

**Select Board Meeting**  
**Monday, November 23<sup>rd</sup>, 2020, 6:30 p.m.**  
**Via ZOOM**

Virtual Meetings can be watched on Channel 22 and on Exeter TV's Facebook and YouTube pages.  
To access the meeting, click this link: <https://exeternh.zoom.us/j/82795116521>  
To access the meeting via telephone, call +1 646 558 8656 and enter Webinar ID: 827 9511 6521  
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 access instruction found here: <https://www.exeternh.gov/townmanager/virtual-town-meetings>  
Contact us at [extvg@exeternh.gov](mailto:extvg@exeternh.gov) or 603-418-6425 with any technical issues.

**AGENDA**

1. Call Meeting to Order
2. Board Interviews – Conservation Commission; Sustainability Committee, Arts and Culture Commission
3. Public Comment
4. Proclamations/Recognitions
  - a. Proclamations/Recognitions
5. Approval of Minutes
  - a. Regular Meeting: November 9<sup>th</sup>, 2020
6. Appointments – Human Services Funding Committee
7. Discussion/Action Items
  - a. COVID 19 Updates
  - b. William Rawson, Principal PEA re: school update
  - c. HB1129 Discussion
  - d. Asset Management: Stormwater, Wastewater Systems
  - e. Impact Fee Updates
8. Regular Business
  - a. Tax Abatements, Veterans Credits & Exemptions
  - b. Permits & Approvals
  - c. Town Manager's Report
  - d. Select Board Committee Reports
  - e. Correspondence
9. Review Board Calendar
10. Non-Public Session
11. Adjournment

Niko Papakonstantis, Chair  
Select Board

Posted: 11/20/20 Town Office, Town Website

Persons may request an accommodation for a disabling condition in order to attend this meeting. It is asked that such requests be made with 72 hours notice.

AGENDA SUBJECT TO CHANGE

## Board Interviews



**Town of Exeter**  
Town Manager's Office  
10 Front Street, Exeter, NH 03833

Interview  
11/23/20  
6:30 pm

## Statement of Interest Boards and Committee Membership

Committee Selection: Exeter Conservation Commission

New  Re-Appointment  Regular  Alternate

Name: Conor Madison Email: conor.madison@gza.com  
Address: 19 Parker Street, Apartment 3 Phone: 973-632-8404

Registered Voter: Yes  No

Statement of Interest/experience/background/qualification, etc. (*resume can be attached*).

I have presented to numerous conservation commissions and am interested to sit on my first committee. I have a B.S. and M.S. from University of New Hampshire in Natural Resources and have worked at GZA GeoEnvironmental Inc for over 3 years. At GZA I have focused my environmental consulting role on permitting and construction managing/monitoring. I have become a Certified Erosion, Sediment and Stormwater Inspector and have worked on various types of projects all across New England.

If this is re-appointment to a position, please list all training sessions you have attended relative to your appointed position.

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I certify that I am 18 years of age or older:

Signature: *Conor Madison* Date: 11/16/20

To be completed by Select Board upon appointment:

Date Appointed: \_\_\_\_\_ Term Ending: \_\_\_\_\_ Full: \_\_\_\_\_ Alternate: \_\_\_\_\_

Town Manager's Office

NOV 16 2020

Received

# Conor E. Madison (CESSWI)

19 Parker Street, Apartment 3

Exeter, New Hampshire

conor.madison@gza.com

## Work Experience

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**Environmental Scientist, GZA GeoEnvironmental Inc.**

**May 2017-present**

- Prepared and managed permit applications for USACE, EPA, NHDES and local governments throughout New Hampshire.
- Prepared reports, recommendations and GIS figures based upon field studies.
- Managed subcontractors and advised clients on soil and groundwater management for PFAS contamination on the Seacoast Reliability Project.
- Field work experience in construction monitoring/management, wetland delineation, wetland function value assessments, rare species surveys, GPS/GIS data collection and mapping, environmental sampling focusing on PFAS and PCBs.

**Master of Science, Terrestrial Ecosystem Analysis Laboratory**

**2015-May 2017**

- Independently proposed and designed a research thesis that addressed influences on forest productivity.
- Fieldwork included analyzing gas exchange measurements, foliar chemistry, and conducting a tree inventory in the White Mountain National Forest. Data were used to adjust parameters on a forest carbon and productivity model, PnET.

**Teaching Assistant, University of New Hampshire**

**2015-2016**

- Dendrology – teach and lead class through unique ecosystems to learn tree/shrub/plant identification, principles of forest ecology and how to read a landscape.
- Microeconomics – teach ~100 students the principles and concepts of small-scale economics.

**Research Assistant, Terrestrial Ecosystem Analysis/Ecohydrology Laboratory**

**2012-2015**

- Fieldwork - Sampled soil, leaf and tree core measurements, as well as operated a soil and gas flux analyzer and installed/upkeep of sapflow sensors.
- Lab work – Processed cellulose extraction, tree cores, soil cores, and foliar chemistry

## Education

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**Master of Science, University of New Hampshire (GPA 3.8), Natural Resources**

**2015-2017**

- Thesis – “*Analysis of the Controlling Factors of Forest Productivity in Northeastern U.S for Improved Application of Remote Sensing*”

**Bachelor of Science, University of New Hampshire (GPA 3.71), Environmental Sciences**

**2011-2015**

- “*Drought Sensitivity of Slash Pine and Longleaf Pine Deduced by Tree Ring Analysis*”

## Achievements/Skills

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- Certified Erosion, Sediment and Stormwater Inspector
- Trained in ArcGIS and R.
- Awarded the New Hampshire NASA Space Grant Graduate Fellowship **2015-2016**
- Awarded University of New Hampshire Undergraduate Research Award **2014-2015**
- University of New Hampshire Honors Program

## Presentations

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- ECANUSA Conference **September 2016**
- American Geophysical Union Conference **December 2016**





**Town of Exeter**  
Town Manager's Office  
10 Front Street, Exeter, NH 03833

Interview  
11/23/20  
6:40 pm

## Statement of Interest Boards and Committee Membership

Committee Selection: Sustainability Advisory Committee

New  Re-Appointment  Regular  Alternate

Name: Adam Dumville Email: adam.dumville@gmail.com

Address: 2 Squire Way Exeter, NH Phone: 908-797-4891

Registered Voter: Yes  No

Statement of Interest/experience/background/qualification, etc. (*resume can be attached*).

As a member of Exeter's community and an environmental attorney, I am hoping to help make our community more sustainable. I believe that I have the skills, knowledge and desire to help recommend sustainable principles for our community and engage with a number of various stakeholders. Please see my resume attached for my experience, background, qualifications.

If this is re-appointment to a position, please list all training sessions you have attended relative to your appointed position.

\_\_\_\_\_  
\_\_\_\_\_

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I certify that I am 18 years of age or older:

Signature: Adam Dumville Date: November 9, 2020

To be completed by Select Board upon appointment:

Date Appointed: \_\_\_\_\_ Term Ending: \_\_\_\_\_ Full: \_\_\_\_\_ Alternate: \_\_\_\_\_

Town Manager's Office

NOV 09 2020

Received

# ADAM DUMVILLE

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2 Squire Way, Exeter, NH 03833 • adam.dumville@gmail.com • 908-797-4891

## BAR ADMISSIONS:

Commonwealth of Massachusetts, 2011  
State of New Hampshire, 2011  
United States District Court, District of New Hampshire, 2014

## EDUCATION:

### Vermont Law School, South Royalton, VT

Juris Doctor, *magna cum laude*, May 2011, GPA: 3.67; Class Rank: 5/168

- Academic Excellence Awards: Legal Writing II, Appellate Advocacy, Criminal Procedure and Practice, Environmental Issues in Business Transactions, and Trusts and Estates
- Recipient of Dean's Scholarship
- *Vermont Law Review*, Articles Editor and Vermont Editor
- *Land Use Institute*, Student Clinician
- *Teaching Assistant*, Legal Writing II and Appellate Advocacy for Professor Hillary Hoffmann

### Providence College, Providence, RI

Bachelor of Arts, Political Science, May 2006, Overall GPA: 3.24; Junior and Senior year GPA: 3.63

- Minor in Business Studies including accounting, economics, finance, management, and marketing
- Member of Pi Sigma Alpha—the National Political Science Honors Society

## WORK EXPERIENCE:

### McLane Middleton, Professional Association, Concord, NH

*Director and Vice-Chair of the Administrative Law Department*, January 2014 to Present

- Assist and represent clients in matters involving environmental permitting, construction, compliance counseling, energy facility siting, and defense of enforcement actions.
- Represent clients before the United States Environmental Protection Agency (USEPA) and the United States Army Corps of Engineers (USACE) in securing various federal approvals under the Federal Clean Water Act.
- Represent clients before the NH Department of Environmental Services (NHDES), and the Department's Wetland Council, Water Council, and Air Resources Council and assist clients in securing permits and approvals under New Hampshire's Shoreland Water Quality Protection Act, Dredge and Fill in Wetlands Act, and Water Pollution and Waste Disposal Act for large residential and commercial development projects.
- Effectively defended an appeal of a Section 404 Wetland Permit issued by USACE in the Federal District Court of New Hampshire on behalf of a regulated utility.
- Litigate multiple Section 107 and Section 113 lawsuits under the Comprehensive Environmental Response, Cleanup and Liability Act (CERCLA) on behalf of numerous manufacturers and utility companies in various federal district courts.
- Successfully litigated an appeal of a contentious Clean Air Act Title V operating permit for a waste-to-energy facility before the NH Supreme Court.
- Represent clients before the NH Site Evaluation Committee and support applications for Certificates of Site and Facility and all other necessary approvals and permits to construct, operate, and maintain large scale energy infrastructure projects.
- Represent utility companies before the NH Public Utilities Commission (NHPUC) in obtaining various approvals and licenses.
- Assisted a hydroelectric generating facility in obtaining necessary state and federal approvals for re-licensing before the NHDES and Federal Energy Regulatory Commission (FERC).
- Litigate insurance coverage matters relating to large-scale environmental, hazardous waste, and hazardous substances claims.
- Evaluate potential risks and exposures under various environmental and workplace safety laws.
- Review, draft, and revise various contracts for environmental and engineering services.

**Suffolk County District Attorney's Office, Boston, MA**

*Assistant District Attorney, April 2012 to December 2013*

- Prosecute full caseload of over 300 cases in the Dorchester District Court including property crimes, vehicular crimes, narcotics, and victim cases.
- Appear in court daily to handle arraignments, pre-trial hearings, and pleas before the court.
- Argue motions in front of numerous judges and conduct bench and jury trials.
- Meet with civilian victims/witnesses and police to prepare for plea negotiations, motions, and trial.

**New Hampshire Superior Court, Brentwood, NH**

*Law Clerk, August 2011 to April 2012*

- Draft court orders and decisions for four judges in the Rockingham County Superior Court pertaining to civil and criminal matters.
- Conduct pertinent legal research in novel areas of the law.

**United States Court of Appeals for the Second Circuit, Honorable Peter W. Hall, Rutland, VT**

*Legal Extern, August 2010 to December 2010*

- Assist Judge Hall and his clerks in researching, writing, and editing court opinions and summary orders.

**United States Environmental Protection Agency, Boston, MA**

*Legal Intern, Office of Environmental Stewardship, June 2010 to August 2010*

- Responsible for enforcing Federal environmental laws by issuing and filing Information Requests and Administrative Complaints.
- Researched and drafted legal memos on statutes, rules, and regulations pertaining to the Clean Water Act, Federal Insecticide, Fungicide, and Rodenticide Act, and the Marine Protection, Research, and Sanctuaries Act.

**Vermont Office of the Attorney General, Montpelier, VT**

*Legal Intern, Environmental Protection Division, January 2010 to May 2010*

- Assist multiple attorneys in researching and drafting legal memos on constitutional, procedural, and environmental issues in Vermont.

**Environmental and Natural Resources Law Clinic, South Royalton, VT**

*Student Clinician, May 2009 to August 2009*

- Researched and drafted legal memos on litigation strategies for potential cases involving violations of the National Pollution Discharge Elimination System (NPDES) permitting process under the Clean Water Act.
- Drafted public comments to the Montana Board of Land Commissioners and the Department of Natural Resources and Conservation on a proposed coal mine appraisal and lease.

