



TOWN OF EXETER, NEW HAMPSHIRE

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

LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet virtually via ZOOM (see connection info below*) on Thursday, March 11, 2021 at 7:00 P.M. to consider the following:

APPROVAL OF MINUTES: February 11, 2021

NEW BUSINESS: PUBLIC HEARINGS

The application of McFarland Ford Realty Trust for a site plan review and Wetlands Conditional Use permit for the proposed construction of a vehicle storage lot on the property located at 110 Holland Way. The subject properties are located in the C-2, Highway Commercial zoning district and are identified as Tax Map Parcels #51-14-1 & #51-17. PB Case #21-2.

OTHER BUSINESS

- Public School and Recreation Impact Fee Schedule – Public Hearing

EXETER PLANNING BOARD

Langdon J. Plumer, Chairman

Posted 02/26/21: Exeter Town Office and Town of Exeter website

***ZOOM MEETING INFORMATION:**

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

To access the meeting, click this link: <https://exeternh.zoom.us/j/87018404771>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 870 1840 4771

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 February 11, 2021
4 VIRTUAL MEETING
5 DRAFT MINUTES

6 Zoom ID: 86024856182

7 Phone: 1 646 558 8656

8 I. PRELIMINARIES:
9

10 **BOARD MEMBERS PRESENT BY ROLL CALL:** Chair Langdon Plumer, Vice-Chair Brown, Pete
11 Cameron, Clerk, Gwen English, John Grueter, Jennifer Martel, Molly Cowan, Select Board
12 Representative, Nancy Belanger, Alternate, Mark Dettore, Alternate, Pete Steckler, Alternate
13 and Robin Tyner, Alternate.
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. Chair Plumer read
18 out loud the meeting preamble which indicated that an emergency exists and the provisions of
19 RSA 91-A:2 III (b) are being invoked. As federal, state and local officials have determined
20 gatherings of ten or more people pose a substantial risk to the community and the meeting
21 imperative to the continued operation of Town and government and services which are vital to
22 public, health, safety and confidence. This meeting will be conducted without a quorum
23 physically present in the same location and welcome members of the public accessing the
24 meeting remotely.
25

26 The members introduced themselves by roll call and in accordance with the Right to Know Law
27 noted they were alone in the room.
28

29 **III. OLD BUSINESS**
30

31 **APPROVAL OF MINUTES**
32

33 January 28, 2021
34

35 *Mr. Grueter motioned to approve the January 28, 2021 Meeting Minutes. Ms. English*
36 *seconded the motion. A roll call vote was taken Brown – aye, Cameron – aye, Cowan – aye,*
37 *English – aye, Martel – aye, Grueter – aye and Plumer – aye. The motion passed 7-0-0.*
38

39 **IV. NEW BUSINESS**

40 **PUBLIC HEARINGS**

41 1. Continued discussion on the application of Brian Griset for review of a Yield Plan in
42 conjunction with a proposed single-family condominium open space development and
43 associated site improvements on property located off Tamarind Lane and Cullen Way. The
44 properties are located in the R-1, Low Density Residential and NP-Neighborhood Professional
45 zoning districts.

46 Tax Map Parcel S #96-15 and #81-53

47 Planning Board Case #20-2

48

49 Chair Plumer read the Public Hearing Notice out loud and noted the hearing was continued at
50 the last meeting.

51

52 Mr. Sharples noted that additional information has been received and questioned whether the
53 Chair would like to reopen the hearing to the public to accept the documents.

54

55 Chair Plumer reopened the hearing to the public at 7:06 PM.

56

57 Mr. Sharples was asked to present the information he shared at the Master Plan Oversight
58 Committee meeting which, while it is not related specifically to this hearing tonight, explains
59 why a Yield Plan is needed.

60

61 Mr. Sharples posted comparisons of a grid pattern on the left which was an example of a
62 conventional subdivision and a group of circles on the right which was an example of an open
63 space subdivision. Mr. Sharples noted both had 32-units, but clusters have some advantages
64 over a conventional subdivision. The conventional subdivision shown on the left disturbs the
65 entire parcel. The open space subdivision groups homes together and provides a lot of
66 advantages such as vegetation, leaving trees intact, less impact of surface areas, few
67 environmental impacts. With a conventional subdivision there is more road and frontage. With
68 cluster. the lack of environmental disturbances can mean better air and water quality and lower
69 construction costs and lower long-term maintenance costs for the Town. For example a 1200'
70 roadway would be a 600' roadway with half of the sanding, salting and plowing expense and
71 restoration costs. What would have been a two-million-dollar restoration is a one-million-
72 dollar restoration. Lowered restoration costs means less tax burden on the community and
73 open space subdivision often adds outdoor recreation opportunities and protected and
74 preserved areas through HOA documents recorded at the Registry of Deeds.

75

76 Mr. Sharples indicated that Yield Plan information addresses feasibility under a conventional
77 design to determine density. For the Board to ask if they would approve this plan if it was a
78 conventional design would require much more information. A lot more information would be
79 required to approve an actual subdivision plan. A Yield Plan often utilizes a mathematical

80 formula. One example is a 10-acre parcel. When you factor in the roads and utilities an acre is
81 subtracted and so on. The net result is divided.

82

83 Mr. Grueter asked if a single-family condominium project where all the land is owned together
84 is different and Mr. Sharples noted there are two lots here, one with condominiums and one
85 open space. There are no open spaces in a conventional subdivision. A conventional
86 subdivision uses every inch for the lot. The purpose of the Yield Plan is to show density.

87

88 Chair Plumer asked about an existing structure and Mr. Sharples noted that unit cannot be
89 transferred it would mean one less unit.

90

91 Attorney Justin Pasay noted Mr. Griset and Christian Smith were present at his office with him
92 on the Zoom call and Jim Gove was participating remotely. Attorney Pasay posted the plan and
93 identified the make-up of the 64-acres which are comprised of the 31-Acre Mendez Trust
94 property, the 23.5-acre Griset property shown on the left and the recreational space conveyed
95 to the Town shown on the top part of the plan.

96

97 Attorney Pasay stated that the Mendez Trust property was to be conveyed to the Town and the
98 Conservation Commission voted favorably on this point a year ago. 50 Acres would be
99 permanently preserved. On December 4, 2020 he provided an overview of the process. A
100 waiver request from 7.13 was submitted because the regulation states that Yield Plans can't
101 require variances. On January 28, 2021 there was a new analysis provided by Mr. Keach, an
102 engineer from Bedford, NH with new wetland concerns which Mr. Gove addressed in his
103 February 3, 2021 letter. Mr. Gove will summarize his letter. Christian Smith will provide
104 additional analysis concerning the flood plan.

105

106 Attorney Pasay stated that he felt Mr. Keach's opinion is inconsistent with the regulations of
107 the Town of Exeter. The applicant already has a Special Exception and a Variance and there
108 have been no violations of Town regulations identified.

109

110 Attorney Pasay noted he believes the waiver from Section 7.13 should be granted. The purpose
111 of the regulation is to prohibit a Yield Plan that would require a variance not a Yield Plan that
112 had already obtained relief from the ZBA to be used in this open space subdivision.

113

114 Attorney Pasay noted that the January filing contained critical information. The Gove Real
115 Estate market analysis entailed 12 months of sales in the Town of Exeter and assigns values to
116 Lots 5 and 6 with the long, shared driveway of \$185,000 each. These two lots are located close
117 to the rail area. The more attractive lots would be valued at \$250,000.

118

119 Attorney Pasay noted the February 3rd Gove letter deals with the three wetland impacts
120 permittable by NH DES.

121

122 Mr. Gove noted the first impact is the Griset property, Wild Apple Lane impact following the
123 ROW and existing road. The impacts have already occurred in that area in order to access the
124 upland. The Wetland Bureau prefers developers utilize an already impacted area rather than
125 those that haven't yet been. This impact is 2,712 SF.

126

127 Mr. Gove noted the second impact area is shown on the lower left of the plan with an upland
128 having the narrowest crossing point to get access to the upland. The Wetlands Bureau
129 absolutely will permit a crossing to get to a viable upland area that can be built upon. This is
130 another small impact of 2,025 SF. The dual driveway utilized by the two lots is also promoted
131 by the Wetlands Bureau as a good measure.

132

133 Mr. Gove addressed the third and largest impact area of 7,430 SF shown on the upper right of
134 the plan. This area has already been impacted in the past, was already graded and there is
135 evidence there was going to be a road built and it is mowed at this point in time. As this area is
136 already impacted by man it is a viable access, minor in terms of the Wetland's Bureau and an
137 area they would want the applicant to use. Mr. Gove noted he believed the permits would be
138 obtained from the State.

139

140 Christian Smith noted the Yield Plan relies on the conventional subdivision standards only. The
141 site plan, briefly referenced earlier, is not something you judge a Yield Plan from. The Griset
142 23.6-acre parcel would be divided by 30,000 SF and result in 34 units. The NP zoning results in
143 17 residential units for the Mendez property. There would be a total of 90 potential units. The
144 Board approved 12 units. 17 units is a reasonable number. The building sites are highlighted in
145 red hatch and will exceed the 25'x25' building box.

146

147 Mr. Smith noted an issue of unsafe roads was raised which the ZBA determined was a non-
148 issue. The Town regulations require connectivity to adjacent parcels as part of the
149 development. The 200' frontage allows the additional lot plus the continuation of Cullen Way
150 to the Mendez property leaving 50' for an additional lot and 50' ROW.

151

152 Mr. Smith noted homeowners that put homes on a site where future extensions are planned
153 certainly have no right to expect there would be no additional development or traffic, which
154 will be minimal. The 28' wide road is 4' wider than the Town standard and meets all safety and
155 design standards and both streets have sidewalks.

156

157 Mr. Smith noted the flood plain impacts posed by Lots 4, 5 and 6. There will be encroachment.
158 Section 9.4.2 of the ordinance prohibits any development that would elevate the 100-year flood

159 elevation of a foot or more. The calculations made by Mr. Smith show an elevation of .14
160 inches. 17 units on 63 acres is reasonable, feasible and viable.

161

162 Attorney Pasay noted the State's 2019 spreadsheet tool uses the municipality and acreage to
163 provide a value of impacts of 10,000 SF or more to the ARM fund which he calculated would be
164 \$68,000 for such an impact in Exeter.

165

166 Peter Lennon of 20 Cullen Way noted he was opposed to the latest Yield Plan and noted
167 consideration of the Yield Plan is different than consideration of a Site Plan. Mr. Lennon
168 objected that Attorney Pasay introduced a conceptual Site Plan at the start of the meeting to
169 attempt to influence the Planning Board about the design of the project after getting past the
170 Yield Plan. The owners have been told that a Site Plan can change overnight, the same as a
171 Yield Plan. There is no assurance it will be the same when submitted.

172

173 Mr. Lennon referenced the reservations of Mr. Keach an engineer from Bedford, NH and noted
174 single family homes often have attached garages and decks and the building boxes were
175 smaller than most if not all of the Cullen neighborhood.

176

177 Susan Desjardins of 20 Cullen Way asked that the letter signed by 41 homeowners in 21
178 residences dated January 26, 2021 be included in the record raising strong objections to
179 Planning Board Case #20-1 and the 12 houses approved last year. The new plan envisions 17
180 homes and longer access roads intruding into the wetlands and taxes the low-density zoning in
181 the R-1 district. The neighborhood is heavily used by pedestrians. Ms. Desjardins expressed
182 concerns that the Yield Plan relies on a density transfer granted by the ZBA who lacks authority
183 to do so. The 1991 agreement is a 30-year agreement with outdated conditions. There have
184 been failed negotiations with the homeowners to reduce impacts to the neighborhood.

185

186 Mark Paige compared Vanilla Ice cream to Rocky Road and referenced the Town Engineer's
187 letter concerning the building envelope contained in the Board's packets. The Engineer stated
188 originally that the lots were not buildable then changed the term buildable to desirable. There
189 are no Town regulations concerning the minimum building envelope similar to Rose Farm and
190 this should be treated as a case-by-case basis.

191

192 Lisa Bleicken referenced the letter submitted at the last meeting on January 28th and concerns
193 that she believes the Transfer of Density must be adopted at Town Meeting and concerns with
194 the flood zone and prime wetland and flood insurance costs. The Natural Resources Inventory
195 map shows the parcels as not suitable due to wetland setbacks and shoreland protection and
196 prime wetlands which serve great function and value. Construction costs are high and have the
197 lowest retail value in the Town's most valued wetlands.

198

199 Neil Bleicken of 11 Tamarind Lane referenced the letter of Mr. Keach submitted at the January
200 28, 2021 hearing and three points raised in the letter. Bullet item #2 and that the creation of
201 the five lots would not be reasonably achieved under a subdivision proposal or satisfy Section
202 7.7.1 of the zoning ordinance. Bullet item #4 and the overutilization and crowding of upland,
203 the buffering of adjacent neighborhoods and more development that can be supported and
204 Article 1, Section 1.2 and Open Space 7, Section 7.2. Mr. Bleicken noted he was strongly
205 opposed to the Yield Plan.

206

207 Patrick Flaherty of 8 Tamarind Lane noted he was the most impacted and voiced support and
208 will continue to do so, stating the reason is the inclusion of the Mendez Trust property which
209 gives certainty with what will happen with that property and no additional traffic being pushed
210 down the street as a result of developing it.

211

212 Attorney Pasay noted the Site Plan depicted is substantially similar to that which was filed with
213 the Planning Board and reviewed by the TRC, presented to the Planning Board in 2019. With
214 regard to the 25'x25' envelope the Yield Plan depicted hatched red areas. The small squares
215 are 25'x25' which is the standard applied by the Town in other open space developments.
216 None of these building envelopes are 25'x25.' Lot 13 is 30'x55' which is 1,650 SF of buildable
217 area and larger than required. The smallest is larger than required for Exeter Green.

218

219 Attorney Pasay addressed engineer Keach's letter which provides a broad consensus, and not
220 from Exeter's regulations. Mr. Keach is not a wetland scientist. This Yield Plan is the second
221 iteration not the third and different than submitted to the ZBA. Attorney Pasay posted the
222 Yield Plan dated 8/21/19 and the Yield Plan dated 2/2021 showing the five lots – 15, 16, 17, 5
223 and 6. After review the Planning Board removed Lot 5. The Yield Plan the ZBA reviewed is
224 identical to the Yield Plan before the Planning Board now.

225

226 Attorney Pasay stated the analysis of the Town Engineer as "not desirable" is compared by the
227 expert analysis of the Gove Group Real Estate analysis dated January 15, 2021 which values the
228 lots in question at \$185,000 each. The Town Engineer's opinion is not as persuasive as the
229 realtor's. Today lots go for a higher value even with long, shared driveways with an odd shape.

230

231 Attorney Pasay stated the ZBA's decision was ignored, not appealed and the opposition has no
232 standing with regard to the 30-year-old contract.

233

234 Attorney Pasay stated the repeated statement that the ZBA transferred density in this record
235 was addressed by the proprietor of the legislation, Ben Frost. This is not a density transfer and
236 is common in open space developments happening in Exeter most recently in Rose Farm.

237

238 Chair Plumer closed the hearing to the public at 8:55 PM for deliberations.

239 Vice-Chair Brown considered whether the waiver was necessary and acknowledged the Board
240 voted last May to require the applicant to submit the waiver request but after researching the
241 matter himself finds it to be more common than not.

242

243 Attorney Pasay stated the variance relief is a constitutional safety valve. A variance was
244 obtained and not appealed. The waiver criteria is similar to the variance criteria. Section 7.13
245 means that a Yield Plan shall not require a variance, that you cannot show up to the Planning
246 Board with a Yield Plan that violates the zoning ordinance. It is the same as anyone doesn't
247 need it because we have it. The waiver criteria mirrors the variance criteria. Other R-1 lots are
248 similar. Brian White the appraiser stated there is no negative impact to surrounding properties.
249 The property is unique in that it is one of the largest left in Exeter and also a large 30-acre
250 parcel with no frontage, large, and landlocked except for the ROW through Brickyard
251 Condominium. There is a large amount of wetlands and upland area. Denial would deprive the
252 applicant of the right afforded to him under the variance. Mr. Gove has testified that it will not
253 alter the essential character of the neighborhood or threaten the health, safety or welfare. R-1
254 lots are consistent with the character of this neighborhood. It will not vary the conditions of
255 the zoning ordinance or the Master plan. The Master Plan references this area as a rural
256 transitional residential area. The plan does not need a variance because it already has one and
257 the criteria used to grant that variance is similar to that used to get the variance.

