

Select Board Meeting
Monday, May 4th, 2020, 6:40 p.m.
REMOTE VIA ZOOM

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

To participate in public comment, click this link: <https://exeternh.zoom.us/j/84001210650>

To participate via telephone, call: +1 646 558 8656 and enter the Webinar ID: 840 0121 0650

Contact Bob Glowacky at rglowacky@exeternh.gov or 603-418-6425 with any technical issues.

1. Call Meeting to Order
2. Board Interviews – Conservation Commission
3. Public Comment
4. Proclamations/Recognitions
 - a. Proclamations/Recognitions – Public Works Week
5. Approval of Minutes
 - a. Regular Meeting: April 27th, 2020
6. Appointments
7. Discussion/Action Items
 - a. Bid Award: Lagoon Sludge Removal Project
 - b. Public Hearing: RSA 79E Application – Pairpoint Group LLC, 23 Water Street
 - c. MUND Presentation (Mixed Use Neighborhood District)
 - d. COVID-19 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: 5/1/20 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



**STATE OF NEW HAMPSHIRE
OFFICE OF THE GOVERNOR**

CHRISTOPHER T. SUNUNU
Governor

**STATE OF NEW HAMPSHIRE
BY HIS EXCELLENCY
CHRISTOPHER T. SUNUNU, GOVERNOR**

Emergency Order #12 Pursuant to Executive Order 2020-04

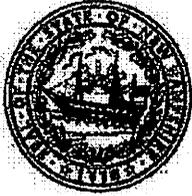
Temporary modification of public access to meetings under RSA 91-A

Pursuant to Section 18 of Executive Order 2020-04 it is hereby ordered, effective immediately, that:

1. Pursuant to Executive Order 2020-04, paragraph 8 provides: "State and local government bodies are permitted and encouraged to utilize the emergency meeting provisions of RSA 91-A to conduct meetings through electronic means while preserving, to the extent feasible, the public's right to notice of such meetings and ability to observe and listen contemporaneously."
2. Pursuant to Emergency Order #2 issued pursuant to Executive Order 2020-04, gatherings of fifty people or more are prohibited.
3. To implement these orders and recommendations, the requirement in RSA 91-A:2, III(b), that a quorum of a public body be physically present unless immediate action is imperative, is waived for the duration of the State of Emergency declared in Executive Order 2020-04.
4. To further implement these orders and recommendations, the requirement in RSA 91-A:2, III(c), that each part of a meeting of a public body be audible or otherwise discernible to the public "at the location specified in the meeting notice as the location of the meeting," is waived for the duration of the State of Emergency declared in Executive Order 2020-04 so long as the public body:
 - a) Provides public access to the meeting by telephone, with additional access possibilities by video or other electronic means;
 - b) Provides public notice of the necessary information for accessing the meeting;
 - c) Provides a mechanism for the public to alert the public body during the meeting if there are problems with access; and
 - d) Adjourns the meeting if the public is unable to access the meeting.

Given under my hand and seal at the Executive Chambers in Concord, this 23rd day of March, in the year of Our Lord, two thousand and twenty, and the independence of the United States of America, two hundred and forty-four.


GOVERNOR OF NEW HAMPSHIRE



**STATE OF NEW HAMPSHIRE
OFFICE OF THE GOVERNOR**

CHRISTOPHER T. SUNUNU
Governor

**STATE OF NEW HAMPSHIRE
BY HIS EXCELLENCY
CHRISTOPHER T. SUNUNU, GOVERNOR**

Emergency Order #16 Pursuant to Executive Order 2020-04

Temporary prohibition on scheduled gatherings of 10 or more attendees

Pursuant to section 18 of Executive order 2020-04, it is hereby ordered, effective immediately, that:

1. In accordance with updated CDC guidelines, the following activities are hereby prohibited within the State of New Hampshire:

Scheduled gatherings of 10 people or more for social, spiritual and recreational activities, including but not limited to, community, civic, public, leisure, faith based, or sporting events; parades; concerts; festivals; conventions; fundraisers; and similar activities. This prohibition does not apply to the General Court, day-to-day operations of for profit or not for profit organizations and State Government, or gatherings for urgent medical purposes such as blood drives or meetings of medical personnel to discuss efforts to combat the COVID-19 pandemic.

2. Section 1 of Emergency Order #2 is hereby superseded by this Order.
3. The Division of Public Health shall enforce this Order and if necessary may do so with the assistance of State or local police.
4. This Order shall remain in effect until Monday, April 6, 2020.

Given under my hand and seal at the Executive Chambers in Concord, this 23rd day of March, in the year of Our Lord, two thousand and twenty, and the independence of the United States of America, two hundred and forty-four.


GOVERNOR OF NEW HAMPSHIRE

Board Interviews



Pam McElroy <pmcelroy@exeternh.gov>

Communication Advisory Committee Application

2 messages

Nina Braun <ninamb@live.com>
To: Pam McElroy <pmcelroy@exeternh.gov>

Tue, Apr 28, 2020 at 12:45 PM

Hello Pam,

Please find my application attached in reference to the Communication Advisory Committee as well as my supporting resume.

Thank you!

Kind Regards,

Nina Braun Aldrich
email: ninamb@live.com
cell:781-698-8824

2 attachments

 Exeter_board_committee_application_Communications Advisory.docx
64K

 Nina Braun_resume_digitalmkt_2020.pdf
137K

Pam McElroy <pmcelroy@exeternh.gov>
To: Nina Braun <ninamb@live.com>

Tue, Apr 28, 2020 at 12:56 PM

Thank you Nina. I'll forward it to the Select Board.

[Quoted text hidden]

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Pam McElroy

Town of Exeter
Executive Assistant, Town Manager's Office
603-773-6102
Human Services Administrator
603-773-6116



5/1/20
6:40pm

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

Statement of Interest Boards and Committee Membership

Committee Selection: Communications Advisory Committee

New Re-Appointment Regular Alternate

Name: Nina Braun Aldrich **Email:** ninamb@live.com

Address: 156 Front St Exeter, NH **Phone:** 781-698-8824

Registered Voter: Yes No

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

My interest in joining the Communications Advisory Committee stems from my interest in applying my 20+ years of experience in corporate communications and marketing. For the past 10 years my career has had a focus on digital communications, content writing, graphic design and website work for various industries including philanthropic, food, consumer goods, healthcare and technology. As a current member of the Exeter Sustainability Advisory Committee we have had an ongoing discussion of how we can improve communication and outreach to the community. I received a copy of the 2019 External Communications Analysis and realized I should be placing my efforts on improved communication for all committees and town offices. I have enjoyed my time so far on the Sustainability Committee and appreciate the opportunity to be involved in contributing to and enhancing all that our great town of Exeter has to offer. I hope to apply my range of communication and technology skills to improve the processes and opportunities for reaching our community through the execution of a successful communication plan for all. Please find my resume attached.

