

1 Select Board Meeting
2 Monday April 13, 2026
3 7 PM
4 Nowak Room, Town Offices
5 Final Minutes
6

7 1. Call Meeting to Order

8 Members present: Chair Niko Papakonstantis, Vice-Chair Molly Cowan, Clerk Nancy Belanger,
9 Julie Gilman, Dan Chartrand, and Interim Town Manager Melissa Roy were present at this
10 meeting. The meeting was called to order by Mr. Papakonstantis at 7 PM.
11

12 2. Police Department - Swearing In

13 Mr. Papakonstantis and Police Chief McCain introduced Bailey Boucher, Ryan
14 Overy, Blake Dunlap, and Jeff Gilman, and Town Clerk Andie Kohler then swore them in
15 as Officers.
16

17 3. Public Comment

- 18 a. There was no public comment at this meeting.
19

20 4. Proclamations/Recognitions

- 21 a. There were no proclamations or recognitions at this meeting.
22

23 5. Approval of Minutes

- 24 a. Regular Meeting: March 30, 2026

25 **MOTION:** Ms. Belanger moved to table the minutes of March 30, 2026 until the next
26 meeting. Mr. Chartrand seconded. The motion passed 5-0.
27

28 6. Appointments

- 29 a. There were no appointments made at this meeting.
30

31 7. Discussion/Action Items

- 32 a. Public Hearing – Utility Credits Acceptance – Parks and Recreation

33 Mr. Papakonstantis read the notice of public hearing:

34 *Notice of Public Hearing Pursuant to RSA 31:95-b,III(a) Notice is hereby given*
35 *that the Select Board of the Town of Exeter will hold a public hearing in the*
36 *Nowak Room, 10 Front Street, Exeter beginning at 7:00 PM on the 13th day of*
37 *April 2026, for the purpose of complying with the provisions of RSA 31:95-b,III(a)*
38 *for the following: Acceptance of NH Saves rebate check in the amount of*
39 *\$21,575.67 granted to the Town of Exeter for renovations of 10 Hampton Road.*
40 *Dated: April 7, 2026*
41

42
43 **MOTION:** Ms. Belanger moved to open the public hearing. Ms. Gilman seconded. The motion
44 passed 5-0.

45 Parks & Recreation Director Greg Bisson and Finance Director Corey
46 Stevens were present for this discussion.

47 Ms. Roy said as part of the 10 Hampton Road project, Parks and Rec
48 secured a CDFR grant. We needed matching funds for that grant. Part of our
49 initial budget had potential for utility rebates, but we didn't expect a cash rebate.
50 We received a check for \$21,000. Typically when we get unanticipated revenues
51 they go to the General Fund, but we would like the Select Board to consider
52 putting it back in the Rec Revolving Fund. Some of the match came out of the
53 Rec Revolving Fund. Also, some items in the project, such as sound-proofing,
54 weren't grant-eligible, so they came out of the fund. Ms. Roy said she and Mr.
55 Stevens have different opinions, but both are legal and allowable.

56 Mr. Stevens said the General Fund carries the debt service for 10
57 Hampton Road, but whether it goes into the General Fund or Rec Revolving is
58 fine with him.

59 Ms. Gilman asked if it could be split. Ms. Roy said the proposal is to put it
60 in Rec Revolving. Mr. Bisson said \$125,000 came out of the Rec Revolving
61 account for this project. Ms. Roy said that money is made from fees for
62 programs. They're continuing to put money from that fund into the building. They
63 paid for soundproofing and two other rooms need it. They paid for the overage on
64 the paving budget.

65 Mr. Papakonstantis asked what the Rec Revolving Fund balance is now,
66 and what they anticipate from Summer Camp. Ms. Roy said as of 12/31/2025,
67 the Rec Revolving Fund was at \$157,000. We currently have \$26,000 in impact
68 fees available. The annual debt service payment on 10 Hampton Road is
69 \$157,000, which is paid from the General Fund. Mr. Papakonstantis asked what
70 the average balance is. Ms. Roy said it's \$100,000 to \$200,000 depending on the
71 time of year. Mr. Bisson said last year's payroll for camp was close to \$275,000.

