

Select Board Meeting
Monday July 1st, 2019
Town Offices, Nowak Room
Final Minutes

1. Call Meeting to Order

Members present: Anne Surman, Kathy Corson, Julie Gilman, Molly Cowan, Niko Papakonstantis, and Russ Dean were present at this meeting. The meeting was called to order by Ms. Corson at 6 PM.

2. Board Interviews - Sustainability Committee

- a. The board went downstairs for interviews and reconvened at 7 PM. The applicants interviewed were Derek Haddad, Nina Braun, Christopher Zigmont, Robin Tyner, and Anna Stockman.

3. Public Comment

- a. There was no public comment at this meeting.

4. Proclamations/Recognitions

- a. Mr. Papakonstantis said that he coaches the 11 year old All-Stars, who along with the Exeter 9 and 10 year old All-Stars won championship games at the recent Rochester tournament. Exeter was well represented, and the teams exemplified great sportsmanship and community.

5. Approval of Minutes

- a. Regular Meeting: June 17th, 2019

MOTION: Ms. Surman moved to approve the minutes of June 17th as submitted. Mr. Papakonstantis seconded. All were in favor.

6. Appointments

- a. There were no appointments at this meeting.

7. Discussion/Action Items

- a. Gourmet Place Road Petition

Mark Beliveau of Pierce Atwood spoke about Unutil's request that Gourmet Place be accepted as a town road. This request is in conjunction with Unutil's intention to relocate their Kensington facility to Exeter. The overall project has been to the Planning Board and received approval for a 53,000 square foot building, with a mix of offices, warehouse, meeting rooms, and facilities. The company is concerned about Gourmet Place being a private road. Unutil is a first responder in severe weather, outages, and other emergencies, so they need clear and direct access to a town-maintained road. They are familiar with the challenges of maintaining a private road in conjunction with other abutters/users, and wish to avoid that in this location. Unutil is willing to make improvements to the road, and the request was approved by the Planning Board. Now they are requesting the Select Board's approval, and that the name of the road be changed to "Energy Way" or "Electric Way." These names have not yet been reviewed by the E911 Committee, but if the proposal is granted conditional approval they will bring it to that committee.

Mr. Dean said the departments have reviewed the request, along with a technical review and the Planning Board review, and everything is in order.

Ms. Surman asked who will be responsible for utilities in the road. Mr. Beliveau responded that there is a water line with a gravity line and forcemain. They are proposing that the town take ownership of the gravity portion, and Unitil and Road owner will be responsible for the forcemain and sewer pump stations.

Ms. Surman asked if any business addresses will be affected. Mr. Beliveau said that Gourmet Gift Basket has a Gourmet Place address, but they are tenants, and the owner of that property has approved of the change.

Mr. Papkonstantis said that the Planning Board was nearly unanimous in their approval. **MOTION:** Mr. Papkonstantis moved to accept Gourmet Place as a town road, subject to all conditions contained in plans and the Planning Board process, including technical review, and the cul de sac island as outlined in the June 21st letter from Pierce Atwood to the town. Ms. Cowan seconded. All were in favor.

MOTION: Mr. Papkonstantis moved to authorize Mr. Dean to sign the road deed of acceptance subject to all conditions being met. Ms. Gilman seconded. All were in favor.

Dave Sharples said he checked on “Energy Way” and nothing sounds like that in Exeter, and it’s not a name used in Kensington or Brentwood. He suggested that the Board could approve the name subject to E911 review.

MOTION: Ms. Surman moved to approve the name change from “Gourmet Place” to “Energy Way” subject to review by the E911 Committee. Mr. Papkonstantis seconded. All were in favor.

b. E911 Committee - Road Name Changes

Dave Sharples discussed seven new recommendations for name or numbering changes that arose from the E911 Committee’s review of the state’s audit of nonstandard addresses in Exeter.

The first recommendation is to renumber the street addresses of the dwelling units on Park Street west of the railroad tracks, in accordance with Chapter 14 of the Town Ordinance, as depicted in the map titled “Renumber Park Street West of the Railroad Tracks” and dated May 14, 2019. In the audit, the state noted that the numbers went up and then down. The best approach is to renumber all properties west of the railroad tracks and reassign numbers every 50 feet per the ordinance.

Susan Bendroth of 69 ½ Park Street said that her number is confusing but she’s used to it. The numbers on her side of the street make sense, so she questioned why they must change them.

Ms. Corson said it’s painful but this necessary to help first responders. Ms. Surman added that the Assistant Fire Chief and new Deputy Police Chief agree with the changes. In difficult weather conditions and late at night it’s difficult for first responders to find addresses quickly. It’s an inconvenience to change, but it’s a public safety matter.

