



TOWN OF EXETER, NEW HAMPSHIRE

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LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet virtually via ZOOM (see connection info below*) on Thursday, December 17th, 2020 at 7:00 P.M. to consider the following:

APPROVAL OF MINUTES: December 3, 2020

NEW BUSINESS: PUBLIC HEARINGS

The application of NH Industrial Properties LLC for a minor subdivision of the existing 1.14-acre parcel located at 47 Hampton Road to create one new residential lot. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #87-17. Case #20-17.

OTHER BUSINESS

- Proposed update to Recreational and Public School Impact Fees

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 12/04/20: Exeter Town Office and Town of Exeter website

***ZOOM MEETING INFORMATION:**

Virtual Meetings can be watched on Channel 22 and on Exeter TV's Facebook and YouTube pages. To access the meeting, click this link: <https://exeternh.zoom.us/j/88688351368>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 886 8835 1368

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 access the meeting 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.

1 TOWN OF EXETER
2 PLANNING BOARD
3 December 3, 2020
4 VIRTUAL MEETING
5 DRAFT MINUTES

6 Zoom ID: 830 9835 5914

7 Phone: 1 646 558 8656

8 **I. PRELIMINARIES:**

9
10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Aaron Brown, Pete
11 Cameron, Clerk, Gwen English, John Grueter, Jennifer Martel, Molly Cowan, Select Board
12 Representative, Nancy Belanger, Alternate, Pete Steckler, Alternate and Mark Dettore, Alternate (@7:29
13 PM).

14
15 **STAFF PRESENT:** Town Planner Dave Sharples
16

17 **II. CALL TO ORDER:** Chair Plumer called the meeting to order at 7:00 PM and read out loud the
18 meeting preamble which indicated that an emergency exists and the provisions of RSA 91-A:2 III (b) are
19 being invoked. As federal, state and local officials have determined gatherings of ten or more people
20 pose a substantial risk to the community and the meeting imperative to the continued operation of
21 Town and government and services which are vital to public, health, safety and confidence. This
22 meeting will be conducted without a quorum physically present in the same location and welcome
23 members of the public accessing the meeting remotely. Chair Plumer acknowledged Exeter TV for all of
24 their help and Mr. Sharples for helping hand deliver the Board's packets before Thanksgiving.
25

26 **III. OLD BUSINESS**

27
28 **APPROVAL OF MINUTES**

29
30 November 12, 2020

31
32 Mr. Steckler recommended an edit to Line 145.
33

34 ***Mr. Cameron motioned to approve the November 12, 2020 minutes, as amended. Mr.***
35 ***Grueter seconded the motion. A roll call vote was taken Grueter – aye, Martel – aye, English***
36 ***– aye, Cowan – aye, Cameron – aye, Brown – aye and Plumer – aye. With all in favor, the***
37 ***motion passed 7-0-0.***

38
39 November 19, 2020

40
41 Mr. Cameron recommended an edit to Line 179.

42 Mr. Steckler recommended an edit to Line 169.

43

44 Ms. English recommended edits to Lines 127, 129 and 209.

45

46 ***Ms. English motioned to approve the November 19, 2020 minutes as amended. Ms. Martel***
47 ***seconded the motion. A roll call vote was taken Brown – aye, Cameron – aye, Cowan – aye,***
48 ***English – aye, Martel – aye, Grueter – aye and Plumer – aye. With all in favor, the motion***
49 ***passed 7-0-0.***

50

51 **IV. NEW BUSINESS**

52 **PUBLIC HEARINGS**

53 1. The application of People's United Bank for the proposed construction of a drive-thru canopy and
54 reconstruction of the existing parking lot at 1 Center Street.

55 C-1, Central Area Commercial zoning district

56 Tax Map Parcel #72-205 and #72-216

57 Case #20-3

58

59 Chair Plumer read the Public Hearing Notice out loud.

60

61 Mr. Sharples noted the applicant appeared at the previous meeting to request site plan review for the
62 construction of a drive-thru canopy and reconstruction of the existing parking lot. The HDC reviewed
63 and recommended conditions issuing a Certificate of Appropriateness. Staff and UEI reviewed the plans
64 and supporting documents and UEI provided comments dated March 4, 2020. There were no concerns
65 with access or emergency services. There were six waiver requests. The Board reviewed and approved
66 five waiver requests and denied the waiver for the angled parking spaces to back out onto Ladd's Lane.
67 The hearing was tabled to redesign the angled parking which has become two parallel parking spots
68 which do not require a waiver per the ordinance as they will not back onto Ladd's Lane. The dumpster
69 enclosure was changed from black slats with chain link fencing to a wooden fence. The planting type for
70 the trees were changed to a London Plain tree, grading was revised and will be replanted according to
71 the landscaping plan. The sidewalk was continued around the corner up Ladd's Lane to the parallel
72 stalls. The half parking spot on the satellite parking spot on the Northeast corner was made into a
73 landscape island.

74

75 Christopher Berry of Berry Surveying & Engineering presented the proposed plan revisions showing
76 changes to the angled parking which is now two parallel 10'x20' spots with platform and regraded
77 slopes. The dumpster was changed to wooden stockade fencing. The trees were changed and the
78 location of the outlet structure pushed forward. The sidewalk was carried further.

79

80 Chair Plumer commended Mr. Berry for working so hard to improve the layout and provide more
81 greenspace and a safer arrangement and good solutions.

82

83 Mr. Sharples asked if the landscape island in the Northeast satellite parking area is at grade and Mr.
84 Berry noted it was.

85
86 Mr. Grueter asked about the utility pole at the continued sidewalk and Mr. Berry noted it was a grassy
87 area.

88
89 Chair Plumer opened the hearing to the public for comments and questions at 7:22 PM.

90
91 Mr. Steckler asked about the location of the proposed crosswalk crossing the parcel and whether it
92 would be safe for the non-bank pedestrians to use there. Mr. Sharples noted the crosswalk shown is
93 private, internal to the site. The Town would not put a crosswalk across a driveway and has no issue
94 with the Bank having a crosswalk internal to their site.

95
96 Chair Plumer closed the hearing to the public for deliberations at 7:25 PM.

97
98 Mr. Sharples reviewed the proposed Conditions of Approval:

- 99
100 **1. An electronic As-Built Plan of the entire property with details acceptable to the Town shall be**
101 **provided prior to the use of the drive-thru. This plan must be in a dwg or dxf file format and in**
102 **NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;**
103
104 **2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town**
105 **engineer prior to any site work commencing. The following must be submitted for review and**
106 **approval prior to the preconstruction meeting:**
107
108 **i. The SWPPP (storm water pollution prevention plan), if applicable, be submitted**
109 **to and reviewed for approval by DPW prior to preconstruction meeting.**
110 **ii. A project schedule and construction cost estimate.**
111
112 **3. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact**
113 **fees, and inspection fees (including third party inspections), prior to the issuance of a building**
114 **permit or a Certificate of Occupancy whichever is applicable;**
115
116 **4. The inspection and maintenance plan log sheet in the stormwater management report dated**
117 **1/15/20 revised 10/13/20 shall be submitted to the Town Engineer annually on or before**
118 **January 31st. This requirement shall be an ongoing condition of approval.**
119
120 **5. All outdoor lighting (including security cameras) shall be down lit and shielded so no direct light**
121 **is visible from adjacent properties and/or roadways.**
122
123 **6. All landscaping shown on the plans shall be maintained and any dead or dying vegetation shall**
124 **be replaced no later than the following growing season as long as the site plan remains valid.**
125 **This condition is not intended to circumvent the revocation procedures set forth in state**
126 **statutes.**
127
128 **7. If determined applicable by the Exeter Department of Public Works, the applicant shall submit**

129 *the land use and stormwater management information about the project using the PTAPP Online*
130 *Municipal Tracking Tool (<https://ptapp.unh.edu/>). The PTAPP submittal must be accepted by*
131 *DPW prior to the pre-construction meeting;*
132

133 *Ms. English motioned to approve the request of People’s United Bank, Planning Board Case #20-3 or*
134 *Site Plan Review with the conditions outlined by the Town Planner David Sharples. Ms. Martel*
135 *seconded the motion. A roll call vote was taken Cowan – aye, Cameron – aye, Brown – aye, English –*
136 *aye, Martel – aye, Grueter – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.*
137

138 2. The application of Exeter Hospital, Inc. for a site plan review for the proposed construction of a 6,417
139 square foot Cancer Center building addition and associated site improvements on the hospital campus
140 at 5 Alumni Drive.

141 H-Healthcare zoning district.

142 Tax Map Parcel #65-131

143 Case #20-11

144

145 Chair Plumer read out loud the Public Hearing Notice.

146

147 Mr. Sharples indicated the application was complete for review purposes.

148

149 *Ms. Martel motioned to open Planning Board Case #20-11, the request of Exeter Hospital, Inc. for a*
150 *site plan review for the proposed construction of a 6,417 SF Cancer Center building and associated site*
151 *improvements on the hospital campus at 5 Alumni Drive. Ms. English seconded the motion. A roll call*
152 *vote was taken Brown – aye, Cameron – aye, Cowan – aye, English – aye, Martel – aye, Grueter – aye*
153 *and Plumer – aye. With all in favor, the motion passed 7-0-0.*
154

155 Mr. Sharples noted the application was submitted on July 14, 2020 with plans and supporting
156 documents. There was no formal TRC meeting, but all departments have reviewed the application and
157 UEI which letters are enclosed in the Board’s packets. The plans were revised on November 20, 2020
158 and addressed most of the concerns. A letter dated December 2, 2020 itemized minor items and
159 comments. The applicant originally requested three waivers dated June 16, 2020 but withdrew the third
160 waiver request for performance guarantee.

161

162 Barry Gier of Jones & Beach Engineers presented the plan on behalf of Exeter Hospital. Colin Laverty
163 and Eileen McDonald of Exeter Hospital were in attendance as well as Christine Rancourt and Marco
164 Montonio of Smith Group.

165

166 Mr. Gier noted Parcel #65-131 is in the hospital zone on the campus and is proposed to be a Cancer
167 Center addition on campus. Ms. Rancourt showed the location of the Portsmouth Avenue entrance
168 behind the main entry which will unite the two cancer centers into one, infilling a courtyard. Mr.
169 Montonio showed the floor plans depicting an open courtyard on either side of the new connector
170 increasing the capacity of the center for infusion patients with 16 new bays at 96 SF each. The
171 courtyards shown were proposed to be terraced. Construction would commence in 2021 and
172 occupancy would be proposed for spring/summer of 2022.

173

174 Mr. Gier noted the small connector building would be demolished. There will be a green roof proposed
175 on the new portion with reconstructed utilities, storm sewers, a new grease trap for the kitchen waste,
176 emergency power lines to the generator on the east side, storm water catch basins underground will
177 infiltrate prior to distribution. Construction access will be limited to Alumni and Portsmouth with no
178 construction vehicles on Highland or Prospect. Staging will be at the north entrance of the building or
179 west of the outpatient center loading dock. UEI comments were addressed and comments from DPW.
180 Two waivers are requested.

181

182 Ms. Martel asked about the terracing and stormwater management system and Mr. Gier explained the
183 roof drains to the sewer system to the underground detention then filtered by the treatment system
184 before discharging to the existing campus stormwater system off Alumni Drive. There will be retaining
185 walls and a nice view for the patients.

186

187 Chair Plumer asked if it would be one story and Mr. Gier answered affirmatively.

188

189 Chair Plumer opened the hearing to the public at 7:44 PM.

190

191 Mr. Gier reviewed the waivers requested from Section 7.4.10, 7.5.4 and 7.7.5 for High Intensity Soil
192 noting the site was previously disturbed and would serve no purpose.

193

194 Mr. Gier noted the waiver from Section 7.4.12 for depiction of property lines with bearings and
195 distances is unnecessary as the construction is more than 200' from the nearest property line. A large
196 zoom out to attempt to capture that would not show the construction proposed.

197

198 Ms. English asked if the waiver for the performance bond 12.1 was withdrawn and Mr. Gier indicated it
199 was withdrawn.

200

201 Ms. English asked about up lighting and Mr. Gier noted it was within the limits of the addition.

202 Chair Plumer asked if there were any questions or comments from the public again at 7:48 PM and
203 being none, Mr. Gier was asked to review the criteria for granting the waivers.

204

205 Mr. Sharples read the five criteria for granting the waivers. Mr. Gier noted the soils were reviewed and
206 not disturbed with no impact. Mr. Gier noted the previous disturbed soil in the middle of the campus
207 was unique to the property and not a virgin site. Mr. Gier noted he did not think the physical,
208 topography and hardship versus inconvenience should not be a requirement. Mr. Gier noted the design
209 is not based on HISS and meets the intent with drainage. There is no septic and requires a higher level
210 of intensity. Mr. Sharples noted it does not vary the provision of the zoning ordinance or Master Plan.

211

212 **Ms. Martel motioned after reviewing the criteria for granting waivers to approve the request of Exeter**
213 **Hospital, Inc. (PB Case #20-11) for a waiver from Section 7.4.10, 7.5.4 and 7.7.5 of the Site Plan Review**
214 **and Subdivision Regulations for High Intensity Soil Survey be approved. Mr. Cameron seconded the**
215 **motion. A roll call vote was taken Cameron – aye, Cowan – aye, Brown – aye, English – aye, Grueter –**
216 **aye, Martel – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.**

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Mr. Gier noted the location of construction is more than 200' from the nearest property line and will not impact setbacks. The property is unique so far from abutting properties and in the center of the campus. The location is a hardship more than an inconvenience to need to show the property lines. The spirit and intent are observed as the site has been reviewed by the Planning Board over the years and they have previously seen the property lines and know where they are. Mr. Sharples noted it will not vary the provisions of the zoning ordinance or Master Plan.

Mr. Grueter motioned after reviewing the criteria for granting waivers to approve the request of Exeter Hospital, Inc. (PB Case #20-11) for a waiver from Section 7.4.12 of the Site Plan Review and Subdivision Regulations for surveyed property lines be approved. Ms. English seconded the motion. A roll call vote was taken Grueter – aye, Martel – aye, English – aye, Cowan – aye, Cameron – aye, Brown – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.

Mr. Sharples noted up lighting may be approved on a case-by-case basis and this may be one of those cases. Mr. Gier showed the locations for the two up lights per tree in the courtyard of the building envelope which he noted would be enclosed by buildings on all four sides with no roof on them to showcase the trees, angled and would not point to the sky. The lights are low wattage. Mr. Sharples noted there would be two on each of the three trees.

Mr. Sharples read out loud the proposed conditions of approval:

- 1. An electronic As-Built Plan of the entire property with details acceptable to the Town shall be provided prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in a dwg or dxf file format and in NAD 1983 State Plane New Hampshire FIPS 2800 Feet coordinates;**
- 2. A preconstruction meeting shall be arranged by the applicant and his contractor with the Town engineer prior to any site work commencing. The following must be submitted for review and approval prior to the preconstruction meeting:**
 - i. The SWPPP (storm water pollution prevention plan), if applicable, be submitted to and reviewed for approval by DPW prior to preconstruction meeting.**
 - ii. A project schedule and construction cost estimate.**
- 3. UEI comments of October 23, 2020 and letter of Jen Mates dated 12/2/20 to be addressed to the satisfaction of the Town Planner and signed prior to signing the final plans.**
- 4. All appropriate fees to be paid including but not limited to: sewer/water connection fees, impact fees, and inspection fees (including third party inspections), prior to the issuance of a building permit or a Certificate of Occupancy whichever is applicable;**
- 5. Annual operations and maintenance report in the stormwater management operations and maintenance manual dated 6/25/20 shall be completed and submitted to the Town Engineer annually on or before January 31st. This requirement shall be an ongoing Condition of Approval.**

262 **6. A signed copy of the inspection and maintenance of facilities and property document shall**
263 **accompany the submission of the final plans.**

264
265 Mr. Sharples explained the agreement to maintain stormwater copy will be signed and
266 submitted.

267
268 **7. All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is**
269 **visible from adjacent properties and/or roadways.**

270
271 **8. All landscaping shown on the plans shall be maintained and any dead or dying vegetation shall**
272 **be replaced no later than the following growing season as long as the site plan remains valid. This**
273 **condition is not intended to circumvent the revocation procedures set forth in State statutes.**

274
275 **9. If determined applicable by the Exeter DPW the applicant shall submit the land use and**
276 **stormwater management information about the property using the PTAPP Online Municipal**
277 **Tracking Tool (<https://ptapp.unh.edu/>). The PTAPP submittal must be accepted by the DPW prior**
278 **to the preconstruction meeting.**

279
280 **10. A restoration erosion control surety in an amount and form reviewed and approved by the**
281 **Town Planner in accordance with Section 12 of the Site Plan Review and Subdivision Regulations**
282 **shall be provided prior to any site work.**

283
284 **Mr. Grueter motioned to approve the request of Exeter Hospital, Inc. (PB Case #20-11) for Site Plan**
285 **approval with the conditions as read by the Town Planner David Sharples. Ms. English seconded the**
286 **motion. A roll call vote was taken Brown – aye, Cameron – aye, Cowan – aye, English – aye, Martel –**
287 **aye, Grueter – aye and Plumer – aye. With all in favor, the motion passed 7-0-0.**

288
289 3. The application of Chinburg Development, LLC for an amendment to a previously approve subdivision
290 known as “Bramble Meadow” which is located off Brentwood Road and Spruce Street. The proposed
291 amendment is specific to the development of Lot #5 of this subdivision.

292 R-2, Single Family Residential zoning district
293 Tax Map Parcel #63-93
294 Case #20-18

295
296 Chair Plumer read the Public Hearing Notice out loud.

297
298 Mr. Sharples noted the application was complete for review purposes.

299
300 Ms. Cowan indicated she is an abutter and recused herself. Chair Plumer noted six members will be
301 voting as a Select Board representative cannot be replaced by an Alternate.

302
303 **Vice-Chair Brown motioned to open Planning Board Case #20-18 the request of Chinburg**
304 **Development, LLC for an amendment to a previously approved subdivision known as Bramble**
305 **Meadow specific to the development of Lot #5, Tax Map Parcel #63-93. Ms. Martel seconded the**

306 ***motion. A roll call vote was taken Grueter – aye, Martel – aye, English – aye, Cameron – aye, Brown –***
307 ***aye and Plumer – aye. With all in favor, the motion passed 6-0-0.***

308

309 Mr. Sharples noted the motion to accept plans as complete for review purposes triggers the start of the
310 65-day statutory time frame. However, in this Emergency Order, that does not apply.