72 Mr. Papakonstantis observed that we didn't have a Rec Revolving fund
73 article on the warrant this year.

74 **MOTION:** Ms. Belanger moved to accept the NH Saves Rebate Checks totaling \$21,575.67 for
75 the renovation of 10 Hampton Road and to allocate these funds back to the Recreation
76 Revolving Fund. Ms. Gilman seconded. The motion passed 5-0.

77
78 **MOTION:** Ms. Belanger moved to close the public hearing. Ms. Gilman seconded. The motion
79 passed 5-0.

80
81 b. Philips Exeter Academy Update

82 PEA Principal William Rawson was present to give an update. Principal
83 Rawson said this will be his last update as Principal, as he is retiring.

84 Principal Rawson said they're updating the main academy building, which
85 has never been renovated. It was expected to take two years in phases but we
86 moved all instruction out of the building and it should only take a year and be
87 ready in September. The Assembly Hall may not be ready by then. When it's
88 completed, it will be a pleasure to invite the community in. There is construction

89 on Court Street on the west side of the gym for a four-lane swimming pool that
90 will have a shallow end for swimming instruction. His last day as Principal is June
91 30; Jenny Karlen Elliot will be the new Principal.

92 Mr. Papakonstantis thanked Principal Rawson for his involvement with
93 the town. Mr. Chartrand thanked Principal Rawson for bringing PEA staff
94 member Mark Leighton to town so he could serve as the Chair of the Facilities
95 Committee and Principal Rawson himself for his work with the town.

96 Ms. Roy said PEA allows staff and faculty a certain number of volunteer
97 hours per year and they've given lots of hours to Parks and Rec.

98 Ms. Belanger said PEA went above and beyond to keep the students and
99 the town safe during Covid, as well as continuing to patronize local businesses.

100 Ms. Gilman mentioned that the Davis Building has been nominated for a
101 preservation award.

102
103 c. Credit Card Policy Approval

104 Finance Director Corey Stevens was present for this discussion. Mr.
105 Stevens said the Town has not had a credit card policy in place. With the move
106 to our new banking partner, we are planning to transition our credit card
107 partnership, and he wants to have a policy in place. He worked with Ms. Roy and
108 the Departments on this, and is now presenting it to the Select Board.

109 Ms. Gilman asked if point 4F, regarding the purchase of food or meals, is
110 limited to Parks and Rec. She said when the Planning Department or Public
111 Works does listening sessions, they might get more people if there were treats.
112 Mr. Stevens said he wanted to capture what happens now. Ms. Roy said 4F isn't
113 about food, it's about alcohol and entertainment. As long as it's for a Town event,
114 that's all covered. Parks and Rec, and possibly Chamber, does alcohol
115 purchasing. Powderkeg is a big economic development event, and we didn't
116 want to hurt Parks and Rec. Ms. Belanger said Pam McElroy puts together
117 events like the holiday party. Mr. Stevens said he thinks sentence 2 in F is calling
118 out that the purchase of alcohol or entertainment is prohibited other than for
119 Parks and Rec. Food is different. Mr. Bisson said the only times we would
120 purchase alcohol [on the credit card] is if we had a wine tasting for the Seniors
121 with their lunch. Powderkeg is all paid for by the Chamber of Commerce. Ms.
122 Belanger asked if we will make an exception for Senior events. Mr. Bisson said
123 sometimes we get small samples or have alcohol tastings when we go out to
124 lunch.

125 Mr. Chartrand said he doesn't have a problem with this policy because he
126 knows that the Finance Department is on it.

127 Ms. Gilman said it says the credit card points would go to the town, what
128 would we do with those points? Mr. Stevens said we don't have a credit card that
129 does points. If we did, it would likely be a credit on the bill.