Barbara Fitreau of 56 Park Street said that when she moved in, she was told that the numbers were not right, and they had to put the numbers prominently on the front of the building. She asked the Board if this numbering change were already decided. Ms. Corson said that this is what the E911 Committee is telling them is necessary for safety.

John Lahey of Park Street said that residents of Jacks Court, who had both a name and a number change, found that the post office had a tough time with the change. Posting both numbers helped, with a sign like “formerly this number on Park Court.”

MOTION: Ms. Surman moved to renumber the street addresses of the dwelling units on Park Street west of the railroad tracks in accordance with Chapter 14 of the Town Ordinance, as depicted in the map entitled “Renumber Park Street West of the Railroad Tracks” and dated 5/14/2019. Ms. Cowan seconded. All were in favor.

Susan Bendroth asked when this change would become effective. Mr. Sharples explained that Assistant Fire Chief Justin Pizon will create a letter which will say the effective date of the change. It’s 30 days from the date of the letter, so about 6 weeks from tonight.

Mr. Sharples moved to the second recommendation, to change the street name and address of the multifamily dwelling currently identified as 77 Park Street Units 1-4 to 21 Epping Road Units 1-4 and renumber the adjacent dwellings on the lower portion of Epping Road, north side only, in accordance with Chapter 14 of Town Ordinance as depicted on the attached map entitled “77 Park Street Epping Road Renumbering” and dated 6/14/2019. Mr. Sharples explained that this property is on Epping Road but has a Park Street address, and there is nonstandard numbering on Epping Road. In order to give 77 an Epping Road address, they must renumber three properties on Epping Road. Ms. Corson opened the discussion to the public.

Christopher Harmon, a resident affected by the change, asked if there will there be a list of people to contact when the house gets renumbered. Mr. Sharples said that the Town contacts public services such as utility companies, the post office, FedEx, Comcast, and Google, but other services must be updated by the resident.

MOTION: Ms. Surman moved to change the street name and address of the multifamily dwelling currently identified as 77 Park Street and renumber the dwellings on Epping Road, north side only, in accordance with Chapter 14 of the Town Ordinance as presented tonight by Dave Sharples. Mr. Papakonstantis seconded. All were in favor.

Mr. Sharples discussed the third recommendation, to rename Pine Road to Jubal Road. There is already a Pine Street in town. Pine Road in Brentwood, which is a continuation of this road, will not change. Mr. Sharples suggested they erect a blue informational sign at the corner of Jubal Road to let people know that it changes to Pine Road at the Brentwood border.

Garrett Scholes of 131 Pine Road said the informational sign would be helpful. He also suggested that the full name of the person, “Martin Jubal,” might be a better name for the road. Martin Jubal was the first African-American property owner in the area. Ms. Corson asked if they could have two names in a road. Mr. Sharples said they tend to avoid proper names, but since “Jubal” is in it already, it’s a possibility. He asked that it go back to E911 Committee if that was

the case. Ms. Gilman asked that the committee consult with the Historical Society to ensure that “Martin Jubal” is correct.

Rick Chancel, owner of a business on Pine Road in Brentwood, asked what they’re doing in Brentwood. Mr. Sharples said they’re not going to change that, Exeter doesn’t have jurisdiction.

MOTION: Ms. Surman moved to rename Pine Road, Exeter portion to either Jubal Road or Martin Jubal Road depending on the recommendation by the E911 Committee, and renumber dwellings in accordance with the town ordinance. Mr. Papakonstantis seconded. All were in favor.

Mr. Sharples said he will look into putting up an informational sign and town line sign at the Brentwood border.

Mr. Sharples discussed the next recommendation, naming the existing private driveway at 77 Newfields Road, which serves a dwelling and the Rye Beach Landscaping business, to Perennial Place.

MOTION: Ms. Surman moved to name the existing private driveway which serves a dwelling and business to the rear located at 77 Newfields Road to “Perennial Place” and renumber buildings in accordance with Chapter 14 of the Town Ordinance. Mr. Papakonstantis seconded. All were in favor.

Mr. Sharples then asked that they renumber Dow Street in accordance with Chapter 14 of the Town Ordinance and rename Robin Hood Extension to Dow Street and renumber accordingly as depicted on the attached map entitled “Renumber Dow Street and Rename Robin Hood Extension” dated 6/20/2019. The committee would also like to put in a sign. Robin Hood Extension is a duplicate name. He talked with the mobile home park, and they’re ok with this change. There is a Dow Lane in Kensington, but the committee does not propose renaming the street.