311

312 Mr. Sharples indicated the applicant is seeking an amendment to a previously approved subdivision
313 known now as “Bramble Meadows” located off Brentwood Road and Spruce Street specific to the
314 development of Lot #5. The Board approved a five-lot subdivision for the subject property. The
315 abutters had runoff issues. The site is flat, and drainage was a big issue of review which resulted in the
316 Board approving the plan with final finished grades. The new owner has decided to do a different
317 house. The finger wetland seen in the site walk wasn’t planned to be filled in and is no proposing to fill
318 that in. It is not a jurisdictional wetland as far as the Town is concerned. The Town exempts man made
319 wetlands, but the State does not – it is a wetland to them. The applicant submitted a dredge and fill
320 permit to DES which was reviewed by the Conservation Commission who had no objection but
321 recommended the construction swale and other drainage be properly designed to capture all water
322 coming off the property so the abutters will not be affected by the runoff. Their memorandum is
323 enclosed in the Board’s packets. Jen Mates of DPW and Paul Vlasich the Town Engineer met with
324 Kristen Murphy concerning redesign of the grades and concluded there would be no adverse effect on
325 drainage and have no further comments on the plan.

326

327 Christian Smith of Beals Assoc. presented the plan on behalf of the owners, Chinburg Development, LLC.
328 Paul Kerrigan of Chinburg Development was in attendance. Mr. Smith shared the proposal for Lot #5
329 approved in February. The swale was created, and the house proposed is larger, approximately 1,700
330 SF. Finished floor will be elevated and foundation fill with beneficial stone drip edges will handle the
331 roof runoff with an extra foot of stone trench around. Calculations were shared with the DPW and
332 Town Engineer and found to be able to handle all stormwater runoff from the roof up to a 50-year storm
333 event. No roof runoff will get into this swale. The owner wants a smaller home with a flatter backyard
334 and proposes to move it forward somewhat.

335

336 Chair Plumer asked about the culvert and Mr. Smith noted it goes underneath the common portion of
337 the driveway to a manhole and connects to an existing catch basin.

338

339 Ms. English asked about the wetland area being impacted by the garage and Mr. Smith noted there is
340 569 SF of impact. Mr. Smith noted the old man-made ditch is devoid of function and value now that it
341 no longer wraps around the wood and has been somewhat filled in over the years.

342

343 Ms. Martel asked about the 22” caliper oak tree. Mr. Sharples pulled up the decision letter for the
344 subdivision approval and noted the conditions of approval will still apply.

345

346 Mr. Steckler noted he took exception to the idea that any wetland would be devoid of function and
347 value regardless of size.

348

349 Mr. Sharples read the condition which was “builder shall take all precautions to protect the 22” oak tree
350 located at the southern tip of the man-made wetland on Lot #93-5.

351

352 Mr. Sharples asked the applicant what precautions were taken to protect it and if it had been cut down.
353 Mr. Smith noted he did not believe it had been cut down which was confirmed by abutter Dan Hummel.

354

355 Mr. Smith posted a copy of the previously approved plan at the Board’s request, for comparison.

356

357 Mr. Steckler questioned whether the Board would have approved the changed plan with those wetland
358 impacts given the extent that the design of this subdivision was set to get the five lots in, working hard
359 to avoid that wetland impact. Mr. Steckler noted he understood the applicant was new but indicated if
360 he was voting tonight it would be hard to approve this modification.

361

362 Chair Plumer asked if the modification didn’t handle the runoff better and Mr. Smith indicated without a
363 question it will improve the stormwater getting into Mr. Hummel’s property.

364

365 Mr. Grueter asked if the 22” oak would survive when the man-made wetland is filled in. Mr. Smith
366 noted a tree box could be constructed.

367

368 Chair Plumer opened the hearing to the public for comments and questions at 8:35 PM.

369

370 Dan Hummel indicated he is an abutter to the rear of Lot #5 and has a couple of concerns. Mr. Hummel
371 retained an engineer which was a costly affair for the first approval and is no table to do so a second
372 time. Mr. Hummel believes the builder moved ahead before reapplying to the Board and met with Mr.
373 Sharples to share his concerns and Mr. Sharples agreed the plan was so different it should go back
374 before the Board. Mr. Hummel noted more trees for screening would be an improvement. Mr. Hummel
375 questioned who would be liable if the new owner does not maintain the swale or the swale does not
376 function as promised. Mr. Kerrigan explained that in order to get a wetlands application the applicant
377 had to go before the Conservation Commission and provide a preliminary design. No wetlands were
378 filled in and nothing nefarious or inappropriate occurred to his knowledge. The drainage concept was
379 developed in concert with Mr. Hummel’s engineer. Impervious surface is reduced. The HOA documents
380 mandate maintenance of the drainage system. If not, the Town can come in and clean it out and invoice
381 the homeowner. The applicant is happy to put in two more trees in addition to the three evergreens
382 shown on the plan, one of which could be near the 22” oak tree in the event it doesn’t survive. Mr.
383 Kerrigan agreed he was not sure how he would ensure what the future owners would do with the trees,
384 but the screening would be mutually beneficial and will walk the site with Mr. Hummel concerning
385 placement. Mr. Kerrigan indicated he was happy to send the revised site plan to Mr. Hummel and Mr.
386 Sharples. The house shown on the plan presented to the board would be smaller.

387

388 Vice-Chair Brown questioned the role of the Board in regulating the house size or where someone
389 places the structure provided it is within the setbacks required by the ordinance. Mr. Sharples agreed
390 Planning does not and did not do that however this is unique in that final grading was approved and
391 with a different size house could change. Vice-Chair Brown noted it is difficult to look at a plan of the

392 house that isn't even the home proposed and try to imagine things. Staff could make approvals as well
393 and be afforded the authorization not approve final grading not substantially changed.

394

395 Mr. Steckler noted based on the previous approval the previous applicant went out of their way with
396 grading that avoided wetland impact. That ditch was discussed. There is room to the right to minimize
397 impacts. Mr. Steckler noted first it is recommended to avoid, then minimize and then mitigate. A shift
398 to the right could minimize impact.

399

400 Ms. English noted she would like to see the wetland ditch preserved and not filled in. Mr. Sharples
401 reminded that the Town does not consider it a wetland and it is in the jurisdiction of the State. The
402 applicant went before the Conservation Commission and they did not object.

403

404 Mr. Hummel noted he hoped it was built into the HOA documents to stay there. The man made ditch
405 doesn't serve any purpose anymore.

406

407 Mr. Cameron noted he was having difficulty resizing the proposed site mentally and would like to see
408 the actual drawing with the 1700 SF home footprint shown.

409

410 Ms. English noted she could go either way on it, while she would like to see it before approving it she
411 does not want to hold up the applicant if Mr. Sharples can approve it without coming back to the Board.

412

413 Ms. Martel asked if the applicant would have to return for each of the other four lots. Mr. Smith noted
414 two are already under construction. Mr. Sharples noted changes could be administratively approved.

415

416 Vice-Chair Brown noted if the drainage plan is not likely to change and the footprint is going to be
417 smaller.

418

419 Mr. Grueter was undecided and not comfortable with it. The highlighted area of the ditch seems
420 narrower than original. Wouldn't mind letting Mr. Sharples make the call.

421

422 Mr. Sharples read the conditions out loud:

423

424 **After final grading is approved by the Town Planner consistent with the Board's discussion no change**
425 **in grading shall be allowed without the approval of the Exeter Planning Board or the Town if the**
426 **change can be administratively approved in accordance with Section 14.**

427

428 **An additional tree shall be added to the three proposed to the rear of the property. In the event the**
429 **tree doesn't survive another tree will be added in front as a back-up.**

430

431 Vice-Chair Brown noted he would like to see more trees added. Ms. Martel requested the engineer put
432 a note on the drawing regarding the 22" oak being protected, and it be a condition of approval.

433

434 Mr. Sharples added that a note on the plan shall state that the 22" oak tree located at the southern
435 tip of the wetland shall be protected during construction and at a minimum an orange construction
436 fence be installed around the base of the tree.

437

438 Chair Plumer closed the hearing to the public for deliberations at 9:25 PM.

439

440 *Vice-Chair Brown motioned to approve the request of Chinburg Development, LLC. (PB Case #20-18)*
441 *for an amendment to the subdivision for Lot #5 for new grading be approved with the conditions as*
442 *read by the Town Planner David Sharples giving the Town Planner David Sharples authorization to*
443 *approve the final grading plans. Mr. Grueter seconded the motion. A roll call vote was taken*
444 *Cameron – nay, English – aye, Martel – aye, Grueter – aye, Brown – aye and Plumer – aye. The motion*
445 *passed 5-1-0.*

446

447 Mr. Sharples noted for the record an abutter claiming to live at 66 Columbus Avenue had emailed him
448 during the hearing 20 minutes ago at 9:18 PM claiming to have comments and not being able to log on.
449 Mr. Graham from Exeter TV repeated the phone number to call in if having technical difficulties which is
450 listed on the agenda. The email from Ms. Sheena Simpson stated everyone should be treated equally
451 and expressed concerns Mr. Hummel was receiving plantings and screenings and did not approve of the
452 amendment.

453

454 Vice-Chair Brown asked if the emailer had participated in prior approvals and Mr. Kerrigan offered to
455 reach out to her and was not sure why his staff would not have returned her call.

456

457 Mr. Grueter asked if the hearing should be reopened due to the technicality. Mr. Sharples indicated
458 there is a 30-day period for reconsideration and will research it further.

459

460 **V. OTHER BUSINESS**

461

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

463 Mr. Sharples noted the impact fee update will go before the Select Board to adopt fees and there will be
464 an amendment.

465 **VII. CHAIRPERSON'S ITEMS**

466 Chair Plumer indicated the next meeting will be on December 17, 2020.

467

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

469 **IX. ADJOURN**

470 *Vice-Chair Brown motioned to adjourn the meeting. Mr. Grueter seconded the motion. A roll call vote*
471 *was taken, all were in favor, the motion passed unanimously.*

472

473 The meeting adjourned at 10:30 PM.

474

475 Respectfully submitted,

476 Daniel Hoijer,

477 Recording Secretary



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: December 9, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: N.H. Industrial Properties, LLC PB Case #20-17

The Applicant is seeking a minor subdivision of an existing 1.14-acre (49,677 square foot) parcel located at 47 Hampton Road to create an additional single-family residential lot. The subject property is located in the R-2, Single Family Residential zoning district and is identified as Tax Map Parcel #87-17.

The Applicant submitted a minor subdivision plan and supporting documents, dated September 17, 2020 and are enclosed for your review. There was no Technical Review Committee review of the application, however, it was reviewed by Code Enforcement Officer Doug Eastman and found to be in compliance with the dimensional requirements outlined in the zoning regulations. DPW had no comments.

The existing lot was formerly occupied by Colcord's Garage for many years and as such was considered a legal non-conforming use. The Zoning Board of Adjustment, at its October 16, 2018 meeting, granted a variance for the expansion of a non-conforming use to permit the operation of a mechanical business supplying field services for municipal water and waste water pumping systems at this location with work to be performed at the customer's location. A copy of the Notice of Decision and meeting minutes were provided in the 11/19/20 PB meeting materials previously mailed.

I had reviewed the plans prior to the November 19th meeting and had questions regarding the recently added "existing crushed gravel" area and whether it may require approval from the Planning Board. I contacted the Applicant's representative to discuss my concerns and asked that additional information be provided depicting the proposed area of disturbance that includes what will be cleared for the house lot and what vegetation was already disturbed to install the gravel. Our regulations require drainage analysis if the combined site disturbance exceeds 10,000 square feet.

The Applicant submitted a plan entitled "Impact Exhibit" for the subject property, dated 11/25/20, which depicts the areas of existing and proposed disturbance. The Applicant has also submitted a waiver request letter, dated 11/25/20, seeking relief from the requirement to provide storm water analysis and design standards as outlined in Section

9.3 of the Board's Site Plan Review & Subdivision Regulations. Both are enclosed for your review.

In the event the Board decides to take action on the application, I have provided motions below for your convenience. I will be prepared with conditions of approval should the Board decide to grant approval.

Waiver Motions:

Stormwater Analysis waiver motion: After reviewing the criteria for granting waivers, I move that the request of NH Industrial Properties, LLC (PB Case #20-17) for a waiver from the requirement to provide Stormwater Analysis/Design Standards information be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED

Planning Board Motion:

Minor Subdivision Motion: I move that the request of N.H. Industrial Properties, LLC (PB Case #20-17) for Minor Subdivision approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

Millennium Engineering, Inc.

P.O. Box 745
(603) 778-0528

Exeter, NH 03833
FAX (603) 772-0689

November 25, 2020

Town of Exeter
Planning Board
10 Front Street
Exeter, NH 03833

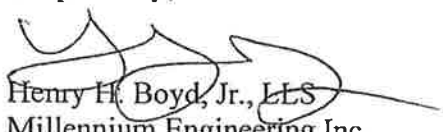
Re: Waiver request for Subdivision application for Map 87 Lot 17, 47 Hampton Road
Exeter, NH.

Dear Chairman:

We graciously request a waiver from Section 9.3 Storm water analysis and design standards. Although the site's past existing improvements and proposed development impact exceeds 10,000 s.f. we believe that a waiver is justified. We say this because the proposal seeks subdivision of the existing 49,677 S.F. parcel into 2 lots and simply construct a modest single, family home. Lot 1 shall contain the commercial building and have the required lot depth and width with a lot area of 33,075 S.F.. Lot 2 shall be for the proposed home, it will have the required lot depth and width with a lot area of 16,602 S.F.

Because of past construction activity on the commercial lot, the combined impact will be 17,380 s.f.. Most of the new and recent impact on the lot was for grading and installation of pervious crushed stone. The only new impervious area was installation of 113 s.f. of pavers behind the building. Since obtaining this property the new owner has substantially improved and beautified the site. The proposed impact will only be on the newly created lot for construction of the dwelling and driveway. We have designed infiltration trenches to receive roof run off that should mitigate any increase in stormwater.

Respectfully,


Henry H. Boyd, Jr., LLS
Millennium Engineering Inc.

Please see additional
plan attachments under
“Supporting Documents”
posted for this meeting



TOWN OF EXETER

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www.exeternh.gov

Date: December 9, 2020
To: Planning Board
From: Dave Sharples, Town Planner
Re: Impact Fee update

As I have mentioned several times at prior meetings, the town hired Bruce Mayberry to complete two tasks. The first was to examine our school and recreation impact fees and determine if they need to be updated and second, recommend any changes to our impact fee ordinance. These are two distinct tasks that require different paths so I will describe them separately.

School and Recreation Impact Fee update

The purpose of the update was for Mr. Mayberry to examine the fees in place now to see if an update is required. The fees were last updated in 2003. As you will note in the enclosed analysis completed by Mr. Mayberry, he suggests the Town update the impact fees and provides three options: A, B, and C.

Impact fees are authorized under Article 11 Public Capital Facilities Impact Fee in our Zoning Ordinance. Per these provisions, the Planning Board “adopts” and the Select Board “accepts” the amount of the impact fees. I was unclear on exactly what this meant, so I reviewed the process that was followed in 2003, the last update to the fees. That process was to appear before the Select Board, then go to the Planning Board for adoption and then return to the Select Board for acceptance.

I appeared before the Select Board in November (memo enclosed). I recommended that the Board consider the acceptance of Option A and the Select Board agreed. I would recommend the Planning Board adopt option A for both School and Rec fees. In the event spending on capital projects increases over the next few years then we can always revisit and adjust the fees accordingly based upon this study.

Mr. Mayberry will attend the meeting to discuss his update and findings and answer any questions the board may have.

Impact Fee Ordinance Amendment

In his analysis, Mr. Mayberry suggests several minor changes to Article 11 Public Capital Facilities Impact Fee in our Zoning Ordinance. I have enclosed a DRAFT that includes the suggested revisions from Mr. Mayberry and some revisions as a result of staff review in coordination with the Master Plan Oversight Committee that focused on revising the waiver section by removing the references to age restricted housing and creating a new section that sets forth what age restricted development will pay in impact fees, if any, based upon the language in their restrictive covenants. For example, if an age restricted development has covenants prohibiting school aged children in 80% of the units then the applicant shall pay 20% of the school impact fee. I will provide a brief presentation on the changes to the ordinance at the meeting.

In accordance with the calendar for adopting zoning amendments, the Planning Board has to post and publish notice for the first hearing on a proposed zoning amendment on or before January 7, 2021. Since the Board will not meet again until January 14, 2021 I do intend to post a public hearing for this amendment for the January 14, 2021 meeting unless the board objects. I would also ask the board to consider having the public hearing prior (say 6:45pm) to the regular scheduled meeting as we have a full agenda for that evening.

Thank You.

Enclosures (4)



TOWN OF EXETER

Planning and Building Department

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www.exeternh.gov

Date: November 6, 2020
To: Russell Dean, Town Manager
From: Dave Sharples, Town Planner
Re: Impact fee update

As you know, the Town is conducting an update to our impact fee ordinance and fees. The Town hired Bruce Mayberry, who did work on the 2003 impact fees and the 2009 update. I have enclosed the final versions of the recreational impact fee and the school impact fee updates as provided by Mr. Mayberry. Mr. Mayberry also suggests some revisions to our Impact Fee ordinance but that will be done by the Planning Board and ultimately the voters in the March 2021 election. The focus of this memorandum is the update to the fee schedule.

I would like to appear before the Select Board with Mr. Mayberry so he can go over his proposed updates and allow the Select Board to ask any questions they may have.

Section 11.5.1 of the Zoning ordinance states:

“The amount of each impact fee shall be assessed in accordance with subdivision and site plan regulations adopted by the Planning board, or with written procedures or methodologies adopted and amended by the Planning board and accepted by the Board of Selectmen...”

Our ordinance requires that both the Select Board and Planning Board review and approve the fees. After reviewing the process of the last impact fee update, we will present to the Select Board first and get their thoughts. I will then bring it to the Planning Board for adoption and, if adopted, back to the Select Board to formally update the fee.

Thank You.

enc (2)

ARTICLE 11. PUBLIC CAPITAL FACILITIES IMPACT FEE

11.1 AUTHORITY AND APPLICABILITY

- 1.1.1 This Article is authorized by New Hampshire RSA 674:21 as an innovative land use control. The administration of this article shall be the responsibility of the Planning Board. This Article, as well as regulations and studies adopted by the Planning Board consistent with and in furtherance of this Article, shall govern the assessment of impact fees imposed upon new development in order to meet the needs occasioned by that development for the construction or improvement of capital facilities owned or operated by the Town of Exeter, the Exeter School District, or the Exeter Region Cooperative School District.
- 1.1.2 The public facilities for which impact fees may be assessed in Exeter may include water treatment and distribution facilities; waste water treatment and disposal facilities; sanitary sewer; storm-water, drainage and flood control facilities; public road systems and right-of-way; municipal office facilities; public school facilities including a proportional share of capital facilities of the Exeter Region Cooperative School District ; public safety facilities; public library facilities; and public recreation facilities not including public open space.
- 1.1.3 Prior to assessing an impact fee with exception of off-site improvements required by the Planning Board for one or more of the public capital facilities enumerated above, the Planning Board shall adopt such studies or methodologies and related fee schedules that provide for a process or method of calculating the proportionate share of capital improvement costs that are attributable to new development. Such calculations shall reasonably reflect the capital cost associated with the ~~increased~~-demand placed on capital facility capacity by new development.
- 1.1.4 The following regulations shall govern the assessment of impact fees for public capital facilities in order to accommodate ~~increased~~-demand on the capacity of these facilities due to new development.

