOUNTED TO BALLAST MOUNT
⑥	EXISTING 6x12 HYBRID CABLE	4	(2) 150 FT. (1) 210 FT. (1) 235 FT.	ROUTE FROM EQUIPMENT TO ANTENNA SECTOR
⑦	EXISTING LOWER OVP	4		MOUNTED INSIDE EQUIPMENT ROOM

THE ABOVE RF-BOM SHEET IS BASED ON INFORMATION LISTED ON ANTENNA RECOMMENDATION SHEET DATED 9/21/2022



(ANTENNA CONFIGURATION WHEN VIEWED FROM BEHIND)

RF CABLE PLUMBING DIAGRAM
SCALE: N.T.S.



PREPARED FOR:

900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851

45 BEECHWOOD DRIVE
NORTH ANDOVER, MA 01845
TEL: (978) 557-5553

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	11/03/22	REV'D PER COMMENTS	JH
0	10/12/22	BILL OF MATERIAL	JH

SITE NAME:
EXETER DT NH

SITE ADDRESS:
24 FRONT STREET
EXETER, NH 03833

SHEET TITLE
RF PLUMBING
DIAGRAM & BILL OF
MATERIAL

SHEET NUMBER
RF-1

Historical Evaluation and Visual Effects Assessment

Proposed Installation of a Telecommunications Facility

Site Name: Exeter_DT_NH

24 Front Street

Exeter, Rockingham County, New Hampshire

Terracon Project No. J8227181

December 2022



Prepared for:
Verizon Wireless

Prepared by:
Terracon Consultants, Inc.
844 N. Lenola Road, Suite 1
Moorestown, NJ 08057

Marnie Gordon, M.H.P.
Architectural Historian/Principal Investigator

HISTORICAL EVALUATION AND VISUAL EFFECTS ASSESSMENT

1.0 PROJECT SUMMARY

Terracon understands that Verizon Wireless is proposing to install a telecommunications facility at the following location:

Site Name:	Exeter_DT_NH
Site Number:	441630
Terracon Project Number:	J8227181
Address:	24 Front Street
City, County, State:	Exeter, Rockingham County, New Hampshire 03833
Latitude / Longitude:	42° 58' 48.60" N / 70° 56' 50.39" W
Structure Height:	62 feet
Structure Type / Overall Height:	Building Rooftop / 62 feet
APE Radius:	500 feet

Federal Communications Commission (FCC) regulations require that Verizon Wireless consider the effects of the proposed undertaking on historic properties in compliance with the National Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (Nationwide PA [FCC 04-222]) and the National Historic Preservation Act (NHPA), as amended. In fulfillment of these requirements, Terracon Consultants completed a Historical Evaluation and Visual Effects Assessment for the proposed project. As this report relates to collocation projects, Section 6 of the NPA with Respect to Collocating Wireless and Broadcast Facilities on Existing Towers and Structures: Collocation on Buildings and Non-Tower Structures Outside Historic Districts (Stipulation V), requires buildings or structures that are designated National Historic Landmarks (NHL), listed in or eligible for listing in the National Register of Historic Places (NRHP), within 250-feet of a listed or eligible NRHP historic district, or a building or structure where collocation towers are located and that are over forty-five (45) years of age undergo an assessment of effects and determination of its eligibility in the NRHP as part of the section 106 compliance for the project.¹

The collocation site structure was constructed c1850, and therefore, is subject to a NRHP Eligibility evaluation. Additionally, the building is a contributing resource to a NRHP-eligible historic district, and as such, an assessment of effects and eligibility determination must be performed as part of the section 106 compliance for this project.

The FCC requires a Secretary of the Interior (SOI) -qualified architectural historian or historian be involved in any historic resource evaluation for FCC National Environmental Policy Act (NEPA) projects, including all fieldwork, as well as determination of eligibility for effects on historic properties. The following individuals meet the above-listed criteria, and resumes are attached in the submittal as proof of SOI Principal Investigator (PI) qualifications for the respective fields:

- Marnie Gordon, Architectural Historian/Principal Investigator

¹ Nationwide Programmatic Agreement for the Collocation of Wireless Antennas: Stipulation V. Collocation of Antennas on Buildings and Non-Tower Structures Outside of Historic Districts, p.5.
<https://wireless.fcc.gov/releases/da010691a.pdf>

2.0 SITE DESCRIPTION

The proposed collocation structure is a building that was constructed in c1850. The building is located south of the intersection of Front Street and Court Street. The surrounding area is comprised of commercial and residential development.