**Travelers Insurance, Hartford, CT**

*Assistant Account Executive, Special Liability Group, July 2006 to August 2008*

- Handled large-scale environmental insurance claims and toxic tort litigation.
- Coordinated immense environmental clean-ups while simultaneously protecting the interests of the company and its customers.
- Efficiently managed a case-load of over 80 policyholders and 1,500 claimants as a licensed insurance adjuster.

**Department of Environmental Management, Providence, RI**

*Paid Intern, Strategic Planning and Policy, Summer 2005*

- Worked directly with the Chief of Strategic Planning to develop a marketing strategy to inform RI citizens about global warming and its effects.
- Researched possible ways to curb climate change and reduce RI homeowner energy costs.

*Intern, Director's Office, Spring 2005*

- Researched and authored a report on the history of Brownfields in RI.

**COMMUNITY SERVICE and ACTIVITIES:**

- Leadership New Hampshire, Class of 2020
- New Hampshire Board of Professional Geologists, Vice Chair, Spring 2017 to Present
- Environmental and Natural Resources Law Section of the New Hampshire Bar Association, Member, Vice Chair (Fall 2015 to Fall 2017) and Clerk (Fall 2014 to Fall 2015)
- Environmental Business Council of New England, Member
- New Hampshire Business and Industry Association, Manufacturing and End Users Committee, Member
- Eagle Scout, Spring 2001
- High Adventure Trek Guide, Trek Director, and Medical Director, Long Lake, NY, Summers 2002-2004
- New Jersey Licensed Emergency Medical Technician, Pattenburg, NJ, 2001 to 2010
- Volunteer Ski Patrol, Yawgoo Valley, RI and Ski Sundown, CT, Winter 2006-2008
- Vice President and co-founder of the Providence College Outdoor Adventure Club 2003-2006; Co-President of the Providence College Ski Club 2004-2006



**Town of Exeter**  
Town Manager's Office  
10 Front Street, Exeter, NH 03833

Interview  
11/23/20  
6:45 pm

## Statement of Interest Boards and Committee Membership

Committee Selection: Exeter Arts and Culture Committee

New  Re-Appointment  Regular  Alternate

Name: David Drouin Email: Castlebreath@gmail.com

Address: 27 Ernest Ave #8 Phone: 603-502-6911

Registered Voter: Yes  No

Statement of Interest/experience/background/qualification, etc. (resume can be attached).

I'm an artist living here in Exeter. My wife and I have been actively part of the community and arts for the last decade as I've centered my business here and she took on a teaching position at EDS. I've been a full time working artist since 2000 which now puts two full decades of experience in my resume along with college degrees and many awards for academia and my art. I was also personally asked by the town chair to join this new committee. I think I'd be able to offer some insight into this area of discussion. My daughter Eleanor is about to turn 8 and the future of culture and art in our tight knit community is important to us, not just for her sake, but for the future of our town. Thanks for considering me for the committee!

If this is re-appointment to a position, please list all training sessions you have attended relative to your appointed position.

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*Town Manager's Office*

NOV 07 2020

*Received*



After submitting this application for appointment to the Town Manager:

The application will be reviewed and you will be scheduled for an interview with the Select Board

Following the interview the Board will vote on your potential appointment at the next regular meeting

If appointed, you will receive a letter from the Town Manager and will be required to complete paperwork with the Town Clerk prior to the start of your service on the committee or board.

I certify that I am 18 years of age or older:

Signature: David A. Drouyin

Date:

11-6-2020

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*To be completed by Select Board upon appointment:*

*Date Appointed:* \_\_\_\_\_ *Term Ending:* \_\_\_\_\_ *Full:* \_\_\_\_\_ *Alternate:* \_\_\_\_\_



**Town of Exeter**  
Town Manager's Office  
10 Front Street, Exeter, NH 03833

Interview  
11/23/20  
6:50 pm

## Statement of Interest Boards and Committee Membership

**Committee Selection:** Exeter Arts and Culture Committee

New  Re-Appointment  Regular  Alternate

**Name:** Marissa Vitolo **Email:** vitolomarissa@gmail.com

**Address:** 20 Main St 2267, Exeter, NH 038333 **Phone:** 7132915861

**Registered Voter:** Yes  No

Statement of Interest/experience/background/qualification, etc. (*resume can be attached*).

Art Educator in SAU17; planned and implemented Exeter-area Youth Art Month from 2017-2019; working artist with a studio in Exeter; was on the board of Main Street Art from 2017-2020; has worked with Town Exeter Arts and Music to coordinate art -making opportunities at their fall and spring shows

If this is re-appointment to a position, please list all training sessions you have attended relative to your appointed position.

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I certify that I am 18 years of age or older:

Signature:  Date: 11/8/2020

*To be completed by Select Board upon appointment:*

Date Appointed: \_\_\_\_\_ Term Ending: \_\_\_\_\_ Full: \_\_\_\_\_ Alternate: \_\_\_\_\_

Town Manager's Office

NOV 08 2020

Received

**Minutes**

**Select Board Meeting  
Monday November 9, 2020  
6:30 PM  
Remotely via Zoom  
Draft Minutes**

**1. Call Meeting to Order**

**Members present:** Julie Gilman, Molly Cowan, Lovey Roundtree Oliff, Daryl Browne, Niko Papakonstantis, and Russ Dean were present at this meeting. The meeting was called to order by Mr. Papakonstantis at 6:30 PM.

**Mr. Papakonstantis read a statement:**

As Chair of the Select Board, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 this public body is authorized to meet electronically.

Public notice of this meeting was posted on the town website and on the bulletin board of the town offices at 10 Front Street. As provided in that public notice, the public may access the meeting online and via phone.

Please note that all votes taken during this meeting shall be done by roll call vote. Let's start the meeting by taking a roll call attendance. When each member states their presence, please also state whether there is anyone in the room with you during this meeting and who that person is (son, daughter, spouse, etc...), which is required under the Right-to-Know law.

**2. Non-Public Session**

**MOTION:** Ms. Cowan moved to enter into non-public session per RSA 91A:311(a). Mr. Browne seconded. By a roll call vote, all were in favor, and the meeting went into non-public at 6:35 PM. The meeting reconvened at 7:10 PM. The Board voted upon motion by Selectwoman Cowan seconded by Selectwoman Gilman to seal the minutes of the non public session by a vote of 5-0.

**3. Board Interviews**

- a. The Board interviewed Cammie Switzer for the Human Services Committee.

**4. Public Comment**

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

**5. Proclamations/Recognitions: Champions of Democracy Awards**

Ms. Gilman presented the Champions of Democracy award to Andrea Kohler, Town Clerk; Vicki Nawoichyk, Supervisor of the Checklist; and Paul Scafidi, the Town Moderator.

**6. Approval of Minutes**

- a. Regular Meeting: October 26, 2020

**Corrections:** Ms. Gilman said the Mask Ordinance vote was not captured; the result was 4-1.

**MOTION:** Ms. Oliff moved to approve the minutes of October 26, 2020 as amended. Mr. Browne seconded. By a roll call vote, all were in favor.

7. Discussion/Action Items

a. Holiday Parade Proposal - Beth Dupell

Ms. Dupell proposed a "reverse parade", where attendees would drive by and the holiday vignettes will be stationary. Potential traffic prohibited the parade from downtown, but the SAU 16 School Board agreed to host it on the High School campus. They're planning to hold this event Saturday, December 5, from 5 PM to 8 PM. They will be looking for donations of materials once they get approval. Health Officer James Murray said he approves of the plan. Melissa Roy, Assistant Parks and Rec Director, said they met with Police, Fire, and Ms. Dupell and they've all discussed and reviewed the proposal.

**MOTION:** Mr. Browne moved to approve the special event application for the Holiday Event Celebration proposal to take place at Exeter High School on December 5 2020 5 - 8 PM. Ms. Gilman seconded. By a roll call vote, all were in favor.

b. Classification Plan Updates - Fire Department

Chief Wilking proposed a restructuring and reclassification of some Fire Department positions to make the chain of command and rank clearer. These are non-union positions. The new positions would be an Assistant Chief of the Fire Department, an Assistant Emergency Management Director, a Deputy Chief of Training and EMS, and a Deputy Chief of Prevention and Inspections who would work with Mr. Murray. They're looking at a January 1 2021 rollout for this change.

**MOTION:** Ms. Oliff moved to delete the Grade 14 positions of *Assistant Fire Chief - EMS Coordinator* and *Assistant Fire Chief - Deputy EMD*, and create under Grade 13 *Deputy Fire Chief - Training/EMS* and *Deputy Fire Chief - Fire Prevention/Inspections*; and also to add at Grade 15, *Assistant Fire Chief - Assistant EMD*. Ms. Cowan seconded. Mr. Browne asked if these positions are non-union because they are management, and Chief Wilking said yes, they're exempt. By a roll call vote, all were in favor.

c. Impact Fee Updates

Dave Sharples, the Town Planner, introduced Bruce Mayberry, who completed an Education and Rec impact fee study. Mr. Mayberry gave a presentation on his recommendations and some options for the town to determine how to assess the fees.

Mr. Browne asked if there is flexibility for changing needs based on the pandemic. Mr. Mayberry said it's hard to predict; the way to adjust for changes is to commission an update. Ms. Gilman asked where facilities like Riverwoods come into the picture. Mr. Mayberry said they excluded the age restricted and assisted living homes when defining the ratio of schoolchildren to housing unit, because these facilities wouldn't be assessed the fees.



Mr. Papakonstantis asked the Board if they'd like to recommend specifics of the fees at this meeting or the next, and the Board agreed to discuss them further at the next meeting. The matter will also go to the Planning Board.

d. FY 19 Audit Report

Doreen Chester, the Finance Director, and Ed Boyd, the Auditor from Melanson, were present to discuss the audit report. Mr. Boyd said the audit went very well. This was the first Covid-19 remote audit. They found that the books and records were in order. They issued a management letter, but only regarding a few housekeeping items. They gave an "unmodified/clean opinion," which means that financial statements are presented in accordance with commonly accepted accounting principles. The Unassigned Fund Balance paints the picture of liquidity and fiscal health. It was at \$2.2M in 2016, \$2.8M in 2017, \$3.6M in 2018, and \$3.3M 2019. This is strong growth and a positive trend, with an explainable decrease in 2019, and it continues to trend in the right direction. Pension liability and OPEB are slightly less positive. Regarding pension liability, the NH retirement system is about 65% funded, resulting in a collective shortfall. Each community is required to recognize its percentage of the liability. Every community in NH is dealing with this. There is a plan in place, and that number could be zero in 2039. Regarding OPEB, or other post-employment benefits, such as retiree health care; retirees are required to pay 100% of the premiums, the town still has liability.

Mr. Papakonstantis asked how Exeter compares to other towns of its size. Mr. Boyd said the General Fund percentages are stable and strong.

Mr. Boyd discussed the audit comments: 1) The policy on town receipts is probably outdated now that the town has transitioned to the MUNIS platform. The rating agencies look at policies and procedures because it's something that helps with continuity. 2) The town has been proactive about resolving prior year deficits. 3) They confirmed Town compliance with new impact fee legislation, ie the Select Board must formally authorize the use of impact fee revenues. Comments 4) and 5) relate to the Library, which was not retaining original documentation for charges against its credit card or Amazon account. These must be retained until audited, plus one year. The Library Director responded that Amazon and other vendors do not often send packing slips or invoices, but the Library will keep the original order forms. The final comment is that the Library should improve the controls over petty cash. Mr. Dean said the town does not manage the library's governance, but their practices are audited as part of the town.