Cynthia Scolamiero of 11 Dow Street said that her address has been confused with 11 Dow Lane in Kensington, and is listed by the Post Office as undeliverable. She is hoping that the town notifying GIS services about the numbering change will resolve the problem.

MOTION: Ms. Surman moved to renumber the properties currently located on Dow Street in accordance with Chapter 14 of the Town Ordinance and rename Robin Hood Extension as a continuation of Dow Street and renumber accordingly as depicted on the attached map entitled “Renumber Dow Street and Rename Robin Hood Extension” dated June 20, 2019. Mr. Papakonstantis seconded. All were in favor.

Mr. Sharples then asked that the Board rename River Street Extension, which is a duplicate name, and change to “Sycamore Street” the section of South Street which starts at Franklin Street, continues through a 70 degree intersection, and terminates in Court Street. They would then renumber in accordance with Chapter 14 of the Town Ordinances.

Barbara Moray of 41 South Street said that her address is actually a duplex, 41-43 South Street, and she wants to be sure they don’t mix them up. Mr. Sharples said that they will renumber it accordingly.

MOTION: Ms. Surman moved to rename River Street Extension and a portion of South Street running easterly from Court Street to River Street to “Sycamore Street” and renumber in accordance with Chapter 14 of the Town Ordinance as depicted on the attached map entitled “Renaming River Street Extension/South Street to Sycamore Street” dated April 2nd, 2019. Mr. Papakonstantis seconded. All were in favor.

Mr. Sharples then asked that the Board rename Stony Brook Connector to Finch Lane and assign new street addresses in accordance with Chapter 14 of the Town Ordinance. Stony Brook is a duplicate street name. He added that no structures or addresses are currently on it.

MOTION: Ms. Surman moved to rename Stony Brook Connector to Finch Lane and assign street addresses in accordance with Chapter 14 of the Town Ordinance. There are currently no structures and/or numbered street addresses on the connector road. Mr. Papakonstantis seconded. All were in favor.

c. Lincoln Street Parking/Updates Follow Up

Mr. Dean said since the Board last met, he, the Town Planner, Selectwoman Gilman, and eight or nine other people have formed an informal work group to talk about issues on Lincoln Street. Major construction there should be winding down in August. There’s a parking lot at Lincoln Street School which is under construction. They are working on different options regarding parking management in that area.

Mr. Sharples said that he did an analysis on the Lincoln Street Train Station lot and explored paid parking for this area. The lot services the Amtrak Downeaster which runs 10 trains a day and will increase to 12 next year. There are 77 parking stalls. During his field visits, this lot is at or close to 100% utilization during commuting times. There are a total of 175 parking stalls between Lincoln and Daniel streets, 28 of which are restricted to a two hour limit. There are four ADA stalls. 143 parking stalls allow all day parking. During the week, there is inadequate parking available at the train station lot. Paid parking with a multispace meter is the most viable option for managing parking in this area. This costs \$8,000-\$10,000 per meter, including installation, and they would need one or maybe two. There are 75 all-day parking spaces on Lincoln Street near the school, and they’re planning to stripe out these spots. If they proceed with paid parking, there are considerations on the logistics of the meters and enforcement. He has a vendor who can come in to talk about specs.

Ms. Corson said there are spaces marked public on his map but which have signs limiting those spaces to Arjays’ customers. Mr. Sharples said he will look into that.

Mr. Dean asked the Board to think about the fee structure. He gravitates toward a daily fee, which fits the context of the train riders. Having some cost recovered for parking would allow them to make improvements to that area. Ms. Cowan asked for input from business owners there on charging for parking, but Mr. Sharples said they haven’t had those conversations yet.

Ms. Surman asked why people would pay to park in the lot if parking on Lincoln Street is free. Mr. Sharples said that the lot is a premium spot, and if they find the right fee they could get people to park there. They could also change the rest of the spots on Lincoln Street to two hour parking.

Ms. Gilman said if they introduce paid parking, they need to make sure that winter clearing is in place. Mr. Dean said that having an additional revenue stream gives them more options for contracted plows to focus on that lot.

Ms. Corson asked how they will enforce the parking, and suggested they add a kiosk and offer two hours free on all spots, otherwise the time limit can't be enforced. Mr. Dean said other towns' enforcement officers are taking pictures of parked cars now to aid enforcement. He said that they can continue to have the enforcement conversation.

The Board gave Mr. Hall permission to speak as a non-resident [no motion was made].