There are 8 Verizon Wireless antennas mounted on the building rooftop. The project proposed herein is regarding the replacement of 8 existing Verizon Wireless antennas as noted in the below table. There will be no ground disturbance.

	Width (inches)	Height (inches)	Depth (inches)
Existing Antennas (8)	12	52	9.6
Proposed Antennas (4)	19.606	59.016	7.756
Proposed Antennas (4)	16.06	35.06	5.51

A Verizon Wireless collocation project on this building was previously submitted by EBI Consulting and reviewed by New Hampshire State Historic Preservation Office (SHPO) on March 1, 2017 (FCC File No. 0007586145) and included the following determinations: No Adverse Effect on Historic Properties in the APE for direct effects and No Adverse Effect to the Historical Properties within the APE for visual effects. The NH SHPO concurred with the recommended effect finding.

3.0 AREA OF POTENTIAL EFFECT (APE)

The height of the proposed collocation is 60 feet and the overall height of the rooftop building, including attachments, is 62 feet above ground level. The APE for direct effects is considered to be the building itself and the associated historic district (if applicable as noted below). The APE for visual effects was determined to be a 500-foot radius surrounding the Site. This APE was determined based on standard industry practice in the area and on the character of the surrounding area.

Historic Significance & Integrity

In accordance with the National Register Bulletin: How to Apply the National Register Criteria for Evaluation, a property is eligible for listing if one of the following criteria for significance are met.

The quality of significance in American History, architecture, archaeology, engineering, and culture is present in buildings, districts, sites, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important to history or prehistory.

The National Register Bulletin 15 defines the integrity of historic properties as:

The ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the National Register criteria, but it must also have integrity. The evaluation of integrity...must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Direct Effects Assessment

The APE for direct effects includes the existing site building and the Front Street Historic District. The NH EMMIT cultural resource database and NRHP record searches did not identify the collocation building as being previously recorded, listed, or eligible for listing, in the NRHP. Prior Section 106 surveys for the site identified the site building as a contributing resource to the Front Street Historic District, which is listed in the NRHP.

The four-story building was built in 1850 with a combination of brick and masonry exterior materials. The building contains apartment units and commercial office space. There are 8 existing antennas on the building and the proposed project includes the replacement of those 8 antennas. Specifically, there are 4 antennas on the parapet of the rooftop that will be replaced. These antennas will be painted to match the existing brick and parapet facade, similar to the existing antennas (see attached photographs). The remaining 4 antennas that will be replaced are located within the existing chimney on the rooftop and are not visible.

After a review of its historical significance and architectural merit, in relation to its physical integrity and associative qualities, Terracon recommends that the building retains its status as a contributing resource within the NRHP-eligible historic district. Furthermore, Terracon recommends a finding of No Adverse Effect to Historic Properties in the direct effects APE as the proposed undertaking is similar in scope to the existing telecommunication equipment located on the building at present.

Visual Effects Assessment

An online review was conducted of the NRHP and the NHL databases to identify historic properties within the applicable visual effects APE of the collocation. Additional file review was conducted using the established SHPO protocols to identify historic properties that are either listed or eligible for listing in the NRHP.

This review resulted in the identification of the following historic properties within the 250-foot area of potential effects for the proposed project:

Property ID	Resource Name / Eligibility	Address / Distance and Direction from the Site	Direct Effect Determination	Visual Effect Determination
None	24 Front Street / NRHP Contributing Resource	24 Front St, Exeter, NH 03833/ Site building	No Adverse Effect	No Adverse Effect
EXE0108	Front House Historic District / NRHP Listed	District, Exeter, NH 03833/ Site located within district	No Adverse Effect	No Adverse Effect