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

I understand that: 1. this application will be presented to the Exeter Select Board only for the position specified above and not for subsequent vacancies on the same board; 2. The Town Manager and Select Board may nominate someone who has not filed a similar application; 3. this application will be available for public inspection.

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: Nina Braun Aldrich **Date:** 04-28-2020

To be completed by Select Board upon appointment:

Date Appointed: _____ *Term Ending:* _____ *Full:* _____ *Alternate:* _____

NINA M. BRAUN

Exeter, NH | c. 781-698-8824 | ninamb@live.com
LinkedIn: www.linkedin.com/in/nina-braun-digital-marketer

QUALIFICATIONS

Execute and produce strategic growth initiatives for companies' marketing presence through management of inbound/outbound marketing communications and branding tactics. Utilize digital design and writing experience to produce marketing assets; highly creative, excellent writing and content skills. Technical and design focused individual with an on-going curiosity of digital marketing discipline.

DIGITAL PLATFORM SPECIALIZATION

WEBSITE | Project Management for new website rollouts and upgrades. Content Management (CMS), Kentico, Sitecore, Wordpress, MS Sharepoint

MARKETING TECHNOLOGY | Marketing Automation – Hubspot, Marketo, CRM – Salesforce, Microsoft Dynamics, Google Analytics, Comscore, Google Adwords, Bing, SEO, PPC advertising, email execution and management

DESIGN | Adobe – Photoshop, Indesign, Illustrator, Video, HTML, CSS, Photography. Agency project management.

EXPERIENCE

Marketing Director

Alnoba Hospitality Group
(Kensington Investment Company)

Kensington, NH

11 2019 – 03 2020

- Managed and strategized all marketing programming for corporate events, social mission and The Farm at Eastman's Corner. Maintained budgets and PL's and worked collaboratively with other members of executive team.
- Designed and wrote all digital and print creative collateral utilizing the Adobe suite of design tools. Created social messaging program and oversaw marketing assistant role to increase engagement and search traffic upwards of 50% within 6 months.
- Executed sales platform Salesforce with marketing platform, Hubspot into sales groups daily strategy for proper management of incoming leads while constantly increasing lead numbers and assisting in closed sales.
- Integrated web presence into overall marketing strategy, established a cohesive and fresh perspective for all marketing content through adoption of online technologies including social mediums for business.

Digital Marketing Manager

Security Innovation

Wilmington, Ma

02 2018–11 2019

- Manage all elements of multi-channel integrated campaign tactics including email, social, website display ads, Google adwords, content creation, blog and digital design
- Maintain marketing technology stack including marketing automation tool, Hubspot to leverage tactics for increased lead generation and customer retention. YOY increase in leads by 15%.

**Marketing Consultant / Website Development/
Marketing Operations/ Technology Project Management**

2008–2018

Lead marketing project manager and content creator; inbound, b2b and b2c marketing tactics, marketing automation; Hubspot, Salesforce; email execution and distribution; web analytics, analysis; SEO, PPC; user experience and design, ABM: Terminus.

Accounts:

Medispend/ MMIS (medispend.com), Portsmouth, NH – manage digital marketing management and execution of all marketing campaigns for life science, SaaS company. Monitor and respond to data analytics, SEO – current

InHome/Lofts at 129, Exeter, NH – manage all aspects of marketing, print and digital campaign roll-outs and public relations for condo development and interior design company – current

AARP Financial (aarpfinancial.com), Tewksbury, MA - project managed new site roll-out and web development

Endicott College (Endicott.edu), Beverly, MA - project managed new site role out (Sitecore), focus on UX design

Stone Farm (stonefarmliving.com), Newburyport, MA - established digital marketing program, used Wordpress and Hubspot for home exterior design company

Eastern Mountain Sports (EMS.com), Peterborough, NH - maintained and edited eCommerce site and copywriting

Lexington Symphony Orchestra (lexingtonsymphony.org), Lexington, MA - developed Wordpress site, design and integrated email campaigns

VDE Americas

Burlington, MA

09 2015 – 03 2017

Global Regulatory Compliance for Technology Manufacturers – IOT
Marketing Manager

- Advisor for all digital marketing operations and stages of the buyer’s journey with direct report to CEO. Establish strategic digital marketing plan in conjunction with company sales objectives for Americas group of International company
- Established measurement data points and analysis to establish sales and marketing KPIs and ROI metrics. Optimized web assets through A/B testing and reviews. Efforts resulted in strong lead generation data and sales response rate, helped reach company goal of \$3M in sales for first year
- Wrote, edit and produced all communications related to promotional activities and sales campaigns. Managed all industry and related press communication. Maintained knowledge in new technologies for enhanced creativity and productivity
- Deployed rollout of new website and integration with marketing technology stack including CRM, Salesforce. Company expert in all web based needs including: SEO management, Google data analytics, marketing automation tool (Hubspot), CMS tool (Kentico, Wordpress) and CRM (Salesforce). Managed entire online marketing budget and vendor relationships Garnered 30% YOY increase in sales through online nurturing efforts

Digital Bungalow

Salem, MA

contract: 12 2014 – 09 2015

Digital Solutions Agency - Contractor

Digital Producer and Senior Project Manager - Consumer and B2B clients

Project managed the creation and execution of digital platforms and website roll-outs including SEO management:

- **BJs Wholesale Club** - digital members magazine, CMS (Drupal) site maintenance and program development Stocked.bjs.com
 - **Coverys** - Healthcare Co., new .Net website and agent portal (.Net site development, content strategy, Marketo) Coverys.com
 - **Eastern Bank** - eLearning microsite for new online banking offering (video production and site development) Easternbank.com
 - **Hologic** - human resources campaign for website and social mediums (LinkedIn, Facebook, Glassdoor)
-

TÜV SÜD America

Peabody, MA

08 2012 – 11 2014

International Product Service and Safety Certification Body – TUVSUDamerica.com

Marketing Manager

- Administered all aspects of marketing and communications plan based on global company-wide rollout of new website platform and marketing automation tools for The Americas, Canada and Mexico. Created and managed audience development, lead gen campaigns for content, SEO, and adwords that solidified 20% increase in site engagement.
 - Optimized highly targeted lead generating campaigns from concept development and execution through use, design and integration of email, landing pages, events, global content. Inbound campaigns resulted an increase in engagement and enhanced opportunities for the sales team. Accomplished qualified lead generation increase of 20% YOY.
 - Maintained all related technology. Wrote and edited all content and reported on content strategy and UX best practices for the Americas' digital presence in accordance with international brand guidelines and overall digital marketing strategy. Reduced expenses for outside vendors by bringing content capabilities in-house.
-

Stonewall Kitchen

York, ME

06 2010 – 08 2012

Specialty Food Manufacturer and Retailer

Marketing Content Developer/Copywriter

- Maintained and strengthened brand recognition for established and successful specialty food manufacturer through creative copywriting for product labels, website content, company-wide marketing and sales collateral and all social campaigns, focused on innovate ideas and customer affinity building
- Established a creative and comprehensive brand representation across omnichannels, including eCommerce content, product labels, retail promotions, catalogs, and advertising and trade publications. Drove creative concepts and online merchandising strategy and promotions. Online sales conversion rate increased from 2.4% to 8.0%



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

5/1/20
6:50pm

Statement of Interest Boards and Committee Membership

Committee Selection: Conservation Commission

New

Re-Appointment

Regular

Alternate

Name: Kristen Osterwood Email: osterwood@gmail.com

Address: 160 High St Phone: 412-980-3515

Registered Voter: Yes No

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

My interest in being part of the Conservation Commission stems from my and my family's enjoyment and appreciation of the conservation land and trails that Exeter has to offer. My experience and background are in working to make buildings healthier for people and the environment through my work the Green Building Alliance (a nonprofit) and now in the newly created Sustainability Analyst position at Unitil. I also serve on the Exeter Sustainability Advisory Committee and I could help facilitate communication between these two closely connected boards.