Bob Hall, part of the working group on Lincoln Street, said that this area is a gateway to Exeter. What's happening on Lincoln Street is wonderful. Construction has interfered with people, but the end result will be good. There's no such thing as free parking. They need some amenities for the train station. Everyone should pay a little bit. Pay and Display works well, this is the Dover model. They have to determine how to accommodate long-term parking. Start with a low price point. Enforcement is key. They must keep the school in mind. The elevated crosswalk is a plus for safety. Ridership is growing 3% a year on the train. There are 60 - 65 cars. Another year and it will be worse.

Ms. Corson said it's a big investment for kiosk and signage, possibly \$15,000. She asked what they expect for revenues. Mr. Sharples said it depends on utilization. Other towns offer monthly permits at a deep discount. He will drill down on fees and enforcement. Exeter is getting a new ACO that will also do parking. Ms. Corson asked him to look at long-term parking options, for example dedicating five to ten spaces for this purpose, and to work with the School Board.

d. Hampton Sewer Agreement

Mr. Dean presented the Hampton Sewer agreement, which was approved by the board May 21 2018, went back to Hampton, and then to NH DOJ. The DOJ didn't quite rewrite the agreement, but it didn't meet their requirements for approval. He would like to make one change to the agreement in the packet: in Operative Provisions, section I, strike out "which approval will not be unreasonably withheld." They don't want to *have* to approve them. They could add a sentence like "under no obligation to accept additional wastewater from Hampton." If the Board is ok with the change, he suggested they don't do anything tonight. He will send the changes to the proper authorities to get approval and then get the greenlight for them to sign.

8. Regular Business

a. Tax, Water/Sewer Abatements and Exemptions

i. There were no abatements or exemptions at this meeting.

b. Permits & Approvals

Ms. Corson said that the American Independence Museum would like to use 35 pieces of surplus town granite for a pathway and steps.

MOTION: Ms. Surman moved to authorize the American Independence Museum to receive 35 pieces of surplus granite from the Public Works Department. Mr. Papakonstantis seconded. Ms. Gilman abstained, and the motion passed 4-0-1.

c. Town Manager's Report

- i. Property tax bills are due today, July 1.
 - ii. They are continuing to answer questions about the revaluation.
 - iii. The Front Street paving and sidewalk project has been completed, and sidewalks are now connected from PEA to the Post Office.
 - iv. The Facilities Committee meeting is tomorrow at 8 AM.
 - v. For town events, the brass band concert is tonight, and on Mondays throughout July. The Criterium Bike race is July 9th downtown. The American Independence Museum festival is July 13th.
 - vi. The Fire agreement has been concluded and is ready for the Board's signature; this is good for the next three years.
 - vii. Pine Street paving finished today.
 - viii. They are planning for the first BRC meeting on July 24th at 6:30 PM.
 - ix. The Governor vetoed the budget. Ms. Gilman added that there would be a veto override day in September.
- d. Select Board Committee Reports
- i. Ms. Gilman attended the Lincoln Street meeting. At the State House, the House and Senate passed the state budget with municipal aid and additional school aid and staffing support for DCYF, adding over 50 new positions. They are waiting for an overturn of the governor's veto. They are increasing the state minimum wage; they approved raising it to \$10 in 2020 and \$12 in 2022.
 - ii. Mr. Papakonstantis said the Facilities Committee was rescheduled, to tomorrow at 8. He did not attend the Planning Board meeting on Thursday but talked to Chair Plumer, who said that Varsity Wireless was tabled and they will be doing a sitewalk for a dentist's office.
 - iii. Ms. Cowan and Ms. Surman did not have an update.
 - iv. Ms. Corson said that at the HDC, they looked at the Citizens Bank door replacement, and approved the 140 High Street renovation. She attended a meeting of the Swasey Parkway Trustees, where she told them that on July 15th the Board will be discussing changes to the rules and procedures for Swasey. It will not be a joint meeting, but she will take the result back to the Trustees, and if they feel the need for a joint meeting the Board will have one.
- e. Correspondence
- i. A letter of deficiency that a report had not been submitted, which Mr. Dean explained was just an oversight.
 - ii. The agenda for the Exeter Public Library meeting. Ms. Corson would like an update on how things are going.

9. Review Board Calendar

- a. The next meeting is July 15th.

10. Non-Public Session

- a. There was no non-public session at this meeting.

11. Adjournment

MOTION: Ms. Surman moved to adjourn. Mr. Papakonstantis seconded. All were in favor and the meeting adjourned at 9:30 PM.

Respectfully Submitted,
Joanna Bartell
Recording Secretary