1.2 PURPOSE

- 1.2.1 Assist in the implementation of the Town of Exeter Master Plan;
- 1.2.2 ~~Provide for the planning and provision of public capital facilities necessitated by the growth of the Town of Exeter~~Provide public capital facilities that accommodate demand from new development in the Town of Exeter;
- 1.2.3 Provide adequate school system capacity to accommodate ~~growth in~~ public school enrollment generated by new development.
- 1.2.4 Assess an equitable proportion of ~~growth-related~~ costs of new and expanded public capital facilities to new development, in proportion to the facility demands created by that development.

1.3 FINDINGS

The Town of Exeter hereby finds that:

- 1.3.1 The Town of Exeter is responsible for and committed to the provision of public capital facilities and services at standards determined by the Town ~~to be necessary~~ to support development in a manner which protects and promotes the public health, safety and welfare;
- 1.3.2 An impact fee ordinance for public capital facilities is consistent with the goals and objectives of the Master Plan and the Capital Improvements Program of the Town of Exeter;
- 1.3.3 New development in Exeter will create the need for the construction, equipment, or expansion of public facilities in order to provide adequate public capital facilities for its residents and businesses.
- 1.3.4 Impact fees may be used to assess an equitable share of the ~~growth-related cost of the capacity of public capital facilities resulting from the new development in proportion to the facility demands created by that development~~ cost of public capital facilities in proportion to the facility demands of new development;
- 1.3.5 Impact fees assessed pursuant to this Ordinance will not exceed the cost of:
 - A. ~~Providing additional expanded public capital facilities necessitated by new development in Exeter~~new, expanded or improved capital facilities to accommodate new development in Exeter; and/or

- B. Compensating the Town of Exeter, the Exeter School District, or the Exeter Region Cooperative School District for public capital facility capacity that it provided in anticipation of new development in Exeter.

1.4 DEFINITIONS

The following terms are defined for purposes of this article.

- 1.4.1 **Fee Payer:** The applicant for a permit that would create new development as defined in this ordinance.
- 1.4.2 **Public Capital Facilities:** Facilities and equipment owned, maintained or operated by the Town of Exeter, the Exeter School District, or the Exeter Region Cooperative School District. Facilities which are eligible for impact fee assessment under this Ordinance may include any or all of the facilities which are specifically delineated under NHRSA § 674:21 (V).
- 1.4.3 **Gross Floor Area:** The sum of the areas of all floors of main and accessory buildings on the lot as measured to the outside surface of the exterior walls. The gross floor area shall include basement, lobbies, and stair openings, elevator shafts and storage. The gross floor area shall exclude open wells, (atriums), mechanical rooms, crawl spaces and attics without floors, attics used only for mechanical services, porches, balconies and open-sided roofed-over areas.
- 1.4.4 **New Development:** An activity, which results in:
 - A. The creation of a new dwelling or dwelling units (as defined by Article 2.2 "Definition" contained in this Zoning Ordinance); or
 - B. The conversion of a legally existing use, or additions thereto, which would result in a net increase in the number of residential units; or
 - C. Construction of a new non-residential building or, a net increase in the gross floor area of any non-residential building; or
 - D. The conversion of an existing use to another use if such change creates a net increase in the demand on public capital facilities that are the subject of impact fee assessment methodologies adopted by the Planning Board; or

- E. A new or modified service connection to the public water system or the public wastewater disposal system of the Town of Exeter that would result in a net increase in demand on the capacity of these facilities.

New Development shall not include the replacement of an existing mobile home, or the reconstruction of a structure that has been destroyed by fire or natural disaster where there is no change in its size, intensification of, or type of use, and where there is no net increase in demand on public capital facilities.

1.5 COMPUTATION OF IMPACT FEE

- 1.5.1 The amount of each impact fee shall be assessed in accordance with subdivision and site plan regulations adopted by the Planning Board, or with written procedures or methodologies adopted and amended by the Planning Board and accepted by the Board of Selectmen for the purpose of public capital facility impact fee assessment in Exeter. The computation of an impact fee shall be based on formulas or methods that include documentation of the procedures used to establish the amount of the impact fee. The amount of any impact fee shall be computed based on the municipal public capital improvement cost of providing adequate public capital facility capacity to serve new development. Such documentation shall be available for public inspection in the Planning Department of the Exeter Town Office.
- 1.5.2 In the case of new development created by the conversion or modification of an existing use, the impact fee assessed shall be computed based upon the net increase in the impact fee assessment for the new use as compared to the highest impact that was, or would have been, assessed for the previous use in existence on or after the effective date of this Ordinance.

1.6 ASSESSMENT & PAYMENT OF IMPACT FEE

- 1.6.1 ~~Impact fees may be assessed by the Code Enforcement Officer, prior to or as a condition to issuance of a building permit on new development to compensate the Town of Exeter for the proportional share of the public capital facility costs generated by the development. The Code Enforcement Officer may accept impact fee payment at the time the building permit is being issued. All impact fees shall be assessed at the time of planning board approval of a~~

subdivision or site plan. When no planning board approval is required, or has been made prior to the adoption or amendment of an impact fee ordinance, the Code Enforcement Officer may assess the fee prior to or as a condition to the issuance of a building permit;

1.6.2 Impact fees shall be collected on or before for the issuance of a certificate of occupancy. ~~In the case of impact fees for off-site capital improvements that are to be constructed simultaneously with new development, and where sufficient non-impact fee funds have been appropriated to create the capital improvements, the fee may be collected at the time a building permit is issued.~~—The Town of Exeter and the fee payer may establish an alternate, mutually acceptable schedule of payment. The Code Enforcement officer may accept impact fee payment at the time the building permit is issued.

1.6.3 Any person who seeks a permit for new development, may be required to pay the public capital facility impact fees established by the Town of Exeter authorized under this Ordinance, except where all or part of the fees are waived in accordance with the criteria for waivers established in this Ordinance.

1.7 ~~WAVERS~~ **AGE RESTRICTED HOUSING**

The Planning Board shall adjust the school impact fees on age restricted housing as follows; may grant a full or partial waiver of impact fees where the Board finds that one or more of the following criteria are met with respect to the particular capital facilities for which impact fees are normally assessed.

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1.7.1 — A person may request a full or partial waiver of school facility impact. No school impact fees shall be assessed for those residential units that are lawfully restricted to occupancy by senior citizens age 62 or over. The Planning Board may waive school impact fee assessments on age restricted units where it finds that the property will be bound by lawful deeded restrictions on occupancy for a period of at least 20 years.

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1.7.2 No school impact fees shall be assessed for those residential units that are 100% lawfully restricted to occupancy by senior citizens age 55 or over.

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1.7.3 For those residential units that are lawfully restricted to occupancy by senior citizens age 55 or over but allow up to 20% of the units to be occupied by any age, shall pay the percentage of the school impact fee

that matches the percentage of units that are not restricted. For example, in a development that restricts 80% of the units to those aged 55 or over, this development shall pay 20% of the school impact fee.

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1.7.1 NEW SECTION:" WAIVERS:

The Planning Board may grant a full or partial waiver of impact fees where the Board finds that one or more of the following criteria are met with respect to the particular capital facilities for which impact fees are normally assessed.

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1.7.2 –The Planning Board may agree to waive all or part of an impact fee assessment and accept in lieu of a cash payment, a proposed contribution of real property or facility improvements of equivalent value and utility to the public. The value of contributions or improvements shall be credited only toward facilities of like kind, and may not be credited to other categories of impact fee assessment. Full or partial waivers may not be based on the value of exactions for on-site or off-site improvements required by the Planning Board as a result of subdivision or site plan review, and which would be required of the developer regardless of the impact fee assessment authorized by this Article.

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1.7.3 The Planning Board may waive an impact fee assessment for a particular capital facility where it finds that the subject property has previously been assessed for its proportionate share of public capital facility impacts, or has contributed payments or constructed capital facility improvements equivalent in value to the dollar amount of the fee(s) waived.

~~1.8.0 — A person may request a full or partial waiver of impact fees, other than those that expressly protect public health standards, for construction within a plat or site plan approved by the Planning Board prior to the effective date of this Article (November 20th, 2001). Prior to granting such a waiver, the Board must find that the proposed construction is entitled to the four-year exemption provided by RSA 674:39, pursuant to that statute.~~

1-101.8 APPEALS

1-10-11.8.1 A party aggrieved by a decision under this Article may appeal such decision to the Superior Court as provided by RSA 676:5, III and RSA 677:15 as amended.

1-111.9 ADMINISTRATION OF FUNDS COLLECTED

Any impact fee collected shall be properly identified by and promptly transferred for deposit in an appropriate Public Capital Facilities Impact Fee Account and used solely for the purposes for which it was collected. Impact fee accounts shall be special revenue fund accounts and under no circumstance will impact fee revenue accrue to the general fund.

1-121.10 CUSTODY AND MAINTENANCE OF FUND ACCOUNTS

1-12-11.10.1A separate Public Capital Facilities Impact Fee account shall be established for each type of capital facility for which an impact fee is assessed

1-12-21.10.2At the end of each fiscal year, the Finance Director shall make a report giving a particular account of all impact fee transactions during the year.

1-131.11 USE OF FUNDS

1-13-11.11.1Funds withdrawn from any public facilities impact fee account shall be used solely for the purpose of acquiring, constructing, facility equipment, or making improvements to the particular public capital facilities for which the account is designated.

1-13-21.11.2In the event that bonds or similar debt instruments have been issued for public capital facilities which were constructed in anticipation of current growth, or are issued for advance provision of capital facilities for which public capital facilities impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments.

1-141.12 REFUND OF FEES PAID

The owner of record of property for which an impact fee has been paid shall be entitled to a refund of that fee, plus accrued interest where:

1.14.11.12.1The impact fee has not been encumbered or legally bound to be spent for the purpose for which it was collected within a period of six (6) years from that date of the final payment of the fee; or

1.14.21.12.2The Town has failed, within the period of six (6) years from the date of the final payment of such fee, to appropriate the non-impact fee (town) share to related capital improvements costs.

1.151.13 ADDITIONAL ASSESSMENTS

Payment of a public capital facilities impact fee does not restrict the Town or the Planning Board in requiring other payments from the fee payer, including, but not limited to, water and sewer hook-up fees and other fees related to the cost for extensions of water and sewer mains, including road improvements or other infrastructure and facility needs specifically benefiting the development not otherwise included in the public capital facilities impact fee.

1.161.14 PREMATURE AND SCATTERED DEVELOPMENT

Nothing in this Ordinance shall be construed so as to limit the existing authority of the Exeter Planning Board to provide against development, which is scattered or premature, requires an excessive expenditure of public funds, or is otherwise contrary to the Town of Exeter Zoning Ordinance or Site Plan Review and Subdivision Regulations.

1.171.15 REVIEW

Procedures and methodologies that are adopted for the purpose of calculating the amount of an impact fee ~~shall~~ should be reviewed by the ~~Board of Selectmen~~ Select Board and Planning Board at a minimum of five-year intervals, and may be amended periodically after public hearing.

2020 Impact Fee Update: Public Recreation Facilities Town of Exeter, New Hampshire

Basis of Assessment and Fee Schedule Options

October 16, 2020

Prepared for:

Town of Exeter
10 Front Street
Exeter, NH 03833

Prepared by:



P. O. Box 723
Yarmouth, Maine 04096
bmayber1@maine.rr.com
Bruce C. Mayberry, Principal

A. Executive Summary

This report provides for a comprehensive update of the original 2003 basis of assessment for recreation impact fees in Exeter. The range of recreation impact fee schedules supported in this report reflect alternative assumptions about the future levels of municipal capital investment in Town facilities.

2020 Recreation Impact Fee Options - Fee Per Dwelling Unit			
Type of Structure	A: 2020 Average Capital Investment	B: Modest Future Improvements	C: With Major Improvement at Recreation Park
Average Occupied Unit	\$818	\$916	\$1,005
Single Family Detached	\$1,004	\$1,125	\$1,155
Attached and Townhouse	\$624	\$699	\$686
Two Family Structures	\$730	\$818	\$1,013
Multifamily Structures	\$580	\$650	\$744
Manufactured Housing	\$697	\$781	\$970

Column (A) fees are based on maintaining the Town's cumulative facility investment per capita. The fees in column (B) assume a modest amount of additional investment to fund selected projects from the Capital Improvements Program (CIP). The fee schedule in Column (C) incorporates the projects from (B) plus the cost of major improvements to the Recreation Park site (but not including a community center building). Choice of a recreation impact fee schedule should be guided by the Town's expectation of the level of capital investment that will be supported in future years.

The original impact fee basis relied on ratios of the number of facilities recommended per 1,000 persons to estimate capital needs and existing deficiencies. The 2020 impact fee basis relies instead on a standard expressed as the probable dollar amount of recreation facility investment needed per capita to meet the needs of a projected household population.

B. Authority and Limitations

New Hampshire RSA 674:21, V authorizes municipalities to assess impact fees to new development for the cost of "...*public recreation facilities not including public open space*". Impact fees may be used to recoup the costs of recreation capital improvements already made in anticipation of new development, or they can be used to fund future improvements. In either case, the impact fee must be proportionate to the demand from new development.

An important caveat of the New Hampshire authorizing legislation is its prohibition on using impact fees to fund public open space costs. The cost basis of the fee therefore excludes the value of unimproved parcels that are held primarily for conservation and open space purposes.

C. Changes to Impact Fee Assessment Model

A recreation impact fee was first developed for Exeter in 2003 using a methodology that relied principally on defining capital needs using fixed ratios of the number of recreation facilities required per 1,000 persons. This rigid approach seldom reflects actual local practices in recreation facility planning and development. The 2020 recreation impact fee models assign proportionate fees based on the history of actual public recreation investments and the anticipated costs of a limited set of future capital improvements.

Fixed facility standards have given way to recreation planning that is more focused on resident surveys, and efforts to identify recreation needs that are unique to the demands and preferences of the community. While much recreation facility planning was once centered on accommodating youth sports, more consideration is now given to the aging of the population and the need to accommodate a broader range of recreational and social needs including indoor facilities.

In the revised approach to the recreation impact fee, the following process was used:

Estimate the replacement cost of existing Town recreation facilities and sites;

Add the estimated cost of planned recreation facility improvements;

Divide the total cumulative recreation investment (past and proposed) by a future service population to determine the average facility cost per capita;

Assign an average recreation facility capital cost per dwelling unit based on a per capita cost times the average household size (persons per unit by type of structure);

Adjust the cost assignment per dwelling unit as needed with a credit allowance where bonded debt would be required to fund pre-existing facility needs.

Using this method, a recreation impact fee assessment can be assigned to new development that is in parity with the average capital investment needed to support total occupied housing in Exeter.

The fee basis recognizes that the specific recreation capital projects the Town will undertake in the future may vary from those which are anticipated at this time. Consequently the emphasis of this report is to define a fee that reflects a reasonable *dollar amount for anticipated capital spending* rather than a fee that is dependent on the implementation of specific recreation facility projects.

D. Recreation Facility Plans and Past Investment

1. Recent Planning for Recreation Needs

In recent years, Exeter has carried out a series of actions to plan for the Town's long term recreation needs:

An online Recreation Needs Assessment Survey was conducted by the Town of Exeter in 2014.

The Town of Exeter, NH: 2014-15 Recreation Needs Assessment and Planning Report (March 2015) was prepared by the Department of Recreation Management and Policy, University of New Hampshire. The report incorporated citizen input sessions as well as the results of the Town's online recreation survey. The study determined that the Recreation Park site (4 Hampton Road) provided the best opportunity for expansion and enhancement of recreation facilities to meet the Town's needs.

The H. L. Turner Group, Inc. provided a Final Town Wide Facilities Plan: Space Needs and Building Assessments (December 16, 2015) for Exeter that included a review of recreation facility conditions and needs.

A detailed review of the Planet Playground facility within Recreation Park was completed by Leathers & Associates in 2016, resulting in a recommendation that it be replaced in an updated form as part of the redevelopment of the Park.

The most recent Exeter Master Plan, prepared by the Horsley Witten Group, Inc. was adopted February 22, 2018. The Master Plan incorporated the recreation facility priorities and recommendations from the prior reports.

Funding for the design and engineering of improvements to Recreation Park (including a new community center) was approved in March 2019. Subsequent studies, site plans, and cost estimates were developed for a community center and related improvements to adjacent fields and facilities.

In March 2020, a specific proposal for a \$10.85 million bond to develop the new Community Center and Phase 1 improvements to Recreation Park was soundly defeated, indicating that this level of investment should not be assumed as part of the recreation impact fee basis at this time.

The Exeter Capital Improvements Program (CIP) for FY 2021-2026 provides a basis for anticipating a more limited series of recreation facility projects including major site work at Recreation Park, but excluding a new community center.

2. Replacement Cost of Existing Facilities and Sites

History of Exeter Park & Recreation Capital Expenditures					
Description	Year	Original Cost	Source	Cost Adjustment Basis	Cost Adjusted to 2020
Rec Park Improvements Hampton Rd	1980	\$30,273	Assets File	ENR	\$106,785
Rec Park Improvements Hampton Rd	1980	\$58,556	Assets File	ENR	\$206,550
Rec Park Improvements Hampton Rd	1996	\$180,873	Assets File	ENR	\$367,480
Town Ball Fields	1996	\$85,408	Assets File	ENR	\$173,524
Park St. Common Park	1996	\$101,076	Assets File	ENR	\$205,356
Hist. Distr. Gale Park	1997	\$103,768	Assets File	ENR	\$203,406
Winter St Town Cemetery & Park	1997	\$183,533	Assets File	ENR	\$359,761
Recreation Area on Thelma Dr	1997	\$9,989	Assets File	ENR	\$19,580
Swasey Park Pavilion	1997	\$116,217	Assets File	ENR	\$227,808
Hist. District Swasey Parkway	1997	\$114,577	Assets File	ENR	\$224,594
Controller: Auto Chem (Pool)	2004	\$10,000	Assets File	ENR	\$15,624
Large Pool Slide	2005	\$24,402	Rec Director	ENR	\$36,441
Splash Pad	2006	\$65,111	Rec Director	ENR	\$94,250
Skate Park (Excludes \$20,000 Grant)	2007	\$53,544	Rec Director	ENR	\$75,572
Shade Structure	2007	\$10,839	Rec Director	ENR	\$15,298
Small Pool Slide	2008	\$1,175	Rec Director	ENR	\$1,569
Bathhouse expansion	2011	\$82,304	Rec Director	ENR	\$102,460
Sand Filter + Pump Repl (Rec Pool)	2012	\$56,084	Assets File	ENR	\$68,038
15 Foot Bleachers on Hampton Rd	2014	\$5,350	Assets File	ENR	\$6,148
Softball Field Renovation	2018	\$64,951	Rec Director	ENR	\$66,299
Recreation Park Development Design	2019	\$250,000	Approved bond	ENR	\$250,816
Tennis Court Resurfacing/Pickelball Lines	2019	\$33,200	Rec Director	ENR	\$33,308
Townhouse Common Fence	2019	\$9,862	Rec Director	ENR	\$9,894
Gilman Park Pavilion Design	2019	\$990	Rec Director	ENR	\$993
Town Dock Expansion - Engineering	2019	\$3,300	Rec Director	ENR	\$3,311
Recreation Park Irrigation Modifications	2019	\$7,389	Rec Director	ENR	\$7,413
Gilman Park Fence	2019	\$4,100	Rec Director	ENR	\$4,113
Gilman Park Pavilion Excavation & Constr.	2020	\$59,060	Rec Director	Current	\$59,060
Kid's Park Renovation	2020	\$87,600	Rec Director	Current	\$87,600
ADA Pool Lift	2020	\$4,350	Rec Director	Current	\$4,350
Pool Upgrades	2020	\$25,011	Rec Director	Current	\$25,011
Brickyard Park Turf Renovation	2020	\$6,350	Rec Director	Current	\$6,350
30-32 Court St. Bldgs Replacement Cost	---	\$750,119	Assessor Data	Current	\$750,119
Total Capital Investment		\$2,599,361			\$3,818,881

The replacement cost for existing recreation investments is estimated here. The history of capital expenditures shown is based on information from the Town's fixed asset records and from the Recreation Director.