130 Ms. Belanger said she likes that each holder of the credit card has to sign
131 a contract.

132 Mr. Stevens said he won't implement this immediately. As people sign, it
133 will be incumbent upon them to follow it.

134 Mr. Papakonstantis asked about the adoption date for the motion. Mr.
135 Stevens said immediately. Within the next 30 days everyone will have a new card
136 and be covered by the policy.

137 **MOTION:** Ms. Belanger moved to adopt the Town of Exeter Policy 2026-01, the Credit Card
138 Policy, effective immediately. Mr. Chartrand seconded. The motion passed 5-0.

139
140 d. Select Board Board/Committee/Commission Representation Re-Organization

141 Ms. Gilman said she will stay on all of her committees. She asked if she
142 could be the alternate for the Facilities Committee instead of Mr. Papakonstantis.
143 The Board agreed.

144 Mr. Papakonstantis said regarding the E911 Committee, we moved
145 Selectwoman Cowan off of that. He's happy to continue with that committee.

146 Mr. Chartrand agreed to continue with his groups.

147 Mr. Papakonstantis agreed to take the alternate position for Rec Advisory
148 from Ms. Cowan.

149 Mr. Chartrand agreed to be the alternate for River Advisory.

150 Mr. Papakonstantis agreed to be the alternate for Sustainability.

151 Mr. Papakonstantis will stay with the Tree Committee.

152 Ms. Belanger will stay with the Arts and Culture Committee.

153 Ms. Gilman will stay with the Tax Exemption Committee.

154 Mr. Papakonstantis will stay with the Pairpoint Park Committee, and Ms.
155 Belanger will be the alternate.

156 Ms. Gilman will stay with the 250th Committee. She said she has missed
157 most of the meetings but Mr. Papakonstantis said he doesn't think that's a
158 problem.

159 Mr. Papakonstantis said these changes will be effective immediately.

160

161 8. Regular Business

162 a. Tax Abatements, Veterans Credits and Exemptions

163 **MOTION:** Ms. Belanger moved to approve an All Veterans Credit for 47/8/2432, 104/79/222,
164 and 104/79/136 in the amount of \$500 each for tax year 2026. Ms. Gilman seconded. The
165 motion passed 5-0.

166

167 **MOTION:** Ms. Belanger moved to approve a Veterans Credit for 80/6/31 and 104/79/16 in the
168 amount of \$500 each for tax year 2026. Ms. Gilman seconded. The motion passed 5-0.

169

170 **MOTION:** Ms. Belanger moved to approve a Veterans Credit for 96/2/6 in the amount of \$2,500
171 for tax year 2026. Ms. Gilman seconded. The motion passed 5-0.

172

173 **MOTION:** Ms. Belanger moved to approve an Elderly Exemption for 104/79/510, 104/79/14, and
174 104/79/212 in the amount of \$198,000 each for tax year 2026. Ms. Gilman seconded. The
175 motion passed 5-0.