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

I understand that: 1. this application will be presented to the Exeter Select Board only for the position specified above and not for subsequent vacancies on the same board; 2. The Town Manager and Select Board may nominate someone who has not filed a similar application; 3. this application will be available for public inspection.

After submitting this application for appointment to the Town Manager:

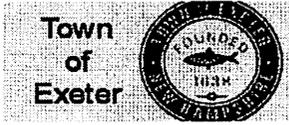
- The application will be reviewed and you will be scheduled for an interview with the Select Board
- Following the interview the Board will vote on your potential appointment at the next regular meeting
- If appointed, you will receive a letter from the Town Manager and will be required to complete 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: Date: 04/23/2020

To be completed by Select Board upon appointment:

Date Appointed: _____ Term Ending: _____ Full: _____ Alternate: _____



Pam McElroy <pmcelroy@exeternh.gov>

Conservation Commission Alternate

2 messages

Osterwood <osterwood@gmail.com>
To: Pam McElroy <pmcelroy@exeternh.gov>

Thu, Apr 23, 2020 at 9:53 AM

Pam -

Please find my attached application for the alternate position on the Conservation Commission.

Thank you,
Kristen Osterwood

 **board_committee_application cc ko.pdf**
79K

Pam McElroy <pmcelroy@exeternh.gov>
To: Osterwood <osterwood@gmail.com>

Thu, Apr 23, 2020 at 10:05 AM

Thank you Kristen. I will forward this to the Select Board.

Have a good day. Stay safe.

[Quoted text hidden]

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Pam McElroy

Town of Exeter
Executive Assistant, Town Manager's Office
603-773-6102
Human Services Administrator
603-773-6116

Proclamations and Recognitions

PROCLAMATION

National Public Works Week

May 17 - 23, 2020

Whereas, Public Works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of the Town of Exeter, New Hampshire; and,

Whereas, these infrastructure, facilities and services could not be provided without the dedicated efforts of Public Works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

Whereas, it is in the public interest for the citizens, civic leaders and children in Exeter, New Hampshire, to gain knowledge of and to maintain a progressive interest and understanding of the importance of Public Works and Public Works programs in their respective communities; and,

Whereas, the year 2020 marks the 60th Annual National Public Works Week sponsored by the American Public Works Association be it now,

Resolved, we, the Select Board of Exeter, New Hampshire, do hereby designate the week of May 17 through 23, 2020 as National Public Works Week; we urge all citizens to join with representatives of the American Public Works Association and government agencies in acknowledging our Public Works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

In Witness Whereof, we have hereunto set our hand and caused the Seal of the Town to be affixed, DONE at the Town of Exeter, New Hampshire this fourth day of May, 2020.

Niko Papakonstantis, Chair

Daryl Browne

Molly Cowan, Vice Chair

Julie D. Gilman, Clerk

Lovey Reundtree Oliff





Russ Dean <rdean@exeternh.gov>

Downeaster Ambassador Spotlight - Bob Hall

4 messages

Brian Beeler II <Brian@nnepira.com>

Tue, Apr 28, 2020 at 11:46 AM

To: BDA <admin@brunswickdowntown.org>, "Benton, Donna" <d.benton@dover.nh.gov>, Bob Hall <hallland@comcast.net>, Bobbi Vandenbulcke <bobbi@exeterarea.org>, "Bryan Kaenrath - City of Saco (bkaenrath@sacomaine.org)" <bkaenrath@sacomaine.org>, Chris Parker <C.Parker@dover.nh.gov>, Craig Pendelton <cpendleton@bsoobtransit.org>, Dan Barufaldi <d.barufaldi@dover.nh.gov>, David Edwards <Dedwards@lazparking.com>, Deb King <director@brunswickdowntown.org>, Don Roth <DRoth@sacomaine.org>, Dougan Sherwood <Dougan@haverhillchamber.com>, "Ed Bonney (edbonney1951@gmail.com)" <edbonney1951@gmail.com>, Emily Roy <eroy@sacomaine.org>, "Gregory A. Mitchell (gmitchell@portlandmaine.gov)" <gmitchell@portlandmaine.gov>, Jennie Berry <jberry@ci.durham.nh.us>, Jim Oikle <Joikle@zwi.net>, John Eldridge <jeldridge@brunswickme.org>, Jon Carter <jcarter@wellstown.org>, "Kimberly Howard (kimh@oldorchardbeachmaine.com)" <kimh@oldorchardbeachmaine.com>, Larry Mead <lmead@oobmaine.com>, Louise Reid <lreid@oobmaine.com>, Mark Nadeau <Mark.Nadeau@keoliscs.com>, Mary Starr <MStarr@sacomaine.org>, Patricia Quinn <Patricia@nnepira.com>, Patsy <PatsyBragdon@gmail.com>, Peter Joseph <pjoseph@freeportmaine.com>, "Russell Dean (rdean@exeternh.gov)" <rdean@exeternh.gov>, Sally Stewart <sstewart@wellstown.org>, Stephen Pesci <stephen.pesci@unh.edu>, Steve Piper <make_tracks@comcast.net>, "Todd Selig (administrator@ci.durham.nh.us)" <administrator@ci.durham.nh.us>, Tony Scavuzzo <tscavuzzo@bsoobtransit.org>, Tori Gorman <vgorman@sacomaine.org>