The original capital expenditures have been adjusted to the current year using the Engineering News Record (ENR) Construction Cost Index available through May 2020.

The replacement cost of the Court Street buildings managed by the Recreation Department is derived from the property assessment records for the

parcel. The cumulative recreation capital facility investment in Exeter, based on identified items dating from 1980, indicates a 2020 replacement cost of about **\$3.82 million**.

The value of land supporting Exeter public recreation sites is estimated at approximately **\$1.7 million**, excluding sites that are known to have been donated.

Estimated Value of Land Supporting Park and Recreation Facilities					
Recreation Department Facilities List	Street Location	Tax Map/Lot ID	Acres (Assessment Data)	Acres Assigned	Land Value Assigned
Recreation Dept & Senior Ctr Site	30-32 Court St	72-132	0.85	0.85	\$161,300
Recreation Park & Planet Playground	4 Hampton Road	69-4	22.00	22.00	\$332,200
Gilman Park	Bell Avenue	83-19	14.14	14.14	Donated
Brickyard Park	Kingston Rd	81-57	12.75	12.75	\$234,100
Founders Park *	Next to Exeter Library & Great Bridge	72-42	1.14	0.76	\$274,333
Gale Park	Corner Linden & Front Streets	73-6	0.47	0.47	Donated
John C. Littlefield Memorial Skate Park	108 Court Street	83-53	0.06	0.06	\$6,700
Kid's Park *	Corner of Front and Winter Streets	73-188	2.90	0.73	\$69,400
Park Street Common	Park Street	63-246	1.20	1.20	\$45,400
The Powder House	Powder House Point	64-88	0.03	0.03	\$5,300
Robert H. Stewart Waterfront Park	Exeter River, Downtown Exeter	64-47	1.10	1.10	\$550,400
Total			56.64	54.09	\$1,679,133
* About 2/3 of Library parcel estimated to be related to park function					
** About 1/4 of parcel occupied by Kid's Park; balance is cemetery. Lot size shown and related land value estimate prorated @ 25% of total					

The land values are based on 2020 property assessment information.

The combined value of recreation land and the replacement cost of existing recreation facilities based on the above inventory totals to about \$5.498 million. This cumulative investment represents about **\$365** per capita based on our estimate of the Town's 2020 household population (excluding those living in group quarters) of 15,043 persons.

3. Planned Improvements based on Exeter CIP (Fiscal Years 2021 to 2026)

The most recent edition of the Exeter Capital Improvements Program (CIP) includes a number of recreation capital facility projects anticipated for the period FY2021 to FY2026. Since the scope of this CIP is only six years, it probably under-represents the desired level of investment in recreation facilities for long-term needs over 20 to 30 years.

The principal recreation improvements anticipated in the most recent CIP include:

Recreation Park: Site drainage work, field development, and parking expansion at the Town's principal recreation center at an estimated cost of **\$4.5 million**. Most of this investment is needed to support any long term facility expansion or construction on the site due to drainage issues and the need for extensive earthwork.

Planet Playground Redevelopment: Full replacement of Planet Playground has been recommended with a projected cost of \$700,000. Of this total, the Recreation Director anticipates \$300,000 could be derived from grant funds, leaving a **\$400,000** remainder as the cost to the Town.

Court Street Buildings Renovation Plan: Since a new community center was not approved in 2020, renovation planning for the Recreation Department headquarters and the adjacent Senior Center is needed to update the buildings and improve their functionality. The CIP estimates a cost of **\$75,000** for this planning and design element as an initial step toward building improvements.

Park Improvement Funding: Park improvement funds are regularly appropriated with typical recent funding at \$100,000 per year for capital improvements to a variety of Town recreation facilities. The CIP lists an amount of **\$850,000** as the target amount for the FY2021-FY2026 planning period.

E. Projected Service Population for Recreation Facilities

In order to arrive at an equitable cost allocation to new development, the total investment in Town recreation facilities should be allocated across the total service population or housing inventory that it will serve. If the service population projection is too low, the impact fee may be too high. If the service population assumption is too high, the fee will be too low. This section reviews various assumptions about the future service base for the Town's existing and planned recreation facilities as a basis for a reasonable cost allocation.

1. Residential Growth History and Existing Service Base

Accurate benchmarks of the population and housing inventory are available only from the decennial Census counts which provide 100% counts of population, households and housing units. All other data are derived from estimates.

The Census Bureau's American Community Survey (ACS) provides municipal level estimates based on 5-year averages, the most recent of which is for the period 2014-2018. These estimates are subject to a high margin of error at the municipal level and generally not recommended as a reliable basis for whole-number values. The ACS tends to be more accurate for proportionate data such as average household size (persons per occupied housing unit).

DEMOGRAPHIC PROFILE: EXETER POPULATION, HOUSEHOLDS AND ENROLLMENT INDICATORS 1990-2010 CENSUS COUNTS AND 2018-2019 ESTIMATES					
Demographic Factor	1990	2000	2010	2018 ACS Estimate (Five Year Sample)	NHOSI Estimates
Total Population	12,481	14,058	14,306	14,921	15,382
Living in Group Quarters	270	371	341	417	357
Living in Households	12,211	13,687	13,965	14,504	15,025 (2019)
Total Housing Units	5,346	6,107	6,496	6,819	7,092
Occupied Housing Units (Households)	4,975	5,898	6,114	6,483	(2018)
Percent of Housing Units Occupied	93.1%	96.6%	94.1%	95.1%	
Average Household Size	2.45	2.32	2.28	2.24	
Householders < Age 55	3,229	3,570	3,198	2,971	
Householders Age 55+	1,746	2,328	2,916	3,512	
% Age 55 +	35.1%	39.5%	47.7%	54.2%	

For the purpose of estimating base year (2020) conditions, we estimate a total population in Exeter at about 15,400 (including residents in group quarters such as nursing homes). The population living in households is estimated at about 15,000.

A notable shift, which is recognized in Exeter's recreation planning, is the increasing share of resident householders who are age 55 or older. In 2000, the ratio was about 40% and in 2010

47%. As of the ACS 2018 estimates, householders age 55 or older are now in the majority in Exeter, representing an estimated 54% of its households.

2. Projection of Housing Inventory and Service Population

a. Population Projections. The NH Office of Strategic Initiatives (NHOSI) issued its most recent municipal population projections in 2016. However, the most recent estimates of Exeter’s population from the Census Bureau and the NHOSI indicate that the Town’s total population may be running about 4% higher than the 2016 projections anticipated.

NHOSI 2019 Population Estimate: 15,382
 Census Bureau 2019 Estimate: 15,313
 2016 NHOSI Projection for 2020: 14,702

The 2016 projections by NHOSI forecast a **2040** population for Exeter at 15,482. The most recent estimates suggest that the Exeter population may already be that high in 2020. The actual total will not be known until the 2020 Census is completed and tabulated.

If we adjust the NHOSI projections based on the differential between current estimates and the 2016 projection, the adjusted 2040 projection would be 16,125. Linear extrapolation of annual Census Bureau estimates from 2010-2019 would predict a 2040 population of 16,480.

b. Housing Inventory Growth and Population Change. The models below use historic changes in the total housing inventory of Exeter to generate long term projections of housing, households, and population. The number of housing units can be estimated more easily than the population. Two projection scenarios are presented below based on the long term history of housing growth in Exeter. Historical relationships between the total housing inventory and households, the proportion of persons living in group quarters, and estimates of declining average household size are used to project future scenarios of household population.

Exeter Population, Housing Units and Households: History and Projections						
Year	Housing Units	Households	Total Population	Group Quarters Population	Population in Households	Average Household Size
1980 Census	4,406	4,182	11,024	208	10,816	2.59
1990 Census	5,346	4,975	12,481	270	12,211	2.45
2000 Census	6,107	5,898	14,058	371	13,687	2.32
2010 Census	6,496	6,114	14,306	341	13,965	2.28
2020 Est	7,137	6,869	15,400	357	15,043	2.19
2030 (p)	7,647	7,360	15,747	365	15,382	2.09
2040 (p)	8,500	8,181	17,085	396	16,689	2.04
2050 (p)	9,353	9,002	18,430	427	18,003	2.00

Above model represents average increase of 74 units per year 2020-2050 (1970-2020 linear trend)

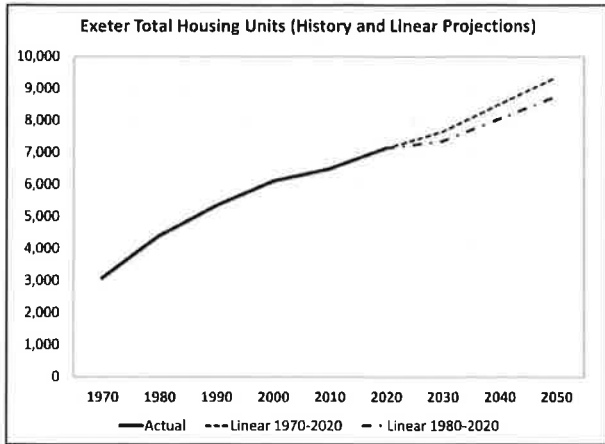
2030 (p)	7,347	7,071	15,130	351	14,779	2.09
2040 (p)	8,050	7,748	16,180	375	15,805	2.04
2050 (p)	8,753	8,424	17,249	400	16,849	2.00

Slower growth scenario averages 54 units per year 2020-2050 (1980-2020 linear trend)

A long term projection of total housing units in Exeter indicates the potential to reach 8,000 to 8,500 units by 2040 and 8,750 to 9,350 units by 2050.

These projections are based on continuation of past trends, and not subject to land capability constraints.

In the Scenario Planning Chapter of the 2015 Regional Master Plan (Rockingham Planning Commission), buildout estimates were developed by community through the year 2040. The following projections were made for Exeter:



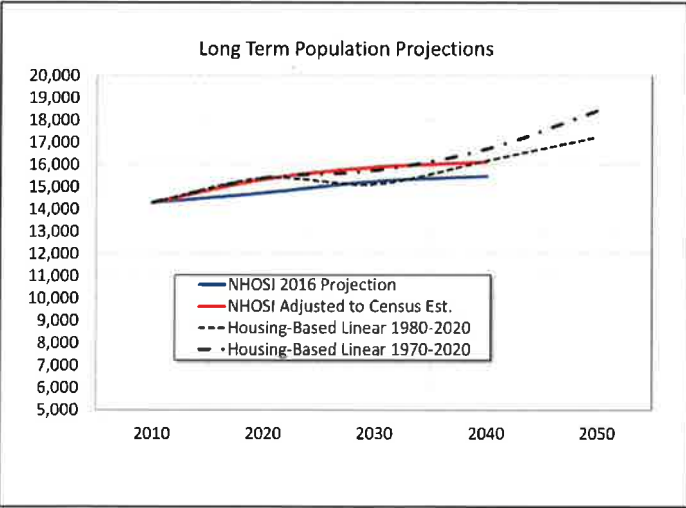
2040 Households* by Employment Scenario - Exeter

Slow Growth	6,502
Dispersed Growth	7,912
Nodal Growth	9,399

**The 2015 Regional Master Plan tables show baseline and projected "housing units" but the actual baseline number used for 2010 represents "households" or occupied units.*

In our linear projections based on housing growth, our household projections for 2040 were between 7,750 and 8,000 or the approximate equivalent of the "dispersed growth" scenario above. The higher "nodal growth" figure for projected 2040 households is not matched by our projection models until around 2050 or later.

A reasonable 2040 population projection (20 years) would be between 16,000 to 17,000 persons. Longer term projections of the population (30 years) indicate a potential total



population of between 17,000 and 18,500. The effective service population (living in households) is somewhat smaller after deducting the population living in group quarters.

Predicting the *year* that Exeter reaches any particular population is not essential to the fee calculation. The important factor is assigning a reasonable future service population that will benefit from the level of capital investment that is used to define the cost basis of the fee.

F. Capital Cost Allocation and Impact Fee Schedules

1. Average Household Size Estimates for Cost Allocation

Reliable data on average household size by type of housing unit has not been available since the 2000 Census when larger samples were used to estimate the number of persons living in housing of various types. ACS data groupings enable direct estimates for single detached and attached units as a combined housing group, two to four unit structures, five or more unit structures, and mobile homes (manufactured housing).

In our estimates of household size, we have assigned an average household size at 2.24 persons based on the 2018 ACS sample data. Household sizes for

individual structure types have been based on averages available for available structural groupings, adjusted by BCM Planning to reflect for historical differences within each group, such as single family detached vs. attached, two family and three or more family vs. totals for all 2 or more family units, etc.

Estimates of Average Exeter Household Size by Structure Type		
Type of Structure	2000 Census SF3 Sample (Data by Structure Type)	2018 Proportionate Estimates Based on ACS *
Single Detached	2.74	2.75
Townhouse / SF Attached	1.75	1.71
Two Unit Structure	2.33	2.00
Multifamily 3+ Units	1.86	1.59
Manufactured Housing	2.03	1.91
Household Sizes for Structural Groups Available in Both Samples		
Average Household Size	2.32	2.24
Single Family Detached & Attached	2.67	2.68
All Two or More Family Structures	1.96	1.68
* The 2018 ACS sample provides less detail in its count of persons by unit type than was available in the 2000 Census. Proportionate 2018 estimates have been made based on the most comparable groupings of structure types.		

2. Model A: Fee at 2020 Average Per Capita Facility Investment

Previously this report estimated the cumulative capital investment in Town recreation sites and facilities at **\$365** per capita based on Exeter's estimated household population (total population less population in group quarters).

Recreation Impact Fee Schedule A

Recreation Impact Fee Per Dwelling Unit at 2020 Investment Per Capita		
Average Occupied Unit	2.24	\$818
Single Family Detached	2.75	\$1,004
Attached and Townhouse	1.71	\$624
Two Family Structures	2.00	\$730
Multifamily Structures	1.59	\$580
Manufactured Housing	1.91	\$697

Under this model, the assumption is made that the Town will continue to maintain the same cumulative per capita investment in recreation land and facilities that has been estimated for 2020. A recreation impact fee assessed at this per capita rate, times the household size assumed for each structure type, yields one possible fee schedule.

3. Model B: Assume Modest Future Improvements Listed in 2021-26 CIP

Exeter Recreation Impact Fee Cost Basis 2020	
(Service Population Projected to 2040)	
Existing Facility Investment (Replacement Cost)	
Recreation Improvements	\$3,818,881
Land Supporting Rec Facilities *	\$1,679,133
Subtotal Past Investments	\$5,498,014
Planned Facility Investments (2021-2026 CIP)	
Planet Playground Reconstruction Net of Grants	\$400,000
Court St. Buildings Renovation Planning	\$75,000
Park Improvement Funding	\$850,000
Subtotal Planned Investments	\$1,325,000
Cumulative Capital Investment	\$6,823,014
Residential Service Base (2040)	
Total Housing Units	8,500
Total Households	8,181
Population in Households	16,689
Cumulative Recreation Investment Per Housing Unit	\$803
Cumulative Recreation Investment Per Capita (Household Population/Occupied Units Only)	\$409
* Excludes land known to have been donated to the Town for recreation uses	
** Includes CIP projects with cost estimates; includes Court St. building renovations	

A second version of the impact fee has been computed here based on a total recreation investment that excludes the \$4.5 million investment in Recreation Park site improvements as envisioned in the current CIP.

The additional capital investment in other CIP-based projects assumed in this model is \$1.325 million. No debt service is assumed to be required, and no credit allowances for debt service are deducted.

A 2040 projected service population is assumed to benefit from the cumulative investment in Town recreation facilities.

Recreation Impact Fee Schedule B

Exeter 2020 Recreation Impact Fee Based on Modest Improvements and 2040 Service Population		
Recreation Fee Based on Per Capita Cost and Estimated Household Size	Average Household Size 2018 Estimate	Recreation Impact Fee @ Per Capita Average Cost
Average Occupied Unit	2.24	\$916
Single Family Detached	2.75	\$1,125
Attached and Townhouse	1.71	\$699
Two Family Structures	2.00	\$818
Multifamily Structures	1.59	\$650
Manufactured Housing	1.91	\$781

The resulting recreation facility capital cost is assigned at **\$409** per capita to average household sizes by type of structure. The fee for an average dwelling unit would be about 12% higher than a fee based on the 2020 average facility investment per capita. This would require an increase in per capita recreation capital spending of only about 0.6% per year.

4. Model C: Fee Basis Including Major Improvements to Recreation Park Site

Major site improvements to Recreation Park are included in this fee model. Extensive drainage earthwork comprise a large portion of the total cost, but are essential to supporting any future facility development on the site.

Exeter Recreation Impact Fee Cost Basis 2020 Major Improvements, Service Population to 2050	
Existing Facility Investment (Replacement Cost)	
Recreation Improvements	\$3,818,881
Land Supporting Rec Facilities *	\$1,679,133
Subtotal Existing Facilities	\$5,498,014
Planned Facility Investments (2021-2026 CIP)	
Rec Park Drainage/Athletic Field & Parking Expansion	\$4,500,000
Planet Playground Reconstruction Net of Grants	\$400,000
Court St. Buildings Renovation Planning	\$75,000
Park Improvement Funding	\$850,000
Total Planned Facilities	\$5,825,000
Cumulative Capital Investment	\$11,323,014
Residential Service Base (Projected to 2050)	
Total Housing Units	9,353
Total Households	9,002
Population in Households	18,003
Cumulative Recreation Investment Per Housing Unit	\$1,211
Cumulative Recreation Investment Per Capita (Household Population/Occupied Units Only)	\$629
* Excludes land known to have been donated to the Town for recreation uses	
** Includes other CIP projects with cost estimates; excludes Court St. building renovations	

This model assumes a total of \$5.825 million in future capital improvements, but with a longer-term projection of the service population to the year 2050 (household population of about 18,000).