Mr. Papakonstantis asked if they have seen progress on the policies and procedures. Mr. Boyd said he thinks the missing piece is in the transition to MUNIS, as they're not using the full capability of the system. Mr. Papakonstantis asked how they can help the Library do better. Mr. Dean said they alerted the library to the issue and offered any support needed.

e. COVID 19 Updates

- i. Ms. Oliff asked about helping local businesses with collecting data on patrons for contact tracing, which is now mandated. Mr. Murray said he worked with Mr. Winham and Mr. Glowacky on an Excel form to send out to businesses. Restaurants are required to attempt to gather information such as the approximate time of patronage, one member's contact info, the location where they were seated, and their server. If an individual refuses to give the information, they are not forced to, although they can be refused service if the restaurant wishes. They can discard the information after a certain number of days. This applies only to dine-in service, not takeout and counter service. He can work with the Communications Committee on getting specifics out to restaurants.
- ii. Mr. Browne said he would like the town to conduct more well-child checks, so they can intervene in situations earlier, prior to crises. Mr. Dean said Pam McElroy is the Human Services coordinator and interfaces with a lot of local agencies as well as the Hospital. Chief Wilking says Fire/Rescue does get involved in such situations and gets many well person requests. Often these are for single people, rather than a family in crisis. They tend to be more reactive than on the prevention side. If neighbors call in for welfare checks, they can help earlier. Mr. Dean said his office can triage and get agencies involved when they get those calls. Servicelink and 211 are other opportunities to get agencies involved.
- iii. Chief Wilking said that the Rockingham County and Exeter numbers are the worst since the start of the pandemic. Exeter had 21 residents test positive in the last two weeks. Exeter is one of the 20 largest towns in NH by population, and only two other communities in that category have low numbers as low as ours. Exeter has had 103 resident cases total. They're hearing about a vaccine, which would at first be limited to health care workers and the vulnerable population. They're looking to see if the first responder network can be part of FROST, the First Responder Optional Screening Test. This program offers monthly testing to all personnel using the rapid antigen test. Anyone testing positive would immediately take a more definitive test, then quarantine if they tested positive.
- iv. Mr. Murray said he reached out to the Seacoast Public Health Network on the State plan for the vaccine. SST was identified as a potential distribution site. 25% of the vaccines that come down to the State will be given to public entities, and 75% to health care workers.
- v. Mr. Bisson presented a proposal on a basketball program, which the Rec Advisory Board had voted to present to the Select Board. This would be a similar model as in the fall, with "skills and drills" so teams aren't playing multiple scrimmages a week. There would be no spectators. Kids and coaches would wear masks. There would be two groups in the gym with a divider separating them. Equipment would be sanitized after use. They wouldn't be starting until after MLK Day, to limit exposure to any cases

contracted during the holidays. SAU 16 has opened the gym, but there's a \$75 per night sanitation cost. Mr. Papakonstantis asked what if there were an outbreak during the season. Mr. Bisson said they would suspend for two weeks to allow those kids to quarantine. There's a buffer built in at the end of the season to compensate for this time. Mr. Papakonstantis asked how the extra cost is being paid, and Mr. Bisson said they have fewer expenses with this format, so it should be about the same cost to families. Ms. Oliff asked if there is a certain number of cases they would get to in town where the program would automatically stop, and Mr. Bisson said they haven't yet come up with that number.

**MOTION:** Ms. Gilman moved to approve the Exeter Parks and Rec 2021 Winter Basketball program as outlined in the November 9, 2020 memo. Ms. Gilman seconded. Ms. Cowan said she is uncomfortable with the potential for community spread but will vote yes. Mr. Papakonstantis said he wants Parks and Rec to carefully monitor the situation and shut it down if necessary. By a roll call vote, all were in favor.

Mr. Bisson said they are close to joining an E-sports League. The volunteers made the Halloween Parade a huge success.

- vi. Mr. Dean said the students went back today to Lincoln and Main Street Schools. He talked to Dr. Ryan today, and heard that within the schools they've kept Covid from transmitting, but outside that circle they can't control it. One agency that does business with the town had a positive test, and the town is doing contact tracing. They're getting started with Docusign. Tomorrow morning, he has a Zoom meeting with all the Department heads about remote work. His office heard some complaints about masks that Mr. Murray looked into.

## 8. Regular Business

### a. Tax Abatements, Veterans Credits and Exemptions

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

### b. Permits & Approvals

- i. The certification form sales ratio survey, which must be filled out by the Board. Mr. Dean said they could use Docusign.
- ii. The MS1 has been submitted and accepted.
- iii. A memo from the DPW regarding the water restrictions, which they recommend continuing until 2021.

### c. Town Manager's Report

- i. Mr. Dean said he's working on the tax rate setting; they hope to hear info in the next few days from DRA. They're planning to use the same amount of fund balance as anticipated against the tax rate. The school portion may go down, and the town may have a 18-20 cent change, so there should be a similar rate to last year or slightly lower.
- ii. Town Offices are closed Wednesday for Veterans' day.

- iii. There's a Budget Recommendation Committee meeting on Thursday to discuss the Water/Sewer budget.
  - iv. Nils Larson, a Wastewater Treatment Operator, moved into a Senior Operator position.
  - v. They extended outdoor dining to December 31, 2020.
  - vi. Legal is working on a petition to quiet title on a property near Sanborn Street.
- d. **Select Board Committee Reports**
- i. Mr. Browne did not attend the Facilities Committee meeting. Tomorrow there is a Communications Committee meeting.
  - ii. Ms. Oliff said there was no Housing Committee meeting last week, and the minutes for the Swasey Parkway Trustees have not been posted.
  - iii. Ms. Cowan had a Rec Advisory meeting, where they had a detailed discussion about e-sports, equity and cost, as participants will have to own the gaming equipment already.
  - iv. Ms. Gilman had a Heritage Commission meeting, where there was discussion on the Park Street Area Heritage Neighborhood District. There were a lot of questions, so they're going to discuss it again. There's an HDC meeting Thursday.
  - v. Mr. Papakonstantis said the Sustainability Advisory meeting was postponed to December 1st.
- e. **Correspondence**
- i. A memo from Jennifer Perry regarding the Squamscott River Siphons. Mr. Dean said there was some leakage from a pipe at the Webster Station, and the DPW is doing some emergency repairs.
  - ii. An email from a Stratham resident; Mr. Dean intends to reach out to PEA to find out what the situation is.
  - iii. A note regarding virtual town meetings
  - iv. A notification of the Health Trust annual board elections. Mr. Dean is up for reelection.
  - v. A notice of work opportunities in the Seacoast region from the Chamber of Commerce.
  - vi. An email regarding a social media post, which Mr. Dean will follow up on.
9. **Review Board Calendar**
- a. The next meeting November 23, Dec 7, December 21st.
10. **Non-Public Session**
- a. There was no non-public session at this time.
11. **Adjournment**

**MOTION:** Ms. Gilman moved to adjourn. Mr. Browne seconded. By a roll call vote, all were in favor and the meeting adjourned at 9:51 PM.

Respectfully Submitted,  
 Joanna Bartell  
 Recording Secretary

## Board and Committee Appointments



**Board and Committee Appointments**  
**November 23<sup>rd</sup>, 2020**

**Human Services Funding Committee**  
**Cammie Switzer, 28 Auburn Street, (no term)**

## COVID 19 Updates

Weekly FD Report  
Friday, November 20  
Russ,

- Numerous EMS and Fire calls during the week with no notable events.
- Daily statewide COVID19 numbers have continued to increase rapidly. This past week NH had 2,807 positive tests for a daily average of 401, and there have been 11 COVID19 related deaths statewide recorded, thankfully none in Rockingham County again this week.
- Rockingham County has been the most affected county again this past week, with 644 new positive tests for a daily average of 92.
- Exeter did have 20 new positives this past week. Our running total since early March is now 131, with 30 cases considered active.
- We have been engaged with Seacoast Region Public Health and encouraged at the level of planning going into the distribution of a vaccine when they are made available.
- We participated in a site walk at the Seacoast School of Technology and all seems ready to set up a region Point of Distribution.
- The First Responder Optional Screening Test of FROST is moving ahead, with several communities near Manchester and Concord participating. We have received our certification to administer the testing, but we should talk before we begin.
- While I believe early detection of asymptomatic employees is a good idea. I have heard reports of as much as 30% false positives on the rapid test, only after the PCR test disproves it can the employee return to work. The potential to have healthy employee out for 3, 5 or even 7 days gives me reason to ponder the actual benefit.
  - o This program is designed to provide a rapid antigen screening test for all enrolled police, fire and EMS workers on a monthly basis. 1<sup>st</sup> Responders were chosen based on their routine contact with many in the community and are possibly exposed.
  - o The aim is to quickly identify asymptomatic employees that will be referred for a PCR test immediately, to either support the rapid antigen test or rule out exposure.
  - o If the PCR test supports the findings of the rapid screening, the employee will be subject to infection control strategies including isolation, quarantine and contact tracing.
  - o If the PCR test is negative, the asymptomatic employee returns to work and self-monitors their health for 14 days.
- We have begun decorating and lighting downtown, and the garland street crossing will likely be hoisted up during the weekend after Thanksgiving.
- The 2<sup>nd</sup> floor bathroom project is in its final phase. All fixtures are operational, just waiting on a couple trash cans, mirrors, etc... The training room/EOC has received a coat of paint and next Tuesday the ceiling projector will be replaced, so the room will be fully functional again.

NH Department of Health and Human Services  
129 Pleasant Street - State Office Park South  
Concord, NH 03301



**PRESS RELEASE**  
**FOR IMMEDIATE RELEASE**  
**November 19, 2020**

**CONTACT**  
**State Joint Information Center**  
**603-223-6169**  
**[jic@dos.nh.gov](mailto:jic@dos.nh.gov)**

## **NH DHHS COVID-19 Update – November 19, 2020**

**Concord, NH** – The New Hampshire Department of Health and Human Services (DHHS) has issued the following update on the new coronavirus, COVID-19.

On Thursday, November 19, 2020, DHHS announced 529 new positive test results for COVID-19, for a daily PCR test positivity rate of 4.1%. Today's results include 327 people who tested positive by PCR test and 202 who tested positive by antigen test. There are now 4,006 current COVID-19 cases diagnosed in New Hampshire.

Several cases are still under investigation. Additional information from ongoing investigations will be incorporated into future COVID-19 updates. Of those with complete information, there are forty-nine individuals under the age of 18 and the rest are adults with 56% being female and 44% being male. The new cases reside in Rockingham (144), Hillsborough County other than Manchester and Nashua (98), Merrimack (52), Strafford (28), Belknap (25), Grafton (15), Carroll (7), Cheshire (6), Coos (5), and Sullivan (3) counties, and in the cities of Manchester (79) and Nashua (36). The county of residence is being determined for thirty-one new cases.

Community-based transmission continues to occur in the State and has been identified in all counties. Of those with complete risk information, most of the cases are either associated with an outbreak setting or have had close contact with a person with a confirmed COVID-19 diagnosis.

DHHS has also announced two additional deaths related to COVID-19. We offer our sympathies to the family and friends.

- 1 male resident of Belknap County, 60 years of age and older
- 1 male resident of Hillsborough County, 60 years of age and older

There are currently 98 individuals hospitalized with COVID-19. In New Hampshire since the start of the pandemic, there have been a total of 16,277 cases of COVID-19 diagnosed with 826 (5%) of those having been hospitalized.

### **Current Situation in New Hampshire**

#### **New Hampshire 2019 Novel Coronavirus (COVID-19) Summary Report (data updated November 19, 2020, 9:00 AM)**

NH Persons with COVID-19,	16,277
Recovered	11,765 (72%)
Deaths Attributed to COVID-19	506 (3%)

Total Current COVID-19 Cases	4,006
Persons Who Have Been Hospitalized for COVID-19	826 (5%)
Current Hospitalizations	98
Total Persons Tested at Selected Laboratories, Polymerase Chain Reaction (PCR) <sub>2</sub>	395,483
Total Persons Tested at Selected Laboratories, Antibody Laboratory Tests <sub>2</sub>	32,761
Persons with Specimens Submitted to NH PHL	55,344
Persons with Test Pending at NH PHL <sub>3</sub>	2,062
Persons Being Monitored in NH (approximate point in time)	6,250

<sub>1</sub>Includes specimens positive at any laboratory and those confirmed by CDC confirmatory testing.

<sub>2</sub>Includes specimens tested at the NH Public Health Laboratories (PHL), LabCorp, Quest, Dartmouth-Hitchcock Medical Center, Mako, certain hospital laboratories, the University of New Hampshire and their contracted laboratory, and those sent to CDC prior to NH PHL testing capacity.

<sub>3</sub>Includes specimens received and awaiting testing at NH PHL. Does not include tests pending at commercial laboratories.