Good morning all,

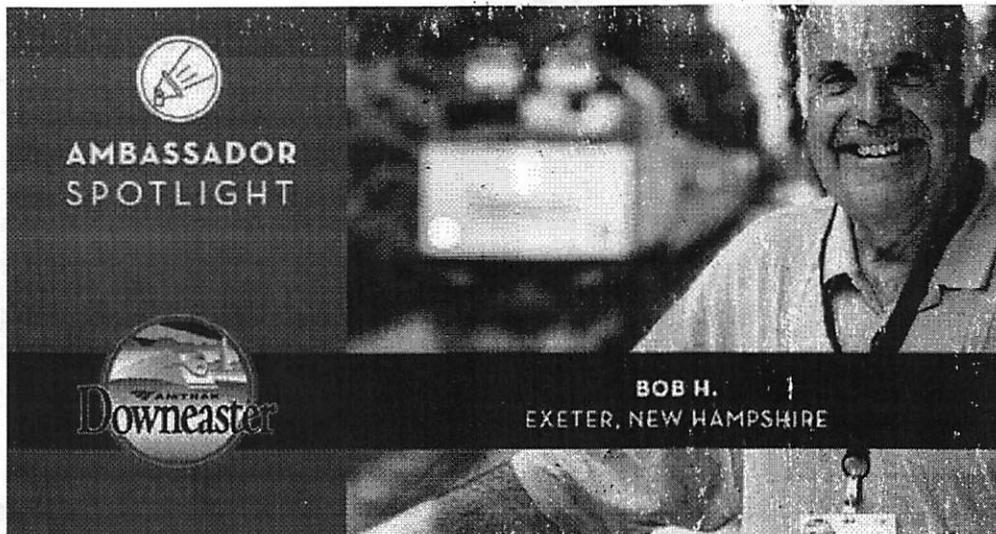
Please find below the next person in our Downeaster Ambassador Spotlight series:

Amtrak Downeaster

Published by Natalie Allen Bogart · 48 mins ·

Bob H. has been an Ambassador for the Amtrak Downeaster service since its inception. As a longtime rail advocate Bob began attending TrainRiders/NE meetings in 1989 as he long wished for the return of passenger rail service to his town. "Seeing the Inaugural Train arrive in Exeter in 2001 was by far the best memory I have of Downeaster". To this day, Bob remains an active member of the advocacy group that started it all where he currently serves as Vice President for the organization. Along with being a lifelong rail fan, Bob is a retired Special education teacher and has a passion for his community and its rich history.

Thank you, Bob!



Brian Beeler II

Northern New England Passenger Rail Authority

Manager of Passenger Services

75 W. Commercial St.

Suite 104

Portland, ME 04101-4631

p.207-780-1000 ext. 102

c. 207-899-6089

Notice: Under Maine law, documents - including e-mails - in the possession of NNEPRA that are received or prepared for use in connection with NNEPRA's business may be public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

"You cannot change reality, but you can control the manner in which you look at things. Your attitude is under your own control. Weed out the negative and focus on the positive!"

Helen Steiner Rice

Russ Dean <rdean@exeternh.gov>

Tue, Apr 28, 2020 at 12:51 PM

To: Julie Gilman <juliedgilman@comcast.net>, Lovey Oliff <lovey.oliff@gmail.com>, Molly Cowan <mcowan@exeternh.gov>, Niko Papakonstantis <npapakonstantis@exeternh.gov>, Pam McElroy <pmcelroy@exeternh.gov>, Daryl Browne <darylrowne@darylrowne.com>, Lovey Oliff <loliff@exeternh.gov>

Congratulations to Bob!!

[Quoted text hidden]

Russ Dean <rdean@exeternh.gov>

Tue, Apr 28, 2020 at 12:52 PM

Minutes

Select Board Meeting
Monday April 27, 2020
Remote 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 6:46 PM.

Mr. Papakonstantis said that gatherings of 10 or more people currently pose a risk to our community. The Select Board meeting is imperative to maintaining the Town of Exeter public services, so per RSA 91-A:2(3)b, this meeting will be conducted without a quorum of this body being physically present in one location. He welcomed the members of the public attending remotely, and said the usual rules of conduct and decorum will apply. All votes will require a roll call vote.

2. Board Interviews

- a. Nancy Belanger for Planning Board alternate
- b. Nick Campion for Conservation Commission alternate

3. Bid Openings - Sludge Disposal, Wastewater Treatment Facility

- a. Vapor Industries LLC, Slippery Rock, PA: \$725,000
- b. Denali Water Solutions, Russellville, AR: \$718,990
- c. Synagro, Baltimore, MD: \$630,053

MOTION: Ms. Cowan moved to send the bids to Public Works for review and award. Ms. Gilman seconded. By a roll call vote, all were in favor.

4. Public Comment

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

5. Proclamations/Recognitions

- a. Municipal Clerks Week May 3 - 9, 2020

Mr. Papakonstantis read the proclamation:

Whereas, The Office of the Municipal Clerk, a time honored and vital part of local government, exists throughout the world; and

Whereas, the Office of the Municipal Clerk is the oldest among public servants; and

Whereas, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and

Whereas, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

Whereas, The Municipal Clerk serves as the information center on functions of local government and community; and

Whereas, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and

Whereas, It's most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk;

Now, Therefore, We the Select Board of Exeter do recognize the week of May 3 through May 9 2020 as Municipal Clerks' Week, and further extend appreciation to our Municipal Clerk, Andrea Kohler, and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this 27 day of April, 2020.

6. Approval of Minutes

a. Regular Meeting: April 13, 2020

MOTION: Ms. Oliff moved to approve the minutes of April 13, 2020 as presented. Mr. Browne seconded. By a roll call vote, all were in favor.

7. Appointments

MOTION: Mr. Browne moved to appoint Nancy Belanger to the Planning Board as an alternate, term to expire 4/30/2023. Ms. Cowan seconded. By a roll call vote, all were in favor.

MOTION: Ms. Oliff moved to appoint Nick Campion to the Conservation Commission as an alternate, term to expire 4/30/2023. Ms. Cowan seconded. By a roll call vote, all were in favor.

8. Discussion/Action Items

a. Board and Committee Appointments/Reappointments

MOTION: Ms. Cowan moved to reappoint Aaron Brown as a full member of the Planning Board, term to expire 4/30/2023. Ms. Gilman seconded. By a roll call vote, all were in favor.

MOTION: Mr. Browne moved to reappoint Jennifer Martel as a full member of the Planning Board, term to expire 4/30/2023. Ms. Oliff seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to reappoint Robin Tyner as an alternate member of the Planning Board, term to expire 4/30/2023. Mr. Browne seconded. By a roll call vote, all were in favor.

MOTION: Ms. Cowan moved to reappoint Rick Thielbar as a full member of the Zoning Board of Adjustment, term to expire 4/30/2023. Mr. Browne seconded. By a roll call vote, all were in favor.

MOTION: Mr. Browne moved to reappoint Kevin Baum as a full member of the Zoning Board of Adjustment, term to expire 4/30/2023. Ms. Cowan seconded. By a roll call vote, all were in favor.

MOTION: Mr. Browne moved to reappoint Esther Olson-Murphy as an alternate member of the Zoning Board of Adjustment, term to expire 4/30/2023. Ms. Cowan seconded. By a roll call vote, all were in favor.

MOTION: Ms. Oliff moved to reappoint Martha Pennell as an alternate member of the Zoning Board of Adjustment, term to expire 4/30/2023. Ms. Cowan seconded. By a roll call vote, all were in favor.