Property ID	Resource Name / Eligibility	Address / Distance and Direction from the Site	Direct Effect Determination	Visual Effect Determination
EXE0100	First Church / NRHP Listed	21 Front St, Exeter, NH 03833/ 100 feet located north	N/A	No Adverse Effect
EXE0101	Dudley House / NRHP Listed	14 Front St, Exeter, NH 03833/ 150 feet located east	N/A	No Adverse Effect
EXE-PEAD	Phillips Exeter Academy Historic District / NRHP Eligible	14 Front St, Exeter, NH 03833/ 400 feet located west	N/A	No Adverse Effect
EXE0020	Exeter Banking Co. / NRHP Contributing Resource	154 Water St, Exeter, NH 03833/ 450 feet located north	N/A	No Adverse Effect

The collocation will be visible from the identified historic properties within the APE for visual effects for the proposed project. Although the proposed telecommunication modifications will be visible within the viewshed, due to modern development and the presence of existing antennas, it is Terracon’s opinion the proposed telecommunication facility modifications will not adversely affect the physical characteristics and associative qualities of the historic properties within the visual APE. The collocation structure has existing telecommunications equipment installed. The proposed telecommunications installation will not further affect the viewshed of the surrounding historic properties within the visual APE.

Therefore, Terracon recommends a finding of No Adverse Effect to Historic Properties in the visual effects APE.