### New Hampshire Institutions Associated with COVID-19 Outbreak (as of 11/19/2020)

Current COVID-19 Outbreaks	Resident Cases	Staff Cases	Under Investigation	Deaths
Colonial Poplin Nursing & Rehabilitation	6	2	0	0
Coos County Nursing Home	43	50	0	3
Maple Leaf Healthcare Center	25	11	0	0
Mount Prospect Academy Plymouth	13	23	0	0
NH Veterans' Home	15	21	0	0
Oceanside Center – Genesis	35	12	0	0
Prospect Woodward Home and Hillside Village	8	2	0	0
Ridgewood Genesis Bedford	3	2	0	0
St. Anne's Rehabilitation and Nursing Center Dover	16	15	0	0
St. Teresa Rehabilitation and Nursing Center	31	18	0	9
Studley Home Assisted Living Facility Rochester	19	2	0	0
Woodlawn Care Center Newport	33	19	0	3

Closed COVID-19 Outbreaks	Resident Cases	Staff Cases	Deaths
All American Assisted Living Londonderry (6/9/2020)	15	16	2
Aurora Assisted Living Derry (6/6/2020)	38	17	10
Bedford Falls (6/6/2020)	40	21	11
Bedford Hills Center Genesis (7/16/2020)	37	25	7
Bedford Nursing and Rehabilitation Center (7/7/2020)	62	28	17
Bellamy Fields Dover (5/16/2020)	35	13	10
Birch Hill (7/30/2020)	40	29	14
Clipper Harbor Genesis Portsmouth (5/29/2020)	0	8	0
Community Bridges Belmont (6/9/2020)	2	7	0
Community Resources for Justice Transitional Housing Manchester (5/18/2020)	16	4	0
Courville Manchester (6/30/2020)	15	14	6
Crestwood Center Milford (6/30/2020)	54	28	15



Crotched Mountain (4/20/2020)	3	12	1
Easterseals - Manchester (5/16/2020)	45	70	0
Greystone Farm at Salem (6/16/2020)	9	3	0
Hackett Hill Genesis Manchester (6/5/2020)	56	16	16
Hanover Hill Manchester (5/26/2020)	79	60	25
Hillsborough County Nursing Home (7/27/2020)	154	55	39
Holy Cross Manchester (7/15/2020)	19	18	1
Huntington Nashua (5/8/2020)	23	19	7
Institute for Professional Practice, Inc (4/21/2020)	2	6	1
Kimi Nichols Center Plaistow (6/10/2020)	3	6	0
Mt. Carmel Nursing and Rehabilitation Manchester (6/26/2020)	38	16	5
Mountain Ridge Genesis Franklin (6/18/2020)	49	2	9
Pine Rock Manor Warner (11/19/2020)	48	14	8
Ridgewood Genesis Bedford (6/18/2020)	64	23	23
Salemhaven (7/9/2020)	46	15	11
Salem Woods (5/18/2020)	23	26	10
Villa Crest Manchester (7/1/2020)	54	45	15

### Number of Tests Conducted by Date of Report to NH DHHS

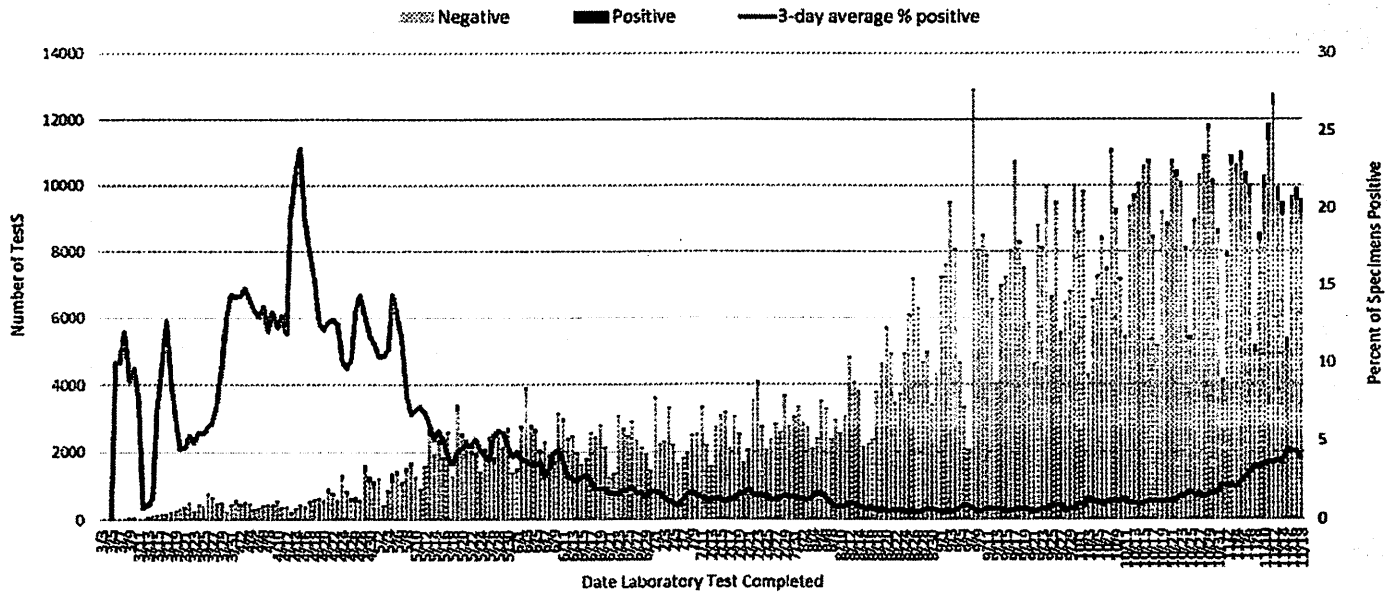
Polymerase Chain Reaction (PCR) Tests								
	11/12	11/13	11/14	11/15	11/16	11/17	11/18	Daily Average
NH Public Health Laboratories	869	970	907	958	388	683	776	793
LabCorp	1,290	685	1,063	1,387	746	652	1,596	1,060
Quest Diagnostics	2,647	750	1,150	1,999	2,391	1,785	1,545	1,752
Mako Medical	279	76	44	1	18	23	129	81
Dartmouth-Hitchcock Medical Center	613	847	576	253	281	652	0	460
Other NH Hospital Laboratory	566	506	309	256	407	512	376	419
Other Laboratory*	2,033	2,405	2,339	527	1,402	2,042	2,756	1,929
University of New Hampshire**	4,489	3,708	3,107	14	4,057	3,563	2,393	3,047
Total	12,786	9,947	9,495	5,395	9,690	9,912	9,571	9,542
Antibody Laboratory Tests								
	11/12	11/13	11/14	11/15	11/16	11/17	11/18	Daily Average
LabCorp	7	13	8	0	0	15	0	6
Quest Diagnostics	28	23	20	6	10	19	41	21
Dartmouth-Hitchcock Medical Center	11	2	0	0	4	5	0	3
Other Laboratory*	13	2	3	0	10	7	2	5

Total	59	40	31	6	24	46	43	36
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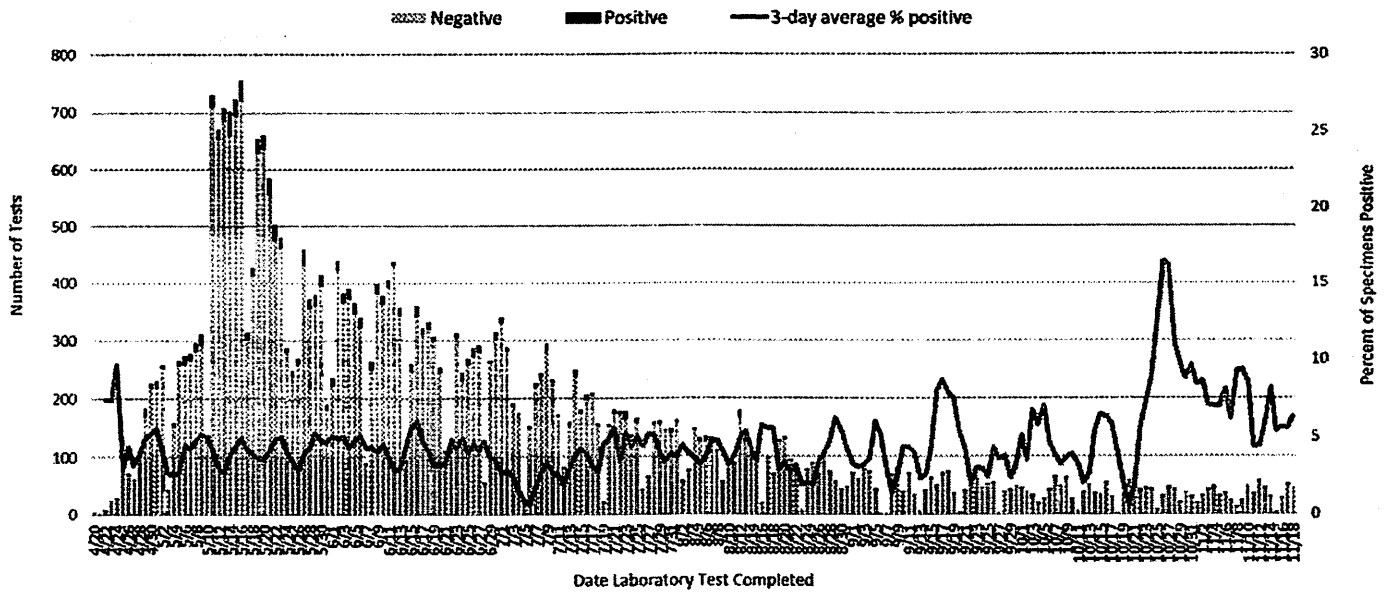
\* Includes out-of-state public health laboratories, out-of-state hospital laboratories, and other commercial laboratories not listed in the above table.

\*\* Includes tests conducted at the UNH laboratory and their contracted lab Veritas.

Number of Tests for COVID-19 by Polymerase Chain Reaction (PCR) Test Result, New Hampshire



Number of Tests for COVID-19 by Antibody Test Result, New Hampshire



[NH DHHS Daily Update on COVID-19 Archive](#)

For more information, please visit the DHHS COVID-19 webpage at <https://www.nh.gov/covid19>.

###

**William Rawson, PEA Principal, School Update**

As part of our commitment to supporting the health and safety of our community, we have created this public dashboard which contains aggregate data pertaining to COVID-19 testing and cases on campus. This data will be updated regularly each week as we conduct testing of students and adults during the fall term.



# Updates

11/12/2020: We received positive test results for four employees (tested on 11/9), all of whom will isolate off campus. Nine close contacts were identified – eight employees and one student family member.

11/2/2020: An employee tested positive and is isolating at home.

11/2/2020: A day student is quarantining at home as a result of close contact with a person who has tested positive.

10/28/2020: Due to potential exposure unrelated to PEA, a day student is in quarantine at home, off campus.

10/12/2020: An employee of an outside vendor, included in PEA surveillance testing, tested positive. That person isolated at home. There were no close contacts identified from among the PEA community.

10/3/2020: As part of the student arrival protocol for Oct. 3, students from high prevalence areas received a rapid antigen test as their initial stop prior to registration on campus. Three of these students tested positive for COVID-19 and are isolating, either at home or at the health center. There were no close contacts from among the campus community.

## Explanation of Terms

**Active cases in isolation** refers to the number of students or employees who remain in isolation as a result of a confirmed case of COVID-19, either in the health center on campus or at home under medical provider supervision. This number includes both symptomatic and asymptomatic cases. Note that for pre-arrival tests, students who tested positive did not travel to campus and instead remained in isolation at home.

**Total tests** include both symptomatic and asymptomatic individuals and will vary based on our testing protocols: pre-travel tests taken before returning to campus, rapid tests just prior to registration for students traveling from high-prevalence areas, rapid testing on-site for students who report symptoms, surveillance testing for students and employees (at least 20% weekly) and larger scale population testing of all students (3-5 days after arrival and 10-14 days after arrival) and employees (at the start of the school year). Test results are posted to the day the specimen was collected, when possible. Reporting on the dashboard may be delayed by 2-3 days, however, due to the time needed for delivery to and processing by the lab for PCR tests.

- **Positive tests** include any positive test administered through the Academy or reported to the Academy. "Pre-Arrival" refers to tests administered to students before traveling to campus or before registering on campus. "School" refers to tests administered to students after they've arrived on campus and completed registration.
- **Negative tests** include only negative results from tests administered through the Academy.
- An **indeterminate** test result is always repeated and is not included on the dashboard until it has resulted in a conclusive outcome and then reported as either positive or negative.

**Positivity rates** represent positive cases as a percentage of the number of tests (symptomatic and asymptomatic) administered or reported (in the case of positive results reported to the Academy from students or employees).

**Quarantines** refers to number of students currently required to quarantine. They consist of students identified as having been in close contact with a person who is confirmed or presumed to have contracted COVID-19, but who themselves have no symptoms and have tested negative for COVID-19. They are required to be in quarantine for 14 days, either at home away from campus, or on campus in our quarantine facility.