MOTION: Ms. Cowan moved to reappoint Alyson Eberhardt as a full member of the Conservation Commission, term to expire 4/30/2023. Mr. Browne seconded. By a roll call vote, all were in favor.

Mr. Papakonstantis asked if the Conservation Commission had recommended one of the alternates to become the full member in Todd Piskovitz's place. Ms. Gilman said she'd raise the issue at their next meeting.

MOTION [rescinded]: Ms. Oliff moved to reappoint Don Clement as an alternate member of the Conservation Commission, term to expire 4/30/2021. Mr. Dean said he doesn't believe Mr. Clement is up for reappointment. Ms. Oliff rescinded her motion.

MOTION: Ms. Cowan moved to reappoint Maura Fay as a full member of the Heritage Commission, term to expire 4/30/2023. Ms. Gilman seconded. By a roll call vote, all were in favor.

MOTION: Ms. Oliff moved to reappoint Jay Myers as a full member of the Heritage Commission, term to expire 4/30/2023. Ms. Cowan seconded. By a roll call vote, all were in favor.

MOTION: Ms. Oliff moved to reappoint Patrick Gordon as a full member of the Historic District Commission, term to expire 4/30/2023. Ms. Gilman seconded. By a roll call vote, all were in favor.

Ms. Gilman said Valerie Ouellette has not attended an HDC meeting in several months, so she's reluctant to reappoint her. The Board was in agreement and did not move her reappointment.

MOTION: Ms. Oliff moved to reappoint Langdon Plumer to the Rockingham Planning Commission, term to expire 4/30/2023. Mr. Browne seconded. By a roll call vote, all were in favor.

MOTION: Mr. Browne moved to reappoint Gwen English to the Rockingham Planning Commission, term to expire 4/30/2023. Ms. Gilman seconded. By a roll call vote, all were in favor.

Mr. Papakonstantis recused himself from the Rec Advisory Board votes, as his wife is the Chair of that Board.

MOTION: Ms. Oliff moved to reappoint Stephanie Papakonstantis to the Recreation Advisory Board, term to expire 4/30/2023. Ms. Gilman seconded. By a roll call vote, the motion passed 4-0-1 with Mr. Papakonstantis abstaining.

MOTION: Ms. Oliff moved to reappoint Val Castonguay to the Recreation Advisory Board, term to expire 4/30/2023. Ms. Gilman seconded. By a roll call vote, the motion passed 4-0-1 with Mr. Papakonstantis abstaining.

MOTION: Ms. Gilman moved to reappoint Margaret Matick to the Exeter Housing Authority, term to expire 4/30/2023. Ms. Oliff seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to reappoint Boyd Allan to the Exeter Housing Authority, term to expire 4/30/2023. Ms. Oliff seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to reappoint Lionel Ingram to the River Advisory Committee, term to expire 4/30/2023. Ms. Oliff seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to reappoint Rob Bourdon to the River Advisory Committee, term to expire 4/30/2023. Ms. Cowan seconded. By a roll call vote, all were in favor.

MOTION: Mr. Browne moved to reappoint Nina Braun to the Sustainability Advisory Committee, term to expire 4/30/2023. Ms. Cowan seconded. By a roll call vote, all were in favor.

MOTION: Ms. Oliff moved to reappoint Beverly Tappan to the Sustainability Advisory Committee, term to expire 4/30/2023. Ms. Gilman seconded. By a roll call vote, all were in favor.

MOTION: Ms. Cowan moved to reappoint Ben Mosher to the Water/Sewer Advisory Committee, term to expire 4/30/2023. Ms. Oliff seconded. By a roll call vote, all were in favor.

MOTION: Ms. Cowan moved to reappoint Debbie Kane to the Communications Committee, term to expire 4/30/2023. Ms. Gilman seconded. By a roll call vote, all were in favor.

MOTION: Ms. Oliff moved to reappoint Lindsay Sonnett to the Communications Committee, term to expire 4/30/2023. Mr. Browne seconded. By a roll call vote, all were in favor.

MOTION: Ms. Oliff moved to reappoint Amanda Kelly to the Facilities Committee, term to expire 4/30/2023. Ms. Gilman seconded. By a roll call vote, all were in favor.

MOTION: Ms. Oliff moved to reappoint Mark Leighton to the Facilities Committee, term to expire 4/30/2023. Ms. Gilman seconded. By a roll call vote, all were in favor.

- b. E911 Committee Recommendations - Acorn Way, Thistle Way, Sparrow Lane
Dave Sharples, the Town Planner, said the E911 Committee met last week, and recommended naming three new private driveways. This is not a name change, and there was no notification of affected residents.

The first recommendation was to name a private drive in the subdivision at 50 Hampton Road "Acorn Way." The Planning Board approved a three lot subdivision, but there were no numbers to provide two of the house lots with Hampton Road addresses, and the houses are set back from Hampton Road. The Committee recommended naming the private driveway that serves the two lots. "Acorn Way" was submitted by the property owner. There are no similar names in Exeter, Kensington, or Brentwood. Ms. Gilman asked if naming this driveway means they are accepting it a town street, and Mr. Sharples said no, it would continue to be private.

MOTION: Ms. Cowan moved to name the private driveway created to access the two private lots off of 50 Hampton Road as "Acorn Way." Ms. Oliff seconded. By a roll call vote, all were in favor.

The second recommendation is to name two private driveways to "Thistle Way" and "Sparrow Lane." The Planning Board approved a five lot subdivision located off Brentwood Road, but there were no numbers left on Brentwood Road or Spruce Street. These houses are also set back from the roads. The new names were submitted by the property owner. There were no similar names in Exeter, Kensington, or Brentwood.

MOTION: Ms. Cowan moved to name the private driveway off Spruce Street and shown on the subdivison site plan created for Harbor Street Limited Partnership and dated November 2019 "Thistle Way," and name the private driveway off Brentwood Road on the same plan "Sparrow Lane." Mr. Browne seconded. By a roll call vote, all were in favor.

c. COVID 19 Updates - Governor's Orders

Eric Wilking, the Deputy Fire Chief, gave an update on the Covid-19 situation. There have been a total of 1,938 positive cases in NH, 643 of which were in Rockingham County. Numbers are going up steadily in the last week due to an increased number of tests; the Governor has an Initiative to test 6,600 health care workers. Rockingham County was averaging 10 - 12 positive cases; now they've doubled the testing and are getting double the cases. Exeter is now in the 10-19 positive test bracket. He's looking for any expanded information to be forwarded to the towns, for example on recovery numbers.

The Fire Department is now back to full staff, several members came out of quarantine. They're still doing twice-daily testing. Calls are beginning to return to normal, at around 90% of normal call volume. They're doing well on PPE; they were very well stocked to begin with, and received a delivery from the State of 100 N95 masks and 30 - 40 disposable gowns, which will extend the supply a week or two.