In this scenario, the Town's cumulative recreation capital investment would reach \$629 per capita based on a projected household population of 2050.

To reach this cumulative level of investment, *per capita* recreation facility spending would need to increase by about 72% over 30 years (or by about 2.4% per year).

This scenario would require a significant step-up in per capita investment, and would likely involve debt service financing of the Recreation Park improvements.

Much of this investment is needed to correct existing site drainage limitations. Overcoming these limitations will be of benefit to existing and future residents, but will be essential to maximizing the recreation potential of the site.

A credit allowance for a portion of estimated debt service is recommended under this scenario. The credit recognizes that a substantial portion of the investment centers on more on correcting existing site limitations. The portion of debt service credited (84%) as related to existing needs is the ratio of the 2020 estimated household population to the projected 2050 service population.

Recreation Park Improvement Bond - Estimated Payments And Credit Allowance Calculations				
10 Year Bond Term - 1.47% Interest Rate (Town 2020 estimate)				
Year	Balance	Principal	Interest	Total Payment
1	\$4,500,000	\$450,000	\$66,150	\$516,150
2	\$4,050,000	\$450,000	\$59,535	\$509,535
3	\$3,600,000	\$450,000	\$52,920	\$502,920
4	\$3,150,000	\$450,000	\$46,305	\$496,305
5	\$2,700,000	\$450,000	\$39,690	\$489,690
6	\$2,250,000	\$450,000	\$33,075	\$483,075
7	\$1,800,000	\$450,000	\$26,460	\$476,460
8	\$1,350,000	\$450,000	\$19,845	\$469,845
9	\$900,000	\$450,000	\$13,230	\$463,230
10	\$450,000	\$450,000	\$6,615	\$456,615
NPV of Payments @ 5%				\$3,776,195
Credited % (For Existing Need)				84%
Credited Amount				\$3,172,004
Exeter Taxable Valuation Fall 2019				\$2,174,990,424
Credit Per 1,000 Valuation				\$1.46
Credits Per Unit by Type of Structure	Assessed Value Per Unit	Credit Per Unit		
Average Housing Unit	\$277,000	(\$404)		
Single Family Detached	\$394,000	(\$575)		
Townhouse / Attached	\$267,000	(\$390)		
Two Family	\$168,000	(\$245)		
Three or More Family	\$175,000	(\$256)		
Manufactured Housing	\$158,000	(\$231)		

Under this model, the impact fee is derived by assigning a total capital cost of **\$629** per capita to the average household size for each structure type, then deducting the debt service credit allowance to arrive at a net impact fee assessment.

Recreation Impact Fee Schedule C

Recreation Impact Fee Including Major Site Improvement of Recreation Park				
Recreation Fee Based on Per Capita Cost and Estimated Household Size	Average Household Size 2018 Estimate	Recreation Capital Cost Per Household	Less Credit Allowance	Recreation Impact Fee Per Housing Unit
Average Occupied Unit	2.24	\$1,409	(\$404)	\$1,005
Single Family Detached	2.75	\$1,730	(\$575)	\$1,155
Attached and Townhouse	1.71	\$1,076	(\$390)	\$686
Two Family Structures	2.00	\$1,258	(\$245)	\$1,013
Multifamily Structures	1.59	\$1,000	(\$256)	\$744
Manufactured Housing	1.91	\$1,201	(\$231)	\$970

Under this set of assumptions, the net impact fee for an average dwelling unit would be about 23% greater than a fee based on the 2020 average facility investment per capita.

5. Selection of Impact Fee Option

Three options for a new recreation impact fee schedule have been described above. The lowest fee is based on the average cumulative per capita investment in Town recreation facilities to date (2020). The highest fee schedule would require that the Town’s total investment in recreation facilities double over the next 30 years.

It is recommended that the selection of a fee schedule reflect the probability of support for the levels of investment expressed in each of the three models. Fee Schedules A and B reflect capital costs that are reasonably consistent with past levels of investment in recreation facilities. Our view is that the adoption of either schedule A or B would be the most prudent at the present time. The recreation fee could be amended to the higher fee level if the Town authorizes the more substantial improvements to Recreation Park at or above the cost levels envisioned in schedule C.

6. Record Keeping for Updates

It is recommended that the Recreation Department maintain an ongoing record of capital improvements, identifying the related project or project phase involved, the year of the expenditure, and the costs incurred. The record should also identify portions of project costs funded with donations or grants, and the net cost borne by the Town. A full record of these improvement costs will be valuable to any future updates of the recreation impact fee.

2020 Impact Fee Update: Public School Facilities Town of Exeter, New Hampshire

Basis of Assessment and Fee Schedule Options

October 16, 2020

Prepared for:

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A. Purpose of Report

This report comprises an update to the original basis of assessment for public school impact fees in the Town of Exeter. The original report was entitled "Methodology for the Assessment of Public School Impact Fees – Town of Exeter, New Hampshire" dated April 2003. An update of the original methodology was completed in 2009 but the resulting fee schedules were not adopted. The same fee basis has been in effect since 2003 (17 years).

In the original report, it was recommended that periodic updates to the fee basis are desirable and appropriate to assure that the fee remains proportionate, and to allow the fee basis to reflect current capital costs. The study listed a number of factors in the impact fee calculation that could be modified or updated periodically, including but not limited to:

- Facility standards (square feet per pupil capacity in existing schools);
- Estimated public school enrollment multipliers by housing type;
- School facility development costs or replacement costs per square foot;
- Average assessed value of housing units by type of structure for credit allowance calculations;
- Adjustments to past and future debt service schedules for local district and cooperative district schools including percent of principal paid by state building aid, and Exeter's share of the debt service of the cooperative district;
- Interest rates or discount rates for computing present value; and
- Overall change in fee calculations to a bedroom-based or per square foot assessment.

The Exeter impact fee ordinance allows for periodic updates to the fee basis.

B. Authority

New Hampshire RSA 674:21,V authorizes municipalities to assess impact fees to new development for the construction or improvement of capital facilities owned by the municipality, including public school facilities, or the municipality's proportional share of capital facilities of a cooperative or regional school district of which the municipality is a member.

RSA 674:21, V allows impact fees to be assessed for new capital facilities that will support new development, or to recoup the cost of existing facilities constructed in anticipation of the needs of new development. Locally the assessment and administration of impact fees in Exeter is governed by Article 11 of the Exeter Zoning Ordinance.

Whether the impact fee is based on anticipated facility development, or on the proportionate recoupment of prior investments, an impact fee must be proportionate to the capital costs that are reasonably associated with the demand generated by new development. This impact fee update report will provide the basis for establishing that relationship and the assignment of proportionate capital costs.

C. School Impact Fee Components

The original Exeter school impact fee was based on the following factors:

- [Enrollment per housing unit by grade level (at K-5, 6-8 and grade 9-12 levels)]
- x [square feet of school facility space required per pupil (by grade level)]
- x [capital cost per square foot of facility space by grade level]
- [less State Building Aid reimbursement as percent of principal costs
- [less credit allowances for taxes paid for debt service needed to rectify base year space deficiencies or capacity costs associated with existing development]
- = Exeter school impact fee assessment per dwelling unit

The basic structure of the original methodology has been retained in this update, and supports a range of fees per dwelling unit by type of structure. Sufficient data was compiled during the course of the update to support a fee schedule per square foot of living area should the Town choose to change to an alternative method of assessment. .

Several of the impact fee components have changed since the original fee basis was established:

- Except for townhouse style structures, public school enrollment ratios per unit have declined since 2003. All enrollment ratios in this update to observed 2020 conditions.
- Effective State Building Aid for elementary and middle schools has declined due to the absence of SBA funding for recent additions.
- School facility floor area per pupil capacity standards have increased.
- Credit allowances have been adjusted (increased) to reflect past and future debt service costs to fund prior space deficiencies and capacity encumbered by existing development.

D. Demographic Analysis

1. Housing, Population and Households

DEMOGRAPHIC PROFILE: EXETER POPULATION, HOUSEHOLDS AND ENROLLMENT INDICATORS					
1990-2010 CENSUS COUNTS AND 2018 ACS SAMPLE ESTIMATES					
Demographic Factor	1990	2000	2010	2018 ACS Estimate (Five Year Sample)	Most Recent NHOSI Estimates
Total Population	12,481	14,058	14,306	14,921	15,382
Living in Group Quarters	270	371	341	417	357
Living in Households	12,211	13,687	13,965	14,504	15,025 (2019)
Population Under Age 5	872	771	689	737	
School Age Population Age 5-17	2,071	2,638	2,540	2,124	
Resident Enrollment (ADM)	1,792	2,355	2,220	2,105	
As % of Age 5-17 Population	87%	89%	87%	99%	
Total Housing Units	5,346	6,107	6,496	6,819	7,092 (2018)
% of Units Occupied	93.1%	96.6%	94.1%	95.1%	
Occupied Housing Units (Households)					
Owner	3,385	3,980	4,325	4,454	
Renter	1,590	1,918	1,789	2,029	
Total	4,975	5,898	6,114	6,483	
% of Households Homeowners	68.0%	67.5%	70.7%	68.7%	
% of Households Renters	32.0%	32.5%	29.3%	31.3%	
Average Household Size	2.45	2.32	2.28	2.24	
Householders < Age 55	3,229	3,570	3,198	2,971	
Householders Age 55+	1,746	2,328	2,916	3,512	
% Age 55 +	35.1%	39.5%	47.7%	54.2%	
Age 5-17 Per Household	0.416	0.447	0.415	0.328	
Avg Enrollment Per Household	0.360	0.399	0.363	0.325	
Avg Enrollment Per Housing Unit	0.335	0.386	0.342	0.309	
Age 5-17 Pop / Householders < 55	0.641	0.739	0.794	0.715	
Enrollment / Householders < 55	0.555	0.660	0.694	0.709	

Source Notes: 1990, 2000 and 2010 data are 100% counts from decennial Census data; 2018 data from American Community Survey (ACS) based on a 5-year sample for 2014-2018 (not comparable for direct comparison to decennial data. Resident enrollment for Exeter based on NH Dept of Education Average Daily Membership (ADM) by residence.

The school age population and resident public school enrollment in Exeter has declined since the original impact fee analysis was completed in 2003.

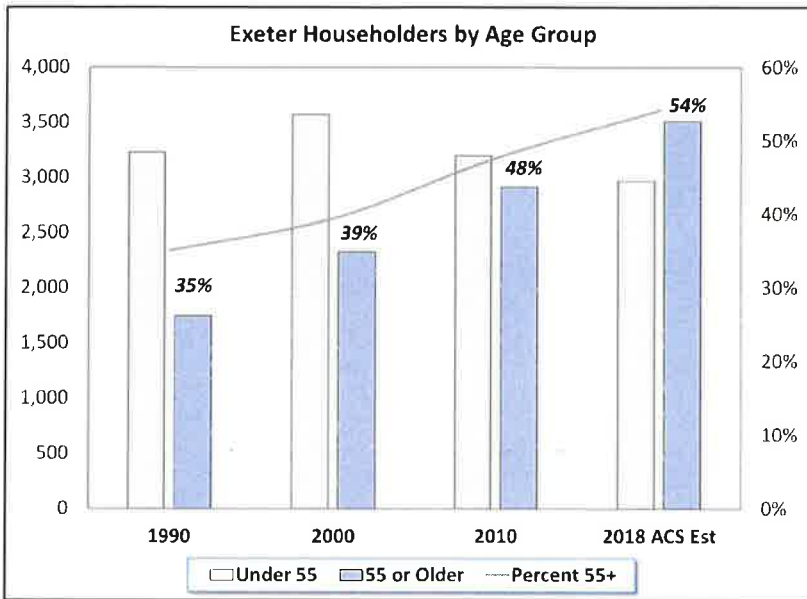
Since the number of households has increased, the average household size and enrollment per household is lower than it was in 2003.

One of the contributing factors to that change has been the shift in households by age group.

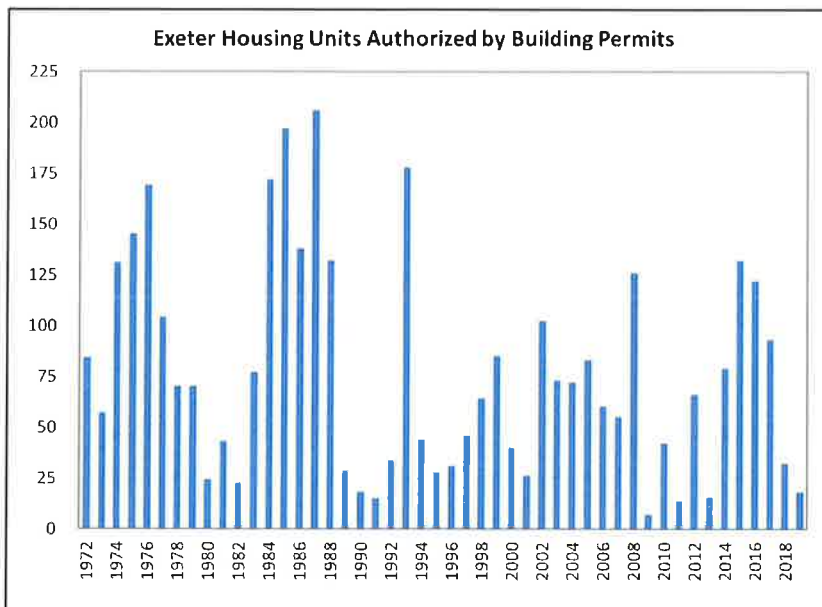
In 2000, 39.5% of Exeter householders were age 55 or older, and in 2010 the ratio

was 47.7%. The most recent estimates indicate that about 54% of Exeter householders are 55 or older.

Overall the demographic data indicate that the current average public school enrollment per Exeter household should be between 0.32 and 0.36. However, if the ratios were computed in relation to resident householders under the age of 55, the estimated ratio would be about 0.70 pupils per household.



The most recent estimates American Community Survey (ACS) data indicate that the majority of Exeter households (about 54%) are now age 55 or older. These older age groups are not generally associated with school enrollment impacts.



Another contributing factor to the decline in the enrollment ratio per housing unit is related to the composition of the new units added to the housing inventory of Exeter over the past 20 years.

Based on our analysis of property assessment information, about 27% of housing units built in Exeter from 2000 to 2019 were in age-restricted housing developments (not including assisted living sites).

Another factor in the most recent housing development in Exeter is a transition away from single family detached housing, and toward attached and multifamily units.

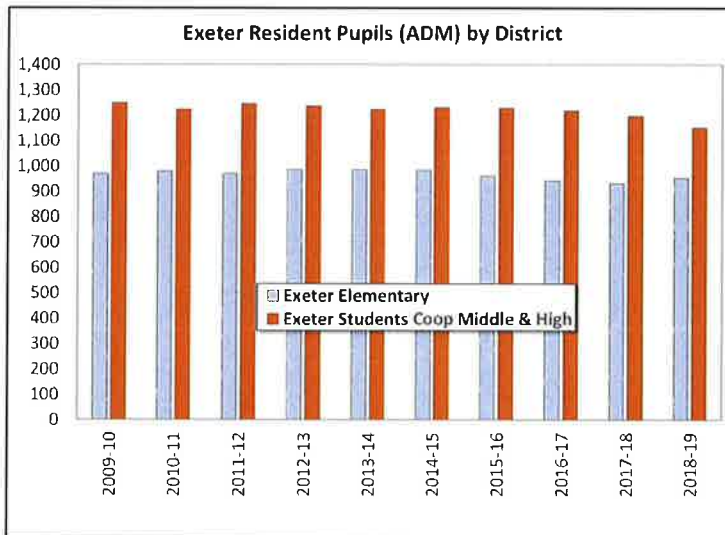
Exeter Housing Units Authorized by Building Permits				
Net Increase in Housing Units By Period				
Period	Single Family	Two or More Family	Manufactured Housing	Total
1970-1979	335	213	282	830
1980-1989	467	488	86	1,041
1990-1999	310	230	3	543
2000-2009	258	408	(22)	644
2010-2019	96	551	(33)	614
All Periods	1,466	1,890	316	3,672
Average Annual Net Change in Units By Period				
1970-1979	34	21	28	83
1980-1989	47	49	9	104
1990-1999	31	23	0	54
2000-2009	26	41	(2)	64
2010-2019	10	55	(3)	61
All Periods	29	38	6	73
Percent of New Units by Type by Period				
1970-1979	40.4%	25.7%	34.0%	100.0%
1980-1989	44.9%	46.9%	8.3%	100.0%
1990-1999	57.1%	42.4%	0.6%	100.0%
2000-2009	38.7%	61.3%	--	100.0%
2010-2019	14.8%	85.2%	--	100.0%
All Periods	39.9%	51.5%	8.6%	100.0%

Based on building permit data, 61% of the new housing units authorized in Exeter during the 2000 to 2009 period were in two or more family structures.

During the most recent 10 years of permit activity (2010 to 2019) 85% of the new units authorized were in two or more family buildings.

The enrollment generation from a townhouse or multifamily apartment or condo in Exeter generated only about a half to a third as many school children as a single family detached unit.

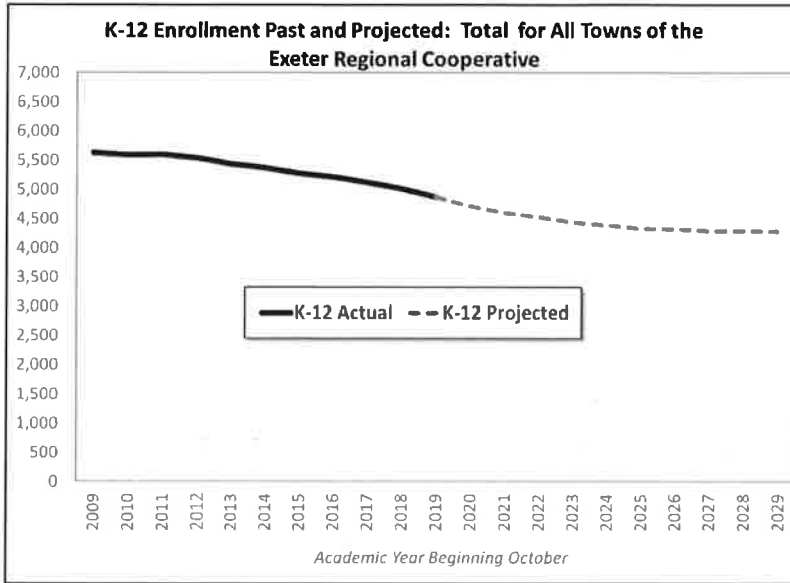
2. Public School Enrollment



Over the past 10 years, Exeter resident enrollment has declined by 1.7% in the local district elementary schools (grades K-5) and by 7.9% in grades 6-12 served by the regional cooperative district.