## Health and Safety Protocols

We report any known cases of COVID-19 to the NH Department of Health and Human Services. Our protocols include daily symptom checks for all students and employees. When a student presents with symptoms, we use on-site rapid testing. We require students to be isolated at home or in our health center and employees to isolate at home, if they test positive for COVID-19. In cooperation with the NHDHHS, we conduct contact tracing and require any identified close contact of an individual who tests positive for COVID-19 to quarantine for fourteen days, either at home or on campus for those students who are unable to travel home by private transportation.

To learn more about our testing and safety protocols, see [COVID-19 Updates](#).

For information about pandemic conditions in New Hampshire, see [NHDHHS COVID-19](#).

# EXETER

Phillips Exeter Academy, 20 Main Street, Exeter, NH 03833-2460

**603-772-4311**

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**HB1129 Discussion**



**8:3 Temporary Optional Town Meeting Procedures; State of Emergency.** Towns, village districts, and school districts that are unable to hold in-person annual meetings in 2020 or 2021 due to novel coronavirus disease (Covid-19) may conduct virtual meetings in accordance with this section. At the option of the governing body, the town or school district meeting may be convened and proceed to approve the posted 2020 or 2021 warrant in the following fashion:

I. The governing body shall host a live virtual meeting and information session, during which the proposed optional town or school district meeting procedures shall be outlined and warrant articles discussed. At least 7 days prior to this informational session, notice shall be mailed to all registered voters describing the procedures to be followed for conducting an annual meeting pursuant to this section. After the live, virtual meeting is adjourned, questions and comments from the public shall be solicited and received via electronic mail, voice mail, text message, or by other electronic means.

II. Within 7 days of the information session, the governing body shall hold another live virtual meeting to consider and address comments received from the public. The governing body shall then discuss, debate, and be permitted to amend the posted warrant. The final warrant, as amended, shall then be made available electronically for printing by voters to be brought to the voting session, which shall be scheduled for a date and time to be determined by the governing body.

III. Voting on final warrant articles shall be by secret ballot cast by voters through drive-up procedures to ensure appropriate social distancing. In a town or district that uses the official ballot for the election of officers and has not yet held its town or district election, an official ballot will be printed for the election of officers and other items that are required to be placed on the official ballot. All other warrant articles will be printed on a separate ballot ("the alternative ballot").

IV. The first article on the alternative ballot shall ask whether voters approve these optional meeting procedures. If the optional procedures are not approved by a simple majority, all other warrant articles shall be deemed disapproved. However, the election of officers and action on other items on the initial ballot will be effective. If the optional voting procedures are approved, then all other votes on warrant articles shall be deemed the final action of the meeting, provided that if the operating budget warrant article is not approved, the governing body may vote to:

(a) Convene a meeting before September 1 to adopt an operating budget; or

(b) Elect to deem that the meeting has adopted the previous year's operating budget article, not including separate warrant articles.

V. In a town or district using the official ballot referendum (SB 2) form of annual meeting that has held its deliberative session but has not yet held its official ballot voting sessions, the governing body may choose to use the drive up procedures in paragraph III for the official ballot voting session, and paragraphs I and II shall not apply.



## Bill Text: NH HB1129 | 2020 | Regular Session | Amended New Hampshire House Bill 1129 (*Adjourned Sine Die*)

**Bill Title:** Relative to notice requirements for certain municipal public hearings, providing for optional town meeting procedures during the state of emergency declared in response to the novel coronavirus disease (Covid-19), and relative to online reporting of CARES Act disbursements.

**Spectrum:** Bipartisan Bill

**Status:** (*Passed*) 2020-07-17 - Signed by Governor Sununu 07/10/2020; Chapter 8; I. Sec. 1 Eff: 09/08/2020 II. Rem. Eff: 07/10/2020 [HB1129 Detail]

**Download:** New\_Hampshire-2020-HB1129-Amended.html

### HB 1129 - AS AMENDED BY THE SENATE

11Mar2020... 0696h  
06/16/2020 1480s  
06/16/2020 1524s

2020 SESSION

20-2107  
11/06

#### HOUSE BILL **1129**

AN ACT relative to notice requirements for certain municipal public hearings, providing for optional town meeting procedures during the state of emergency declared in response to the novel coronavirus disease (Covid-19), and relative to online reporting of CARES Act disbursements.

SPONSORS: Rep. Coursin, Rock. 1; Rep. Barnes, Rock. 8; Rep. Ladd, Graf. 4; Rep. Gilman, Rock. 18; Rep. Dutzy, Hills. 30

COMMITTEE: Municipal and County Government

#### AMENDED ANALYSIS

This bill changes the notice requirements for certain municipal public hearings by allowing notice of the hearing to be posted on the municipal website. The bill also temporarily permits legislative bodies with a fiscal year ending in June to make certain expenditures prior to the adoption of an official budget, temporarily provides for a virtual annual meeting procedure, and requires online reporting of CARES Act disbursements.

Explanation: Matter added to current law appears in ***bold italics***.  
Matter removed from current law appears [~~in brackets and struck through~~].  
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

11Mar2020... 0696h  
06/16/2020 1480s  
06/16/2020 1524s 20-2107  
11/06

#### STATE OF NEW HAMPSHIRE

*In the Year of Our Lord Two Thousand Twenty*

AN ACT relative to notice requirements for certain municipal public hearings, providing for optional town meeting procedures during the state of emergency declared in response to the novel coronavirus disease (Covid-19), and relative to online reporting of CARES Act disbursements.

*Be it Enacted by the Senate and House of Representatives in General Court convened:*

1 Planning and Zoning; Notice Requirements for Public Hearing. Amend RSA 675:7, I to read as follows:

I.(a) Notice shall be given for the time and place of each public hearing held under RSA 675:2-4 and RSA 675:6 at least 10 calendar days before the hearing. The notice required under this section shall not include the day notice is posted or the day of the public hearing. Notice of each public hearing shall be published in a paper of general circulation in the municipality and shall be posted in at least 2 public places. Any person owning property in the municipality may request notice of all public hearings on proposed amendments to the zoning ordinance, and the municipality shall provide notice, at no cost to the person, electronically or by first class mail.

*(b) In lieu of publication in a paper of general circulation pursuant to subparagraph (a), notice may be posted on the municipality's Internet website, if such exists. If notice is posted on the municipality's website in lieu of publication in a paper of general circulation, the notice shall:*

*(1) Appear prominently on the website's home page, or a link directly to the notice shall appear prominently on the home page;*

*(2) Be posted at the time stated in subparagraph (a) and shall remain on the website until the conclusion of the hearing; and*

*(3) Be posted in 2 other public places.*

2 Temporary Municipal Spending Authority; State of Emergency. Due to the state of emergency declared as a result of the novel coronavirus disease (Covid-19), the provisions of RSA 32:13, II shall also apply to towns and districts, as defined in RSA 32:3, with a July to June fiscal year, so that such towns or districts may make expenditures between July 1 and the date a budget is adopted which are reasonable in light of prior year's appropriations and expenditures during the same time period.

3 Temporary Optional Town Meeting Procedures; State of Emergency. Towns, village districts, and school districts that are unable to hold in-person annual meetings in 2020 or 2021 due to novel coronavirus disease (Covid-19) may conduct virtual meetings in accordance with this section. At the option of the governing body, the town or school district meeting may be convened and proceed to approve the posted 2020 or 2021 warrant in the following fashion:

I. The governing body shall host a live virtual meeting and information session, during which the proposed optional town or school district meeting procedures shall be outlined and warrant articles discussed. At least 7 days prior to this informational session, notice shall be mailed to all registered voters describing the procedures to be followed for conducting an annual meeting pursuant to this section. After the live, virtual meeting is adjourned, questions and comments from the public shall be solicited and received via electronic mail, voice mail, text message, or by other electronic means.

II. Within 7 days of the information session, the governing body shall hold another live virtual meeting to consider and address comments received from the public. The governing body shall then discuss, debate, and be permitted to amend the posted warrant. The final warrant, as amended, shall then be made available electronically for printing by voters to be brought to the voting session, which shall be scheduled for a date and time to be determined by the governing body.

III. Voting on final warrant articles shall be by secret ballot cast by voters through drive-up procedures to ensure appropriate social distancing. In a town or district that uses the official ballot for the election of officers and has not yet held its town or district election, an official ballot will be printed for the election of officers and other items that are required to be placed on the official ballot. All other warrant articles will be printed on a separate ballot ("the alternative ballot").

IV. The first article on the alternative ballot shall ask whether voters approve these optional meeting procedures. If the optional procedures are not approved by a simple majority, all other warrant articles shall be deemed disapproved. However, the election of officers and action on other items on the initial ballot will be effective. If the optional voting procedures are approved, then all other votes on warrant articles shall be deemed the final action of the meeting, provided that if the operating budget warrant article is not approved, the governing body may vote to:

(a) Convene a meeting before September 1 to adopt an operating budget; or

(b) Elect to deem that the meeting has adopted the previous year's operating budget article, not including separate warrant articles.

V. In a town or district using the official ballot referendum (SB 2) form of annual meeting that has held its deliberative session but has not yet held its official ballot voting sessions, the governing body may choose to use the drive up procedures in paragraph III for the official ballot voting session, and paragraphs I and II shall not apply.

4 Online Access to Budget Information and Reports; CARES Act Funding. Beginning July 1, 2020, the commissioner of the department of administrative services, or the governor's office for economic relief and recovery, shall separately report on the state website the disbursement of all CARES Act funds, in a check register format, including the amount of the payment, the date of the payment, the person or entity to whom the payment was made, the title and number of the accounting unit and class code, the title and number of the expense account, and a brief description of said disbursement.

5 Effective Date.

I. Section 1 of this act shall take effect 60 days after its passage.

II. The remainder of this act shall take effect upon its passage.

## **Asset Management: Stormwater, Wastewater Systems**

**Impact Fee Updates**



# TOWN OF EXETER

## *Planning and Building Department*

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

[www.exeternh.gov](http://www.exeternh.gov)

---

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

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

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

Section 11.5.1 of the Zoning ordinance states:

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

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

Thank You.

enc (2)



# **2020 Impact Fee Update: Public Recreation Facilities**

## **Town of Exeter, New Hampshire**

### **Basis of Assessment and Fee Schedule Options**

October 16, 2020

Prepared for:

Town of Exeter  
10 Front Street  
Exeter, NH 03833

Prepared by:



P. O. Box 723  
Yarmouth, Maine 04096  
[bmayber1@maine.rr.com](mailto:bmayber1@maine.rr.com)  
Bruce C. Mayberry, Principal

## A. Executive Summary

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

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

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

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

## B. Authority and Limitations

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

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



### **C. Changes to Impact Fee Assessment Model**

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

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

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

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

*Add the estimated cost of planned recreation facility improvements;*

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

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

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

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

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

## **D. Recreation Facility Plans and Past Investment**

### **1. Recent Planning for Recreation Needs**

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

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

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

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

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

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

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

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

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

## 2. Replacement Cost of Existing Facilities and Sites

History of Exeter Park & Recreation Capital Expenditures					
Description	Year	Original Cost	Source	Cost Adjustment Basis	Cost Adjusted to 2020
Rec Park Improvements Hampton Rd	1980	\$30,273	Assets File	ENR	\$106,785
Rec Park Improvements Hampton Rd	1980	\$58,556	Assets File	ENR	\$206,550
Rec Park Improvements Hampton Rd	1996	\$180,873	Assets File	ENR	\$367,480
Town Ball Fields	1996	\$85,408	Assets File	ENR	\$173,524
Park St. Common Park	1996	\$101,076	Assets File	ENR	\$205,356
Hist. Distr. Gale Park	1997	\$103,768	Assets File	ENR	\$203,406
Winter St Town Cemetery & Park	1997	\$183,533	Assets File	ENR	\$359,761
Recreation Area on Thelma Dr	1997	\$9,989	Assets File	ENR	\$19,580
Swasey Park Pavilion	1997	\$116,217	Assets File	ENR	\$227,808
Hist. District Swasey Parkway	1997	\$114,577	Assets File	ENR	\$224,594
Controller: Auto Chem (Pool)	2004	\$10,000	Assets File	ENR	\$15,624
Large Pool Slide	2005	\$24,402	Rec Director	ENR	\$36,441
Splash Pad	2006	\$65,111	Rec Director	ENR	\$94,250
Skate Park (Excludes \$20,000 Grant)	2007	\$53,544	Rec Director	ENR	\$75,572
Shade Structure	2007	\$10,839	Rec Director	ENR	\$15,298
Small Pool Slide	2008	\$1,175	Rec Director	ENR	\$1,569
Bathroom 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
<b>Total Capital Investment</b>		<b>\$2,599,361</b>			<b>\$3,818,881</b>