176
177 **MOTION:** Ms. Belanger moved to approve an Elderly Exemption for 87/14/7B in the amount of
178 \$238,000 for tax year 2026. Ms. Gilman seconded. The motion passed 5-0.
179
180 **MOTION:** Ms. Belanger moved to approve an Elderly Exemption for 32/12, 104/79/136, and
181 11/15 in the amount of \$307,000 each for tax year 2026. Ms. Gilman seconded. The motion
182 passed 5-0.
183
184 **MOTION:** Ms. Belanger moved to approve a Disability Exemption for 104/79/703 and
185 104/79/113 in the amount of \$125,000 each for tax year 2026. Ms. Gilman seconded. The
186 motion passed 5-0.
187
188 **MOTION:** Ms. Belanger moved to approve an Abatement for 110/2/33 in the amount of \$231.00
189 for tax year 2025. Ms. Gilman seconded. The motion passed 5-0.
190
191 **MOTION:** Ms. Belanger moved to approve an Abatement for 110/2/83 in the amount of \$271.00
192 for tax year 2025. Ms. Gilman seconded. The motion passed 5-0.
193
194 **MOTION:** Ms. Belanger moved to approve a Charitable Exemption for 97/23/E in the amount of
195 \$24,200,000 for tax year 2026. Ms. Gilman seconded. Mr. Chartrand recused himself from this
196 vote. The motion passed 4-0.
197
198 **MOTION:** Ms. Belanger moved to approve a Charitable Exemption for 87/36/E in the amount of
199 \$812,000 for tax year 2026. Ms. Gilman seconded. The motion passed 5-0.
200
201 **MOTION:** Ms. Belanger moved to approve a Charitable Exemption for 86/8/1 in the amount of
202 \$240,100 for tax year 2026. Ms. Gilman seconded. The motion passed 5-0.
203
204 **MOTION:** Ms. Belanger moved to approve a Charitable Exemption for 86/8/2 in the amount of
205 \$239,400 for tax year 2026. Ms. Gilman seconded. The motion passed 5-0.
206
207 **MOTION:** Ms. Belanger moved to approve a Charitable Exemption for 18/3/EX in the amount of
208 \$455,300 for tax year 2026. Ms. Gilman seconded. The motion passed 5-0.
209
210 **MOTION:** Ms. Belanger moved to approve a Religious Exemption for 91/35/E in the amount of
211 \$1,342,900 for tax year 2026. Ms. Gilman seconded. The motion passed 5-0.
212
213 **MOTION:** Ms. Belanger moved to approve a Religious Exemption for 69/3/13 in the amount of
214 \$667,700 for tax year 2026. Ms. Gilman seconded. The motion passed 5-0.
215
216 **MOTION:** Ms. Belanger moved to approve a Religious Exemption for 73/299 in the amount of
217 \$2,246,100 for tax year 2026. Ms. Gilman seconded. The motion passed 5-0.
218

219 **MOTION:** Ms. Belanger moved to approve a Religious Exemption for 73/300 in the amount of
220 \$1,668,900 for tax year 2026. Ms. Gilman seconded. The motion passed 5-0.

221
222 **MOTION:** Ms. Belanger moved to approve a Religious Exemption for 73/5 in the amount of
223 \$564,100 for tax year 2026. Ms. Gilman seconded. The motion passed 5-0.

224
225 **MOTION:** Ms. Belanger moved to approve an Educational Exemption for 86/11/11 and 86/11/15
226 in the amount of \$119,300 each for tax year 2026. Ms. Gilman seconded. The motion passed 5-
227 0.

228
229 **MOTION:** Ms. Belanger moved to approve an Educational Exemption for 86/11/12 and 86/11/14
230 in the amount of \$116,600 each for tax year 2026. Ms. Gilman seconded. The motion passed 5-
231 0.

232
233 b. Permits & Approvals

234 i. Dan Healy Concession Stand Ceiling and HVAC Approval

235 Parks & Recreation Director Greg Bisson was present to discuss
236 this request to expend from the Rec Revolving Fund. Mr. Bisson said
237 we've done extensive work at the Dan Healy pool. Currently the
238 concession area is ServSafe certified, but this change will keep it safer
239 and cleaner. We're asking to add a mini split because this area can be
240 90-95 degrees which strains our appliances and our employees. This
241 would be similar to what we have at 10 Hampton Road, which could be
242 wifi enabled for monitoring. We got three quotes, but we recommend
243 MCP HVAC of North Hampton, who also did the project at 10 Hampton
244 Road. Also recommended was putting in a drop ceiling. We have high
245 wind storms and the soffits are all screened so debris is blown in. This
246 would create a heat barrier to prevent cold air from escaping as well as
247 keeping particles out. We got three quotes. Mike Wissler on the Rec
248 Board has worked with Honorable Dimensions of Rochester before and
249 said they're very good.