258

259 Mr. Cameron expressed concerns with impacts on the existing neighborhood during and after
260 construction.

261

262 Mr. Cameron asked Vice-Chair Brown the impact to the applicant if the waiver were denied and
263 Vice-Chair Brown opined there would be serious consequences to the applicant if the waiver
264 were denied.

265

266 Ms. Martel noted she did not recall the discussion centered around the vote in May but has
267 also been researching this herself and tends to agree with Vice-Chair Brown that it is redundant
268 and wonders if the Board should revote.

269

270 Chair Plumer asked Mr. Sharples, the Town Planner, the impact if the waiver were not
271 approved and Mr. Sharples noted because a Yield Plan received a variance it would immediately
272 follow that you cannot accept a plan that has a variance.

273

274 Vice-Chair Brown noted he would favor granting the waiver if it moves forward.

275

276 Mr. Cameron questioned the Section noted on the draft motion, Section 9.6.1.2 and Mr.
277 Sharples noted it was a misprint.

278

279 **Mr. Cameron after reviewing the criteria of Section 13.7 for granting waivers moves that the**
280 **application of Brian Griset, Planning Board Case #20-2 for a waiver from the regulation that**
281 **requires a Yield Plan not require a variance from the existing zoning ordinance, be approved.**
282

283 Mr. Cameron asked if there were conditions and Mr. Sharples noted none.

284

285 **Mr. Grueter seconded the motion. A roll call vote was taken Cameron – aye, Cowan – aye,**
286 **Martel – aye, Grueter – aye, English – aye, Brown – aye and Plumer – aye. The motion passed**
287 **7-0-0.**

288

289 Vice-Chair Brown stated that the ZBA has weighed in on the transfer of density issue and the
290 Board's hands are tied. The Master Plan Oversight Committee promotes open space
291 developments that invoke the Yield Plan process and are of the type our citizens say they want.
292 Conflicting engineering opinions and abutter weigh in are common in these applications. Mr.
293 Brown stated he is in the real estate industry and it is said "if you don't own the view you can't
294 guarantee the view." When buying property near an undeveloped land buyers should be on
295 alert that something can happen that might not be appreciated, but that person still has
296 property rights. In this case the property is definitely developable. It is a matter of how many
297 units.

298

299 Ms. Martel thanked Attorney Pasay for providing the market research and updated costs
300 because current construction costs have been crazy.

301

302 Chair Plumer noted he appreciated the public input portion of the process.

303

304 Ms. English echoed Mr. Cameron's concerns about impact to the neighborhood during and
305 after construction and urged the developer to communicate with the neighbors being impacted
306 as a result. Ms. English noted she would keep what would happen with the Mendez property as
307 Mr. Flaherty stated in mind.

308

309 Ms. English stated concerns about putting a stamp of approval on a driveway that could be
310 flooded to Lots 5 and 6 but did not know that she would deny the plan because of it but would
311 feel more comfortable if those lots were to go away.

312

313 **Mr. Grueter motioned to approve the Yield Plan of Brian Griset, Planning Board Case #20-2 for**
314 **the 17-unit open space development. Ms. Martel seconded the motion.**

315

316 Chair Plumer noted no conditions of approval.

317

318 ***A roll call vote was taken Brown – aye Cowan – nay, English – aye, Martel – aye, Grueter –***
319 ***aye, Cameron – aye and Plumer – aye. The motion passed 6-1-0.***

320

321 **V. OTHER BUSINESS**

322

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

324 Mr. Sharples recommended the Board designate the Town Planner as its agent to sign off on
325 performance guarantees for Site Plan Regulations for a reduction or release. The language of
326 the section states "The Board or its agent." Mr. Sharples will ask Ms. McEvoy to make this a
327 regular agenda item and report to the Board on any reductions or releases. Chair Plumer
328 referenced an issue with a parcel on Captain's Way where the pavement was not put in right
329 and directed that in a case it is his expectation that it be brought to the Board's attention. Mr.
330 Sharples stated that if the staff is not comfortable they would bring the release or reduction to
331 the Board.

332 Mr. Sharples noted he had a minor field modification on the dental office on Wayside, off
333 Hampton where a 24" Oak tree was leaning over the building and after extensive limbing
334 attempts needed to be replaced with a 2.5" caliper Oak tree approximately 8'-12" in height.

335 **VII. CHAIRPERSON'S ITEMS**

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

337 **IX. NON-PUBLIC SESSION PURSUANT TO NH RSA 91-A:3(II)I (consideration of legal advice)**

338 ***Mr. Brown motioned to go into non-public session pursuant to NH RSA 91-A:3(II)I***
339 ***consideration of legal advice. Mr. Cameron seconded the motion. A roll call vote was taken***
340 ***Grueter – aye, Martel – aye, English – aye, Cowan – aye, Cameron – aye, Brown – aye and***
341 ***Plumer – aye. The motion passed 7-0-0.***

342 Mr. Sharples indicated to Exeter TV that the Board would exit but not end the virtual meeting
343 and sign onto a separate virtual meeting and then return to adjourn and seal the minutes in
344 public session.

345 The meeting was closed to the public at 7:23 PM.

346 ***Vice-Chair Brown motioned to come out of non-public session and seal the non-public meeting***
347 ***minutes indefinitely. Mr. Cameron seconded the motion. A roll call vote was taken Cowan –***
348 ***aye, Cameron – aye, Brown – aye, Grueter – aye, Martel – aye English – aye and Plumer – aye.***
349 ***The motion passed 7-0-0.***

350 The meeting was reopened to the public at 7:53 PM.

351

352 **X. ADJOURN**

353 ***Vice-Chair Brown motioned to adjourn the meeting. Chair Plumer seconded the motion. A***
354 ***vote was taken, all were in favor, the motion passed unanimously. The meeting adjourned at***
355 ***9:39 PM.***

356

357 Respectfully submitted,

358 Daniel Hoijer,

359 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: March 4, 2021
To: Planning Board
From: Dave Sharples, Town Planner
Re: McFarland Ford Realty Trust PB Case #21-2

The Applicant is seeking approval of a site plan and Wetlands Conditional Use Permit application(s) for the proposed construction of a vehicle storage lot on the property located at 110 Holland Way. The subject properties are located in the C-2, Highway Commercial zoning district and are identified as Tax Map Parcels #51-14-1 & #51-17.

The Applicant submitted a site plan and supporting documents, dated January 15, 2021 and February 2, 2021 and these materials are enclosed for your review.

A staff meeting with the applicant was conducted via Zoom on February 18th, 2021 and the plan and documents have also been reviewed by Underwood Engineers (UEI). Both the staff comment letter, dated February 22, 2021 and UEI comments dated February 19, 2021 are also enclosed for your review.

The Applicant appeared before the Conservation Commission at their February 9th, 2021 meeting to review their Conditional Use Permit and NH DES Minimum Impact Dredge & Fill permit applications. A memo from CC Chair Andrew Koff, dated 2/12/21, outlining the Commission's recommendations is also enclosed.

The Applicant is requesting a waiver from Section 9.7.5.5 of the Board's Site Plan Review & Subdivision Regulations for landscaped planting islands within parking areas. Please see waiver request letter, dated January 12, 2021, enclosed.

The Applicant has indicated that they are submitting revised plans to address staff and UEI comments at some point today and they will be enclosed in your packets. Staff will review the resubmittal over the next week and I will update the board on that review at the meeting.

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:

Landscaping for Parking Areas/New Roadways motion: After reviewing the criteria for granting waivers, I move that the request of McFarland Ford Realty Trust (PB Case #21-2) for a waiver from Section 9.7.5 of the Site Plan Review and Subdivision Regulations to provide adequate landscaping be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Planning Board Motions:

Conditional Use Permit (Wetlands) Motion: After reviewing the criteria for a Wetlands Conditional Use permit, I move that the request of McFarland Ford Realty Trust (PB Case #21-2) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Site Plan Motion: I move that the request of McFarland Ford Realty Trust (PB Case #21-2) for Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

RECEIVED

MAR 4 2021

EXETER PLANNING OFFICE

March 4, 2021

Exeter Planning Board
Attn. Langdon Plumer, Chair
10 Front Street
Exeter, NH 03833

**RE: Response Letter – TRC Comments
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 17
JBE Project No. 19198**

Dear Mr. Plumer,

We are in receipt of TRC comments from Dave Sharples from the February 18, 2021 TRC meeting, Underwood comments dated February 19, 2021 & DPW comments dated February 19, 2021. Review comments are listed below with our responses in bold. Town TRC comments are from verbal discussion during the meeting and not meant to represent direct statements from members of the committee.

TRC Comments from Town:

1. *Additional information regarding the tree line along holland way should be added to the plans.*

RESPONSE: The existing trees located along Holland Way have been located and are depicted on the plans along with the size and species. The trees proposed to be removed from this area are labeled on Sheet C1.

2. *The wetland pocket on the property to the east of the project should be labeled.*

RESPONSE: The wetland pocket to the east of the proposed storage lot has been labeled on the plans.

3. *Provide additional descriptions to the conditional use permit criteria.*

RESPONSE: Additional information has been added to our responses to the Section 9.1.6.B criteria.

4. *Show seasonal high water table information on plans.*

RESPONSE: Test pit information, including seasonal high water table elevations, have been included on Sheet C3.

5. *Clarify prime wetland label on plans.*

RESPONSE: The prime wetland label has been updated and is shown on Sheets C1, C2-1, and C3.

6. *Confirm lights on site are dark sky compliant.*

RESPONSE: Note 12 on Sheet L1 has been included to ensure lights are to be dark sky compliant. The lights proposed meet this specification.

7. *Provide information regarding light dimming levels and times.*

RESPONSE: Note 13 on Sheet L1 has been added indicating light levels for the vehicle storage lot are to be reduced by 50% at midnight.

8. *Function and values for the wetland buffer.*

RESPONSE: A functions and values report has been prepared and submitted to the board by Gove Environmental Services Inc.

9. *All electrical work including conduit installation must be conducted by the electrical contractor.*

RESPONSE: Note 11 on Sheet L1 has been included ensure this work be conducted by the electrical contractor.

10. *A waiver would be needed to proposed cape cod berm.*

RESPONSE: Sloped granite curbing is now proposed on site. Cape cod berm has been removed from the design.

11. *A stormwater management plan needs to be submitted to the town.*

RESPONSE: An Operation and Maintenance Manual is included with this submission.

12. *Does this need ADA compliance?*

RESPONSE: ADA regulations have been reviewed and we do not believe this use has any ADA compliance issues.

13. *Confirm driveway radius for vehicle motion.*

RESPONSE: Truck turning exhibits have been included showing the turning motion of a WB-50 truck and Fire Truck. The radius at the driveway entrance has been expanded to 18' to accommodate these motions.

14. *What is the plan for the remaining section of the gravel parking lot?*

RESPONSE: The remaining gravel parking lot will continue to be used for vehicle storage for McFarland Ford.

15. *Limit of clearing should be staked out on site for possible site walk.*

RESPONSE: The limit of clearing has been staked out on site.

16. *Provide additional information regarding the underdrain pipes passing through the clay dams.*

RESPONSE: Additional information has been provided regarding the underdrain pipes passing through the clay dams on Sheets D1 and E1. The use of Ripley Dams and solid pipe at the dam locations has been added to the design.

17. *Specifications for porous pavement should be update to the latest UNH revision (2014).*

RESPONSE: Specifications for porous pavement has been updated to the latest UNH revision (2014).

18. *Provide the location of the existing watermain passing though the site.*

RESPONSE: The location of the existing watermain has been added and is depicted on Sheet C2.

19. *Add 15% great bay rainfall increase to all storm events within the hydrocad model.*

RESPONSE: 15% has been added to all storm events within the hydrocad model for the Great Bay rainfall increase.

Underwood Comments:

General & Administrative Comments:

1. *A Stormwater Operation & Maintenance Plan should be submitted that includes porous pavement maintenance information and schedule.*

RESPONSE: A Stormwater Operation & Maintenance Plan that includes porous pavement maintenance information is included with the drainage report.

Cover Sheet and Existing Conditions:

2. *A north arrow should be added to the locus plan.*

RESPONSE: A north arrow has been added to the locus plan.

3. *The Conditional Use Permit should be listed.*

RESPONSE: The Conditional Use Permit has been added to the cover sheet.

4. *The existing gravel parking area should be clearly shown and labeled on the existing conditions plan.*

RESPONSE: The existing gravel parking area has been clearly shown and labeled on the existing conditions plan. It is the intent of the owner to continue to utilize the remainder of the gravel parking lot as vehicle storage.

5. *The buffer of the pocket wetland should be shown.*

RESPONSE: The buffer of the pocket wetland has been added to the plans.

Site Plan:

6. *Please confirm ADA parking spots and access is not required.*

RESPONSE: ADA regulations have been reviewed and we do not believe this use has any ADA compliance issues. The proposed vehicle storage lot is to be used by McFarland Ford personnel only and not intended for customer access.

7. *Driveway radii are shown as 10'. Please confirm this site layout accommodate all fire truck turning movements while assuming the parking spaces are occupied. This should also be confirmed with the Town of Exeter Fire Department.*

RESPONSE: Truck turning exhibits have been included showing the turning motion of a WB-50 truck and Fire Truck. The radius at the driveway entrance has been expanded to 18' to accommodate these motions.

8. *The proposed location of the porous pavement sign shown on detail sheet D1 should be shown and labeled on the site plan.*

RESPONSE: The proposed location of the porous pavement sign has been added to the site plan.

9. *Please confirm 9' x 19' parking spaces are large enough for the intended type of vehicles.*

RESPONSE: The owner has reviewed the parking dimensions and found them acceptable.

10. *The proposed treeline depicts very little room for snow storage. Please confirm snow storage is adequate as shown.*

RESPONSE: We feel the snow storage depicted on the plan adequate for this use. It should be noted that porous pavement typically accumulates less snow on its surface than traditional pavement, resulting in less snow storage needed.

11. *No storage is shown along the driveway through the wetlands crossing. Please indicate how/where the snow will be plowed in this section.*

RESPONSE: A existing snow storage area located by the McFarland Ford driveway has been added to the plans. This area will be used for a portion of the proposed driveway. The remaining driveway will be plowed towards the proposed snow storage areas around the proposed storage lot.

12. *The intent for restoration of the existing gravel parking area is unclear. Will this area remain gravel for parking? Will it be loamed and seeded? This should be called out on the plan.*

RESPONSE: The existing gravel parking lot is shown on Sheets C1 and C2-1. It is the owner's intent to continue to utilize the remaining gravel parking lot for vehicle storage.

13. *The 3:1 slope extends to the edge of pavement in some locations. Will some type of barrier be placed at the top of slope as a vehicle stop?*

RESPONSE: The grading plan has been modified to proposed 2' shoulders around the perimeter of the proposed pavement. Note 27 on Sheet C3 has also been added requiring this shoulder area.

Drainage & Grading Plan:

14. *The proposed treeline on the northeastern edge of pavement should be pushed further out past the ends of all riprap aprons, including room for constructability of the slopes and aprons.*

RESPONSE: The proposed tree line on the northeastern edge of pavement has been pushed out further past the ends of all riprap aprons. To reduce the impact to the buffer area it is our intent to minimize tree clearing to be best extent practical.