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
<b>Total</b>			<b>56.64</b>	<b>54.09</b>	<b>\$1,679,133</b>
* 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

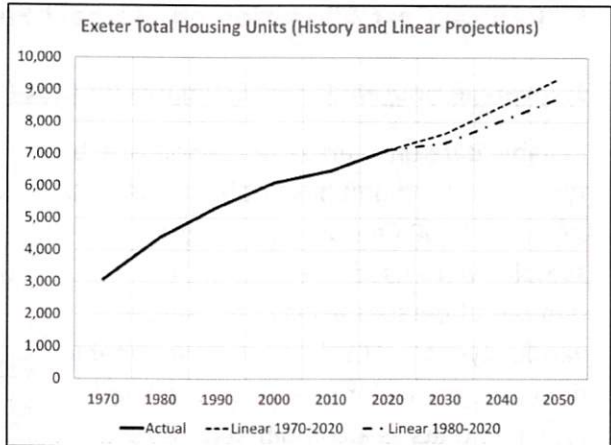
*Slower growth scenario averages 54 units per year 2020-2050 (1980-2020 linear trend)*



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:



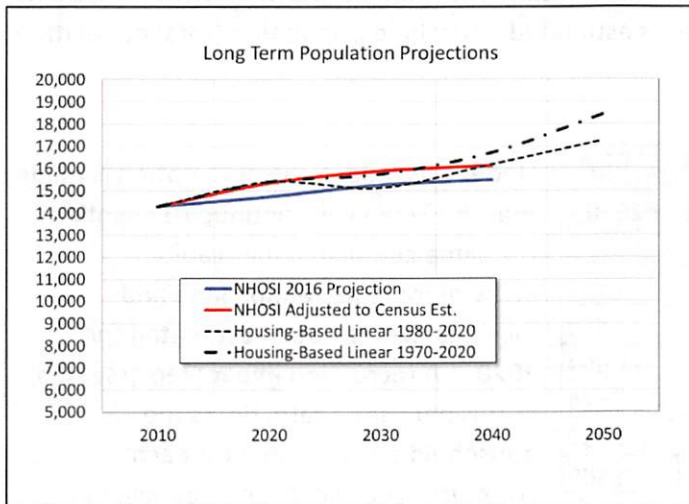
2040 Households\* by Employment Scenario - Exeter

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	<b>\$1,004</b>
Attached and Townhouse	1.71	<b>\$624</b>
Two Family Structures	2.00	<b>\$730</b>
Multifamily Structures	1.59	<b>\$580</b>
Manufactured Housing	1.91	<b>\$697</b>

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

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

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

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

#### Recreation Impact Fee Schedule B

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

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	
<b>Existing Facility Investment (Replacement Cost)</b>	
Recreation Improvements	\$3,818,881
Land Supporting Rec Facilities *	\$1,679,133
<b>Subtotal Existing Facilities</b>	<b>\$5,498,014</b>
<b>Planned Facility Investments (2021-2026 CIP)</b>	
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
<b>Total Planned Facilities</b>	<b>\$5,825,000</b>
<b>Cumulative Capital Investment</b>	<b>\$11,323,014</b>
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***

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

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

**5. Selection of Impact Fee Option**

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

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

**6. Record Keeping for Updates**

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

# **2020 Impact Fee Update: Public School Facilities**

## **Town of Exeter, New Hampshire**

### **Basis of Assessment and Fee Schedule Options**

October 16, 2020

Prepared for:

Town of Exeter  
10 Front Street  
Exeter, NH 03833

Prepared by:



P. O. Box 723  
Yarmouth, Maine 04096  
[bmayber1@maine.rr.com](mailto: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:

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

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.

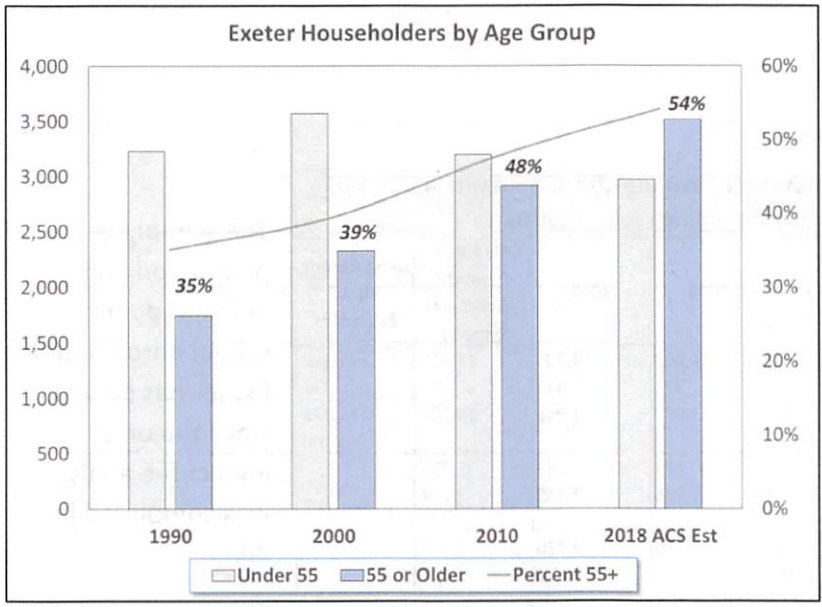
One of the contributing factors to that change has been the shift in households by age group.

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

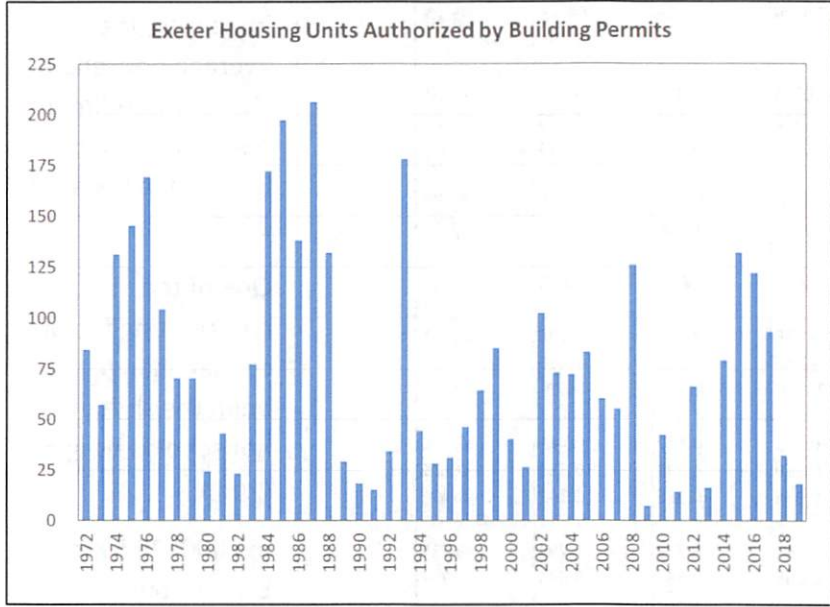
was 47.7%. The most recent estimates indicate that about 54% of Exeter householders are 55 or older.

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.

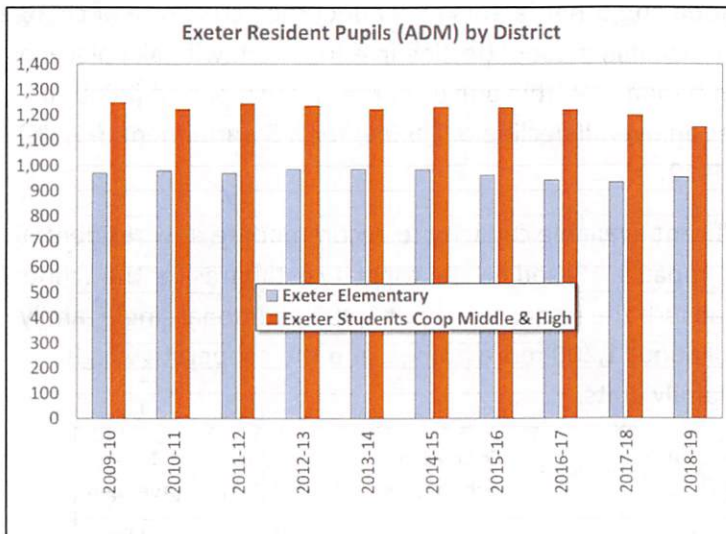
Exeter Housing Units Authorized by Building Permits				
Net Increase in Housing Units By Period				
Period	Single Family	Two or More Family	Manufactured Housing	Total
1970-1979	335	213	282	830
1980-1989	467	488	86	1,041
1990-1999	310	230	3	543
2000-2009	258	408	(22)	644
2010-2019	96	551	(33)	614
All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

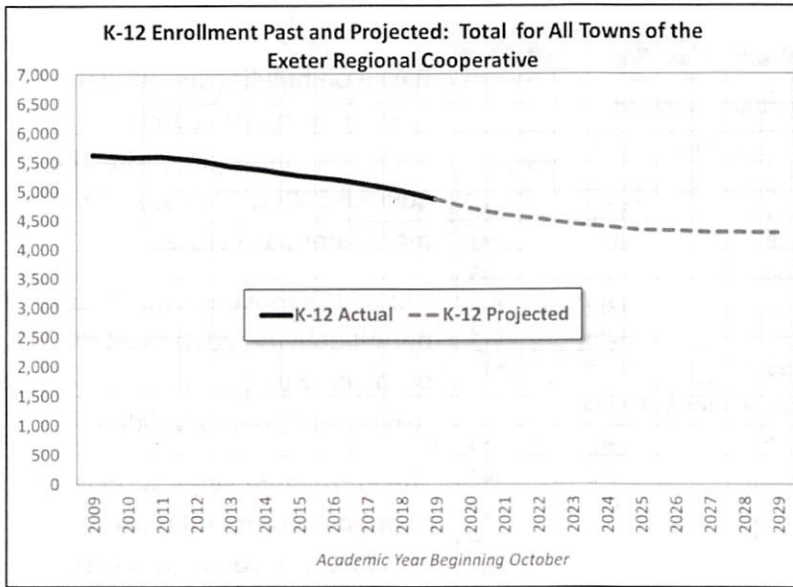
## 2. Public School Enrollment



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.

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



## E. Public School Enrollment per Housing Unit

### 1. Change in Exeter Public School Enrollment Ratios

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

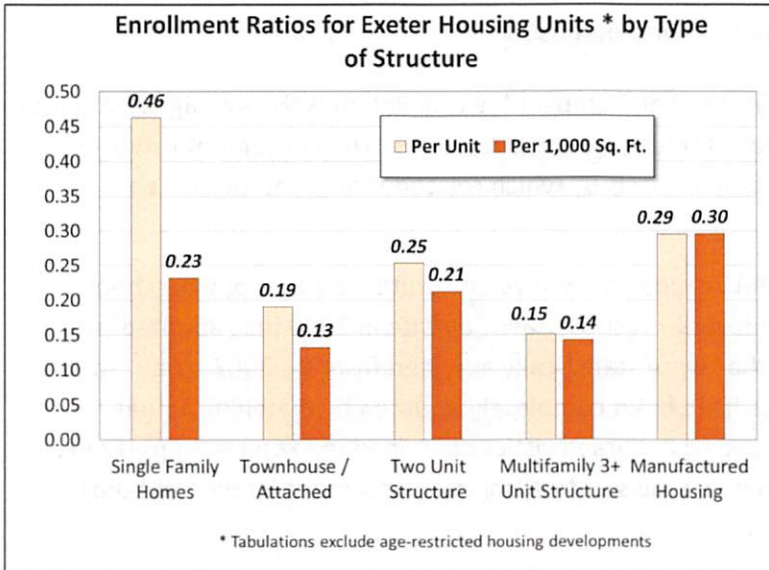
The original impact fee study (2003) included an analysis of Exeter resident public school enrollment counts (Fall 2002) by address. A subsequent update in 2009 (not adopted) was prepared using enrollment ratios that were statistically adjusted from the 2003 study. In this 2020 update, the enrollment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