The overall decline in total resident enrollment in Exeter over the 10 year period shown in the chart was about 5.4% in grades K-12.

In December 2019, long term enrollment projections were prepared for SAU 16 by the New Hampshire School Administrators Association (NHSAA, a consulting group) for the regional



cooperative district as a whole. Local projections for the six individual towns of the cooperative were not available from that report.

These projections were based on a five year cohort survival model that presumes that historical patterns remain unchanged from the five year historical baseline period used to evaluate grade progression patterns.

Using actual October 2019 enrollment as a baseline, the ten year projection to October 2029 projects a 12% decline in K-12 enrollment within the towns of the Exeter Regional Cooperative District. During this period, most of the decline is expected within the high school grades 9-12, where enrollment could decline by 20% or more from the 2019 base. At the K-5 level, the decline is projected to be about (-5.3%) over the ten year period, and (-8.6%) in grades 6-8.

Ten year projections are generally less reliable than shorter term estimates because of the many variables involved that are subject to change. Changes in the number of births, the pace of housing construction, net in-migration and other factors may affect the actual rate of change in future enrollment. Based on the modeling, most of decline in enrollment will take place in the first half of the 10-year projection period. Within a five year projection period (2019 to 2024), the projection model estimates an overall decline of (-6.3%) for K-5 enrollment, (-5.6%) in grades 6-8, and (-17.4%) in grades 9-12.

The schools serving Exeter have significant available capacity to accommodate new residential development and related enrollment impacts. Based on the capacity estimates for the schools, the Exeter elementary schools could absorb the impact of about 1,400 additional single family homes; the cooperative middle school about 1,200 more homes, and the cooperative high school about 2,400 additional single family units.

Additional SF Housing Units Supportable by Available School Capacity as of October 2019	Exeter (PK-5)	Coop Middle School (6-8)	Coop High School (9-12)	Total (Average)
Remaining Available Capacity October 2019	284	134	357	775
Exeter Avg Pupils Per Single Family Home	0.2011	0.1131	0.1486	0.4628
Single Family Units @ Exeter Average	1,412	1,185	2,402	1,675

E. Public School Enrollment per Housing Unit

1. Change in Exeter Public School Enrollment Ratios

The single most important factor in the school impact fee calculation is the average number of pupils associated with various types of housing units in Exeter. The enrollment ratios used in the fee basis comprise the proportionate basis by which related school capital costs are assigned to new development.

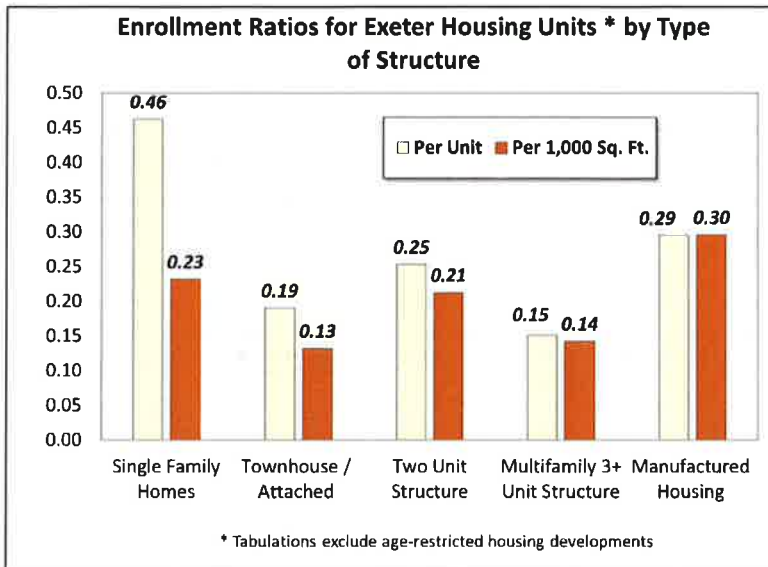
The original impact fee study (2003) included an analysis of Exeter resident public school enrollment counts (Fall 2002) by address. A subsequent update in 2009 (not adopted) was prepared using enrollment ratios that were statistically adjusted from the 2003 study. In this 2020 update, the enrollment ratios have been completely updated by matching actual enrollment counts by address to property characteristics contained in Exeter's property tax assessment data base. This technique allows us to associate enrollment by type of housing unit, living area, bedrooms, and year built.

In this section, all of the charts and tables reflect average characteristics of the Exeter housing stock, after *excluding lawfully age-restricted developments* from the computations. Since age-restricted housing units are not normally subject to school impact fee assessment, these averages reflect the characteristics the housing that will be subject to the assessments.

Enrollment ratios per housing unit and per 1000 square feet of living area are compared below, based on the 2003 original study and this 2020 update. Overall, average enrollment per housing unit in 2020 is about 15% lower than it was in 2003, but this varies by the type of structure. In attached and townhouse units, the 2020 enrollment per unit is about 11% higher than in 2003. In part, this appears to be related to the larger average size of attached and townhouse units in the current housing inventory.

Comparison of Exeter Enrollment Ratios from 2003 Fee Basis and 2020 Study				
Type of Structure	K-12 Pupils Per Housing Unit		K-12 Pupils Per 1,000 Sq. Ft. of Living Area	
	2003	2020	2003	2020
Single Family Detached	0.548	0.463	0.288	0.232
Attached & Townhouse	0.171	0.190	0.131	0.132
Two Family Structures	0.357	0.253	0.309	0.213
Three or More Family Structures	0.179	0.151	0.216	0.143
Manufactured Housing	0.327	0.295	0.335	0.360
All Housing Except Age-Restricted	0.395	0.336	0.281	0.215

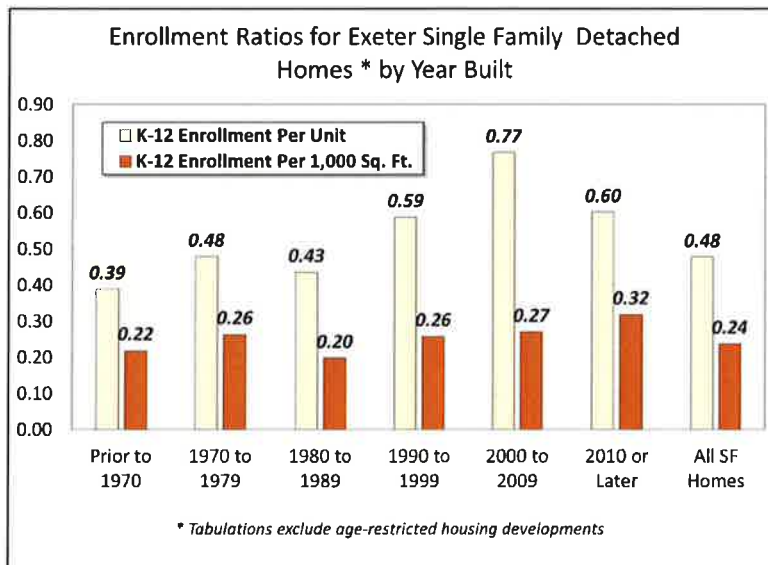
2. Detailed Analysis of Enrollment Ratios



In 2020, the average enrollment per single family detached home is estimated at 0.46 pupils, which is two to three times the average for two family structures, townhouses, and multifamily structures. The ratio for manufactured housing is 63% of the single family average.

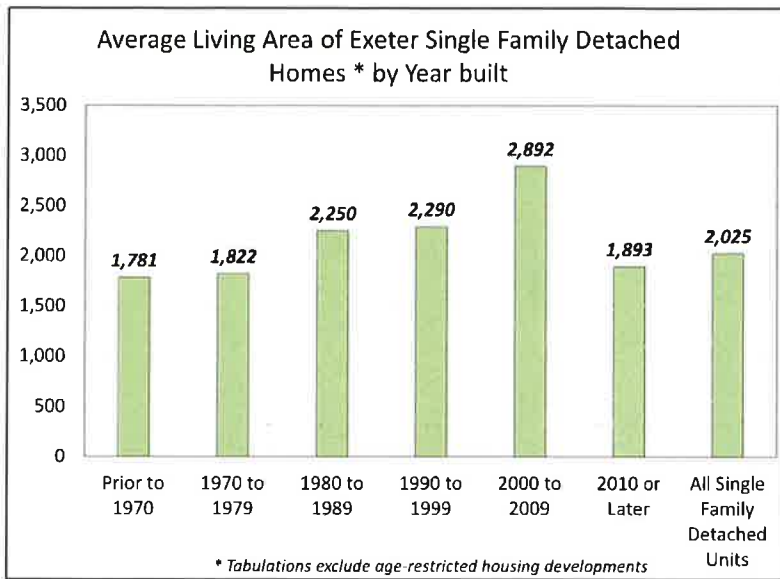
The ratios of enrollment per 1,000 square feet of living area are about the same for single family and two-family

structures. Enrollment per 1,000 square feet of living area is about the same for townhouse and multifamily construction.



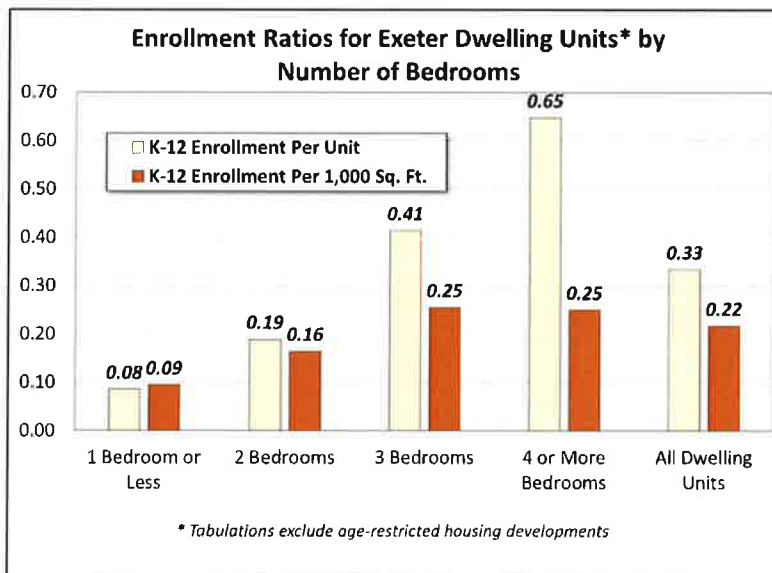
When we look at single family detached homes only, the newer homes have enrollment ratios that are considerably higher than those of older unit, and the Town average.

But the ratios per 1,000 square feet are more similar over time.



The largest average single family home size by period of construction (2000 to 2009) corresponds to the highest enrollment generation rate (see previous chart) at 0.77 pupils per unit.

The largest homes in the inventory have four or more bedrooms, and are associated with higher enrollment impacts.



In this chart we compare average enrollment per unit and per 1,000 square feet of living area by number of bedrooms for all structural types combined. Single family dwellings dominate the average enrollment indicated for three and four or more bedroom units.

The data indicates that one bedroom units of typical size will have a very low impact on enrollment, potentially a basis

for a reduced fee or waivers for the smallest units.

More detailed data tabulations on enrollment characteristics are found in the following tables. While the newest units may tend to have higher enrollment ratios, BCM Planning uses average enrollment ratios for all existing units as the proportionate demand measure for impact fees. Since the impact fee is one-time assessment in the life of a property, the long term impact of a development is best measured by the current average enrollment ratio.

All Exeter Housing Units Excluding Age-Restricted Developments												
Structure Type	Public School Enrollment by Grade						Average Unit Size and Valuation			Enrollment Per Housing Unit		
	Pre-K	Kinder.	Gr. 1 to 5	Gr. 6 to 8	Gr. 9 to 12	Gr. K to 12	Avg Living Area Per Dwelling	Avg Valuation Per Unit	Avg Valuation Per Sq. Ft.*	K-8	9-12	K-12
Single Family Homes	20	102	508	343	451	1,404	1,993	\$394,221	\$198	0.3141	0.1486	0.4627
Townhouse / Attached	2	11	38	17	21	87	1,439	\$267,425	\$186	0.1444	0.0460	0.1904
Two Unit Structure	1	12	25	22	34	93	1,191	\$168,147	\$141	0.1608	0.0926	0.2534
Multifamily 3+ Unit Structure	7	22	80	43	66	211	1,059	\$175,262	\$166	0.1038	0.0472	0.1510
Manufactured Housing *	7	17	86	48	77	228	997	\$60,442	\$61	0.1953	0.0996	0.2949
Total All Housing	37	164	737	473	649	2,023	1,558	\$277,298	\$178	0.2279	0.1077	0.3356
Mixed Use / Other	4	1	12	8	12	33	* Avg. valuation for manufactured housing on own lot is \$157,500 or \$129 per square foot					
Total	41	165	749	481	661	2,056						

Notes on structural groupings for enrollment ratio calculations:
 Single Family category excludes homes with apartments; includes detached condos
 Multifamily 3+ unit category includes apartments and garden style condos
 Townhouse / attached includes townhouse and single family attached condos

Tabulation based on 6,028 dwelling units (excludes travel trailers, government-owned property, and age restricted housing and assisted living sites).

Exeter Housing Units Built 2003 or Later, Excluding Age-Restricted Developments												
Structure Type	Public School Enrollment by Grade						Average Housing Units			Enrollment Per Housing Unit		
	Pre-K	Kinder.	Gr. 1 to 5	Gr. 6 to 8	Gr. 9 to 12	Gr. K to 12	Avg Living Area Per Dwelling	Avg Valuation Per Unit*	Avg Valuation Per Sq. Ft.*	K-8	9-12	K-12
Single Family Homes	2	17	90	52	65	224	2,358	\$473,236	\$201	0.5064	0.2070	0.7134
Townhouse / Attached	0	3	11	4	9	27	1,509	\$311,471	\$206	0.0909	0.0455	0.1364
Two Unit Structure	0	0	0	0	0	0	1,527	\$275,633	\$181	n.c. -only 6 units in sample		
Multifamily 3+ Unit Structure	1	3	13	6	22	44	1,530	\$201,052	\$131	0.1023	0.1023	0.2046
Manufactured Housing *	1	2	7	4	9	22	1,029	\$94,596	\$92	0.0963	0.0667	0.1630
Total Built 2003 or Later	4	25	121	66	105	317	1,747	\$308,661	\$177	0.2442	0.1210	0.3652
% of Town Total	11%	15%	16%	14%	16%	16%	* Avg. valuation for manufactured housing on own lot is \$182,400 or \$139 per square foot					

Above sub-sample data based on 868 dwelling units with year built = 2003 or later

Exeter Single Family Detached Homes by Year Built, Excluding Age-Restricted Developments									
Year Built	K-12 Enrollment	Housing Units	Total Living Area	Total Assessed Valuation	K-12 Enrollment Per Unit	K-12 Enrollment Per 1,000 Sq. Ft.	Avg Living Area Per Dwelling	Avg Valuation Per Unit	Avg Valuation Per Sq. Ft.
Prior to 1970	562	1,449	2,578,964	\$499,387,360	0.3879	0.2179	1,780	\$344,643	\$194
1970 to 1979	154	322	586,542	\$121,406,469	0.4783	0.2626	1,822	\$377,039	\$207
1980 to 1989	163	375	827,487	\$157,882,387	0.4347	0.1970	2,207	\$421,020	\$191
1990 to 1999	178	303	693,743	\$138,146,591	0.5875	0.2566	2,290	\$455,929	\$199
2000 to 2009	253	330	940,124	\$183,101,083	0.7667	0.2691	2,849	\$554,852	\$195
2010 or Later	74	123	233,164	\$51,262,290	0.6016	0.3174	1,896	\$416,767	\$220
All SF Detached Units	1,384	2,902	5,860,024	\$1,151,186,180	0.4769	0.2362	2,019	\$396,687	\$196
Subtotal Built 2000 or Later	327	453	1,173,288	\$234,363,373	0.7219	0.2787	2,590	\$517,358	\$200
<i>as % of All SF Detached Homes</i>	24%	16%	20%	20%					

Exeter Single Family Detached Homes by Number of Bedrooms (Excludes Age-Restricted Developments)									
Number of Bedrooms	Enrollment K-12	Housing Units	Total Living Area	Total Assessed Valuation	Avg Home Size	Avg Valuation Per Unit	Avg Valuation Per Sq. Ft.	K-12 Enrollment Per Unit	K-12 Enrollment Per 1,000 Sq. Ft.
1 BR	3	29	28,649	\$7,972,311	988	\$274,907	\$278	0.1034	0.1047
2 BR	73	367	488,705	\$106,674,950	1,332	\$290,667	\$218	0.1989	0.1494
3 BR	631	1,436	2,555,588	\$521,925,600	1,780	\$363,458	\$204	0.4394	0.2469
4 BR or More	677	1,055	2,783,090	\$512,244,819	2,638	\$485,540	\$184	0.6417	0.2433
Total SF Detached	1,384	2,887	5,856,032	\$1,148,817,680	2,028	\$397,928	\$196	0.4794	0.2363

Exeter Housing Units All Structure Types by Bedrooms (Excludes Age-Restricted Developments and PEA Properties)

Number of Bedrooms*	Enrollment K 12	Housing Units	Living Area	Assessed Valuation	K-12 Enrollment Per Unit	K-12 Enrollment Per 1,000 Sq. Ft.	Avg Living Area Per Dwelling	Avg Valuation Per Unit	Avg Valuation Per Sq. Ft.
1 Bedroom or Less	70	824	743,050	\$118,639,264	0.0850	0.0942	902	\$143,980	\$160
2 Bedrooms	388	2,057	2,368,228	\$332,979,942	0.1886	0.1638	1,151	\$161,876	\$141
3 Bedrooms	861	2,082	3,381,247	\$623,851,307	0.4135	0.2546	1,624	\$299,640	\$185
4 or More Bedrooms	692	1,069	2,772,862	\$507,500,054	0.6473	0.2496	2,594	\$474,743	\$183
Total	2,011	6,032	9,265,387	\$1,582,970,567	0.3334	0.2170	1,536	\$262,429	\$171

For two and three or more family buildings, the number of bedrooms assigned is based on the average number of bedrooms per unit for the property. It is not possible to identify individual apartment sizes from the assessment information.

F. Facility Standards and Capital Cost

1. Space per Pupil Capacity

The school impact fee is based on the average school facility floor area required to provide a given capacity for enrollment. These capacity standards have changed since the original fee basis was developed in 2003. An addition was made to the Main Street School in 2018, the Exeter High School was constructed in 2005, and a Middle School expansion is programmed for 2021.