15. *The erosion control fabric specified for slopes calls for netting that is polypropylene photodegradable, which is a synthetic plastic. While this type of material is more environmentally friendly than some, wildlife-friendly materials such as mats with 100% woven natural organic fiber netting should be considered.*
RESPONSE: North American Green S75BN "Bio Net" is now proposed Sheet C3 and E1. This is a natural organic fiber netting product.
16. *The disturbance areas within the buffers should be called out with hatching and labels (either on this plan or another sheet).*
RESPONSE: A Buffer Impact Exhibit Plan, Sheet EH1, has been included with this submission depicting the buffer impact areas.
17. *The grading and proposed restoration at the wetland crossing cannot be clearly seen at this scale. A blowup of this area is suggested.*
RESPONSE: A blowup detail of this area has been including on Sheet C3.
18. *The location of the porous pavement signs should be shown on the plan, as mentioned above.*
RESPONSE: The location of the porous pavement sign has been added to Sheet C2-1.
19. *A note should be added directing the Contractor to flag or mark the entire ROW line and proposed treeline prior to any clearing.*
RESPONSE: Note 28 on Sheet C3 has been added requiring this work.
20. *A qualified and experienced porous asphalt (PA) installer should be sought. The PA notes and details included in the plan set should be carefully reviewed and understood prior to construction.*
RESPONSE: A qualified and experienced porous asphalt (PA) installer will be hired to do the work on this project.
21. *The post-construction maintenance of the porous asphalt surface is key to the anticipated lifespan and stormwater treatment capacity of the system. The Maintenance Specifications for PA Pavement notes (Dwg. D4) should be carefully reviewed and understood by the owner prior to approving installation of a porous asphalt system.*
RESPONSE: Close coordination with the contractor will occur prior to installation of the porous asphalt. Porous asphalt construction and maintenance information will be reviewed with both the contractor and owner during and after construction.
22. *The parking lot is not evenly graded. It appears to be graded at varying slopes of approximately 3% - 3.5%. IS there a reason for the variability of the grading across the site or is this a drafting leftover from previous alternatives? For constructability, an evenly graded surface would be easier to build.*
RESPONSE: The grading has been adjusted to provide a more consistent grade over the storage lot area.

Details:

23. Provide a typical detail which shows how the porous asphalt underdrain will pass through the clay dam.

RESPONSE: The porous pavement clay dam detail has been modified to show detail on how the underdrain will pass through the clay dam.

24. The reference in the notes on sheet D1 to the UNH Reference Spec should be updated to the February 2014 edition.

RESPONSE: The notes referenced on Sheet D1 for the UNH Reference Spec has been updated to the February 2014 edition.

Stormwater Design and Modeling:

25. PTAP Database – The applicant is requested to enter project related stormwater tracking information contained in the site plan application documents using the Great Bay Pollution Tracking and Accounting Program (PTAP) database (www.unh.edu/unhsc/ptapp).

RESPONSE: A request has been made to the UNH Stormwater Center.

DPW Comments:

1. In addition to Digsafe, add DPW (603-773-6157) to be contacted to locate water, sewer, and drainage.

RESPONSE: Note 21 on Sheet C2-1 has been added requiring the contractor notify the DPW for this work.

2. The O&M plan should be a separate document that addresses the maintenance of the drainage system after construction and should include a plan that labels all of the drainage features and snow storage areas. Add any notes regarding snow removal and winter maintenance on porous pavement. DPW recommends that the owner follow the winter maintenance guidance provided by the NHDES Green Snow Pro Certification program. <https://www.des.nh.gov/land/roads/road-salt-reduction>

RESPONSE: An Operation and Maintenance Plan has been included with the Operation and Maintenance Manual. A salt management section has been added to the manual recommending the Green Snow Pro Certification. The current contractor responsible for snow removal, salt, and sand application for the property is a NHDES Certified Salt Applicator.

3. The proposed infiltration requires NHDES “Registration and Notification Form for Stormwater Infiltration to Groundwater (SH1) Groundwater Discharge Program” <https://www.des.nh.gov/waste/wastewater/groundwater-discharge>

RESPONSE: The NHDES “Registration and Notification Form for Stormwater Infiltration to Groundwater (SH1) Groundwater Discharge Program” has been submitted to the State of New Hampshire. A copy has been included with this submission.

4. Add note: The contractor must obtain a valid utility pipe installer’s license and the job supervisor or foreman must be certified by the town prior to working on any water, sewer, or drainage pipes that are in a town street or right of way, or that will connect or may be

connected to a town water, sewer, or drainage system. A licensed supervisor or foreman must be present at the job site at all times during construction of these utilities.

RESPONSE: Note 26 Sheet C3 has been added requiring this license.

5. *Coordinate with Unitil for new utility pole location. The layout must be approved by Unitil for the final plans and prior to scheduling a pre-construction meeting. Show the electrical conduit layout on the plans.*

RESPONSE: Coordination and approval from Unitil will be received on the pole location prior to scheduling a pre-construction meeting. The electrical conduit location for the proposed lighting has been added to Sheet C2-1.

6. *Show the 10" CI water main that crossed the property (from Skinner Springs to the Reservoir) and identify how this will be protected during construction.*

RESPONSE: The 10" CI water main has been added to Sheet C2. Given its distance from the proposed area of disturbance we do not feel this water main will be disturbed in any way.

7. *Sheet C2-1, Note 16 references cape cod berm curb and there is a detail for it. If this is proposed, a waiver from the requirement for granite curb is required.*

RESPONSE: Sloped granite curbing is now proposed on site.

8. *Erosion Control notes – change the inspection frequency to every 0.25 inches of rainfall instead of 0.5 inches of rainfall to coincide with the 2017 Construction General Permit. (Sheets C3 & E1)*

RESPONSE: The inspection frequency has been changed on the Erosion Control notes to every 0.25 inches of rainfall instead of 0.5 inches of rainfall.

Included with this letter are the following documents:

1. Seven (7) Full Size Plan Sets.
2. Fifteen (15) Half Size Plan Sets.
3. Three (3) Drainage Reports.
4. Truck Turning Exhibit Plans
5. Conditional use Permit
6. Waiver Request
7. McFarland Ford Parking Request Letter
8. Buffer Impact Exhibit Plan

Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Erik Poulin, P.E.
 Project Manager

cc: Chris Lane, McFarland Ford Sales, Inc. (letter & plans via email)
 Alison Rees, Underwood Engineers (letter, drainage & plans via email & U.S. Mail)

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

RECEIVED

MAR 11 2021

February 1, 2021

Exeter Planning Board
Attn. Langdon Plumer, Chair
10 Front Street
Exeter, NH 03833

EXETER PLANNING OFFICE

RE: Conditional Use Application
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 17
JBE Project No. 19198

(REVISED)

Dear Mr. Plumer

On behalf of our client, McFarland Ford Sales, Inc., we respectfully submit a Conditional Use Application for the Planning Board. The intent of this application is to propose the construction of a vehicle storage lot located at 110 Holland Way, Tax Map 51, Lots 14-1 & 17.

Fifteen (15) copies of the following are included with this Conditional Use Application:

1. Completed Conditional Use Application.
2. Article 9.1.6.B Response Letter.
3. Fee Check.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Erik Poulin, P.E.

Erik Poulin, P.E.
Project Manager

cc: Chris Lane, McFarland Ford Sales, Inc. (application & plans via email)

Town of Exeter



**Planning Board Application
for
Conditional Use Permit:
Wetlands Conservation Overlay
District**

March 2020

**Town of Exeter
Planning Board Application
Conditional Use Permit: Wetland Conservation Overlay District**

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)

The intent of this application is to propose the construction of a vehicle storage lot located at 110 Holland Way, Tax Map 51, Lots 14-1 & 17.

Wetland Conservation Overlay District Impact (in square footage):			
Temporary Impact	Wetland:	(SQ FT.)	Buffer:
	<input type="checkbox"/> Prime Wetlands	_____	<input type="checkbox"/> Prime Wetlands
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input type="checkbox"/> Vernal Pools (>200SF)
	<input type="checkbox"/> VPD	_____	<input type="checkbox"/> VPD
	<input type="checkbox"/> PD	_____	<input type="checkbox"/> PD
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream
Permanent Impact	Wetland:	(SQ FT.)	Buffer:
	<input type="checkbox"/> Prime Wetlands	_____	<input checked="" type="checkbox"/> Prime Wetlands
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input type="checkbox"/> Vernal Pools (>200SF)
	<input type="checkbox"/> VPD	_____	<input type="checkbox"/> VPD
	<input checked="" type="checkbox"/> PD	1300	<input type="checkbox"/> PD
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream
			17176

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

N/A

Describe how the proposal meets conditions in Article 9.1.6.B of the Zoning Ordinance (attached for reference):

See attached letter for detailed answers.

ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

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9.1.6. B: Conditions: Prior to issuance of a conditional use permit, the Planning Board shall conclude and make a part of the record, compliance with the following criteria:

1. That the proposed use is permitted in the underlying zoning district;
2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;
3. A wetland scientist has provided an impact evaluation that includes the "functions and values" of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or the greater hydrologic system.
4. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer;
5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;
6. The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater functional value than the impacted wetland
7. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, the applicant has included a restoration proposal revegetating any disturbed area within the buffer with the goal to restore the site as nearly as possible to its original grade and condition following construction.
8. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.;

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

March 03, 2021

Exeter Planning Board
Attn. Langdon Plumer, Chair
10 Front Street
Exeter, NH 03833

**RE: Condition Use Application
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 17
JBE Project No. 19198**

Dear Mr. Plumer

On behalf of our client, McFarland Ford Sales, Inc., we respectfully submit our responses to Section 9.1.6.B of the Town of Exeter Zoning Ordinance as part of our Conditional Use Application.

1. The underlying zone is the C2- Highway Commercial. The primary use for the property is a storage vehicle lot, which is an allowed use.
2. Following coordination with the Exeter Conservation Commission the storage lot design has been reduced to best extent practical to minimize impacts to wetlands and buffers. Parking was changed to a double stacking configuration during this coordination which greatly reduced the buffer impact from the original concept.

The proposed wetland crossing is occurring at a narrow section of the wetland, and grading along the crossing is being kept to a minimum. Direct access to Holland Way is restricted due to this road being a limited access highway.

3. Gove Environmental Services, Inc. has submitted a wetland permit application to be heard by the Exeter Conservation Commission. A functions and values report has been submitted to the Planning Board for review.
4. The project proposes to use porous pavement, treatment swales, and natural perimeter erosion control measures to ensure impacts to the wetland and buffer a minimized to the best extent practical. Detailed maintenance procedures for all erosion and drainage features onsite are included within the submitted plan set and Operation and Maintenance Manual. These procedures help ensure the features on site continue to function properly or the foreseeable future.
5. The impact to the wetland buffer will primarily be porous pavement. The wetland crossing is proposed to be standard pavement installed at the narrowest point of the

delineated wetlands, which at this location are not prime wetlands. Disturbance within all buffers has been kept to a minimum.

6. A deed restriction of 18.7 acres is proposed for the remainder of the property to ensure no further impacts will occur on site following the completion of the project.
7. All permanent impacts are to be porous pavement or associated side slopes to the storage lot. All disturb areas will be returned to green spaced. The trees along the Holland Way property line have been surveyed and are now depicted on the plan, the majority of these existing tree are to remain.
8. A wetland permit application has been submitted to the Exeter Conservation Commission. Following that review the application will be submitted to the State of New Hampshire.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Erik Poulin, P.E.

Erik Poulin, P.E.
Project Manager

cc: Chris Lane, McFarland Ford Sales, Inc. (application & plans via email)

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

March 03, 2021

Town of Exeter Planning Board
Attn: Lang Plumer, Chairman
10 Front Street
Exeter, NH 03833

**RE: Waiver Request Letter
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 17
JBE Project No. 19198**

Dear Mr. Plumer:

We respectfully request a waiver from the following sections featured in the Site Plan Review and Subdivision Regulations for the Town of Exeter, New Hampshire:

Section 9.7.5.5 – Landscaping for Parking Areas and New Roadway – Jones & Beach Engineers respectfully requests a waiver from this regulation as the proposed parking area is for storage of vehicle inventory for McFarland Ford and not for customer use.

The storage lot is proposed to be a porous parking area that will provide treatment for storm events. Clearing for this storage lot is minimize with this porous design as it does not require large surface ponds to provide treatment.

The storage lot is shielded from Holland Way by an existing vegetation that will remain along the right of way and to the East of the lot. The trees located along Holland Way have been located and are depicted on the plans. Remove of these trees has been kept to a minimum for construction, with an emphasis pine trees will be removed in this area to avoid damage to the stored vehicles. All disturbed areas on site will be loamed and seeded following the conclusion of construction activities. The maintenance of these green areas is included within our Operation and Maintenance Manual.

One of the benefits of landscaping within parking areas is heat reduction. Although there is a lack of internal landscaping within the vehicle storage lot, this is mitigated by the use of porous pavement. The filtration of stormwater directly into the porous pavement has been shown to reduce stormwater temperatures from traditional surface systems. This is due to a reduction in contact time with the pavement.

We look forward to discussion of this waiver request at the Planning Board Hearing. Thank you very much for your time.

Very Truly Yours,
JONES & BEACH ENGINEERS, INC.



Erik Poulin, P.E.
Project Manager



Ann McDonough
Market Representation Manager
Boston Regional Office

Ford Motor Company
132 Turnpike Road, Suite 220
Southborough, MA 01772

September 22, 2020

Mr. Chris Lane
McFarland Ford
151 Portsmouth Avenue
Exeter, NH 03833

Dear Chris,

This letter is to advise you of the facility guidelines established by Ford Motor Company. As your sales continue to grow and your commercial business expands, Ford recommends increased parking and vehicle storage. The current 340 spaces may have been sufficient in prior years, but based on your current sales and facility expansion, Ford's guides specify increased parking capacity. Based on the guide (attached), a planning volume of 1500 calls for 609 spaces. Ford fully supports your proposal to add spaces.

Your sales and service business continue to grow, and we are proud of the investment you have made in your facility, your personnel and the community.

If you have any questions, please contact me at 774-249-5097

Sincerely,

A handwritten signature in cursive script that reads "Ann McDonough".

Ann McDonough
Market Representation Manager
Boston Regional Office

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

TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: February 22, 2021

To: Erik Poulin, P.E., Jones & Beach Engineers, Inc.

CC: Chris Lane, McFarland Ford

From: Dave Sharples, Town Planner

Re: Site Plan Review TRC Comments
PB Case #21-2 McFarland Ford Realty Trust – Vehicle Storage lot
Tax Map Parcel #51-14-1 and #51-17

The following comments are provided as a follow-up to the TRC Meeting held on February 18th, 2021 for the review of the site plans and supporting documents submitted on 1/15/21, and 2/2/21 for the above-captioned project

TOWN PLANNER COMMENTS

1. Address five waiver criteria in waiver request letter;
2. Re: Landscaping waiver -- View from Holland Way when this is completed? It is an unobstructed view of a parking lot? I am not an advocate for that and would, at a minimum, suggest the planting of deciduous trees along the Holland Way frontage. According to your application, this is for storage, not customers. Keep our main thoroughfares and gateways looking attractive;
3. Provide specifications on timer for lights and indicate hours they will operate;
4. All curbing shall be granite or concrete or waiver requested form 9.7.5.6;

PUBLIC WORKS COMMENTS

The following comments are based on the information provided by the applicant to the Planning Department, received January 15, 2021.

1. In addition to Digsafe, add DPW (603-773-6157) to be contacted to locate water, sewer, and drainage.
2. The O&M plan should be a separate document that addresses the maintenance of the drainage system after construction and should include a plan that labels all of the drainage features and snow storage areas. Add any notes regarding snow removal and winter

maintenance on porous pavement. DPW recommends that the owner follow the winter maintenance guidance provided by the NHDES Green Snow Pro certification program.