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

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

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

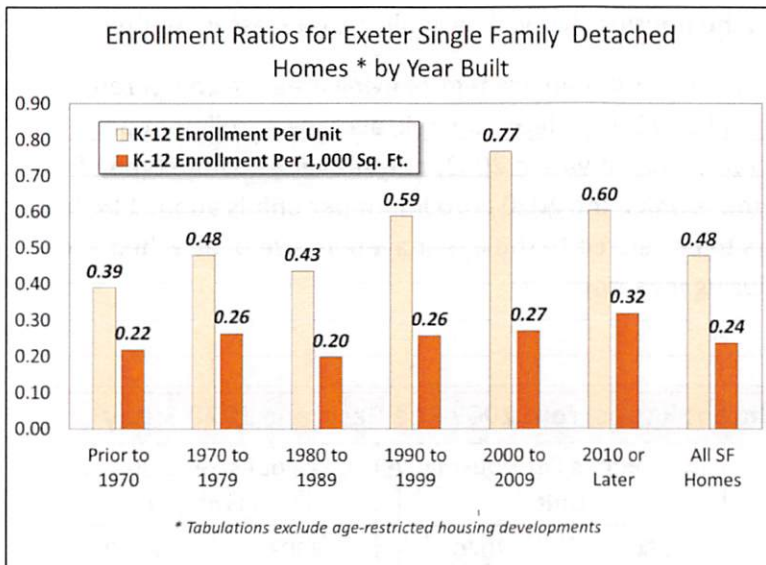
## 2. Detailed Analysis of Enrollment Ratios



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

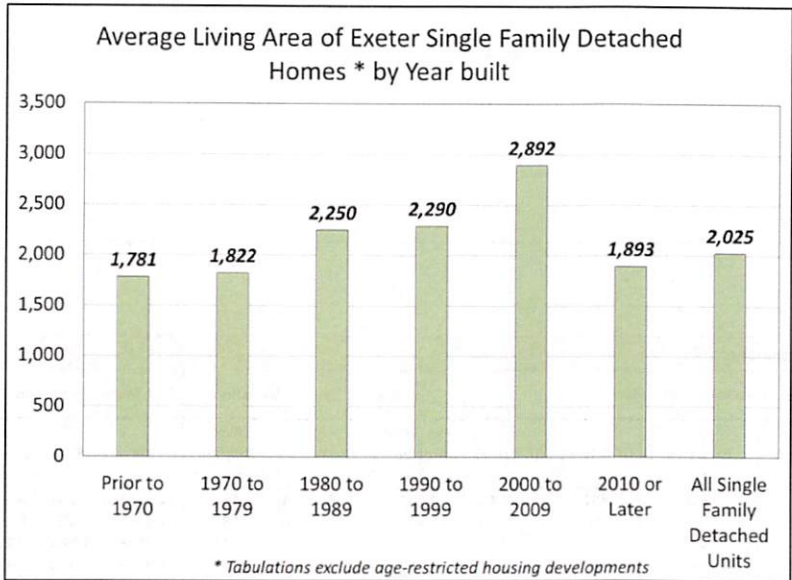
The ratios of enrollment per 1,000 square feet of living area are about the same for single family and two-family

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



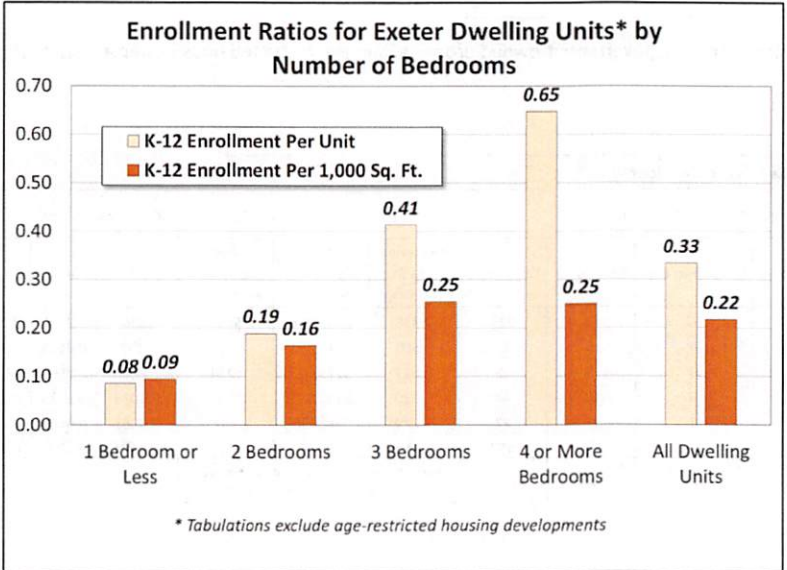
When we look at single family detached homes only, the newer homes have enrollment ratios that are considerably higher than those of older unit, and the Town average.

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



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

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



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

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

for a reduced fee or waivers for the smallest units.

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



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

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

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

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



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

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

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

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

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

*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
<b>Elementary Schools (Exeter School District)</b>							
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%
<b>Middle School (Exeter Region Cooperative)</b>							
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%
<b>High School (Exeter Regional Cooperative)</b>							
Exeter High School	2005	9-12	356,000	2,000	1,643	178	82%
<b>Total Facilities Available to Exeter Students</b>		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
<b>Elementary Schools (Exeter School District)</b>			
Main Street School	\$11,894,800	70,466	\$169
Lincoln Street School	\$12,390,600	67,474	\$184
<b>Total Grades K-5</b>	<b>\$24,285,400</b>	<b>137,940</b>	<b>\$176</b>
<b>Middle School (Exeter Region Cooperative)</b>			
Cooperative Middle School (*)	\$34,373,800	177,708	<b>\$193</b>
<b>Total Grades K-8</b>	<b>\$58,659,200</b>	<b>315,648</b>	<b>\$186</b>
<b>High School (Exeter Regional Cooperative)</b>			
Exeter High School	\$73,785,000	356,000	<b>\$207</b>
<b>Total Facilities Available to Exeter Students</b>	<b>\$132,444,200</b>	<b>671,648</b>	<b>\$197</b>
(*) Values reflect 2020 conditions prior to 34,000 sq. ft. planned expansion in 2021			

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	<b>\$178</b>
Middle School New Construction	1997	\$15,700,000	\$33,637,530	177,708	<b>\$189</b>
Exeter High School New Construction	2005	\$50,400,000	\$83,078,947	356,000	<b>\$233</b>

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.

	2020 SBA Max Reimbursement	2020 Insured Value	Original Cost Adjusted to 2020
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
<i>(A) Capital cost of facilities assigned at NH State Building Aid cost standard per sq. ft.</i>			
<i>(B) Capital cost of facilities assigned at insured value of local schools per sq. ft.</i>			
<i>(C) Capital cost of facilities assigned by a baseline construction cost indexed to 2020</i>			

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
	Single Family Detached	\$3,252	\$1,920	\$2,131	\$7,303	(\$408)	(\$1,011)	(\$194)	(\$1,613)	\$2,844	\$2,846
Attached & Townhouse	\$1,733	\$631	\$660	\$3,024	(\$261)	(\$685)	(\$131)	(\$1,077)	\$1,472	\$475	\$1,947
Two-Family	\$1,629	\$1,017	\$1,328	\$3,974	(\$164)	(\$431)	(\$83)	(\$678)	\$1,465	\$1,831	\$3,296
Three or More Family	\$1,180	\$523	\$677	\$2,380	(\$170)	(\$449)	(\$86)	(\$705)	\$1,010	\$665	\$1,675
Manufactured Housing	\$2,153	\$1,054	\$1,428	\$4,635	(\$155)	(\$406)	(\$77)	(\$638)	\$1,998	\$1,999	\$3,997

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

2020 EXETER SCHOOL IMPACT FEE SCHEDULE BY DWELLING UNIT TYPE													
Type of Structure	Proportionate Demand on School Facility Space								Facilities Insured Value Per Square Foot			Average School Facility Cost Per Dwelling	
	Enrollment Per Housing Unit (2020)				Average School Floor Area (Sq. Ft.) Per Pupil Capacity				\$176	\$193	\$207		
	School Facility Development Cost Per Sq. Ft. Residential Living Area												
	Elementary Schools	Middle School	High School	Total Public Schools	Elementary School	Middle School	High School	Overall Average	Elementary School	Middle School	High School		
Single Family Detached	0.2011	0.1131	0.1486	0.4628	115	169	178	148	\$4,070	\$3,689	\$5,475	\$13,234	
Attached & Townhouse	0.1072	0.0372	0.0460	0.1904	115	169	178	141	\$2,170	\$1,213	\$1,695	\$5,078	
Two-Family	0.1008	0.0599	0.0926	0.2533	115	169	178	151	\$2,040	\$1,954	\$3,412	\$7,406	
Three or More Family	0.0730	0.0308	0.0472	0.1510	115	169	178	146	\$1,478	\$1,005	\$1,739	\$4,222	
Manufactured Housing	0.1332	0.0621	0.0996	0.2949	115	169	178	148	\$2,696	\$2,026	\$3,670	\$8,392	

Type of Structure	District Cost Per Dwelling Unit				Credit Allowances for Debt Service Cost of Capacity Serving Existing Development				Net Impact Fee Per Dwelling Unit Assessment Schedule		
	Capital Cost Per Unit Net of Historic State Building Aid								(Capital Cost Less Credits)		
	Elementary @ 26% SBA	Middle @ 46% SBA	High School @ 55% SBA	Total Public Schools	Elementary Schools	Middle School	High School	Total	Exeter School Impact Fee Per Unit		
	Grade K-5 Schools	Grade 6-12 Schools	Total								
Single Family Detached	\$3,012	\$1,992	\$2,464	\$7,468	(\$408)	(\$1,011)	(\$194)	(\$1,613)	\$2,604	\$3,251	\$5,855
Attached & Townhouse	\$1,606	\$655	\$763	\$3,024	(\$261)	(\$685)	(\$131)	(\$1,077)	\$1,345	\$602	\$1,947
Two-Family	\$1,510	\$1,055	\$1,535	\$4,100	(\$164)	(\$431)	(\$83)	(\$678)	\$1,346	\$2,076	\$3,422
Three or More Family	\$1,094	\$543	\$783	\$2,420	(\$170)	(\$449)	(\$86)	(\$705)	\$924	\$791	\$1,715
Manufactured Housing	\$1,995	\$1,094	\$1,652	\$4,741	(\$155)	(\$406)	(\$77)	(\$638)	\$1,840	\$2,263	\$4,103

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

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

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



## I. Components of Change in the School Impact Fee

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

Comparison of School Impact Fee Calculations (2003 Original Fee vs. 2020 Options)							
Capital Cost Factors	School Impact Fee Single Family Detached				Average Annual % Change 2003 to 2020		
	2003	2020 (A)	2020 (B)	2020 (C)	A	B	C
<b>Enrollment Per Unit</b>	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%
<b>School Sq. Ft. Per Pupil Capacity</b>							
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%
<b>Facility Cost Per Sq. Ft.</b>							
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%
<b>Capital Cost Per Home</b>							
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%
<b>State Building Aid % Assigned *</b>							
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%
<b>Net District Cost After Building Aid</b>							
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%
<b>Total</b>	<b>\$5,185</b>	<b>\$7,303</b>	<b>\$7,468</b>	<b>\$7,771</b>	<b>2.4%</b>	<b>2.6%</b>	<b>2.9%</b>
Less Credit Allowances	(\$1,173)	(\$1,613)	(\$1,613)	(\$1,613)	2.2%	2.2%	2.2%
<b>School Impact Fee</b>	<b>\$4,012</b>	<b>\$5,690</b>	<b>\$5,855</b>	<b>\$6,158</b>	<b>2.5%</b>	<b>2.7%</b>	<b>3.1%</b>
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

<b>Exeter School District: Main Street School Construction</b>					
<b>(Total Cost \$2.55 million; \$1.66 million bonded)</b>					
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				State	Service Cost
Last 20 Yrs Only	Payment	Payment	Payment	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
<b>Total Past</b>	<b>\$495,000</b>	<b>\$53,790</b>	<b>\$548,790</b>	<b>(\$148,500)</b>	<b>\$400,290</b>
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