Stephan Poulin, the Police Chief, said that one officer is out on quarantine pending test results. Crime has not ramped up, but they have had more than normal disturbance calls. He's working closely with Assistant Chief Wilking. They've put up more barriers and signage at closed town properties where people were congregating.

Mr. Dean said that NHMA had a conference call on April 22nd. They did a survey about concerns in several communities, which gave them a good framework for comparison. They're in a wait and see mode regarding the next tax bill. Typically the town has a 95% collection rate. 40% of property payers have escrow for taxes. Mr. Papakonstantis said municipalities are looking at the possibility of business interruption insurance, and Mr. Dean said he can take a look at that with Primex.

Mr. Dean said spring sports with Parks and Rec have been cancelled. They're continuing to work on Summer Camp, reviewing guidelines developed by the state of Connecticut on safely running a day camp. They're hoping to go forward with camp this year. There's a lot of discussion at the State level on campgrounds reopening. He encouraged any businesses with issues or questions about qualifying for a PPP loan to reach out to Darren Winham. PPE supply is a statewide concern, and businesses will need PPE supplies to reopen. Mr. Papakonstantis asked about possible lost revenue for the town. Mr. Dean said in the first half of the year, they operate without the property tax revenue, but other revenue sources are about where they usually are. Q2 results will be more telling. Mr. Browne said he'd like an update from Mr. Winham at the next meeting.

9. Regular Business

a. Tax Abatements, Veterans Credits and Exemptions

MOTION: Ms. Gilman moved to deny an application for a Disability Exemption for 95/64/335. Ms. Cowan seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to approve a Veteran's Credit for \$152,251 for 87/14/12B. Ms. Cowan seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to deny an Elderly Exemption for 104/79/109A. Ms. Oliff seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to approve a Jeopardy Tax for \$612 87/14/10B. Ms. Cowan seconded. By a roll call vote, all were in favor.

b. Permits & Approvals

Ms. Gilman introduced a letter on net metering, presented by the Energy Committee Chair, which they plan to send to the General Court. The letter asks the Governor to continue to keep pushing net metering. Residents should be allowed to give more energy back into the grid than currently. She asked if the Select Board would sign onto the letter. Ms. Cowan was in favor. Mr. Browne asked about any downside of net metering. Ms. Gilman said mostly it's a question of who's getting the profit from the energy. Ms. Cowan said she would be comfortable recommending this because the voters have shown that they're on the side of renewable energy.

MOTION: Ms. Gilman moved to approve the Select Board endorsement of the letter regarding net metering caps, to be sent to the Governor, State Senators, and State Representatives. Mr. Browne seconded. By a roll call vote, all were in favor.

c. Town Manager's Report

- i. Mr. Dean said the Farmer's Market is an essential business as defined by the State, but there are some issues. Route 85 will be paved starting May 4th, so they're looking to relocate the market. They considered an area at Lincoln Street School, but the Exeter School Board didn't want to see it there while school facilities are closed. They're now looking at the High School or SST. The first market is scheduled for May 7, and the Stay at Home order currently ends on May 4, so they're not sure if it will go forward.**
- ii. He's been in touch with Florence Ruffner on the Memorial Day Parade. They're looking for ideas on holding it virtually.**
- iii. He's looking to hear later this week what the Governor's plan will be from May 4th on. The numbers aren't moving positively. Ms. Gilman said the last scheduled meeting for the Governor's reopening task force is May 1st, so they will likely decide then.**
- iv. He thanked Fire Chief Comeau, who is retiring, for his service.**

d. Select Board Committee Reports

- i. Ms. Oliff said the Trustees of Swasey Parkway met to discuss some trees that are about to be taken down.**
- ii. Ms. Cowan had an E911 committee meeting which was discussed, and has a Rec Park Advisory tomorrow night.**
- iii. Ms. Gilman hasn't had any meetings. The State House is going through the same pains with remote meetings as the towns.**
- iv. Mr. Browne had no meetings.**

- v. Mr. Papakonstantis had his first River Advisory meeting; not much was discussed, but he was able to meet everyone.

e. Correspondence

- i. A notification about a transfer of property for an inheritance
- ii. A report to the State of a discharge event. Mr. Dean said this was a release from the Wastewater Facility as a result of last Tuesday's power outage. They must file a report with the State in these cases. This issue has been corrected and should not happen again. DES closes the Oyster beds and shellfish as a precaution, and those were up again by Friday the 24th.
- iii. A letter from the DOR with the town's evaluation.
- iv. Dover received a letter from DES with comments on the draft general permit. Exeter will meet the May 8th deadline the Federal Government has set for comments, but Rochester and Dover are looking to push that deadline out.

10. Review Board Calendar

- a. The next meetings are May 4th and May 18th.

11. Non-Public Session

- a. There was no non-public session.

12. Adjournment

MOTION: Ms. Gilman moved to adjourn. Mr. Browne seconded. By a roll call vote, all were in favor, and the meeting adjourned at 8:59 PM.

Respectfully Submitted,
Joanna Bartell
Recording Secretary

Bid Award: Sludge Removal



TOWN OF EXETER, NEW HAMPSHIRE

13 NEWFIELDS ROAD • EXETER, NH • 03833-3792 • (603) 773-6157 • FAX 772-1355

www.exeternh.gov

Memo

To: Exeter Select Board
Russell Dean, Town Manager

From: Jennifer Perry, P.E., Public Works Director

CC: Matthew Berube, Water/Sewer Manager
Stephen Dalton, Water/Sewer Assistant Manager
Joshua Scotton, WWTF Senior Operator

Date: May 1, 2020

Re: Wastewater Treatment Facility-Contract 4 Lagoon 1 Sludge Removal
Bid Evaluation & Recommendation to Award

Wright-Pierce Engineers has completed the evaluation of the three bids received Friday, April 24, 2020, and opened Monday, April 27, 2020. Wright-Pierce's bid evaluation letter is attached. Synagro-Northeast, LLC, out of Baltimore, MD, submitted the low bid of \$630,053. Synagro-Northeast, LLC has completed similar sludge removal to wastewater treatment facilities and has the financial capability to perform a project of this size. Wright-Pierce has reviewed references. Wright-Pierce and the Town of Exeter recommend award of this project to low bidder Synagro-Northeast, LLC.

This project is a component of and critical to the overall wastewater facilities improvements and lagoon closure projects. The sludge will be removed and stored in geotextile fabric bags to dry, waiting to be removed and hauled to a sludge handling facility starting in 2021. Sludge removal is anticipated to start in June 2020 and be complete by August 2020.

May 1, 2020
W-P Project No. 12833C-C4

Mr. Matthew Berube
Water and Sewer Manager
Department of Public Works
13 Newfields Road
Exeter, NH 03833

Subject: Contract No. 4 – WWTF Lagoon No. 1 Sludge Removal
Evaluation of Bids

Dear Matt:

We have completed our review of the bids that were received on April 24, 2020 and opened on April 27, 2020 for the Contract No. 4 WWTF Lagoon No. 1 Sludge Removal project. This letter represents a summary of our findings.