<https://www.des.nh.gov/land/roads/road-salt-reduction>

3. The proposed infiltration requires NHDES "REGISTRATION AND NOTIFICATION FORM FOR STORMWATER INFILTRATION TO GROUNDWATER (5H1) Groundwater Discharge Program"
<https://www.des.nh.gov/waste/wastewater/groundwater-discharge>
4. ADD NOTE: The contractor must obtain a valid utility pipe installer's license and the job supervisor or foreman must be certified by the town prior to working on any water, sewer, or drainage pipes that are in a town street or right of way, or that will connect or may be connected to a town water, sewer, or drainage system. A licensed supervisor or foreman must be present at the job site at all times during construction of these utilities.
5. Coordinate with Unitil for new utility pole location. The layout must be approved by Unitil for the final plans and prior to scheduling a pre-construction meeting. Show the electrical conduit layout on the plans.
6. Show the 10" CI water main that crosses the property (from Skinner Springs to the Reservoir) and identify how this will be protected during construction.
7. Sheet C2-1, Note 16 references cape cod berm curb and there is a detail for it. If this is proposed, a waiver from the requirement for granite curb is required.
8. Erosion Control notes: change the inspection frequency to every 0.25 inches of rainfall instead of 0.5 inches of rainfall to coincide with the 2017 Construction General Permit. (Sheets C3 and E1)

FIRE DEPARTMENT COMMENTS - No comments received.

NATURAL RESOURCE PLANNER COMMENTS

Following review of the submitted materials and information presented at the 2/9/21 Conservation Commission meeting, the Commission voted to recommend approval of the application with the following conditions:

1. Inclusion of and adherence to the porous pavement maintenance specifications in the stormwater maintenance agreement.
2. The addition of an identifying sign to indicate the presence of porous pavement onsite.
3. Written documentation of the impact evaluation that includes the functions and values as required under Condition 9.1.6.B.3.
4. Execution of a deed restriction containing use limitations and public access guarantee equivalent to that provided in the adjacent Route 88 Connector easement (Book 4326, Page 1590) attached hereto.

Please note that this project was reviewed prior to the TRC meeting in order to meet wetland permit deadlines. Should design changes occur in a way that alters impacts to the prime wetland buffer, the Commission would request an opportunity for additional review.

Please submit any revised plans along with a letter responding to these comments (and other review comments, if applicable) no later than March 3rd, 2021 but sooner if possible, to allow staff adequate time to review the revisions and responses prior to the planning board hearing.

2640.00

February 19, 2021

David Sharples, Town Planner
Town Planning Office, Town of Exeter
10 Front Street
Exeter, NH 03833

Re: McFarland Ford Parking Lot
Design Review Engineering Services
Exeter, New Hampshire

Site Information:

Tax Map/Lot#:	51/14-1 and 51/17
Address:	110 Holland Way
Lot Area:	21.56 acres
Proposed Use:	Parking Lot
Water:	N/A
Sewer:	N/A
Zoning District:	C-2 Highway Commercial
Applicant:	McFarland Realty Trust
Design Engineer:	Jones & Beach Engineers

Review No. 1

Application Materials Received:

- Site plan set entitled "Storage Lot "McFarland Ford"" dated January 14, 2021, prepared by Jones & Beach Engineers.
- Site plan application materials prepared by Jones & Beach Engineers.
- Drainage Analysis Sediment and Erosion Control Plan dated January 14, 2021, prepared by Jones & Beach Engineers.

Dear Mr. Sharples:

Based on our review of the above information, in addition to comments provided by the Town, we offer the following comments in accordance with the Town of Exeter Regulations and standard engineering practice.

General and Administrative Comments

1. A Stormwater Operation and Maintenance Plan should be submitted that includes porous pavement maintenance information and schedule.

Cover Sheet and Existing Conditions

2. A north arrow should be added to the locus plan.

3. The Conditional Use Permit should be listed.
4. The existing gravel parking area should be clearly shown and labeled on the existing conditions plan.
5. The buffer of the pocket wetland should be shown.

Site Plan

6. Please confirm ADA parking spots and access is not required.
7. Driveway radii are shown as 10'. Please confirm this site layout will accommodate all fire truck turning movements while assuming the parking spaces are occupied. This should also be confirmed with the Town of Exeter Fire Department.
8. The proposed location of the porous pavement sign shown on detail sheet D1 should be shown and labeled on the site plan.
9. Please confirm 9'x19' parking spaces are large enough for the intended type of vehicles.
10. The proposed treeline depicts very little room for snow storage. Please confirm snow storage is adequate as shown.
11. No storage is shown along the driveway through the wetlands crossing. Please indicate how/where the snow will be plowed in this section.
12. The intent for restoration of the existing gravel parking area is unclear. Will this area remain gravel for parking? Will it be loamed and seeded? This should be called out on the plan.
13. The 3:1 slope extends to the edge of pavement in some locations. Will some type of barrier be placed at the top of slope as a vehicle stop?

Drainage and Grading Plan

14. The proposed treeline on the northeastern edge of pavement should be pushed further out past the ends of all riprap aprons, including room for constructability of the slopes and aprons.
15. The erosion control fabric specified for slopes calls for netting that is polypropylene photodegradable, which is a synthetic plastic. While this type of material is more environmentally friendly than some, wildlife-friendly materials such as mats with 100% woven natural organic fiber netting should be considered.
16. The disturbance areas within the buffers should be called out with hatching and labels (either on this plan or another sheet).
17. The grading and proposed restoration at the wetland crossing cannot be clearly seen at this scale. A blowup of this area is suggested.
18. The location of the porous pavement signs should be shown on the plan, as mentioned above.
19. A note should be added directing the Contractor to flag or mark the entire ROW line and proposed treeline prior to any clearing.



20. A qualified and experienced porous asphalt (PA) installer should be sought. The PA notes and details included in the plan set should be carefully reviewed and understood prior to construction.
21. The post-construction maintenance of the porous asphalt surface is key to the anticipated lifespan and stormwater treatment capacity of the system. The Maintenance Specifications for PA Pavement notes (Dwg. D4) should be carefully reviewed and understood by the owner prior to approving installation of a porous asphalt system.
22. The parking lot is not evenly graded. It appears to be graded at varying slopes of approximately 3% - 3.5%. Is there a reason for the variability of the grading across the site or is this a drafting leftover from previous alternatives? For constructability, an evenly graded surface would be easier to build.

Details

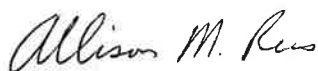
23. Provide a typical detail which shows how the porous asphalt underdrain will pass through the clay dam.
24. The reference in the notes on sheet D1 to the UNH Reference Spec should be updated to the February 2014 edition.

Stormwater Design and Modeling

25. **PTAP Database:** The Applicant is requested to enter project related stormwater tracking information contained in the site plan application documents using the Great Bay Pollution Tracking and Accounting Program (PTAP) database (www.unh.edu/unhsc/ptapp).

A written response is required to facilitate future reviews. Please contact us if you have any questions.

Very truly yours,
UNDERWOOD ENGINEERS, INC.



Allison M. Rees, P.E.
Project Manager



Robert J. Saunders, P.E.
Senior Project Engineer



**TOWN OF EXETER
CONSERVATION COMMISSION MEMORANDUM**

Date: February 12, 2021
To: Planning Board
From: Andrew Koff, Chair, Exeter Conservation Commission
Subject: McFarland Ford Vehicle Storage Lot Wetland CUP

Project Information:

Project Location: 110 Holland Way, Exeter, NH
Map/Lot: Map 51, Lots 14-1 & 17
CC Review Date: Conceptual Discussion 10/13/20, 11/10/20, Wetland Dredge and Fill and CUP 2/9/21
PB CASE: #21-02

At the applicant's request the Conservation Commission was presented with conceptual plans on 10/13/20 and 11/0/20 and a formal Minimum Impact Dredge and Fill and Wetland CUP on 2/9/21.

Following review of the submitted materials and presented information, the Exeter Conservation Commission voted to recommend approval of the application with the following conditions:

- Inclusion of and adherence to the porous pavement maintenance specifications in the stormwater maintenance agreement.
- The addition of an identifying sign to indicate the presence of porous pavement onsite.
- Written documentation of the impact evaluation that includes the functions and values as required under Condition 9.1.6.B.3.
- Execution of a deed restriction containing use limitations and public access guarantee equivalent to that provided in the adjacent Route 88 Connector easement (Book 4326, Page 1590) attached hereto.

This position is based on the minimization of impacts through double stacking of parked vehicles, utilization of pervious pavement, and consideration in the subgrade design beneath the pavement sufficient to accommodate predicted sea-level rise induced groundwater rise.

Please note this project was reviewed prior to the TRC meeting in order to meet wetland permit deadlines. Should design changes occur in a way that alters impacts to the prime wetland buffer, we would request an opportunity for additional review.



Andrew Koff
Chair, Exeter Conservation Commission

cc: Chris Lane, McFarland Ford
Jim Gove, GES Inc.

BK 4326 PG 1590

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CONSERVATION EASEMENT DEED

THIS GRANT DEED OF CONSERVATION EASEMENT is made this 8th day of July, 2004, by Route 88 Connector, LLC, a New Hampshire limited liability company, with a principal business address of 7 Essex Green Drive, Ste. 56, Peabody, County of Essex, Commonwealth of Massachusetts 01960 (hereinafter referred to as the "Grantor," which includes the plural of the word where the context requires, and shall unless the context clearly indicates otherwise, include the Grantor's executors, administrators, legal representatives, devisees, heirs, successors and assigns), for consideration paid and with QUITCLAIM covenants in perpetuity, in favor of the Town of Exeter Conservation Commission, 10 Front Street, Exeter, NH 03833, a public entity (hereinafter referred to as the "Grantee," which shall, unless the context clearly indicates otherwise, include the Grantee's successors and assigns) contributions to which are tax deductible for federal income tax purposes pursuant to the United States Internal Revenue Code.

WITNESSETH:

WHEREAS, the Grantor is the sole owner in fee simple of certain real property in the Towns of Exeter and Stratham, County of Rockingham, State of New Hampshire, being depicted as "Conservation Easement Area 'A' (in Exeter)" and "Conservation Easement Area 'B' (in Stratham)" on plan entitled, "Conservation Easement Plan Portsmouth Avenue - NH Route 108 Exeter, New Hampshire for The Richmond Company, Inc.," (hereinafter "Plan") prepared by, James Verra and Associates, Inc., dated 4/27/01 (last revised on 6/28/04), recorded in the Rockingham County Registry of Deeds herewith as Plan D-37769, and which contains a 5.86 acre conservation easement area, which easement area is hereafter referenced as the "Easement Property"; and

WHEREAS, the Easement Property is over a portion of two lots, one of which is in both Exeter and Stratham, with the second lot being an area added to the McFarland Realty Trust property (see also plan of land entitled "Lot Line Revision, Portsmouth Avenue - NH Route 108, Exeter, New Hampshire for The Richmond Company, Inc." prepared by James Verra and Associates dated 8/8/2000 through revision #4 dated 4/29/01 and recorded in the Rockingham County Registry of Deeds as Plan # D-30822), the Exeter portion of the Easement, identified as Area "A", being 5.02

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

BK 4326 PG 1591

acres, and the Stratham portion, identified as Area "B", being .84 acres, for an aggregate of 5.86 acres of easement area; and

WHEREAS, the Easement Property possesses natural, scenic, open space and recreational values (hereinafter referred to as "conservation values") of great importance to the Grantor, the people of Rockingham County and the people of the State of New Hampshire; and

WHEREAS, the Grantor intends, as owner of the Easement Property, to convey to the Grantee the right to preserve and protect the conservation values of the Easement Property in perpetuity; and

WHEREAS, the Grantee agrees by accepting this grant to honor the intentions of the Grantor stated herein and to preserve and protect in perpetuity the conservation values of the Easement Property for the benefit of this generation and the generations to come;

NOW, THEREFORE, in consideration of the above and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of New Hampshire and in particular New Hampshire RSA 477:45-47 and RSA 221-A, the Grantor hereby voluntarily grants and conveys to the Grantee a conservation easement in perpetuity over the Easement Property as more specifically described in Schedule A attached hereto of the nature and character and to the extent hereinafter set forth ("Easement").

1. CONSERVATION PURPOSE(S)

- A. To conserve the Easement Property for outdoor recreation by the general public.
- B. To protect the natural ecosystem of the Easement Property.
- C. To protect the natural habitat of plants and wildlife.
- D. To preserve wetlands and open space pursuant to the clearly delineated conservation policy of the State of New Hampshire, RSA 79-A:1, which states: "It is hereby declared to be in the public interest to encourage the preservation of open space in the state by providing a healthful and attractive outdoor environment for work and recreation of the state's citizens, by maintaining the character of the state's landscape, and by conserving the land, water, forest, and wildlife resources."

2. USE LIMITATIONS

- A. The Easement Property shall be maintained in perpetuity as open space free from residential, industrial or commercial activities.
- B. The Easement Property shall not be further subdivided or otherwise further divided into parcels of separate ownership, and may only be sold, conveyed, transferred, or devised in

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accordance with the Plan, but it may be used in calculating density for purposes of zoning compliance for the remainder of each lot shown on the Plan.

C. No structure or improvement of any kind, shall be constructed, placed or introduced onto the Easement Property, except that:

- i. Improvements may be constructed, placed or introduced onto the Easement Property as necessary in the accomplishment of the noncommercial outdoor recreational and conservation uses of the Easement Property so long as they are not detrimental to the purposes of this Easement and have been approved by the Grantee and Grantor after a submission of plans thereto; and
- ii. Any drainage or other improvements, if any, shown on the site plan approved by the Town of Exeter Planning Board and/or the Town of Stratham Planning Board for the development on the remainder of each lot as shown on the Plan are permitted.

D. No removal, filling, or other disturbances of soils surface, nor any changes in topography, surface or subsurface water systems, wetlands, or natural habitat shall be permitted on the Easement Property, except:

- i. Upon the Grantee's written permission, obtained by Grantor's written request;
- ii. As is necessary for the accomplishment of the conservation purpose(s) of this Easement; and to maintain any drainage improvements; and
- iii. After all necessary federal, state and local permits and approvals are secured.

E. No outdoor advertising structures such as signs and billboards shall be displayed on the Easement Property.

F. There shall be no mining, quarrying, excavation, or removal of rocks, minerals, gravel, sand, topsoil, or other similar materials on the Easement Property except as necessary to maintain the conservation values/purposes as stated herein.

G. There shall be no dumping, injection, burning, storage or burial of materials of any kind.

H. There shall be no use of motorized vehicles within the Easement Property, except as allowed by maintenance activities described herein.

3. GRANTOR'S RESERVED RIGHTS

The Grantor must notify the Grantee in writing thirty (30) days prior to exercising any of the following rights:

A. Grantor reserves the right to construct, maintain, repair, or replace in kind utilities such as power and communication lines, subsurface sanitary waste disposal systems and water supply facilities and drainage improvements, including, but not limited to, the detention basins shown on the site plan; together with all rights previously granted to Exeter and Hampton Electric Co., Inc. by easement deed recorded at Book 1792, Page 94, as if fully set forth herein and as it may be amended from time to time.

B. Grantor reserves the right to repair any damages caused to the Easement Property by natural or other causes provided said repairs are in conformance with the conservation values/purposes stated herein.

4. GRANTOR RESPONSIBILITIES

A. Prior to its exercise of any of the reserved rights set forth above, Grantor hereby agrees to submit written plans to Grantee for approval.

B. Grantor agrees to obtain all required local, state and federal permits and approvals for any plans related to its reserved rights prior to construction.

C. The Grantor agrees to notify the Grantee in writing within 10 days after transfer of title of the Easement Property or of any change of ownership which is permitted by this Easement. Grantor agrees to incorporate the terms of this Easement in any deed or other legal instrument by which such a transfer or division of ownership is executed. Grantor's failure to so incorporate this Easement in any such instrument shall not impair the validity of this Easement or limit its enforceability in any way.

5. PUBLIC ACCESS GUARANTEE

A. The public may have access to the Easement Property for non-motorized recreational purposes, as Grantee shall determine in its sole discretion.

B. At no time shall any activity by the Grantor not specifically reserved hereunder infringe upon the Grantee's right to provide for free unfettered public ingress, egress and regress of the Conservation Easement Area.