250
251 **MOTION:** Ms. Belanger moved to authorize the Parks and Recreation Department to contract
252 with MCP HVAC for \$6,925 from the Recreation Revolving Fund to install a Mini Split System in
253 the Dan Healy Concession Stand. Ms. Gilman seconded. The motion passed 5-0.

254
255 **MOTION:** Ms. Belanger moved to authorize the Parks and Recreation Department to contract
256 with Honorable Dimensions, LLC for the installation of the drop ceiling in the Dan Healy
257 Concession Stand for \$1,975.00 from the Recreation Revolving Fund. Ms. Gilman seconded.
258 The motion passed 5-0.

259
260 ii. Contract Award for Groundwater Supply Improvements

261 Public Works Director Steve Cronin and Water/Sewer Advisory
262 Chair Bob Kelly were present to discuss this item. Mr. Cronin said there

263 are two projects: one for construction and one for construction phase
264 engineering services. At the March 30 meeting, the Select Board read two
265 bids, from N. Granese and Sons and NE Earth Mechanics. After review,
266 both bids were found to be complete and contain no errors. We contacted
267 references for both and that affirmed their quality of work. Both were
268 within the estimated range. N. Granese and Sons was the lowest
269 apparent bidder, including base bid and add-ons 1 and 2. Given the
270 magnitude of this project, we referred the bids to the Water Sewer
271 Advisory Committee for Review.

272 Mr. Kelly said we deliberated on these at the meeting last week.
273 Granese was the apparent low bidder. For schedule A, they were
274 significantly less than the other bidder and the estimate, but they've
275 assured us there are no issues and they're comfortable with their bid. The
276 committee voted 3-0 to accept the N. Granese bid.

277 Mr. Cronin said Granese has done contract work for us before,
278 and we've found them responsible and good to work with. We talked at
279 length about the scope of work and they felt very comfortable with their
280 submission.

281 Ms. Belanger said Granese worked with us during the siphons
282 project. Mr. Cronin said this is a different project and we understand the
283 ground here better than we did for the siphons project.

284 **MOTION:** Ms. Belanger moved to award a contract to N. Granese & Sons, Inc. for the
285 Groundwater Supply Improvements Project in the amount of \$3,877,750, and to further
286 authorize the Interim Town Manager or their designee to sign the associated contract
287 documents. Ms. Cowan seconded. The motion passed 5-0.

288
289 iii. Contract Award for Construction Phase Engineering Services for the
290 Groundwater Supply Improvements Project

291 Mr. Cronin said this would provide a full-time onsite project
292 representative for the Groundwater Supply Improvement Project to protect the
293 town's interests.

294 **MOTION:** Ms. Belanger moved to award a contract to Underwood Engineers, Inc. for
295 Construction Phase Engineering Services for the Groundwater Supply Improvements Project in
296 the amount of \$510,000, and to further authorize the Interim Town Manager or their designee to
297 sign the associated contract documents. Ms. Cowan seconded. The motion passed 5-0.

298
299 iv. Outdoor Dining Permit Fee Waiver Request

300 Ms. Roy said The Inn by the Bandstand made significant
301 improvements to the paving between their property and the Town Offices,
302 and are asking if the Select Board would consider waiving the \$100 fee.

303 The Board had no objections to waiving the fee.

304 **MOTION:** Ms. Belanger moved to approve the Outdoor Dining Permit fee waiver request of Mr.
305 Jaime Lopez, The Inn by the Bandstand/Ambrose Restaurant, and hereby waive the 2026

306 Outdoor Dining Permit Fee of \$100.00, as prorated for May 1 through October 31, 2026. Ms.
307 Cowan seconded. The motion passed 5-0.

308

309 v. Pairpoint Park Donation Acceptance – Corey Stevens

310 Mr. Papakonstantis said this group is close to meeting their goal of

311 \$40,000 and are moving forward with an RFP for a surveyor.