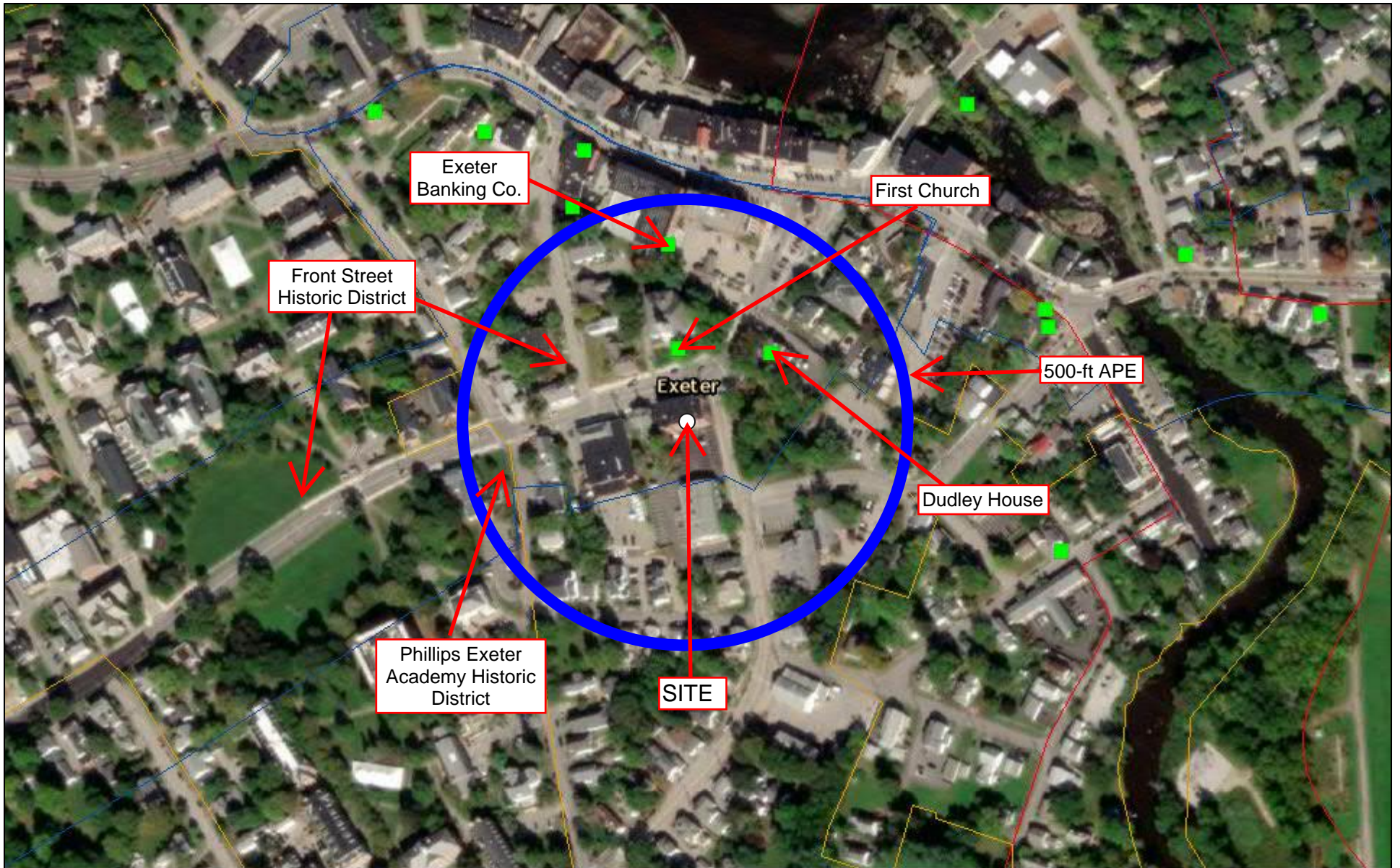
4.0 SUMMARY

Terracon recommends a finding of No Adverse Effect to Historic Properties in the direct or visual effects APE. Therefore, no further work is recommended at this time.







ATTACHMENTS

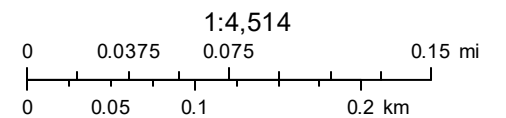
NH Cultural Resource Information System (CRIS) Map
 Photographs

NH EMMIT Map



December 20, 2022

- | | |
|--|---|
|  Individual Properties < 10 acres |  Project Areas |
|  National Register Districts |  Counties |
|  Historic Districts |  Towns |



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

24 Front Street ■ Exeter, NH

Date Pictures Take: November 30, 2022 ■ Terracon Project No. J8227181



Photo 1 View of the site facing north



Photo 2 View of the site facing east

Explore with us

24 Front Street ■ Exeter, NH

Date Pictures Take: November 30, 2022 ■ Terracon Project No. J8227181



Photo 3 View of the site facing south



Photo 4 View of the site facing west

Explore with us

24 Front Street ■ Exeter, NH

Date Pictures Take: November 30, 2022 ■ Terracon Project No. J8227181



Photo 5 View from the site facing north at Front Church (NRHP Listed)



Photo 6 View from the site facing east toward the Dudley House (NRHP Listed)

24 Front Street ■ Exeter, NH

Date Pictures Take: November 30, 2022 ■ Terracon Project No. J8227181



Photo 7 View from the site facing south



Photo 8 View from the site facing west

Explore with us



CELEBRATING OVER 35 YEARS OF SERVICE TO OUR CLIENTS

LIZABETH M. MACDONALD
JOHN J. RATIGAN
DENISE A. POULOS
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
SHARON CUDDY SOMERS
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
HEIDI J. BARRETT-KITCHEN
JUSTIN L. PASAY
ERIC A. MAHER
CHRISTOPHER D. HAWKINS
ELAINA L. HOEPPNER
WILLIAM K. WARREN
BRIANA L. MATUSZKO

RETIRED
MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
NICHOLAS R. AESCHLIMAN

March 8, 2023

Grayson Shephard, Chair
Historic District Commission
Town of Exeter
10 Front Street
Exeter, NH 03833

Re: Request for Extension for Exonian Properties, LLC
Map 72, Lot 198, 43 Front Street
HDC Case #121-13

Dear Chair Shephard and Commission Members:

The Applicant hereby requests a one-year extension of the Certificate of Appropriateness granted on February 17, 2022. There have been no intervening changes to the Town's Site Plan Review Regulations or Zoning Ordinance that effect the project as proposed.

Since the HDC granted approval last year, the applicant has secured further town approvals from the Zoning Board of Adjustment and the Planning Board. Subsequently, the applicant and its team have been working diligently on the construction details to facilitate realization of the approved changes to the church. Somewhat understandably, the renovations to this majestic 148-year building are complex and have presented a series of challenges that have consumed more time than was originally anticipated. Permit ready construction drawings from the applicant's architect are currently on track for late Spring. The applicant's projected time frame to complete the planned renovations is 12 to 15 months from issuance of a building permit.

We respectfully request that this matter be placed on the Commission's agenda for March 16, 2023. Please contact me if you have any questions.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC

Sharon Cuddy Somers
SCS/sac
cc: Exonian Properties, LLC

S:\EM-EZ\Exonian Properties LLC\Town of Exeter\HDC\2023 03 07 extension request.docx
DONAHUE, TUCKER & CIANDELLA, PLLC

16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301