6. BENEFITS AND BURDENS

A. Consistent with RSA 477:45-47, the burden of this Easement shall run with the Easement Property and shall be enforceable against all future owners and tenants in perpetuity.

B. The benefits of this Easement shall be in gross and assignable or transferable only to a governmental unit within the meaning of Section 170(c)(1) of the U.S. Internal Revenue Code of 1986, as amended, or to any qualified organization within the meaning of Section 170(h)(3) of said Code, which has among its purposes the conservation and preservation of land and water areas and

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agrees to and is capable of enforcing the conservation purposes of this Easement. Any such assignee or transferee shall have the like power of assignment or transfer. Any assignee or transferee shall be bound by the terms of this Easement. In accordance with RSA 221-A, under which this Conservation Easement Deed is acquired, "The sale, transfer, conveyance or release of any such land or interest in land from public trust is prohibited." (RSA 221-A:11)

7. **AFFIRMATIVE RIGHTS OF GRANTEE**

A. The Grantee shall have access to the entire Easement Property to maintain boundaries, to determine compliance with and enforce the terms of this Easement, and to exercise its rights assumed by the acceptance of this Easement Deed.

B. The public shall have access to and across the Easement Property for recreational purposes. The Grantee may post against such access or otherwise restrict such access in the public interest.

C. The Grantee shall have the right to construct and maintain public footpaths or hiking trails, and maintain vistas, overlooks, and/or signs associated with the trails. Maintenance of improvements to the Easement Property by the Grantee shall be the responsibility of the Grantee.

D. The Grantee shall have the right to post signs on the Property identifying it as land protected for open space conservation and outdoor recreation.

8. **OBLIGATION OF COOPERATION**

Since the Easement Property is located in the Towns of both Exeter and Stratham, the Grantee agrees to cooperate with the Grantor and, to extent interest is so expressed, with the Stratham Conservation Commission in the execution and administration of this easement.

9. **INDEMNIFICATION, TAXES, MAINTENANCE**

A. The Grantor hereby indemnifies the Grantee and holds the Grantee harmless from and against any and all loss, cost, damage, alleged damage or expense of every kind and nature including, without limitation, court costs, expenses and reasonable attorney's fees arising out of there being found on the Easement Property, whether originating on or off the Easement Property, hazardous material or petroleum product, whether past, present, or future, unless caused solely by the negligent acts or omissions of the Grantee, or its employees or agents.

B. The Grantee hereby indemnifies the Grantor and holds the Grantor harmless from and against any and all loss, cost, damage, alleged damage or expense of every kind and nature including, without limitation, court costs, expenses and reasonable attorney's fees arising out of any public use of the Easement Property as provided for by the affirmative actions of the Grantee. The Grantee agrees to maintain liability insurance for public use of the property to protect the Grantor's interest.

C. The Grantee shall be under no obligation to maintain the Easement Property or pay any taxes or assessments thereon.

10. BREACH OF EASEMENT

A. When the Grantee determines that any of the terms of this Easement have been breached, it shall notify the Grantor, or the current property owner, of the breach in writing, delivered by hand or certified mail, return receipt requested.

B. The Grantor, or current owner, shall have thirty (30) days after receipt of the notice to undertake actions, including restorations, terminating conduct and repairing any damage, or other activities reasonably calculated to cure the conditions constituting the breach. The Grantor must immediately notify the Grantee of the corrective actions it proposes by hand delivery or certified mail, return receipt requested.

C. If the Grantor, or current owner, fails to undertake corrective actions, the Grantee or its successors and assigns, may, at its discretion, undertake to cure the breach. If the Grantee elects to undertake to cure the breach, and it is determined that the Grantor is directly or indirectly responsible for the breach, then the cost of the curative measures, including Grantee's expenses, court costs and legal fees shall be paid by the Grantor. If the Grantee elects not to undertake to cure the breach, any such forbearance by the Grantee to exercise its rights under this Easement in the event of any breach of any term of this Easement by the Grantor shall not be deemed or construed to be a waiver by the Grantee of such term or of any subsequent breach of the same or any other term of this Easement or of any of the Grantee's rights under this Easement. No delay or omission by the Grantee in the exercise of any right or remedy upon any breach by the Grantor shall impair such right or remedy or be construed as a waiver. Furthermore, the Grantor hereby waives any defense of laches, estoppel, or prescription.

D. Nothing contained in this Easement shall entitle the Grantee to bring any action against the Grantor for any injury to or change in the Easement Property resulting from causes beyond the Grantor's control, meaning unauthorized actions by third parties and natural disasters such as fire, flood, storm and earth movement.

E. The Grantee and the Grantor reserve the right to pursue all legal remedies against any third party responsible for any actions contrary to the conservation purposes of this Easement.

11. EXTINGUISHMENT

If circumstances arise in the future such as to render the conservation purpose of this Easement impossible to accomplish, this Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction, and the amount of the proceeds to which Grantee shall be entitled, after the satisfaction of prior claims, from any sale, exchange, or involuntary conversion of all or any portion of the Easement Property subsequent to such termination or extinguishment, shall be determined, unless otherwise provided by New

Hampshire law at the time, in accordance with paragraph 12. Grantee shall use all such proceeds in a manner consistent with the conservation purposes of this grant.

12. **PROCEEDS**

This Easement constitutes a real property interest immediately vested in Grantee, which, for the purposes of paragraph 11, the parties stipulate to have a fair market value determined by multiplying the fair market value of the Easement Property unencumbered by the Easement (minus any increase in value after the date of this grant attributable to improvements) by the ratio of the value of the Easement at the time of this grant to the value of the Easement Property, without deduction for the value of the Easement, at the time of this grant. The values at the time of this grant shall be those values used to calculate the deduction for federal income tax purposes allowable by reason of this grant, pursuant to Section 170(h) of the Internal Revenue Code. For the purposes of this paragraph, the ratio of the value of the Easement to the value of the Easement Property unencumbered by the Easement shall remain constant.

13. **CONDEMNATION**

A. Whenever all or part of the Easement Property is taken in exercise of eminent domain by public, corporate, or other authority so as to abrogate this Easement in whole or in part, the Grantor shall, and the Grantee at its option may, act to recover the full damages resulting from such taking with all incidental or direct damages and all expenses incurred by them be paid out of the damages recovered.

B. The balance of the damages recovered shall be divided between the Grantor and Grantee in proportion to the values of their respective interest in that part of the Easement Property condemned. Any increase in value attributable to improvements made after the date of this grant shall accrue to the party (Grantor or Grantee) who made the improvements.

14. **GENERAL PROVISIONS**

A. **Controlling Law.** The interpretation and performance of this Easement shall be governed by the laws of the State of New Hampshire.

B. **Liberal Construction.** Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the grant to effect the conservation purpose of this Easement. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

C. **Severability.** If any provision of this Easement, or the application thereof to any person or circumstance is found to be invalid by a court of competent jurisdiction, by confirmation of an arbitration award or otherwise, the remainder of the provisions of this Easement or the

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application of such provision to persons or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.

D. **Termination of Rights and Obligations.** A party's rights and obligations under this Easement terminate upon transfer of the party's interest in the Easement or Easement Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

E. **No Merger of Interests.** The Grantor and the Grantee explicitly agree that the provisions set forth in this Easement are intended to last in perpetuity, and that to that end no purchase or transfer of the underlying fee interest in the Easement Property by or to the Grantee or any successor or assign of the Grantee shall be deemed to eliminate the provisions set forth hereunder under the doctrine of "merger" or any other legal doctrine.

F. **Captions.** The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

WHEREBY the Grantee, by accepting and recording this Conservation Easement for itself, its successors and assigns, agrees to be bound by, to observe and enforce its provisions, and to assume the rights and responsibilities granted to and incumbent upon the Grantee, all in furtherance of the conservation purpose(s) for which this Easement is delivered.

IN WITNESS WHEREOF, Grantors and Grantee have set their hands on this 10 day of June, 2004.

GRANTOR:
ROUTE 88 CONNECTOR, LLC

By: The Richmond Company, Inc., Its Manager

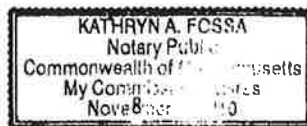
By: [Signature]
Philip Pastan, Its Duly Authorized President

Commonwealth of Massachusetts
County of Essex

Personally appeared Philip Pastan as President of The Richmond Company, Inc. duly authorized Manager of Route 88 Connector, LLC who acknowledged the foregoing to be his voluntary act and deed, this 10 day of June, 2004.

Before me,

[Signature]
Notary Public/Justice of the Peace



BK 4326 PG 1598

GRANTEE:

Town of Exeter Conservation Commission

By: Donald F. Clement
Donald Clement, Chair, Duly Authorized

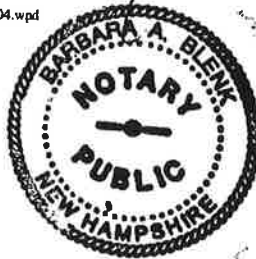
State of New Hampshire
County of Rockingham

Personally appeared Donald Clement, duly authorized Chair of the Town of Exeter Conservation Commission, on behalf of said NH public entity, this 8th day of July, 2004.

Before me,

Barbara A. Blenk
Notary Public/Justice of the Peace

S:\Richmond Company\final conservation easement deed 060904.wpd



BARBARA A. BLENK, Notary Public
My Commission Expires May 7, 2008

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

January 12, 2021

Exeter Planning Board
Attn. Langdon Plumer, Chair
10 Front Street
Exeter, NH 03833

RECEIVED

JAN 15 2021

EXETER PLANNING OFFICE

**RE: Site Plan Review Application
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 17
JBE Project No. 19198**

Dear Mr. Plumer

On behalf of our client, McFarland Ford Sales, Inc., we respectfully submit a Site Plan Review Application for the Planning Board. The intent of this application is to propose the construction of a vehicle storage lot located at 110 Holland Way, Tax Map 51, Lots 14-1 & 17.

The following are included with this Site Plan Review Application:

1. Completed Site Plan Review Application with Checklist.
2. Waiver Request.
3. Fee Check.
4. Letters of Authorization.
5. Current Deeds.
6. Abutters List with three (3) sets of mailing labels.
7. Tax Map.
8. Seven (7) Full Size Plan Sets.
9. Fifteen (15) Half Size Plan Sets.
10. Three (3) Drainage Reports.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Erik Poulin, P.E.
Project Manager

cc: Chris Lane, McFarland Ford Sales, Inc. (application & plans via email)

Town of Exeter



RECEIVED

JAN 15 2021

EXETER PLANNING OFFICE

Planning Board Application for Site Plan Review

October 2019



Town of Exeter Planning Board Application for Site Plan Review

Date: October 2019

Memo To: Applicants for Site Plan Review

From: Planning Department

Re: Site Plan Review Application Process

The goal of the Planning Department is to process site plan review applications as quickly and efficiently as possible, in preparation for review by the Planning Board. To this end, we have designed an application form that is simple and easy to follow (see attached). If some of the information being requested does not seem to be applicable, please check with the Planning Department office, it may be that your particular proposal does not warrant such information.

It is recommended that you schedule a meeting with the Town Planner prior to formally submitting your application. The Town Planner will review your proposal for conformance with all applicable Town regulations and advise you regarding the procedure for obtaining Planning Board approval. Please contact the Planning Department office at (603) 773-6112 to schedule an appointment.

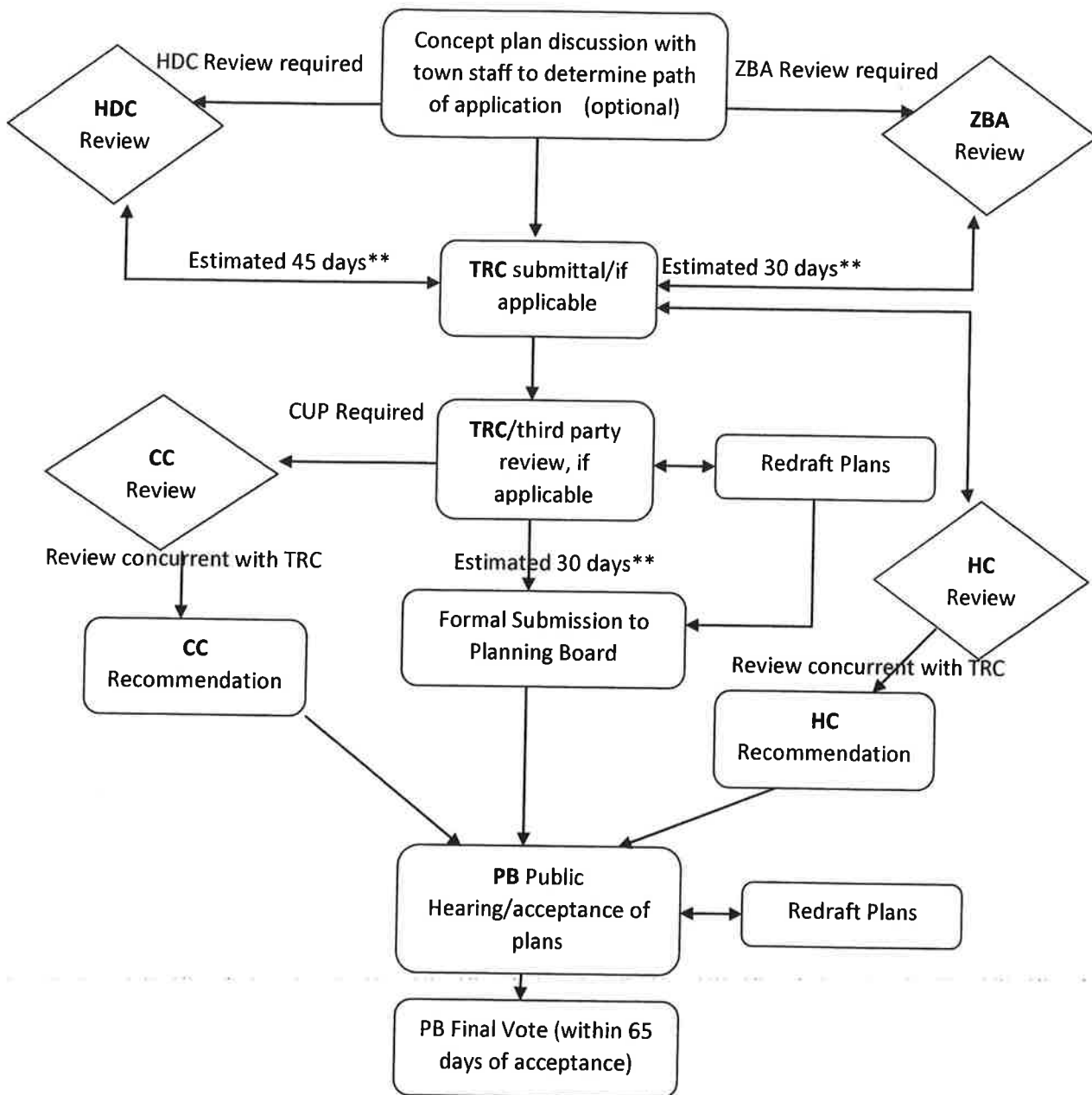
The key to receiving a prompt decision from the Planning Board is to adhere closely to the Board's procedures. A chart outlining the "Planning Board Review Procedure" is attached for your information. Please be aware that a technical review of your proposal by the Technical Review Committee (TRC) must precede Planning board consideration of your application. The Town Planner will only schedule you for a public hearing with the Planning Board after your application has gone through technical review and any required changes have been incorporated.

Copies of the applicable "Site Plan Review and Subdivision Regulations" are available for your review or purchase at the Planning Department office on the second floor of the Town Office Building located at 10 Front Street and are also on the Town's website at www.exeternh.gov

It is strongly recommended that you become familiar with these regulations, as they are the basis for review and approval of all site plans.



Exeter Planning Review Process Flow Chart*



ZBA – Zoning board of Adjustment **PB** – Planning Board **HDC** – Historic District Commission
HC – Heritage Commission **CC** – Conservation Commission **TRC** – Technical Review Committee
CUP – Conditional Use Permit

*This chart shows the local process only. State permits (Wetlands, Shoreland, etc. are not shown)

**All time estimates are approximate and can vary considerably. However, it is generally expected to take between 90 and 180 days to complete local review in the event review from all boards is required.