Public Schools Serving Exeter 2020							
School Facility	Original Yr. Built & Expansion Dates	Grades Served	Building Area Sq. Ft.	Facility Capacity (1)	Enrollment October 2019	Sq. Ft. Per Pupil Capacity	Oct 2019 Enrollment as % of Capacity
Elementary Schools (Exeter School District)							
Main Street School	1932, 1998, 2018	Pre School & K-2	70,466	650	451	108	69%
Lincoln Street School	1954, 1962, 1979, 1991	3-5	67,474	550	465	123	85%
Total Grades K-5		K-5	137,940	1,200	916	115	76%
Middle School (Exeter Region Cooperative)							
Cooperative Middle School (2)	1997, 2021	6-8	211,708	1,250	1,116	169	89%
Total Grades K-8		K-8	349,648	2,450	2,032	143	83%
High School (Exeter Regional Cooperative)							
Exeter High School	2005	9-12	356,000	2,000	1,643	178	82%
Total Facilities Available to Exeter Students		K-12	705,648	4,450	3,675	159	83%
<i>(1) Enrollment and capacity reflect K-5 grades for elementary schools, grades 6-8 at the Middle School, grades 9-12 for Exeter High School. Main Street School also provides a pre-school with enrollment of 44 as of October 2019.</i>							
<i>(2) Building area and estimated capacity incorporate 2021 approved addition of 34,000 square feet.</i>							

The facility standards based on 2020 conditions have been adjusted to the following:

Elementary Schools:	115 square feet per pupil capacity
Middle School:	169 square feet per pupil capacity
High School:	178 square feet per pupil capacity

As of October 2019 enrollment in the schools serving Exeter represented 83% of their capacity, indicating remaining potential for existing facilities to accommodate hundreds of additional students, including those generated by future housing development.

2. Capital Cost Assignment

In the original impact fee study in 2003, the school capital cost of development was estimated at \$120 per square foot for elementary schools, \$140 per square foot for middle schools, and \$147 per square foot as the estimated cost for the proposed new high school.

The 2020 update applies a range of estimated capital costs per square foot to reflect a current development or replacement cost for the school facilities. The first approach uses the 2020

insured value of the schools serving Exeter pupils. This approach does not generally capture the current total development cost of new school facilities.

Insured Value of Schools Serving Exeter			
School Facility	Insured Value 2020 Buildings and Contents	Sq. Ft. Per Insurance Schedule	Insured Value Per Square Foot
Elementary Schools (Exeter School District)			
Main Street School	\$11,894,800	70,466	\$169
Lincoln Street School	\$12,390,600	67,474	\$184
Total Grades K-5	\$24,285,400	137,940	\$176
Middle School (Exeter Region Cooperative)			
Cooperative Middle School (*)	\$34,373,800	177,708	\$193
Total Grades K-8	\$58,659,200	315,648	\$186
High School (Exeter Regional Cooperative)			
Exeter High School	\$73,785,000	356,000	\$207
Total Facilities Available to Exeter Students	\$132,444,200	671,648	\$197
<i>(*) Values reflect 2020 conditions prior to 34,000 sq. ft. planned expansion in 2021</i>			

The indicated capital values per square foot using this source:

Elementary \$176
Middle \$193
High School \$207

Another method is to adjust actual historical construction costs of local school facilities to present-day values using a cost index. In the table below, the original cost of selected projects is adjusted base on R.S. Means Square Foot Cost indexes to estimate comparable current capital costs for new school construction projects.

Estimate of School Construction Costs Adjusted to 2020					
School Expansion Projects	Year Built	Original Cost	Cost Adjusted to Oct 2019 (RS Means Factors)	Square Feet Added	2020 Adjusted Capital Cost
Main St. School Expansion & Improv.	1993	\$2,550,000	\$6,049,074	34,000	\$178
Middle School New Construction	1997	\$15,700,000	\$33,637,530	177,708	\$189
Exeter High School New Construction	2005	\$50,400,000	\$83,078,947	356,000	\$233

Projects that involve substantial renovations or improvements and smaller scale additions will not always reflect the efficiencies inherent in new construction where development of both classroom and core facility space is involved. Renovation costs may therefore be higher or lower than that of new construction. Of the above three projects, the original middle school and the high school represent full costs of new school development.

New Hampshire State Building Aid, when available, is subject to published maximum allowable costs per square foot. The allowances for 2020 construction in Rockingham County are compared below to the figures derived above.

	<u>2020 SBA Max Reimbursement</u>	<u>2020 Insured Value</u>	<u>Original Cost Adjusted to 2020</u>
Elementary	\$ 190	\$ 176	\$ 178
Middle	\$ 186	\$ 193	\$ 189
High	\$ 179	\$ 207	\$ 233

Each of the three cost standards has been tested in the impact fee model. The difference between the highest and lowest fees generated under these cost assumptions is between 5% and 10% depending on the structure type.

3. State Building Aid

The impact fee model arrives at a school district capital cost by deducting the proportion of capital costs derived from State Building Aid. New Hampshire State Building Aid provided support to older school construction projects by reimbursement of 30% of principal costs to the Exeter School District and 55% of principal costs for facilities developed by the regional cooperative district. Due to a moratorium on building aid in recent years, this assistance was not available for the 2018 expansion of the Main Street School nor will it be applicable to the 2021 addition and improvements at the middle school.

Based on the proportions of total school floor area developed with and without SBA reimbursement at the elementary and middle school (including the 2021 addition) we have adjusted the effective historical SBA for the Exeter elementary schools from 30% to 26%, and the SBA ratio for the Middle School from 55% to 46%. The SBA allowance for Exeter High School remains the same at 55% as per the terms for its original construction.

G. Credit Allowances

The impact fee calculations incorporate credit allowances to recognize the property taxes paid in the past by vacant land, and in the future by newly developed homes, to fund school capacity needs of existing base year development, or to rectify prior space deficiencies. Though credit allowances are not required under the authorizing legislation governing impact fee assessment (NH RSA 674:21, V), they have been incorporated into the fee calculations with the effect of lowering the net capital cost assessed to new development.

In this update only the debt service payments made over the last 20 years (including calendar year 2020) are treated as “past payments”. Credits for future debt service payments based on scheduled debt for the period 2021 or later. Credited amounts are based on the Exeter share of related debt service, net of State Building Aid. A discount rate of 5% has been used for the purpose of present value calculations of past and future debt service costs in calculating proportionate credit amounts.

In the original methodology, past payment credits were assigned based on pre-development land values and an estimated acreage per housing unit. To simplify the methodology, the revised 2020 basis of assessment assigns 15% of the assessed valuation per housing unit to represent a proportionate raw land value from which to assign a pre-development, or past payment, credit to the associated land. (Various surveys in past years by the National Association of Homebuilders have estimated the cost of raw land at 10% to 13% of the final selling price of new homes.)

The credit allowances for debt service on capacity-related projects that were included in the original study have been updated to reflect “past” vs. “future” periods, and reflect the addition of two additional bonded debt projects: the 2018 addition to Main Street School and the anticipated bond schedule for the Middle School expansion. While the Middle School project will not change the capacity of the school, it will enable the school to meet its desired program scheduling requirements, and essentially represents an increase in the total floor standard used in the fee basis.

The details of each component of the credit allowance calculations and related assumptions are contained in the Appendix. The table below summarizes the credit allowances assigned per unit by structure type.

School Impact Fee Credit Allowance Per Unit by Structure Type							
Structure Type	Elementary Schools (Past)	Elementary Schools (Future)	Middle School (Past)	Middle School Future)	High School (Past)	High School (Future)	Total Credit Allowance
Single Family	(\$61)	(\$347)	(\$298)	(\$713)	(\$103)	(\$91)	(\$1,613)
Townhouse / Attached	(\$26)	(\$235)	(\$202)	(\$483)	(\$70)	(\$61)	(\$1,077)
Two Family	(\$16)	(\$148)	(\$127)	(\$304)	(\$44)	(\$39)	(\$678)
Three or More Family	(\$16)	(\$154)	(\$132)	(\$317)	(\$46)	(\$40)	(\$705)
Manufactured Housing	(\$16)	(\$139)	(\$120)	(\$286)	(\$41)	(\$36)	(\$638)

H. 2020 Impact Fee Assessment Schedules

1. School Impact Fees per Unit by Structure Type

Exeter School Impact Fee Options - 2020 Update			
Type of Structure	School Impact Fee Schedules Per Dwelling Unit		
	A	B	C
Single Family Detached	\$5,690	\$5,855	\$6,158
Attached & Townhouse	\$1,947	\$1,947	\$2,048
Two-Family	\$3,296	\$3,422	\$3,610
Three or More Family	\$1,675	\$1,715	\$1,813
Manufactured Housing	\$3,997	\$4,103	\$4,310

(A) Capital cost of facilities assigned at NH State Building Aid cost standard per sq. ft.
(B) Capital cost of facilities assigned at insured value of local schools per sq. ft.
(C) Capital cost of facilities assigned by a baseline construction cost indexed to 2020

This summary table shows a range of supportable school impact fees that vary by the capital value (replacement cost) per square foot assigned to the school facilities serving Exeter.

Each of these three schedules represents a proportionate basis for an updated 2020 school impact fee.

In the event that the Town decides to adopt fees that are lower than the selected fee schedule as calculated, a uniform percentage reduction should be applied across the board for each structure type. A uniform discount will maintain the relative proportionality of the assessments.

2. Options for Modified School Fees for Selected Unit Types

a. Age-Restricted Units

The school impact fee is not intended for application to age-restricted housing units in which the subject housing unit is essentially precluded from accommodating school age children due to the presence of restrictive covenants. Developments with lawful age restrictions could either be exempted from the school impact fee entirely, or the fee could be assessed only to those units within the development that are not subject to age restrictions. For example, in a development that has 80% of its units subject to an age restriction covenant, the fee could be assessed to all of the units at 20% of the standard fee schedule applicable to the structure type involved.

b. Small One Bedroom Multifamily Units

In studio or one bedroom units with less than 500 to 600 square feet, there is little evidence of enrollment impact. Since the enrollment impact from such units will be well below that of the average multifamily unit, consideration should be given to exempting or significantly discounting school impact fees for these small dwelling units.

c. *Accessory Dwelling Units (ADUs)*

Our research of a number of other New Hampshire communities by BCM Planning has indicated that the average single family property with an apartment generates average enrollment that is about 25% to 30% higher than the average enrollment associated with single family homes without apartments. In most cases, the data indicates that due to their typically small size the average ADU will generate less enrollment than an average multifamily unit. But in Exeter, an ADU may have a large variation in living area (ADUs of up to 900 square feet are allowed.)

Options for modified fees for ADUs include:

- Exempting studio and one bedroom ADUs with under 500-600 square feet
- Discounting the standard multifamily fee by a percentage
- Apply a per square foot assessment to allow flexibility by unit size

For a discounted fee, BCM Planning would recommend an ADU fee no higher than 75% of the average for local multifamily dwellings as a proportionate school fee:

ADU @ 75% of Multifamily Rate	A	B	C
	\$1,256	\$1,286	\$1,360

An alternative assessment per square foot of living area could also be applied based on the indicated multifamily rate per square foot:

ADU @ Multifamily Rate Per Sq. Ft.	A	B	C
	\$1.58	\$1.62	\$1.70

Under the square foot alternative, using Schedule A as an example, a 500 square foot ADU would be assessed \$790 while the largest ADU of 900 square feet would be assessed \$1,422.

If a square foot method is applied as an ADU fee, the rate should be assessed to the *net increase in living area* within the parcel that results from the incorporation of the ADU. (ADUs are sometimes created by subdividing existing living area of a single family residence, or they may involve adding new living area).

3. Summary Components of Per Unit Fee Schedules

Detailed summary tables showing the components of the per-unit fee calculations for fee schedules A, B and C are found on the next three pages.

Schedule A: Impact Fee per Unit (Capital Cost Based on State Building Aid Cost Limits 2020)

2020 EXETER SCHOOL IMPACT FEE SCHEDULE BY DWELLING UNIT TYPE													
Type of Structure	Proportionate Demand on School Facility Space								Cost at 2020 State SBA Limit Per Sq. Ft.			Average School Facility Cost Per Dwelling	
	Enrollment Per Housing Unit (2020)				Average School Floor Area (Sq. Ft.) Per Pupil Capacity				\$190	\$186	\$179		
	School Facility Development Cost Per Sq. Ft. Residential Living Area												
	Elementary Schools	Middle School	High School	Total Public Schools	Elementary School	Middle School	High School	Overall Average	Elementary School	Middle School	High School		
Single Family Detached	0.2011	0.1131	0.1486	0.4628	115	169	178	148	\$4,394	\$3,555	\$4,735	\$12,684	
Attached & Townhouse	0.1072	0.0372	0.0460	0.1904	115	169	178	141	\$2,342	\$1,169	\$1,466	\$4,977	
Two-Family	0.1008	0.0599	0.0926	0.2533	115	169	178	151	\$2,202	\$1,883	\$2,950	\$7,035	
Three or More Family	0.0730	0.0308	0.0472	0.1510	115	169	178	146	\$1,595	\$968	\$1,504	\$4,067	
Manufactured Housing	0.1332	0.0621	0.0996	0.2949	115	169	178	148	\$2,910	\$1,952	\$3,173	\$8,035	

Type of Structure	District Cost Per Dwelling Unit				Credit Allowances for Debt Service Cost of Capacity Serving Existing Development				Net Impact Fee Per Dwelling Unit Assessment Schedule		
	Capital Cost Per Unit Net of Historic State Building Aid								(Capital Cost Less Credits)		
	Elementary @ 26% SBA	Middle @ 46% SBA	High School @ 55% SBA	Total Public Schools	Elementary Schools	Middle School	High School	Total	Exeter School Impact Fee Per Unit		
									Grade K-5 Schools	Grade 6-12 Schools	Total
Single Family Detached	\$3,252	\$1,920	\$2,131	\$7,303	(\$408)	(\$1,011)	(\$194)	(\$1,613)	\$2,844	\$2,846	\$5,690
Attached & Townhouse	\$1,733	\$631	\$660	\$3,024	(\$261)	(\$685)	(\$131)	(\$1,077)	\$1,472	\$475	\$1,947
Two-Family	\$1,629	\$1,017	\$1,328	\$3,974	(\$164)	(\$431)	(\$83)	(\$678)	\$1,465	\$1,831	\$3,296
Three or More Family	\$1,180	\$523	\$677	\$2,380	(\$170)	(\$449)	(\$86)	(\$705)	\$1,010	\$665	\$1,675
Manufactured Housing	\$2,153	\$1,054	\$1,428	\$4,635	(\$155)	(\$406)	(\$77)	(\$638)	\$1,998	\$1,999	\$3,997

Schedule B: Impact Fee per Unit by Structure Type (Capital Cost Based on Insured Value of Facilities)

2020 EXETER SCHOOL IMPACT FEE SCHEDULE BY DWELLING UNIT TYPE												
Type of Structure	Proportionate Demand on School Facility Space								Facilities Insured Value Per Square Foot			Average School Facility Cost Per Dwelling
	Enrollment Per Housing Unit (2020)				Average School Floor Area (Sq. Ft.) Per Pupil Capacity				\$176	\$193	\$207	
	School Facility Development Cost Per Sq. Ft. Residential Living Area											
	Elementary Schools	Middle School	High School	Total Public Schools	Elementary School	Middle School	High School	Overall Average	Elementary School	Middle School	High School	
Single Family Detached	0.2011	0.1131	0.1486	0.4628	115	169	178	148	\$4,070	\$3,689	\$5,475	\$13,234
Attached & Townhouse	0.1072	0.0372	0.0460	0.1904	115	169	178	141	\$2,170	\$1,213	\$1,695	\$5,078
Two-Family	0.1008	0.0599	0.0926	0.2533	115	169	178	151	\$2,040	\$1,954	\$3,412	\$7,406
Three or More Family	0.0730	0.0308	0.0472	0.1510	115	169	178	146	\$1,478	\$1,005	\$1,739	\$4,222
Manufactured Housing	0.1332	0.0621	0.0996	0.2949	115	169	178	148	\$2,696	\$2,026	\$3,670	\$8,392
Type of Structure	District Cost Per Dwelling Unit				Credit Allowances for Debt Service Cost of Capacity Serving Existing Development				Net Impact Fee Per Dwelling Unit Assessment Schedule			
	Capital Cost Per Unit Net of Historic State Building Aid								(Capital Cost Less Credits)			
	Elementary @ 26% SBA	Middle @ 46% SBA	High School @ 55% SBA	Total Public Schools	Elementary Schools	Middle School	High School	Total	Exeter School Impact Fee Per Unit			
									Grade K-5 Schools	Grade 6-12 Schools	Total	
Single Family Detached	\$3,012	\$1,992	\$2,464	\$7,468	(\$408)	(\$1,011)	(\$194)	(\$1,613)	\$2,604	\$3,251	\$5,855	
Attached & Townhouse	\$1,606	\$655	\$763	\$3,024	(\$261)	(\$685)	(\$131)	(\$1,077)	\$1,345	\$602	\$1,947	
Two-Family	\$1,510	\$1,055	\$1,535	\$4,100	(\$164)	(\$431)	(\$83)	(\$678)	\$1,346	\$2,076	\$3,422	
Three or More Family	\$1,094	\$543	\$783	\$2,420	(\$170)	(\$449)	(\$86)	(\$705)	\$924	\$791	\$1,715	
Manufactured Housing	\$1,995	\$1,094	\$1,652	\$4,741	(\$155)	(\$406)	(\$77)	(\$638)	\$1,840	\$2,263	\$4,103	

Schedule C: Fee Unit by Structure Type (Capital Value Based on Indexed Construction Cost)

2020 EXETER SCHOOL IMPACT FEE SCHEDULE BY DWELLING UNIT TYPE												
Type of Structure	Proportionate Demand on School Facility Space								Capital Value at Indexed Construction Cost			Average School Facility Cost Per Dwelling
	Enrollment Per Housing Unit (2020)				Average School Floor Area (Sq. Ft.) Per Pupil Capacity				\$178	\$189	\$233	
	Elementary Schools	Middle School	High School	Total Public Schools	Elementary School	Middle School	High School	Overall Average	School Facility Development Cost Per Sq. Ft. Residential Living Area			
	Elementary Schools	Middle School	High School	Total Public Schools	Elementary School	Middle School	High School	Overall Average	Elementary School	Middle School	High School	
Single Family Detached	0.2011	0.1131	0.1486	0.4628	115	169	178	148	\$4,117	\$3,613	\$6,163	\$13,893
Attached & Townhouse	0.1072	0.0372	0.0460	0.1904	115	169	178	141	\$2,194	\$1,188	\$1,908	\$5,290
Two-Family	0.1008	0.0599	0.0926	0.2533	115	169	178	151	\$2,063	\$1,913	\$3,840	\$7,816
Three or More Family	0.0730	0.0308	0.0472	0.1510	115	169	178	146	\$1,494	\$984	\$1,958	\$4,436
Manufactured Housing	0.1332	0.0621	0.0996	0.2949	115	169	178	148	\$2,727	\$1,984	\$4,131	\$8,842

Type of Structure	District Cost Per Dwelling Unit				Credit Allowances for Debt Service Cost of Capacity Serving Existing Development				Net Impact Fee Per Dwelling Unit Assessment Schedule			
	Capital Cost Per Unit Net of Historic State Building Aid								(Capital Cost Less Credits)			
	Elementary @ 26% SBA	Middle @ 46% SBA	High School @ 55% SBA	Total Public Schools	Elementary Schools	Middle School	High School	Total	Exeter School Impact Fee Per Unit			
								Grade K-5 Schools	Grade 6-12 Schools	Total		
Single Family Detached	\$3,047	\$1,951	\$2,773	\$7,771	(\$408)	(\$1,011)	(\$194)	(\$1,613)	\$2,639	\$3,519	\$6,158	
Attached & Townhouse	\$1,624	\$642	\$859	\$3,125	(\$261)	(\$685)	(\$131)	(\$1,077)	\$1,363	\$685	\$2,048	
Two-Family	\$1,527	\$1,033	\$1,728	\$4,288	(\$164)	(\$431)	(\$83)	(\$678)	\$1,363	\$2,247	\$3,610	
Three or More Family	\$1,106	\$531	\$881	\$2,518	(\$170)	(\$449)	(\$86)	(\$705)	\$936	\$877	\$1,813	
Manufactured Housing	\$2,018	\$1,071	\$1,859	\$4,948	(\$155)	(\$406)	(\$77)	(\$638)	\$1,863	\$2,447	\$4,310	

I. Components of Change in the School Impact Fee

The derivation of the Exeter school impact fee as it applies to a single family detached home is illustrated here, comparing the original 2003 assumptions and results to those of this 2020 update.