312 **MOTION:** Ms. Belanger moved to accept the donations received during the month of March
313 2026 totaling \$13,017.00 for the design and construction of Pairpoint Park and direct the funds
314 to be held by the Trustees of Trust funds in the Pairpoint Park Fund. Disbursement of the funds
315 shall be made by authorization of the Town Manager for the purpose of designing and/or
316 constructing Pairpoint Park. Ms. Cowan seconded. The motion passed 5-0.

317

318 c. Town Manager’s Report

319 i. Ms. Roy attended an ICMA conference last week. It was mostly focused
320 on how public government can use AI responsibly.

321 ii. She would like to ask if the Board could consider a Select Board meeting
322 on Thursday May 14 because the Board needs to sign the tax warrant
323 before it goes out. The Board agreed.

324 iii. She continued with the leadership meetings to prepare for the transition
325 of the new Town Manager.

326 iv. The Town is starting the CIP and budget processes.

327 v. Ms. Belanger asked about the street sweeper. Ms. Roy said we may need
328 to try something different for that item or not put it on.

329 vi. Mr. Papakonstantis said he’s asked Ms. Roy to work with Mr. Cronin and
330 CSX to come to a future meeting about the bridge.

331 vii. Mr. Papakonstantis said when Mr. Cohen is on board, we’ll want to
332 update town policies.

333 viii. Mr. Papakonstantis asked Mr. Stevens to take a look at what our energy
334 costs have been over the last few months to see if there have been
335 significant increases. Ms. Roy said our fuel prices are set.

336

337 d. Select Board Committee Reports

338 i. Ms. Gilman had no report. She mentioned that the dashboard is up and
339 running for the solar array, and you can see how much electricity is being
340 generated. She also gave an update on State issues.

341 ii. Ms. Belanger attended a Planning Board meeting where they
342 recommended the Complete Streets guidelines to come to the Board. The
343 Citizens Advisory Committee was removed from this proposal. Willey
344 Creek, case #22-3, settled before the meeting.

345 iii. Ms. Cowan had no report.

346 iv. Mr. Chartrand said he attended the Compost Subcommittee of
347 Sustainability Advisory; they’re trying to figure out ways to build the
348 composting program. The full Sustainability Advisory Committee met that
349 evening. He also attended a Water and Sewer Advisory meeting; Pam

350 helped arrange an additional short meeting for more time to review the
351 bids. He participated in a trail walk with the Conservation Commission
352 members in the Town Forest.
353 v. Mr. Papakonstantis said he missed the Pairpoint Park meeting because
354 they changed the date to get a quorum. He was at a Webelo scouts event
355 to talk about democracy and local government. They asked a lot of good
356 questions. He met with Melissa and Corey for their weekly meeting and
357 met with Mr. Cohen on Friday to talk about Exeter. He will be back on
358 Friday to talk with Melissa and Corey.

359
360 e. Correspondence

- 361 i. Mr. Cohen's contract and cover letter
- 362 ii. NHMA Legislative Bulletin

363
364 9. Review Board Calendar

- 365 a. The next meetings are April 27, May 4, May 18, June 1, June 15, June 29, July
366 13, July 27, August 10, and August 24. There will be a special meeting May 14 at
367 8:15 AM. Mr. Cohen starts May 26; his first Board meeting will be June 1. Next
368 Monday April 20 at noon outside Town Hall, the 250 Commission will be raising
369 the 250 Flag. Students from local schools and speakers will be present.
- 370 b. Ms. Belanger asked if there can be updates in the packet on big 250 events. Ms.
371 Roy said yes. Although the 250 Committee is hosting most of the summer
372 events, the others are in partnership with other groups.

373
374 10. Non-Public Session

- 375 a. There was no non-public session at this time.

376
377 11. Adjournment

378 **MOTION:** Ms. Belanger moved to adjourn. Ms. Cowan seconded. The motion passed 5-0 and
379 the meeting was adjourned at 8:40 PM.

380
381 Respectfully Submitted,
382 Joanna Bartell
383 Recording Secretary

384
385
386
387