SITE PLAN REVIEW APPLICATION CHECKLIST

A COMPLETED APPLICATION FOR SITE PLAN REVIEW MUST CONTAIN THE FOLLOWING

1. Application for Hearing (x)
2. Abutter's List Keyed to Tax Map (x)
(including the name and business address of every engineer, architect,
land surveyor, or soils scientist whose professional seal appears on any
plan submitted to the Board)
3. Completed- " Checklist for Site Plan Review" (x)
4. Letter of Explanation (x)
5. Written Request for Waiver (s) from " Site Plan Review and Subdivision
Regulations" (if applicable) (x)
6. Completed "Preliminary Application to Connect and /or Discharge to Town
of Exeter- Sewer, Water or Storm Water Drainage System(s)"(if applicable) ()
7. Planning Board Fees (x)
8. Seven (7) full-sized copies of Site Plan (x)
9. Fifteen (15) 11"x17" copies of the final plan to be submitted **TEN DAYS**
PRIOR to the public hearing date. (x)
10. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and
all consultants. (x)

NOTES: All required submittals must be presented to the Planning Department office for distribution to other Town departments. Any material submitted directly to other departments will not be considered.



TOWN OF EXETER, NH APPLICATION FOR SITE PLAN REVIEW

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

- COMMERCIAL SITE PLAN REVIEW**
- INDUSTRIAL SITE PLAN REVIEW**
- MULTI-FAMILY SITE PLAN REVIEW**
- MINOR SITE PLAN REVIEW**
- INSTITUTIONAL/NON-PROFIT SPR**

_____ **APPLICATION #**
 _____ **DATE RECEIVED**
 _____ **APPLICATION FEE**
 _____ **PLAN REVIEW FEE**
 _____ **ABUTTERS FEE**
 _____ **LEGAL NOTICE FEE**
 _____ **TOTAL FEES**

_____ **INSPECTION FEE**
 _____ **INSPECTION COST**
 _____ **REFUND (IF ANY)**

1. **NAME OF LEGAL OWNER OF RECORD:** Osram Sylvania, Inc. (Map 51, Lot 17)

McFarland Realty Tr (Map 51, Lot 14-1) **TELEPHONE:** () _____

ADDRESS: 200 Ballardville Street, Wilmington, MA 01887 - Osram
151, Portsmouth Ave, Exeter, NH 03833 - McFarland

2. **NAME OF APPLICANT:** McFarland Realty Tr., Henry O. McFarland Trustee Etal

ADDRESS: 151 Portsmouth Avenue, Exeter, NH 03833

_____ **TELEPHONE:** (603) 772-1144

3. **RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER:** _____

Same as McFarland Realty Tr.
(Written permission from Owner is required, please attach.)

4. **DESCRIPTION OF PROPERTY:** Ford Dealership Property (Map 51, Lot 14-1) Woodlands & Wetlands
(Map 51, Lot17)

ADDRESS: 110 Holland Way, Exeter, NH

TAX MAP: 51 **PARCEL #:** 14-1 & 17 **ZONING DISTRICT:** C-2 Highway
Commercial

AREA OF ENTIRE TRACT: 21.56 Acres **PORION BEING DEVELOPED:** 1.26 Acres



5. ESTIMATED TOTAL SITE DEVELOPMENT COST \$ 165,000

6. EXPLANATION OF PROPOSAL: To construct the vehicle storage lot on Tax Map 51, Lots 14-1 & 17.

7. ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO) N/A

If yes, Water and Sewer Superintendent must grant written approval for connection.
If no, septic system must comply with W.S.P.C.C. requirements.

8. LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:

<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A. _____	_____
B. <u>See Cover Letter</u>	_____
C. _____	_____
D. _____	_____
E. _____	_____
F. _____	_____

9. ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO) Yes IF YES, ATTACH COPY. Proposed deed restriction on remaining land

10. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: Erik Poulin, P.E., Jones & Beach Engineers, Inc.

ADDRESS: PO Box 219, Stratham, NH 03885

PROFESSION: Civil Engineer TELEPHONE: (603) 772-4746

11. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:

- Lighting
- _____
- _____
- _____



12. HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?

IF YES, DESCRIBE BELOW. (Please check with the Planning Department Office to verify)

No

13. WILL THE PROPOSED PROJECT INVOLVE DEMOLITION OF ANY EXISTING BUILDINGS OR APPURTENANCES? IF YES, DESCRIBE BELOW.

(Please note that any proposed demolition may require review by the Exeter Heritage Commission in accordance with Article 5, Section 5.3.5 of the Exeter Zoning Ordinance).

No

14. WILL THE PROPOSED PROJECT REQUIRE A "NOTICE OF INTENT TO EXCAVATE" (State of NH Form PA-38)? IF YES, DESCRIBE BELOW.

N/A

NOTICE: I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS; INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15.2 OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE

1/15/21

OWNER'S SIGNATURE

ACCORDING TO RSA 676.4.I (c), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.



ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

TAX MAP SEE ATTACHED LIST
NAME _____
ADDRESS _____

TAXMAP _____
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Please attach additional sheets, if needed



CHECKLIST FOR SITE PLAN REVIEW

The checklist on the following page has been prepared to assist you in the preparation of your site plan. The checklist items listed correspond to the site plan requirements set forth in Section 7 of the "Site Plan Review and Subdivision Regulations". Unless otherwise indicated, all section references within this checklist refer to these regulations. Each of the items listed on this checklist must be addressed by the applicant prior to technical review of the site plan by the Technical Review Committee (TRC) See section 6.5. of the "Site Plan Review and Subdivision Regulations". This checklist **DOES NOT** include all of the detailed information required for site plan preparation and therefore should not be the sole basis for the preparation of these plans. For a complete listing of site plan requirements, please refer to Section 7 of the "Site Plan Review and Subdivision Regulations". In addition to these required plan items, the Planning Board will review site plans based upon the standards set forth in Sections 8 and 9 of the "Site Plan Review and Subdivision Regulations". As the applicant, it is **YOUR RESPONSIBILITY** to familiarize yourself with these standards and to prepare your plans in conformance with them.

Please complete this checklist by marking each item in the column labeled "Applicant" with one of the following: "X: (information provided); "NA" (not applicable); "W: (waiver requested). For all checklist items marked "NA", a final determination regarding applicability will be made by the TRC. For all items marked "W", please refer to Section 13 of the "Site Plan Review and Subdivision Regulations" for the proper request procedure to be followed. If waivers are requested, a justification letter for requested waivers is strongly suggested. All waiver requests will be acted upon by the Planning Board at a public hearing. Please contact the Planning Department office if you have any questions concerning the proper completion of this checklist.

All of the required information for the plans listed in the checklist must be provided on separate sheets, unless otherwise approved by the TRC.

NOTE: AN INCOMPLETE CHECKLIST WILL BE GROUNDS FOR REJECTION OF YOUR APPLICATION.



SITE PLAN REQUIREMENTS

7.4 Existing Site Conditions Plan

Submission of this plan will not be applicable in all cases. The applicability of such a plan will be considered by the TRC during its review process as outlined in Section 6.5 Technical Review Committee (TRC) of these regulations. The purpose of this plan is to provide general information on the site, its existing conditions, and to provide the base data from which the site plan or subdivision will be designed. The plan shall show the following:

APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.1 Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.2 Location of the site under consideration, together with the current names and addresses of owners of record, of abutting properties and their existing land use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.3 Title, date, north arrow, scale, and Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.4 Tax map reference for the site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.5 Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.6 A vicinity sketch or aerial photo showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 2,000-feet, or larger area if deemed necessary by the Town Planner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.7 Natural features including watercourses and water bodies, tree lines, significant trees (20-inches or greater in diameter at breast height) and other significant vegetative cover, topographic features, and any other environmental features that are important to the site design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.8 Man-made features such as, but not limited to, existing roads, structures, and stonewalls. The plan shall also indicate which features are to be retained and which are to be removed or altered.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.9 Existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.4.10 A High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof. Such soil surveys shall be prepared by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.11 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.12 Surveyed property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.13 The lines of existing abutting streets and driveway locations within 200-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.14 The location, elevation, and layout of existing catch basins and other surface drainage features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.15 The shape, size, height, location, and use of all existing structures on the site and approximate location of structures within 200-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.16 The size and location of all existing public and private utilities, including off-site utilities to which connection is planned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.17 The location of all existing easements, rights-of-way, and other encumbrances.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.18 All floodplain information, including the contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.19 All other features which would fully explain the existing conditions of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.20 Name of the site plan or subdivision.



7.5 Proposed Site Conditions Plan (Pertains to Site Plans Only)

The purpose of this plan is to illustrate and fully explain the proposed changes taking place within the site. The proposed site conditions plan shall depict the following:

APPLICANT	TRC	REQUIRED EXHIBITS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.1 Proposed grades and topographic contours at intervals not to exceed 2-feet with spot elevations where grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.2 The location and layout of proposed drainage systems and structures including elevations for catch basins.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.3 The shape, size, height, and location of all proposed structures, including expansion of existing structures on the site and first floor elevation(s). Building elevation(s) and a rendering of the proposed structure(s).
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.5.4 High Intensity Soil Survey (HISS) information for the site, including the total area of wetlands proposed to be filled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.5 State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.5.6 Location and timing patterns of proposed traffic control devices.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.7 The location, width, curbing and paving of all existing and proposed streets, street rights-of-way, easements, alleys, driveways, sidewalks and other public ways. The plan shall indicate the direction of travel for one-way streets. See Section 9.14 – Roadways, Access Points, and Fire Lanes for further guidance.
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.5.8 The location, size and layout of off-street parking, including loading zones. The plan shall indicate the calculations used to determine the number of parking spaces required and provided. See Section 9.13 – Parking Areas for further guidance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.9 The size and location of all proposed public and private utilities, including but not limited to: water lines, sewage disposal facilities, gas lines, power lines, telephone lines, cable lines, fire alarm connection, and other utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.10 The location, type, and size of all proposed landscaping, screening, green space, and open space areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.11 The location and type of all site lighting, including the cone(s) of illumination to a measurement of 0.5-foot-candle.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.12 The location, size, and exterior design of all proposed signs to be located on the site.
<input type="checkbox"/> N/A	<input type="checkbox"/>	7.5.13 The type and location of all solid waste disposal facilities and accompanying screening.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.14 Location of proposed on-site snow storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.15 Location and description of all existing and proposed easement(s) and/or right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.16 A note indicating that: "All water, sewer, road (including parking lot), and drainage work shall be constructed in accordance with Section 9.5 Grading, Drainage, and Erosion & Sediment Control and the Standard Specifications for Construction of Public Utilities in Exeter, New Hampshire". See Section 9.14 Roadways, Access Points, and Fire Lanes and Section 9.13 Parking Areas for exceptions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.17 Signature block for Board approval

OTHER PLAN REQUIREMENTS (See Section indicated)

- 7.7 Construction plan
- 7.8 Utilities plan
- 7.9 Grading, drainage and erosion & sediment control plan
- 7.10 Landscape plan
- 7.11 Drainage Improvements and Storm Water Management Plan
- 7.12 Natural Resources Plan
- 7.13 Yield Plan

**FEE SCHEDULE
TOWN OF EXETER, NH
REVISED: January 2018**

Board of Adjustment Hearings:

Variance, Special Exception	\$ 100.00
Appeal from Admin. Decision	\$ 100.00
Legal notice	Applicant billed actual cost
Abutter notices	\$ 10.00 each

Planning Board Hearings:

Subdivision	\$125 App. Fee + \$50 per lot up to 3 lots +\$100 per lot 4 or more new lots
Abutter notice	\$ 10.00 each
Legal notice	Applicant billed actual cost 9 x \$10.00 = \$90.00

Site Plan:

Application- Minor	\$100.00	
Major	\$250.00	\$250.00
Review	\$ 60.00/1000 square feet of total building floor area	

Inspection Fee for Subdivision: (per 15.2 P.B. regs) – to be determined by TRC (based upon reasonable estimate of anticipated inspection costs – typically 1-3% of site development cost.

Lot Line Adjustment	\$ 60.00	TOTAL = \$340.00
Historic District Commission:		
Application/Plan Review	NO FEE	
Abutter notice	\$ 10.00 each	
Boundary change fee	\$ 60.00	
Flood Insurance Certificate	\$ 15.00	

FIRE DEPARTMENT:

Ambulance Service (per trip)	Established MEDICARE rates + 30%
Photocopies:	
Ambulance- Patient Care Record	\$ 15.00
Fire/Investigation Report	\$ 25.00
Copies - Non Reports	\$.50
Non Emergency Standby:	
Personnel (each)	\$ 58.00/hr, 2 hr min
Vehicle	\$ 25.00/hr
Fire Alarm Monitoring:	
Radio Controlled fire alarm box	\$ 80.00 annually
Master Fire Alarm Box	\$ 300.00 annually
Permits:	
Fire Alarm System Install/Mod.	\$ 25.00
Fire Suppress. System Install/Mod	\$ 25.00
Blasting/Explosive Use 1-7 days	\$ 150.00
Blasting/Explosive Use 8/14 days	\$ 250.00
Blasting/Explosive Use 15-31 days	\$ 350.00
Plans Review:	
Small Projects up to 1 hr(in house)	\$ 125.00
Large Projects	Determined by Fire Protection Engineer
Fire Alarm/Suppression System Acceptance Testing:	
4 hr Inspection/ ½ day	\$ 925.00
8 hr Inspection/ full day	\$1,850.00
Add'l time required/multi attempts	\$ 58.00/hr per person
Fire Alarm Box Connection (out-of-town)	\$ 24.00/month, billed yearly

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

January 12, 2021

Town of Exeter Planning Board
Attn: Lang Plumer, Chairman
10 Front Street
Exeter, NH 03833

RECEIVED

JAN 15 2021

EXETER PLANNING OFFICE

**RE: Waiver Request Letter
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 17
JBE Project No. 19198**

Dear Mr. Plumer:

We respectfully request a waiver from the following sections featured in the Site Plan Review and Subdivision Regulations for the Town of Exeter, New Hampshire:

Section 9.7.5.5 – Landscaping for Parking Areas and New Roadway – Jones & Beach Engineers respectfully requests a waiver from this regulation as the proposed parking area is for storage of vehicle inventory for McFarland Ford and not for customer use. The storage lot is proposed to be a porous parking area that will provide treatment for storm events. Clearing for this storage lot is minimize with this porous design. The storage lot is shielded from Holland way by an existing vegetation that will remain along the right of way and only pine trees will be removed in this area to avoid damage to the stored vehicles.

We look forward to discussion of this waiver request at the Planning Board Hearing. Thank you very much for your time.

Very Truly Yours,
JONES & BEACH ENGINEERS, INC.



Erik Poulin, P.E.
Project Manager

Letter of Authorization

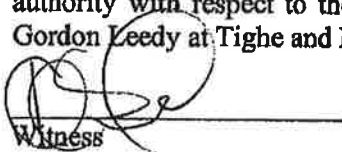
Osram Sylvania Inc., 200 Ballardvale Street, Wilmington, MA 01887, owner of property located Off Holland Way in Exeter, NH known as Tax Map 51, Lot 17, does hereby authorize One Four Six Post Road, LLC and its consultants, Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH and Gove Environmental Services, 8 Continental Drive, Unit H, Exeter, NH 03833 to submit applications and documents required for site plan approval concerning the development of previously-mentioned property as a parking lot/area, together with any and all related municipal and State approvals.

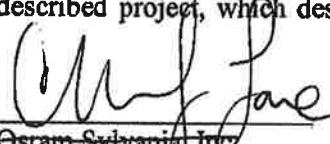

Witness


Osram Sylvania Inc.

11/12/21
Date

One Four Six Post Road, LLC agrees to provide Osram Sylvania Inc.' designee with copies of all applications and documents submitted to any State, municipal, or other government authority with respect to the above described project, which designee shall initially be Gordon Leedy at Tighe and Bond.