Three bids were received and reviewed. The bids ranged from \$630,053 to \$725,000. A tabulation of the bids is attached. Synagro Northeast, LLC of Baltimore, MD submitted the low bid. The second and third bidders were approximately 14% and 15% higher than the low bid, which is indication that Synagro's low bid is reasonable for the type of work involved.

No deficiencies or mathematical errors were found in Synagro's bid. Bid Item 2 incorrectly states the "total sum in words" instead of the "unit price value in words"; however, this appears to be a clerical error that can be waived. We have confirmed with Synagro that the unit price for Bid Item is \$255 per Dry Ton via the attached letter.

We have conducted reference calls for three ongoing or recently completed projects by Synagro. The results of these reference checks were consistent and ranged from an assessment of "good" to "excellent" performance. Each of the references indicated that Synagro is capable of performing a project of this nature.

We have contacted Synagro's banking institution, Bank of America (BOA). BOA reports that Synagro has been a customer for 18 months and maintains deposit accounts in the high seven figures. Furthermore, Synagro maintains outstanding balances on the lines of credit in the low seven figures with a credit line in the moderate eight figures. BOA reports that Synagro's deposit accounts and lines of credit are maintained satisfactorily and appropriate to BOA standards, and that BOA has not had to take action against Synagro to obtain payment or settlement.

Mr. Matthew Berube
May 1, 2020
Page 2 of 2



Based on the above, we are not aware of any reason why this contract should not be awarded to Synagro as the lowest responsive and responsible bidder. We have attached a draft "notice of intent to award" letter for the Town's consideration. If the Town concurs with this recommendation, the notice of intent to award letter should be issued as soon as possible.

We are ready to assist you in submitting the necessary documentation to NHDES for approval, awarding the contract, requesting the required bonds and insurance information, and executing the Contract Documents.

If you have any questions, please do not hesitate to contact us.

Very truly yours,

WRIGHT-PIERCE

A handwritten signature in black ink, appearing to read "E. Leonard", positioned below the company name.

Edward J. Leonard, PE
Senior Project Manager

Attachments

- Bid Tabulation
- Letter from Synagro
- Draft Notice of Intent to Award Letter

CC: W-P File (12883C)

TOWN OF EXETER, NH
 CONTRACT NO. 4: WWTF LAGOON 1 SLUDGE REMOVAL
 BID TAB FOR BID OPENING 4/27/2020
 ENGINEER'S ESTIMATE: \$930,000
 WP PROJECT NO.: 12883C



BID QUANTITIES				BIDDER'S NAME							
				Synagro		Denali Water Solutions		Vapor Industries			
Item	Qty.	UNIT	UNIT AMT	BID	UNIT AMT	BID	UNIT AMT	BID	UNIT AMT	BID	
BASE BID											
1	Mobilization/Demobilization	1	LS	\$62,122.00	\$62,122.00	\$65,000.00	\$65,000.00	\$70,000.00	\$70,000.00	\$0.00	
2	Remove and Dewater Lagoon Sludge	2,000	DT	\$255.00	\$510,000.00	\$197.00	\$394,000.00	\$270.00	\$540,000.00	\$0.00	
3	Supplemental Chemical Odor Control	1	LS	\$8,000.00	\$8,000.00	\$25,000.00	\$25,000.00	\$5,000.00	\$5,000.00	\$0.00	
4	Site Preparation	1	LS	\$49,931.00	\$49,931.00	\$234,990.00	\$234,990.00	\$110,000.00	\$110,000.00	\$0.00	
TOTAL BASE BID AMOUNT ITEMS (1 THROUGH 4)					\$630,053.00		\$718,990.00		\$725,000.00		

435 Williams Court, Suite 100
Baltimore, MD 21220
www.synagro.com

SYNAGRO

May 1, 2020

Mr. Edward Leonard
Wright-Pierce Engineering
230 Commerce Way suite 302
Portsmouth, NH 03801

RE: Exeter New Hampshire WWTF Lagoon No. 1 Sludge Removal
WP Project NO. 12883C-C4

Dear Mr. Leonard,

This letter is meant to clarify Item No.2 of the Bid Schedule for the above referenced project.

The bid price in words should read:

Two Hundred Fifty Five Dollars and Zero Cents.

Please feel free to contact me with any questions.

Regards,



Emil Kneis
Sales support Manager

410-688-4438



May __, 2020

Mr. Brian Ryerson
Sales Manager
Synagro Northeast, LLC
435 Williams Court, Suite 100
Baltimore, MD 21220

Subject: Exeter, NH: Contract 4 – WWTF Lagoon No. 1 Lagoon Sludge Removal
Notice of Intent to Award

Dear Mr. Ryerson:

It is the intention of the Town of Exeter, NH to award a contract for the above referenced project to Synagro Northeast, LLC for its bid received on April 24, 2020 and opened on April 27, 2020. The intended award amount will be the Total Bid (\$630,053.00).

Award of this contract is contingent upon review and approval by the New Hampshire Department of Environmental Services (NHDES) of your bid, documentation of compliance with the Disadvantaged Business Enterprises regulations, Federal Provisions and Certifications, as well as approval to award the contract. Please forward the following information to Wright-Pierce by May 10, 2020 in support of the Town's request for approval to award package:

- Executed "Certification of Non-Segregated Facilities" (refer to Supplemental Conditions, page D-5.1)
- Documentation of compliance with Disadvantage Business Enterprise regulations, including good faith efforts during the bidding period (refer to Supplemental Conditions, Section D-6).

If you have any questions regarding this notice, please contact Matthew Berube, of my staff, or Ed Leonard, of Wright-Pierce.

Very truly yours,

Russell Dean
Town Manager

CC: Jennifer Perry, PE – Town of Exeter
Matthew Berube – Town of Exeter
Shannon Larocque, PE – NHDES
Dennis Greene, PE – NHDES
Ed Leonard, PE – Wright-Pierce

Public Hearing: RSA 79E Application, 23 Water Street

**TOWN OF EXETER
MEMORANDUM**

TO: Select Board

FROM: Russ Dean, Town Manager

SUBJECT: RSA 79-E Tax Credit Incentive Application – Water Street

DATE: May 4, 2020

In March the Town received a Community Revitalization Tax Relief Incentive Application under RSA 79-E from Pairpoint Group LLC for the 23 Water Street property. This property is commonly referred to as the “Downtown Tooth.”

Under this application, if it is determined that the project is a public benefit and that the proposed rehabilitation is substantial, the Select Board can waive any tax increases attributed to the rehabilitation of the project up to 5 years. The Town is following 79E:2 subsection IV which defines substantial rehabilitation as rehabilitation of a qualifying structure which costs at least 15% of the rehabilitation assessed valuation or least \$75,000, whichever is less (RSA attached). The Board could add two additional years if the project creates housing units; four more years if the housing units are affordable, and 4 more years if the structure is historically important.