<b>Exeter School District: Main Street School Expansion 2018</b>					
Year	Financing	Main Street School Expansion (2018 Construction)			
2017	\$5,400,000	Total Proceeds			
	\$736,775	Premium to Reduce Loan			
	\$4,663,225	Amount of Loan (Interest @ 1.73%)			
	State Aid To District:	0.0% No State Building Aid			
	Local Government Share:	100.0% Of District Costs Paid By Exeter			
	Discount Rate:	5.0%			
Calendar Year	Principal	Interest	Total	Less	Net Debt
Past Payments	Payment	Payment	Payment	State	Service Cost
Last 20 Yrs Only				Aid	To District
<b>Past Payments</b>					
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
<b>Future Payments</b>					
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
<b>Total</b>	<b>\$4,663,225</b>	<b>\$1,234,889</b>	<b>\$5,898,114</b>	<b>\$0</b>	<b>\$5,898,114</b>
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 within past 20 yrs only	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
<b>Total</b>	<b>\$12,754,516</b>	<b>\$10,346,054</b>	<b>\$23,100,570</b>	<b>(\$7,014,984)</b>	<b>\$16,085,586</b>	<b>\$6,997,230</b>

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

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

Exeter Region Cooperative School District - Central Middle School Expansion & Renovation							
2020 SERIES A NON GUARANTEED							
Total Proceeds	\$17,800,000	<i>Rectifies space deficiency to meet programming and scheduling needs</i>					
Premium to Reduce Loan	\$1,753,500	<i>Expansion Cost: \$14,315,000 (80.4% of total project cost)</i>					
Amount of Loan to be Paid	\$16,046,500						
True Interest Cost	2.15%						
Calendar Year	Principal 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							
• 2022	\$801,500	\$608,933	\$1,410,433	\$0	\$1,410,433	\$555,993	
2023	\$805,000	\$567,968	\$1,372,968	\$0	\$1,372,968	\$541,224	
2024	\$805,000	\$526,913	\$1,331,913	\$0	\$1,331,913	\$525,040	
2025	\$805,000	\$485,858	\$1,290,858	\$0	\$1,290,858	\$508,856	
2026	\$805,000	\$444,803	\$1,249,803	\$0	\$1,249,803	\$492,672	
2027	\$805,000	\$403,748	\$1,208,748	\$0	\$1,208,748	\$476,488	
2028	\$805,000	\$362,693	\$1,167,693	\$0	\$1,167,693	\$460,304	
2029	\$805,000	\$321,638	\$1,126,638	\$0	\$1,126,638	\$444,121	
2030	\$805,000	\$280,583	\$1,085,583	\$0	\$1,085,583	\$427,937	
2031	\$805,000	\$239,528	\$1,044,528	\$0	\$1,044,528	\$411,753	
2032	\$800,000	\$202,600	\$1,002,600	\$0	\$1,002,600	\$395,225	
2033	\$800,000	\$169,800	\$969,800	\$0	\$969,800	\$382,295	
2034	\$800,000	\$144,500	\$944,500	\$0	\$944,500	\$372,322	
2035	\$800,000	\$126,200	\$926,200	\$0	\$926,200	\$365,108	
2036	\$800,000	\$107,400	\$907,400	\$0	\$907,400	\$357,697	
2037	\$800,000	\$88,600	\$888,600	\$0	\$888,600	\$350,286	
2038	\$800,000	\$69,300	\$869,300	\$0	\$869,300	\$342,678	
2039	\$800,000	\$49,500	\$849,500	\$0	\$849,500	\$334,873	
2040	\$800,000	\$29,700	\$829,700	\$0	\$829,700	\$327,068	
2040	\$800,000	\$9,900	\$809,900	\$0	\$809,900	\$319,263	
<b>Total</b>	<b>\$16,046,500</b>	<b>\$5,558,343</b>	<b>\$21,604,843</b>	<b>\$0</b>	<b>\$21,604,843</b>	<b>\$8,516,630</b>	
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)			

<b>Exeter Region Cooperative School District - Central Middle School Expansion &amp; Renovation</b>						
<b>2020 SERIES A NON GUARANTEED</b>						
Total Proceeds	\$17,800,000	<i>Rectifies space deficiency to meet programming and scheduling needs</i>				
Premium to Reduce Loan	\$1,753,500	<i>Expansion Cost: \$14,315,000 (80.4% of total project cost)</i>				
Amount of Loan to be Paid	\$16,046,500					
True Interest Cost	2.15%					
Calendar Year	Principal	Interest	Total	Less	Net Debt	Exeter Share
Past Payments	Payment	Payment	Payment	State	Service Cost	of Net Cost
Last 20 Yrs Only				Aid	To District	Est. @ 39.42%
<b>Past Payments</b>						
2020	\$0	\$318,182	\$318,182	\$0	\$318,182	\$125,427
<b>Future Payments</b>						
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
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2033	\$800,000	\$144,500	\$944,500	\$0	\$944,500	\$372,322
2034	\$800,000	\$126,200	\$926,200	\$0	\$926,200	\$365,108
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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
<b>Total</b>	<b>\$16,046,500</b>	<b>\$5,558,343</b>	<b>\$21,604,843</b>	<b>\$0</b>	<b>\$21,604,843</b>	<b>\$8,516,630</b>
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	
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	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)	

## Permits And Approvals



## Correspondence



November 18, 2020

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

***Re: Important Information – Price Changes***

Dear Chairman and Members of the Board:

At Comcast, we are always committed to delivering the entertainment and services that matter most to our customers in your community, as well as exciting experiences they won't find anywhere else. We are also focused on making our network stronger in order to meet our customers' current needs and future demands.

As we continue to invest in our network, products, and services, the cost of doing business rises. Rising programming costs, most notably for broadcast TV and sports, continue to be the biggest factors driving price increases. While we absorb some of these costs, these fee increases affect service pricing. As a result, starting December 20, 2020, prices for certain services and fees will be increasing, including the Broadcast TV Fee and the Regional Sports Network Fee. Please see the enclosed customer notification for more information.

This information is being provided to customers via bill message. Should you have any questions please do not hesitate to contact me at **[Thomas\\_Somers@cable.comcast.com](mailto:Thomas_Somers@cable.comcast.com)**.

Very truly yours,

*Jay Somers*

Jay Somers, Sr. Manager  
Government Affairs

*Town Manager's Office*

NOV 19 2020

*Received*

# Important Information Regarding Your Xfinity Services and Pricing

Effective December 20, 2020

Dear Xfinity Customer,

Thank you for trusting us to keep your home connected. We know how important reliable service is to you now more than ever, and are grateful that you've chosen Xfinity to support you during this time. Therefore, we are writing to let you know about an **upcoming price change**.

We're focused on making our network stronger, while maintaining access to great content, in order to meet our customers' current needs and future demands. Our efforts have allowed us to meet the challenges of 2020 head on—particularly in terms of supporting the increased demand for Internet connectivity. This has required **investment in our high-capacity network**, which is costly and impacts our pricing. In addition, TV networks charge us fees to bring their content like sports and entertainment to you, and those **programming costs continue to rise**.

The **price of your service will increase** starting with your next bill so we can continue to provide the best-performing, most reliable services in the country, including:

- **The ultimate entertainment experience**, with live TV, sports, streaming, and music together—and you can search across everything instantly with our award-winning Voice Remote
- **The fastest, most reliable Internet** on the largest Gig-speed network available
- **Peace of mind** that your personal information is safe, private, and secure—we do not monitor, track, or sell any information about your Internet usage
- **Strong WiFi coverage** in your home with the xFi Gateway and access to 20 million secure Xfinity WiFi hotspots nationwide
- **Protection from online threats** with Advanced Security, now free with your xFi Gateway (a \$72 per year value)
- **Great streaming** included with access to all your favorite streaming apps, plus hundreds of awesome TV shows, movies, documentaries, sports, and news from Peacock Premium (a \$4.99 per month value)

**Additional details on these price changes are enclosed** in this bill. If you currently have a promotional offer or minimum term agreement with your services, those prices will stay the same throughout your promotional period or contract term. However, equipment charges, charges for additional features, taxes, and other fees (including the Regional Sports Network Fee and Broadcast TV Fee) may change. When your promotional offer or contract term ends, your bill will reflect our new package prices. For additional information, go to **[xfinity.com/pricechange](https://xfinity.com/pricechange)**.

Thank you for your trust and for choosing Xfinity.

Sincerely,

Your Xfinity Team

# Important Information Regarding Xfinity Services and Pricing

Effective December 20, 2020

TRIPLE PLAY PACKAGES	Current	New
<b>Standard+ More</b>	\$129.99	\$130.99
<b>with Xfinity Mobile save</b>	n/a	\$10.00

DOUBLE PLAY PACKAGES	Current	New
<b>Standard+</b>	\$109.99	\$110.99

XFINITY® TV	Current	New
<b>Broadcast TV Fee</b>	\$14.95	\$19.45
<b>Franchise Costs</b>		
Concord	\$.31	\$.33
Hampstead	\$.90	\$.95
Nashua	\$.14	\$.15
Plaistow	\$.68	\$.71
<b>Regional Sports Fee</b>	\$8.75	\$10.75
<b>Choice TV</b>	\$25.00	\$30.00
<b>Sports &amp; News</b>	\$28.25	\$30.00
<b>Deportes</b>	\$7.00	\$5.00
<b>TV Box Limited Basic</b>	\$4.60	\$7.10
<b>TV Box</b>	\$4.60	\$7.10
<b>Service to Additional TV</b>	\$9.95	\$7.50
<b>Service to Additional TV - with DVR Service</b>	\$19.95	\$17.50
<b>Service to Additional TV - with CableCARD or compatible customer owned device</b>	\$4.95	\$0.00

PAY-PER-VIEW AND ON DEMAND SUBSCRIPTION SERVICES	Current	New
<b>Gaiam TV Fit &amp; Yoga On Demand</b>	\$6.99	\$7.99
<b>UP Faith and Family On Demand</b>	\$4.99	\$5.99
<b>Gaia On Demand</b>	\$9.99	\$11.99
<b>AMC + On Demand</b>	\$4.99	\$6.99
<b>WE tv + On Demand</b>	\$4.99	\$5.99
<b>Docurama On Demand</b>	\$2.99	\$4.99

INSTALLATION (Effective 1/1/2021)	Current	New
<b>Professional Installation - Initial Installation of Service</b>	\$79.99	\$100.00
<b>In-Home Service Visit - After Initial Installation of Service</b>	\$40.00	\$70.00

XFINITY® Internet	Current	New
<b>Performance Starter - Xfinity Internet Service Only</b>	\$49.95	\$54.95
<b>Performance - Xfinity Internet Service Only</b>	\$77.95	\$80.95
<b>Performance Pro - Xfinity Internet Service Only</b>	\$92.95	\$95.95
<b>Blast! - Xfinity Internet Service Only</b>	\$97.95	\$100.95
<b>Extreme Pro - Xfinity Internet Service Only</b>	\$102.95	\$105.95
<b>Gigabit - Xfinity Internet Service Only</b>	\$107.95	\$110.95

Allentown, Concord, Exeter, Goffstown, Hampstead, Manchester, Nashua, Pembroke, Plaistow, Salem, Seabrook, Somersworth & Stratham, NH

*Important Information – Price Changes  
November 18, 2020  
Additional Information*

In addition to the price changes listed in the enclosed general **Important Information Regarding Xfinity Services and Pricing**, customers receiving the services below will receive a bill message regarding the pricing change to their service.

**Bill Message Text:**

*“Pricing Update: In addition to the price changes listed in Important Information Regarding Xfinity Services and Pricing, on December 20, 2020, the price of [package or service name from below] will increase/decrease from \$XX.XX to \$XX.XX per month plus taxes and fees. You can find more information at [xfinity.com/pricechange](http://xfinity.com/pricechange)”*

<b>XFINITY® TV</b>	<b>Current</b>	<b>New</b>
<b>Choice TV with TV Box</b>	\$30.00	\$37.50

<b>SERVICES NO LONGER AVAILABLE FOR NEW SUBSCRIPTIONS</b>	<b>Current</b>	<b>New</b>
<b>Double Play Bundle with Blast! Internet</b>	\$124.90	\$129.90
<b>Total Premium Package</b>	\$59.95	\$64.95
<b>Economy Double Play</b>	\$85.22	\$89.90
<b>Digital Premier Package</b>	\$127.22	\$132.22



### Addendum to Important Information – Price Changes

Please find below, in yellow, information which was inadvertently omitted from the Important Information – Price Changes document enclosed. This change is effective on December 20, 2020.

XFINITY® TV	Current	New
Choice TV with TV Box	\$30.00	\$37.50
Service to Additional TV with TV Adapter	\$6.99	\$7.50