Witness


Osram Sylvania Inc.
ONE FOUR SIX POST RD. LLC

11/12/21
Date

Letter of Authorization

^{JAY D.}
McFarland Realty Tr, ~~Henry O.~~ McFarland Trustee Etal, 151 Portsmouth Avenue, Exeter, NH 03833, owner of property located in Exeter, NH, known as Tax Map 51, Lot 14-1, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on Off Portsmouth Avenue in Exeter, NH.

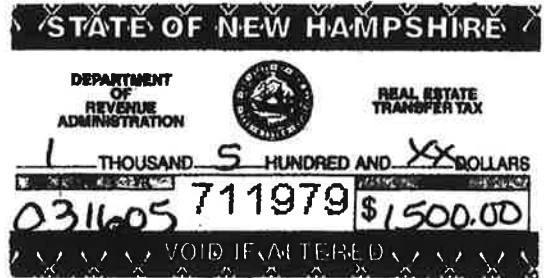
I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Adrian Purcell
Witness

Jay D. McFarland
~~Henry O. McFarland Trustee~~
McFarland Realty Tr.

1-12-2021
Date

017348



2005 MAR 16 PM 3:40

WARRANTY DEED

ROUTE 88 CONNECTOR, LLC, a Delaware limited liability company, with an address c/o The Richmond Company, Inc., 7 Essex Green Drive, Suite 56, Peabody, Massachusetts 01960 ("Grantor") for consideration paid, grants to Henry O. McFarland, Trustee, Susan McFarland Moynahan, Trustee, and Jay D. McFarland, Trustee, in their capacities as Trustees of McFARLAND REALTY TRUST under Declaration of Trust dated April 29, 1983 recorded with Rockingham Registry of Deeds in Book 2442, Page 1152, as amended, with an address of 151 Portsmouth Avenue, Exeter, New Hampshire 03833 ("Grantee"), with Warranty Covenants, the land in the Town of Exeter, County of Rockingham, State of New Hampshire described on Exhibit A attached hereto and made a part hereof.

Such premises are conveyed subject to (i) control of access (one point of access reserved) and a drainage easement in favor of the State of New Hampshire, as set forth in Notice of Condemnation dated February 5, 1997 and recorded in the Rockingham County Registry of Deeds (the "Registry") at Book 3198, Page 2303, (ii) the benefit and burden of certain easement rights and conditions as set forth in Easement Agreement by and among Grantor, Grantee and Kevin King Enterprises Company, Inc. ("King") dated February H, 2005 and recorded in the Registry prior hereto, and (iii) the right of King to locate directional signage for the benefit of the 2.95 acres of land owned by King on the south side of Portsmouth Avenue, Exeter and Stratham, New Hampshire, in common with the Grantee, such signage to be coordinated with the Grantee and documented in an easement agreement to be hereinafter executed by Grantee and King and recorded in the Registry.

For Grantor's title, see Warranty Deed of Kevin King Enterprises Company, Inc. dated September 2, 2004, and recorded in the Registry immediately prior hereto.

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

EXECUTED under seal this 10th day of February, 2005.

ROUTE 88 CONNECTOR, LLC

By: Redford Realty Corp., a
Massachusetts corporation, its
Manager

By: [Signature]
Philip Pastan, President

COMMONWEALTH OF MASSACHUSETTS

County of Essex

February 10, 2005

Then personally appeared the above-named Philip Pastan, President, of Redford Realty Corp., Manager of Route 88 Connector, LLC, and acknowledged the foregoing to be his free act and deed and the free act and deed of Redford Realty Corp., as Manager of Route 88 Connector, LLC, before me.



KATHRYN A. FOSSA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 5, 2010

Notary Public [Signature]
My Commission expires:



EXHIBIT A

A certain tract or parcel of land in the Town of Exeter, County of Rockingham, State of New Hampshire, on the easterly side of Holland Way, a/k/a New Hampshire Route 88 Connector, being shown as Parcel 51/14.1 on a plan entitled "Lot Line Revision Portsmouth Avenue – NH Route 108 Exeter, New Hampshire for The Richmond Company, Inc." dated August 8, 2000 prepared by James Verra and Associates, Inc. recorded in Rockingham County Registry of Deeds as Plan No. D-30822 and bounded and described as follows:

Beginning at a point on the easterly sideline of said Holland Way at a concrete New Hampshire Highway Bound (NHHB) for station 1004+50, 45 feet left;

thence North 86°21'49" East by land of the State of New Hampshire through a NHHB a distance of 66.40 feet to land now or formerly McFarland Realty Trust;

thence South 26°11'54" East by land of said McFarland Realty Trust a distance of 77.87 feet to an iron rod found at land now or formerly Route 88 Connector, LLC;

thence South 26°22'34" East by land of said Route 88 Connector, LLC a distance of 177.66 feet to land now or formerly of GTE Products Corp/OSRAM Sylvania;

thence North 74°15'12" West by land of said GTE Products Corp. a distance of 141.91 feet to a concrete bound marked "DAVIS" on the easterly sideline of said Route 88 Connector;

thence North 24°06'51" West by said easterly sideline a distance of 88.86 feet;

thence North 3°38'11" West by said easterly sideline a distance of 10.42 feet to a NHHB at station 1005+45, 45 feet left;

thence North 3°38'11" West by said easterly sideline a distance of 95.00 feet to the Point of Beginning.

Containing 21,341 square feet or 0.490 acres.

Delaware

PAGE 1

BK 4428 PG 2139

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THAT "OSRAM SYLVANIA INC." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE NOT HAVING BEEN CANCELLED OR DISSOLVED SO FAR AS THE RECORDS OF THIS OFFICE SHOW AND IS DULY AUTHORIZED TO TRANSACT BUSINESS.

THE FOLLOWING DOCUMENTS HAVE BEEN FILED:

CERTIFICATE OF INCORPORATION, FILED THE TWENTY-FOURTH DAY OF DECEMBER, A.D. 1958, AT 12 O'CLOCK P.M.

CERTIFICATE OF AMENDMENT, CHANGING ITS NAME FROM "SEPCO, INC." TO "SYLVANIA ELECTRIC PRODUCTS INC.", FILED THE TWENTY-FIFTH DAY OF FEBRUARY, A.D. 1959, AT 9 O'CLOCK A.M.

CERTIFICATE OF AMENDMENT, CHANGING ITS NAME FROM "SYLVANIA ELECTRIC PRODUCTS INC." TO "GT&E SYLVANIA INCORPORATED", FILED THE TWENTY-THIRD DAY OF DECEMBER, A.D. 1970, AT 10 O'CLOCK A.M.

CERTIFICATE OF CORRECTION, CHANGING ITS NAME FROM "GT&E SYLVANIA INCORPORATED" TO "GTE SYLVANIA INCORPORATED", FILED THE THIRTY-FIRST DAY OF DECEMBER, A.D. 1970, AT 10 O'CLOCK A.M.

CERTIFICATE OF AGREEMENT OF MERGER, FILED THE SEVENTEENTH DAY OF FEBRUARY, A.D. 1971, AT 1:30 O'CLOCK P.M.



Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 3410054

DATE: 10-14-04

0531214 8310

040741365

005399

2005 JAN 24 PM 2:50

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Delaware

PAGE 2

BK 4428 PG 2140

The First State

CERTIFICATE OF AGREEMENT OF MERGER, FILED THE TWENTIETH DAY OF NOVEMBER, A.D. 1973, AT 12 O'CLOCK P.M.

CERTIFICATE OF OWNERSHIP, FILED THE TWENTY-SIXTH DAY OF DECEMBER, A.D. 1973, AT 10 O'CLOCK A.M.

CERTIFICATE OF AGREEMENT OF MERGER, FILED THE SEVENTEENTH DAY OF APRIL, A.D. 1974, AT 4 O'CLOCK P.M.

CERTIFICATE OF OWNERSHIP, FILED THE THIRTY-FIRST DAY OF DECEMBER, A.D. 1975, AT 10 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE THIRTY-FIRST DAY OF OCTOBER, A.D. 1978, AT 10 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE NINTH DAY OF JANUARY, A.D. 1980, AT 9 O'CLOCK A.M.

CERTIFICATE OF AGREEMENT OF MERGER, CHANGING ITS NAME FROM "GTE SYLVANIA INCORPORATED" TO "GTE PRODUCTS CORPORATION", FILED THE NINTH DAY OF JANUARY, A.D. 1980, AT 9:01 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE TWENTY-EIGHTH DAY OF APRIL, A.D. 1980, AT 9 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE TWENTY-THIRD DAY OF JUNE, A.D. 1980, AT 10 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE THIRTEENTH DAY OF MAY,



Harriet Smith Windsor
Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 3410054

DATE: 10-14-04

0531214 8310

040741365

Delaware

PAGE 3

BK 4428 PG 2141

The First State

A.D. 1981, AT 9 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE TWENTY-EIGHTH DAY OF
MAY, A.D. 1981, AT 9 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE FOURTH DAY OF JUNE, A.D.
1982, AT 2 O'CLOCK P.M.

CERTIFICATE OF OWNERSHIP, FILED THE THIRTIETH DAY OF
SEPTEMBER, A.D. 1982, AT 10 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE SIXTEENTH DAY OF
NOVEMBER, A.D. 1982, AT 10 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE FIFTEENTH DAY OF
DECEMBER, A.D. 1983, AT 3 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF
THE AFORESAID CERTIFICATE OF OWNERSHIP IS THE TWENTY-EIGHTH DAY
OF DECEMBER, A.D. 1983.

CERTIFICATE OF OWNERSHIP, FILED THE FIFTEENTH DAY OF
DECEMBER, A.D. 1983, AT 3:01 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF
THE AFORESAID CERTIFICATE OF OWNERSHIP IS THE TWENTY-EIGHTH DAY
OF DECEMBER, A.D. 1983.

RESTATED CERTIFICATE, FILED THE TWENTY-SIXTH DAY OF



0531214 8310

040741365

Harriet Smith Windsor
Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 3410054

DATE: 10-14-04

Delaware

PAGE 4

BK 4428 PG 2142

The First State

NOVEMBER, A.D. 1986, AT 9 O'CLOCK A.M.

CERTIFICATE OF OWNERSHIP, FILED THE TWENTY-EIGHTH DAY OF
JANUARY, A.D. 1991, AT 10 O'CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF
THE AFORESAID CERTIFICATE OF OWNERSHIP IS THE THIRTY-FIRST DAY
OF JANUARY, A.D. 1991.

CERTIFICATE OF MERGER, CHANGING ITS NAME FROM "GTE PRODUCTS
CORPORATION" TO "OSRAM SYLVANIA INC.", FILED THE FIRST DAY OF
FEBRUARY, A.D. 1993, AT 4:30 O'CLOCK P.M.

CERTIFICATE OF OWNERSHIP, FILED THE THIRTIETH DAY OF APRIL,
A.D. 1993, AT 12 O'CLOCK P.M.

CERTIFICATE OF OWNERSHIP, FILED THE THIRTIETH DAY OF JUNE,
A.D. 1993, AT 10 O'CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID
CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE
AFORESAID CORPORATION.

AND I DO HEREBY FURTHER CERTIFY THAT THE FRANCHISE TAXES
HAVE BEEN PAID TO DATE.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL REPORTS HAVE
BEEN FILED TO DATE.



0531214 8310

040741365

Harriet Smith Windsor
Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 3410054

DATE: 10-14-04

**ABUTTERS LIST (DIRECT)
AS OF
JANUARY 5, 2021
FOR
110 HOLLAND WAY, EXETER, NH
JBE PROJECT No. 19198**

OWNER OF RECORD/APPLICANT:

TAX MAP 51/LOT 13 – ABUTTING PROPERTY
TAX MAP 51/LOT 14-1 – SUBJECT PROPERTY
MCFARLAND REALTY TR
HENRY O MCFARLAND TRUSTEE ETAL
151 PORTSMOUTH AVE
EXETER, NH 03833
BK 4451/PG 0426 (12/30/04) – LOT 13
BK 4451/PG 0502 (02/10/05) – LOT 14-1

OWNER OF RECORD:

TAX MAP 51/LOT 17 – SUBJECT PROPERTY
TAX MAP 52/LOT 112 – ABUTTING PROPERTY
OSRAM SYLVANIA INC
ATTN. TAX DEPT
200 BALLARDVALE ST
WILMINGTON, MA 01887
BK 4428/PG 2139 (01/24/05)

EXETER ABUTTERS:

51/11
UNITIL ENERGY SYSTEMS, INC.
6 LIBERTY LANE
HAMPTON, NH 03842
3938/0701 (12/02/02)

51/15 - EXETER
4/21 - STRATHAM
KEVIN KING ENTERPRISES COMPANY
PO BOX 216
STRATHAM, NH 03885
4451/0495 (03/16/05) – STRATHAM
3792/0479 (06/28/02) - EXETER

66/1 & 1.1
PALMER & SICARD INC.
140 EPPING RD
EXETER, NH 03833
5998/2789 (05/10/19)

66/2
NORTH COUNTRY TRUST
JOHN BLANCHARD TRUSTEE
PO BOX 397
PRINCETON, MA 01541
3262/2641 (11/13/97)

NHDOT
7 HAZEN DR
CONCORD, NH 03301

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: WAYNE MORRILL
PO BOX 219
STRATHAM, NH 03885

WETLANDS/SOILS:

GOVE ENVIRONMENTAL SERVICES, INC.
ATTN. JAMES GOVE
8 CONTINENTAL DR, UNIT H
EXETER, NH 03833

MCFARLAND REALTY TR
HENRY O MCFARLAND TRUSTEE ETAL
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Please see additional
plan attachments under
“Supporting Documents”
posted for this meeting



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: March 4, 2021
To: Planning Board
From: Dave Sharples, Town Planner
Re: Public School & Recreation Impact Fee Update – Adoption of Fees

As you may recall, at the December 17th, 2020 meeting, Bruce Mayberry, the consultant the town hired to complete an update to our impact fees, presented the board with some proposed options for amending the Public Capital Facilities Impact Fee Ordinance and for updating the school and recreational impact fee schedule. The board held a public hearing on these two matters at its January 14, 2021 meeting. Subsequently, the Board voted to place the proposed amendment regarding Article 11-Public Capital Facilities Impact Fee Ordinance, entitled "Proposed Amendment for the January 14, 2021 Planning Board Meeting" (and dated 1/7/21) on the 2021 Town Warrant with a recommendation for adoption. However, the public hearing to amend the existing Public School and Recreation Impact Fee schedule was tabled.

As discussed at the December 17th, 2020 meeting, Mr. Mayberry offered three options: Option A, B, and C, for both school and recreational impact fees. The Select Board reviewed the fees and have recommended the adoption of option A for both fees as recommended by staff. The rationale behind recommending option A was that they were the most conservative estimates and the town could always revisit them based upon future capital expenditures. The Planning Board discussed making this a topic of their annual Capital Improvement Program (CIP) process.

I have provided motions below in the event the Planning Board decides to recommend to formally adopt the updated fee schedule.

School Impact Fee Update Motion: I move that the Planning Board adopts Option A (B or C), as the update to our School Impact fees as set forth in the table in Section H.1 on page 17 in the 2020 Impact fee Update: Public School Facilities, Town of Exeter, New Hampshire dated October 16, 2020 by Bruce Mayberry.

Recreation Impact Fee Update Motion: I move that the Planning Board adopts Option A (B or C), as the update to our Recreation Impact fees as set forth in the table in Section A. Executive Summary in the 2020 Impact Fee Update: Public Recreation Facilities, Town of Exeter, New Hampshire dated October 16, 2020 by Bruce Mayberry.

Thank You.

enc (2)

2020 Impact Fee Update: Public School 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

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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.