Comparison of School Impact Fee Calculations (2003 Original Fee vs. 2020 Options)							
Capital Cost Factors	School Impact Fee Single Family Detached				Average Annual % Change 2003 to 2020		
	2003	2020 (A)	2020 (B)	2020 (C)	A	B	C
Enrollment Per Unit	0.548	0.4628	0.4628	0.4628	-0.9%	-0.9%	-0.9%
Elementary	0.221	0.2011	0.2011	0.2011	-0.5%	-0.5%	-0.5%
Middle	0.145	0.1131	0.1131	0.1131	-1.3%	-1.3%	-1.3%
High School	0.182	0.1486	0.1486	0.1486	-1.1%	-1.1%	-1.1%
School Sq. Ft. Per Pupil Capacity							
Elementary	108	115	115	115	0.4%	0.4%	0.4%
Middle	124	169	169	169	2.1%	2.1%	2.1%
High School	170	178	178	178	0.3%	0.3%	0.3%
Facility Cost Per Sq. Ft.							
Elementary	\$120	\$190	\$176	\$178	3.4%	2.7%	2.8%
Middle	\$140	\$186	\$193	\$189	1.9%	2.2%	2.1%
High School	\$147	\$179	\$207	\$233	1.3%	2.4%	3.4%
Capital Cost Per Home							
Elementary	\$2,864	\$4,394	\$4,070	\$4,117	3.1%	2.5%	2.6%
Middle	\$2,517	\$3,555	\$3,689	\$3,613	2.4%	2.7%	2.6%
High School	\$4,548	\$4,735	\$5,475	\$6,163	0.2%	1.2%	2.1%
State Building Aid % Assigned *							
Elementary	30%	26%	26%	26%	-0.8%	-0.8%	-0.8%
Middle	55%	46%	46%	46%	-1.0%	-1.0%	-1.0%
High School	55%	55%	55%	55%	0.0%	0.0%	0.0%
Net District Cost After Building Aid							
Elementary	\$2,005	\$3,252	\$3,012	\$3,047	3.7%	3.0%	3.1%
Middle	\$1,133	\$1,920	\$1,992	\$1,951	4.1%	4.5%	4.2%
High School	\$2,047	\$2,131	\$2,464	\$2,773	0.2%	1.2%	2.1%
Total	\$5,185	\$7,303	\$7,468	\$7,771	2.4%	2.6%	2.9%
Less Credit Allowances	(\$1,173)	(\$1,613)	(\$1,613)	(\$1,613)	2.2%	2.2%	2.2%
School Impact Fee	\$4,012	\$5,690	\$5,855	\$6,158	2.5%	2.7%	3.1%
Median New Home Price in Rockingham County (NHHFA)	2003	2019 (prelim. sale data)					
	\$332,950	\$481,100	\$481,100	\$481,100			
Impact Fee as % of Median Price	1.2%	1.2%	1.3%	1.3%			

* For 2020 estimates, a weighted average was used based on the proportion of facility space constructed with traditional State Building Aid and newer additions not supported by any State Building Aid.

Factors relating to enrollment per unit and State Building Aid are lower in the 2020 update, while the spatial standards, facility capital values per square foot, and the credit allowance (deductions) are higher.

The change in the calculated school impact fee per unit would represent an annual average change of 2.5% to 3.1% per year when averaged over 17 years.

When measured in relation to the median price of new homes in Rockingham County, the 2003 fee basis represented about 1.2% of that median home price in that year. The most recent purchase price data from the NHHFA are preliminary figures for 2019. The single family school impact fees in the 2020 schedule would be similar at 1.2% to 1.3% of the 2019 median price of a new home.

Appendix: Detail of Credit Allowance Calculations

Exeter School District: Main Street School Construction					
(Total Cost \$2.55 million; \$1.66 million bonded)					
Year	Original Principal	Capital Project for Capacity Development			
1992	\$1,660,000	Main St. School Improvements - Primarily Expansion Interest Rate: 5.079%			
ASSUMPTIONS					
	State Aid To District:	30.0%	Of Principal Due on Bonds		
	Local Share:	100.0%	Of District Costs Paid By Exeter		
	Discount Rate:	5.0%			
Calendar Year	Principal	Interest	Total	Less	Net Debt
Past Payments Last 20 Yrs Only	Payment	Payment	Payment	State Aid	Service Cost To District
2000	\$165,000	\$26,730	\$191,730	(\$49,500)	\$142,230
2001	\$165,000	\$17,985	\$182,985	(\$49,500)	\$133,485
2002	\$165,000	\$9,075	\$174,075	(\$49,500)	\$124,575
Total Past	\$495,000	\$53,790	\$548,790	(\$148,500)	\$400,290
Present Worth of Past Payments @ 5%					\$1,014,493
2019 Enrollment as Percent of Capacity					69%
Credited Amount					\$700,000
Exeter Net Local Assessed Valuation (Fall 2019)					\$2,174,990,424
PW of Past Payments Per Thousand Assessed Value					\$0.32
	Credits Per Unit by Type of Structure	Assessed Value Per Unit	Raw Land Portion of Value @ 15%	Past Payments Credit	Future Payments Credit
	Single Family	\$394,000	\$59,100	(\$19)	\$0
	Townhouse / Attached	\$267,000	\$40,050	(\$13)	\$0
	Two Family	\$168,000	\$25,200	(\$8)	\$0
	Three or More Family	\$175,000	\$26,250	(\$8)	\$0
	Manufactured Housing	\$158,000	\$23,700	(\$8)	\$0

Exeter School District: Main Street School Expansion 2018					
Year	Financing	Main Street School Expansion (2018 Construction)			
2017	\$5,400,000	Total Proceeds			
	\$736,775	Premium to Reduce Loan			
	\$4,663,225	Amount of Loan (Interest @ 1.73%)			
	State Aid To District:	0.0% No State Building Aid			
	Local Government Share:	100.0% Of District Costs Paid By Exeter			
	Discount Rate:	5.0%			
Calendar Year	Principal	Interest	Total	Less	Net Debt
Past Payments	Payment	Payment	Payment	State	Service Cost
Last 20 Yrs Only				Aid	To District
Past Payments					
2017	\$468,225	\$244,151	\$712,376	\$0	\$712,376
2018	\$470,000	\$201,289	\$671,289	\$0	\$671,289
2019	\$470,000	\$177,695	\$647,695	\$0	\$647,695
2020	\$465,000	\$154,101	\$619,101	\$0	\$619,101
Future Payments					
2021	\$465,000	\$130,758	\$595,758	\$0	\$595,758
2022	\$465,000	\$107,415	\$572,415	\$0	\$572,415
2023	\$465,000	\$84,072	\$549,072	\$0	\$549,072
2024	\$465,000	\$65,379	\$530,379	\$0	\$530,379
2025	\$465,000	\$46,686	\$511,686	\$0	\$511,686
2026	\$465,000	\$23,343	\$488,343	\$0	\$488,343
Total	\$4,663,225	\$1,234,889	\$5,898,114	\$0	\$5,898,114
Present Worth of Past Payments @ 5%					\$2,244,840
2019 Enrollment as Percent of Capacity					69%
Credited Amount					\$1,548,940
Exeter Net Local Assessed Valuation (Fall 2019)					\$2,174,990,424
PW of Past Payments Per Thousand Assessed Value					\$0.71
Present Value of Future Payments @ 5%					\$2,762,567
2019 Enrollment as Percent of Capacity					69%
Credited Amount					\$1,906,172
Exeter Net Local Assessed Valuation (Fall 2019)					\$2,174,990,424
PV of Future Payments Per Thousand Assessed Value					\$0.88
	Credits Per Unit by Type of Structure	Assessed Value Per Unit	Raw Land Portion of Value @ 15%	Past Payments Credit	Future Payments Credit
	Single Family	\$394,000	\$59,100	(\$42)	(\$347)
	Townhouse / Attached	\$267,000	\$40,050	(\$13)	(\$235)
	Two Family	\$168,000	\$25,200	(\$8)	(\$148)
	Three or More Family	\$175,000	\$26,250	(\$8)	(\$154)
	Manufactured Housing	\$158,000	\$23,700	(\$8)	(\$139)

**Exeter Region Cooperative School District
1996 Middle School Construction**

Year	Principal Amount	Capital Project for Capacity Development
1996	\$15,600,000	Construct New Middle School

State Aid To Coop. District: 55.0% Of Principal Due on Bonds
Exeter Share of Debt Svc: 43.5% Of Cooperative District Debt Service Paid By Exeter

Calendar Year Past Payments <i>within past 20 yrs only</i>	Principal Payment	Interest Payment	Total Payment	Less State Aid	Net Debt Service Cost To District	Exeter Share of Net Cost Est. @ 43.5%
2000	\$1,136,180	\$157,263	\$1,293,443	(\$624,899)	\$668,544	\$290,817
2001	\$1,080,315	\$210,183	\$1,290,498	(\$594,173)	\$696,325	\$302,901
2002	\$1,026,095	\$264,973	\$1,291,068	(\$564,352)	\$726,716	\$316,121
2003	\$969,652	\$320,366	\$1,290,018	(\$533,309)	\$756,709	\$329,169
2004	\$911,680	\$375,668	\$1,287,348	(\$501,424)	\$785,924	\$341,877
2005	\$856,933	\$430,989	\$1,287,922	(\$471,313)	\$816,609	\$355,225
2006	\$804,930	\$481,678	\$1,286,608	(\$442,712)	\$843,897	\$367,095
2007	\$748,157	\$535,246	\$1,283,403	(\$411,486)	\$871,917	\$379,284
2008	\$674,243	\$608,929	\$1,283,172	(\$370,834)	\$912,338	\$396,867
2009	\$638,030	\$647,618	\$1,285,648	(\$350,917)	\$934,732	\$406,608
2010	\$596,431	\$684,184	\$1,280,615	(\$328,037)	\$952,578	\$414,371
2011	\$564,096	\$718,831	\$1,282,927	(\$310,253)	\$972,674	\$423,113
2012	\$530,362	\$747,289	\$1,277,651	(\$291,699)	\$985,952	\$428,889
2013	\$497,510	\$781,890	\$1,279,400	(\$273,631)	\$1,005,770	\$437,510
2014	\$468,952	\$808,935	\$1,277,887	(\$257,924)	\$1,019,963	\$443,684
2015	\$440,996	\$832,354	\$1,273,350	(\$242,548)	\$1,030,802	\$448,399
2016	\$416,910	\$858,602	\$1,275,512	(\$229,301)	\$1,046,212	\$455,102
2017	\$393,044	\$881,056	\$1,274,100	(\$216,174)	\$1,057,926	\$460,198
Total	\$12,754,516	\$10,346,054	\$23,100,570	(\$7,014,984)	\$16,085,586	\$6,997,230

Present Worth of Past Payments @ 5% \$12,220,636
 2019 Enrollment as Percent of Capacity 89%
 Credited Amount \$10,876,366
 Exeter Net Local Assessed Valuation (Fall 2019) \$2,174,990,424
 PW of Past Payments Per Thousand Assessed Value \$5.00

Credits Per Unit by Type of Structure	Assessed Value Per Unit	Raw Land Portion of Value @ 15%	Past Payments Credit	Future Payments Credit
Single Family	\$394,000	\$59,100	(\$296)	\$0
Townhouse / Attached	\$267,000	\$40,050	(\$200)	\$0
Two Family	\$168,000	\$25,200	(\$126)	\$0
Three or More Family	\$175,000	\$26,250	(\$131)	\$0
Manufactured Housing	\$158,000	\$23,700	(\$119)	\$0

Exeter Region Cooperative School District - Central Middle School Expansion & Renovation						
2020 SERIES A NON GUARANTEED						
Total Proceeds	\$17,800,000	<i>Rectifies space deficiency to meet programming and scheduling needs</i>				
Premium to Reduce Loan	\$1,753,500	<i>Expansion Cost: \$14,315,000 (80.4% of total project cost)</i>				
Amount of Loan to be Paid	\$16,046,500					
True Interest Cost	2.15%					
Calendar Year	Principal	Interest	Total	Less	Net Debt	Exeter Share
Past Payments	Payment	Payment	Payment	State	Service Cost	of Net Cost
Last 20 Yrs Only				Aid	To District	Est. @ 39.42%
Past Payments						
2020	\$0	\$318,182	\$318,182	\$0	\$318,182	\$125,427
Future Payments						
*	\$801,500	\$608,933	\$1,410,433	\$0	\$1,410,433	\$555,993
2022	\$805,000	\$567,968	\$1,372,968	\$0	\$1,372,968	\$541,224
2023	\$805,000	\$526,913	\$1,331,913	\$0	\$1,331,913	\$525,040
2024	\$805,000	\$485,858	\$1,290,858	\$0	\$1,290,858	\$508,856
2025	\$805,000	\$444,803	\$1,249,803	\$0	\$1,249,803	\$492,672
2026	\$805,000	\$403,748	\$1,208,748	\$0	\$1,208,748	\$476,488
2027	\$805,000	\$362,693	\$1,167,693	\$0	\$1,167,693	\$460,304
2028	\$805,000	\$321,638	\$1,126,638	\$0	\$1,126,638	\$444,121
2029	\$805,000	\$280,583	\$1,085,583	\$0	\$1,085,583	\$427,937
2030	\$805,000	\$239,528	\$1,044,528	\$0	\$1,044,528	\$411,753
2031	\$800,000	\$202,600	\$1,002,600	\$0	\$1,002,600	\$395,225
2032	\$800,000	\$169,800	\$969,800	\$0	\$969,800	\$382,295
2033	\$800,000	\$144,500	\$944,500	\$0	\$944,500	\$372,322
2034	\$800,000	\$126,200	\$926,200	\$0	\$926,200	\$365,108
2035	\$800,000	\$107,400	\$907,400	\$0	\$907,400	\$357,697
2036	\$800,000	\$88,600	\$888,600	\$0	\$888,600	\$350,286
2037	\$800,000	\$69,300	\$869,300	\$0	\$869,300	\$342,678
2038	\$800,000	\$49,500	\$849,500	\$0	\$849,500	\$334,873
2039	\$800,000	\$29,700	\$829,700	\$0	\$829,700	\$327,068
2040	\$800,000	\$9,900	\$809,900	\$0	\$809,900	\$319,263
Total	\$16,046,500	\$5,558,343	\$21,604,843	\$0	\$21,604,843	\$8,516,630
Present Worth of Past Payments @ 5%						\$125,427
Expansion Cost @ 80.4% of Total						\$100,843
2019 Enrolment % of Capacity						89%
Amount Credited						\$89,750
Exeter Net Local Assessed Valuation (Fall 2019)						\$2,174,990,424
PW of Past Payments Per Thousand Assessed Value						\$0.04
Present Value of Future Payments @ 5%						\$5,487,308
Expansion Cost @ 80.4% of Total						\$4,411,796
2019 Enrollment as Percent of Capacity						89%
Credited Amount						\$3,926,498
Exeter Net Local Assessed Valuation (Fall 2019)						\$2,174,990,424
PV of Future Payments Per Thousand Assessed Value						\$1.81
	Credits Per Unit by Type of Structure	Assessed Value Per Unit	Raw Land Portion of Value @ 15%	Past Payments Credit	Future Payments Credit	
	Single Family	\$394,000	\$59,100	(\$2)	(\$713)	
	Townhouse / Attached	\$267,000	\$40,050	(\$2)	(\$483)	
	Two Family	\$168,000	\$25,200	(\$1)	(\$304)	
	Three or More Family	\$175,000	\$26,250	(\$1)	(\$317)	
	Manufactured Housing	\$158,000	\$23,700	(\$1)	(\$286)	
	Credits Per Square Foot by Type of Structure	Assessed Value Per Sq. Ft.	Raw Land Portion of Value @ 15%	Past Payments Credit	Future Payments Credit	
	Single Family	\$198	\$30	\$0.00	(\$0.36)	
	Townhouse / Attached	\$186	\$28	\$0.00	(\$0.34)	
	Two Family	\$141	\$21	\$0.00	(\$0.26)	
	Three or More Family	\$166	\$25	\$0.00	(\$0.30)	
	Manufactured Housing	\$129	\$19	\$0.00	(\$0.23)	

Exeter Region Cooperative School District - Central Middle School Expansion & Renovation

2020 SERIES A NON GUARANTEED

Total Proceeds \$17,800,000
 Premium to Reduce Loan \$1,753,500
 Amount of Loan to be Paid \$16,046,500
 True Interest Cost 2.15%

Rectifies space deficiency to meet programming and scheduling needs
Expansion Cost: \$14,315,000 (80.4% of total project cost)

Calendar Year	Principal Payment	Interest Payment	Total Payment	Less State Aid	Net Debt Service Cost To District	Exeter Share of Net Cost Est. @ 39.42%
Past Payments Last 20 Yrs Only						
Past Payments 2020	\$0	\$318,182	\$318,182	\$0	\$318,182	\$125,427
Future Payments						
2021	\$801,500	\$608,933	\$1,410,433	\$0	\$1,410,433	\$555,993
2022	\$805,000	\$567,968	\$1,372,968	\$0	\$1,372,968	\$541,224
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