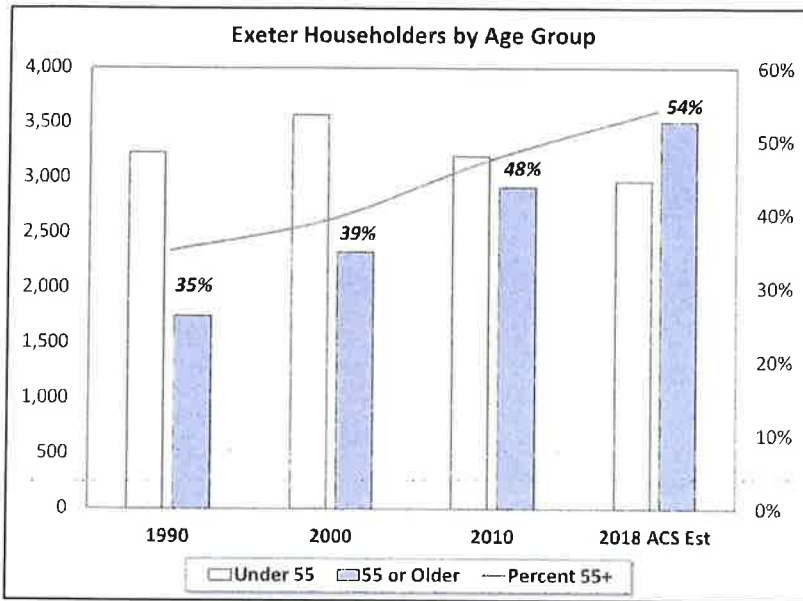
Since the number of households has increased, the average household size and enrollment per household is lower than it was in 2003.

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

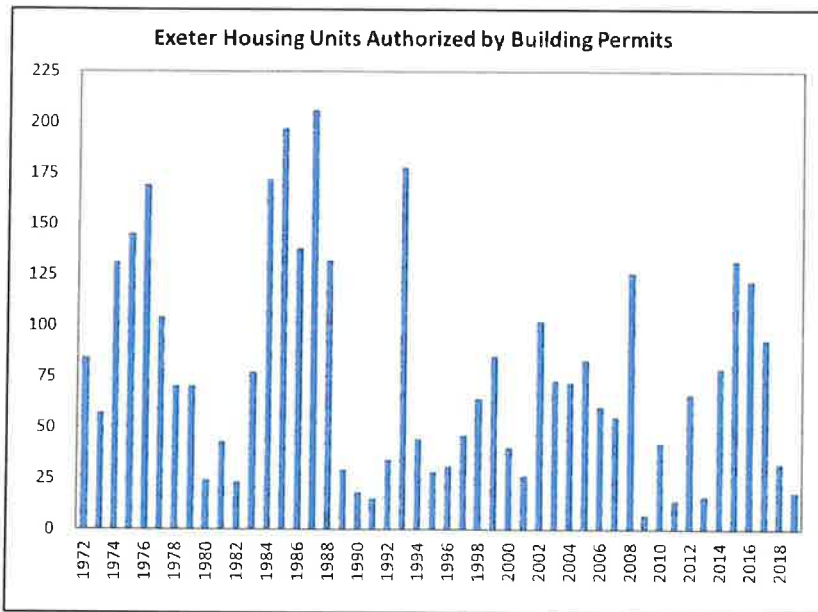
In 2000, 39.5% of Exeter householders were age 55 or older, and in 2010 the ratio

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.

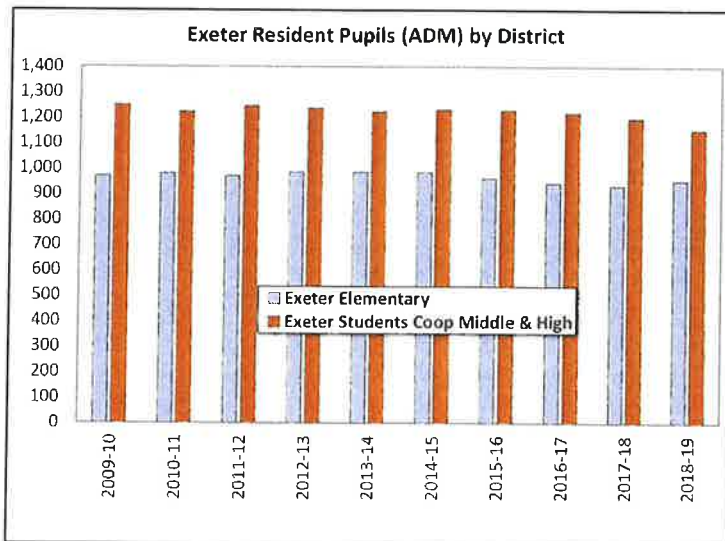
Exeter Housing Units Authorized by Building Permits				
Net Increase in Housing Units By Period				
Period	Single Family	Two or More Family	Manufactured Housing	Total
1970-1979	335	213	282	830
1980-1989	467	488	86	1,041
1990-1999	310	230	3	543
2000-2009	258	408	(22)	644
2010-2019	96	551	(33)	614
All 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.

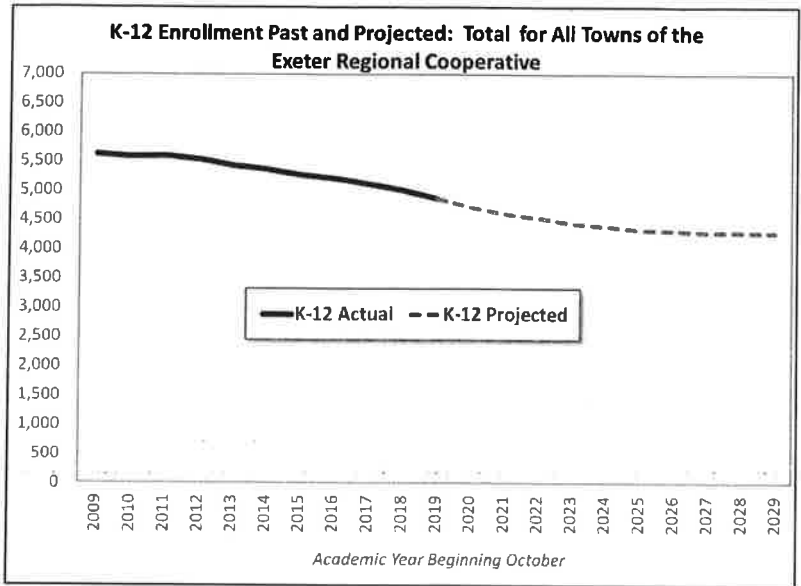
2. Public School Enrollment



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.

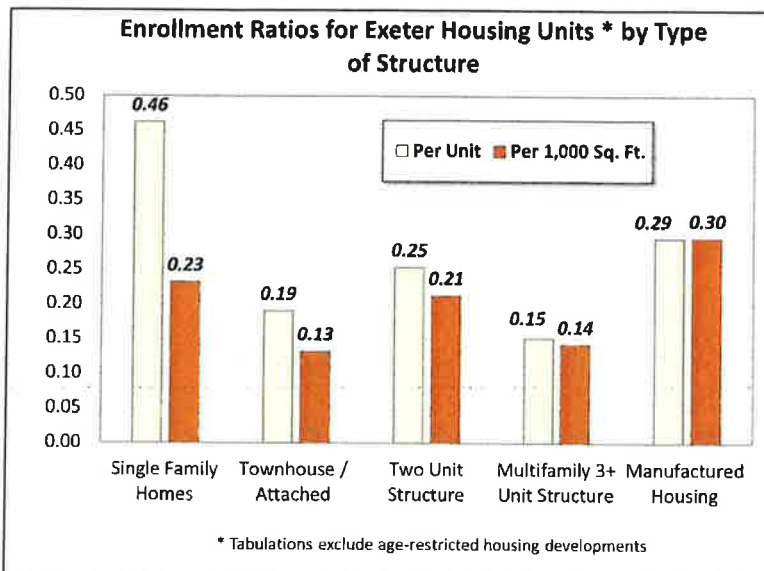
The original impact fee study (2003) included an analysis of Exeter resident public school enrollment counts (Fall 2002) by address. A subsequent update in 2009 (not adopted) was prepared using enrollment ratios that were statistically adjusted from the 2003 study. In this 2020 update, the enrollment 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

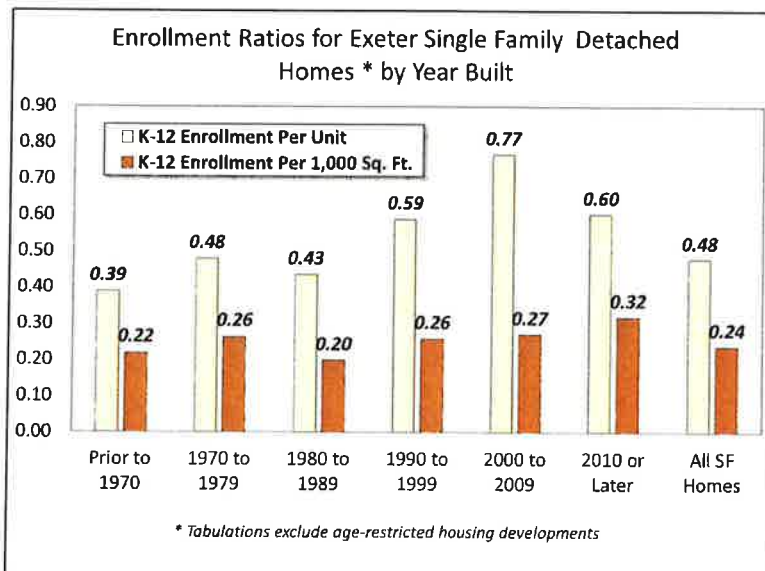
2. Detailed Analysis of Enrollment Ratios



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.

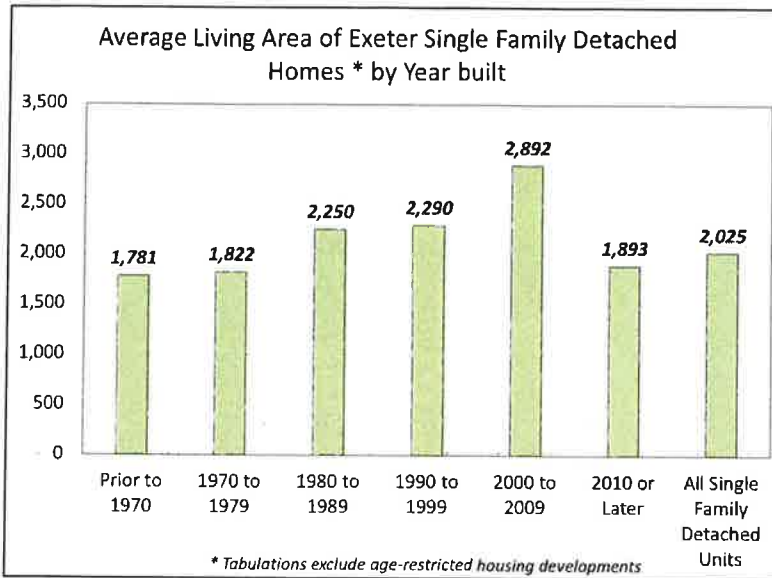
The ratios of enrollment per 1,000 square feet of living area are about the same for single family and two-family

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



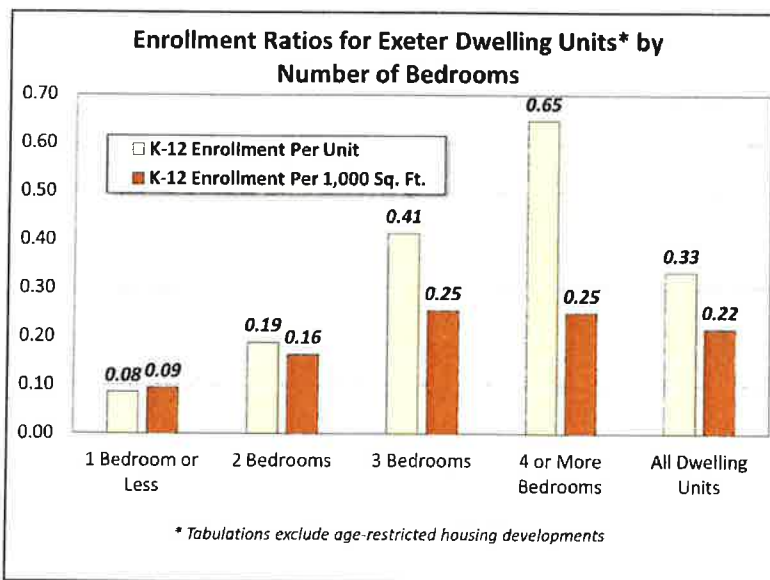
When we look at single family detached homes only, the newer homes have enrollment ratios that are considerably higher than those of older unit, and the Town average.

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	<i>n.c. - only 6 units in sample</i>		
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

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%					

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	Grade K-5 Schools	Grade 6-12 Schools	Total		
	Exeter School Impact Fee Per Unit												
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)			
	Exeter School Impact Fee Per Unit											
	Elementary @ 26% SBA	Middle @ 46% SBA	High School @ 55% SBA	Total Public Schools	Elementary Schools	Middle School	High School	Total	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				
									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				Elementary Schools	Middle School	High School	Total	(Capital Cost Less Credits)		
	Elementary @ 26% SBA	Middle @ 46% SBA	High School @ 55% SBA	Total Public Schools					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	Payment	Payment	Payment	State	Service Cost
Last 20 Yrs Only				Aid	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 Payment	Interest Payment	Total Payment	Less State Aid	Net Debt Service Cost To District
Past Payments Last 20 Yrs Only					
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
 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 *	\$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	<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 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
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)

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:



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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)

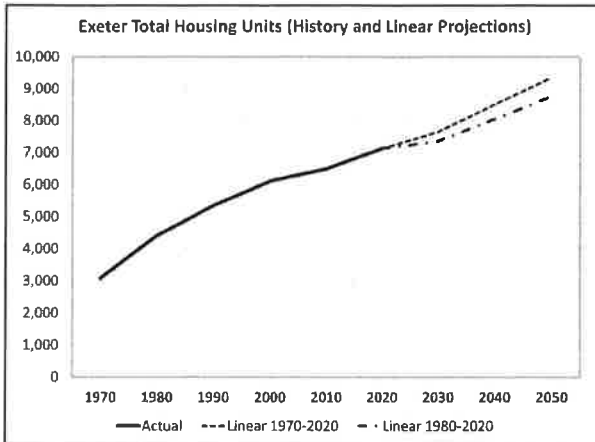
2030 (p)	7,347	7,071	15,130	351	14,779	2.09
2040 (p)	8,050	7,748	16,180	375	15,805	2.04
2050 (p)	8,753	8,424	17,249	400	16,849	2.00

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:



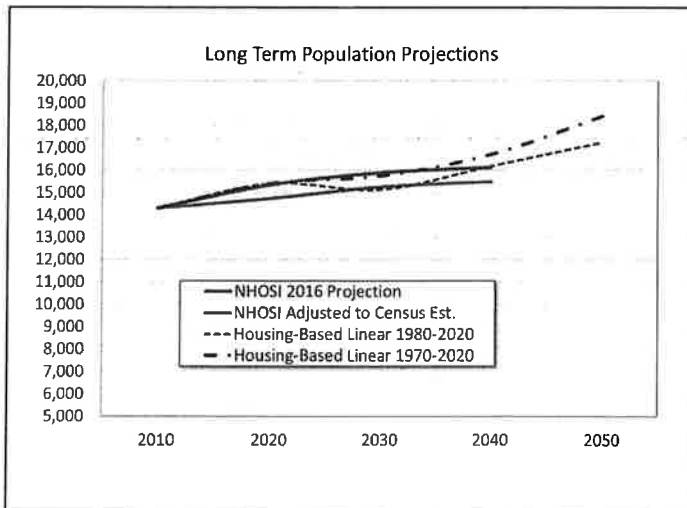
2040 Households* by Employment Scenario - Exeter

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
<i>* Excludes land known to have been donated to the Town for recreation uses</i>	
<i>** Includes CIP projects with cost estimates; includes Court St. building renovations</i>	

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.