The current assessed value of the property is \$237,600, the rehabilitation costs as estimated by the developer are 2,174,563. If this were granted the taxes the individual would pay on the project would stay at the \$237,600 for three years. While the town would lose the tax revenue for those years, we would be encouraging the redevelopment of an important downtown location, and would getting additional tax revenues in the future. The Select Board are required to hold a public hearing on the application, which is May 4th.

	<u>Tax Rate</u>	<u>Current Value</u>	<u>Tax Bill</u>	<u>Post Rehabilitation Cost</u>	<u>Tax Bill Attributable to Construction</u>
Year 1	23.27	\$ 237,600.00	5,528.95	\$ 2,174,563.00	50,602.08
Year 2	23.27	\$ 237,600.00	5,528.95	\$ 2,174,563.00	50,602.08
Year 3	23.27	\$ 237,600.00	5,528.95	\$ 2,174,563.00	50,602.08

**Economic
Development
Department**

Memo

To: Select Board
From: Darren Winham, Director
CC: Russell Dean, Town Manager
Date: 4.28.2020
Re: Pairpoint Group LLC 79-E request

Pairpoint Group LLC, owner of 23 Water Street, is requesting from the Town of Exeter consideration for the Community Revitalization Tax Relief Incentive (RSA 79-E). Enclosed please find Pairpoint Group LLC's application received in completed form on April 28, 2020. According to the application process outlined on the town website, the Economic Development Department receives the application for review. Upon review, the application appears complete as it details the cost of rehabilitation which totals \$2,174,563 (per Amendment 2) which meets the 15% of the assessed valuation requirement set forth in Section 2 as the current lot is valued at \$237,600. The application outlines the public benefits the applicant feels are being achieved as addressed in Section 7 of the attached legislation.

The procedure for action by the Board of Selectmen is as follows:

- The Selectmen holds a public hearing on the application;
- After the hearing, the Selectmen determines if one or more of the Public Benefits listed in Section 7 have been met;
- If the Selectmen determine that one or more of the Public Benefits have been met then they must decide the period of tax relief to be granted. In this case, it could be anywhere from one (1) to eleven (11) years that begins when the substantial rehabilitation is complete;
- If tax relief is granted, the Seletmen should determine the length of the covenant to protect the Public Benefit(s) identified. At a minimum, the covenant needs to run as long as the tax relief period but can be increased up to twice the length of the tax relief period;
- The Covenant should be reviewed by our legal counsel at the applicant's expense so I would recommend any motion to grant tax relief includes this requirement.

I have enclosed: RSA 79-E legislation; Reference Map of 79-E District Areas; Pairpoint Group LLC Application; Substantial Rehabilitation Budget; and the National Register of Historic Places Nomination Form (as consideration for Section 5.4).

TITLE V

TAXATION

CHAPTER 79-E

COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE

Section 79-E:1

79-E:1 Declaration of Public Benefit. –

I. It is declared to be a public benefit to enhance downtowns and town centers with respect to economic activity, cultural and historic character, sense of community, and in-town residential uses that contribute to economic and social vitality.

II. It is further declared to be a public benefit to encourage the rehabilitation of the many underutilized structures in urban and town centers as a means of encouraging growth of economic, residential, and municipal uses in a more compact pattern, in accordance with RSA 9-B.

II-a. In instances where a qualifying structure is determined to possess no significant historical, cultural, or architectural value and for which the governing body makes a specific finding that rehabilitation would not achieve one or more of the public benefits established in RSA 79-E:7 to the same degree as the replacement of the underutilized structure with a new structure, the tax relief incentives provided under this chapter may be extended to the replacement of an underutilized structure in accordance with the provisions of this chapter.

II-b. It is further declared to be a public benefit to encourage the rehabilitation of historic structures in a municipality by increasing energy efficiency in the preservation and reuse of existing building stock.

III. Short-term property assessment tax relief and a related covenant to protect public benefit as provided under this chapter are considered to provide a demonstrated public benefit if they encourage substantial rehabilitation and use of qualifying structures, or in certain cases, the replacement of a qualifying structure, as defined in this chapter.

Source. 2006, 167:1. 2009, 200:3, 4, eff. July 15, 2009. 2013, 78:1, eff. April 1, 2013.

Section 79-E:2

79-E:2 Definitions. – In this chapter:

I. "Historic structure" means a building that is listed on or determined eligible for listing on the National Register of Historic Places or the state register of historic places.

II. "Qualifying structure" means a building located in a district officially designated in a municipality's master plan, or by zoning ordinance, as a downtown, town center, central business district, or village center, or, where no such designation has been made, in a geographic area which, as a result of its compact development patterns and uses, is identified by the governing body as the downtown, town center, or village center for purposes of this chapter. Qualifying structure shall also mean historic structures in a municipality whose preservation and reuse would conserve the embodied energy in existing building stock. Cities or towns may further limit "qualifying structure" according to the procedure in RSA 79-E:3 as meaning only a structure located within such districts that meet certain age, occupancy, condition, size, or other similar criteria consistent with local economic conditions, community character, and local planning and development goals. Cities or towns may further modify "qualifying structure" to include buildings that have been destroyed by fire or act of nature, including where such destruction occurred within 15 years prior to the adoption of the provisions of this chapter by the city or town.

III. "Replacement" means the demolition or removal of a qualifying structure and the construction of a new structure on the same lot.

IV. "Substantial rehabilitation" means rehabilitation of a qualifying structure which costs at least 15 percent of the pre-rehabilitation assessed valuation or at least \$75,000, whichever is less. In addition, in the case of historic structures, substantial rehabilitation means devoting a portion of the total cost, in the amount of at least 10 percent of the pre-rehabilitation assessed valuation or at least \$5,000, whichever is less, to energy efficiency in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation. Cities or towns may further limit "substantial rehabilitation" according to the procedure in RSA 79-E:3 as meaning rehabilitation which costs a percentage greater than 15 percent of pre-rehabilitation assessed valuation or an amount greater than \$75,000 based on local economic conditions, community character, and local planning and development goals.

V. "Tax increment finance district" means any district established in accordance with the provisions of RSA 162-K.

VI. "Tax relief" means:

(a) For a qualifying structure, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on a qualifying structure shall not increase as a result of the substantial rehabilitation thereof.

(b) For the replacement of a qualifying structure, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on a replacement structure shall not exceed the property tax on the replaced qualifying structure as a result of the replacement thereof.

(c) For a qualifying structure which is a building destroyed by fire or act of nature, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on such

qualifying structure shall not exceed the tax on the assessed value of the structure that would have existed had the structure not been destroyed.

VII. "Tax relief period" means the finite period of time during which the tax relief will be effective, as determined by a local governing body pursuant to RSA 79-E:5.

Source. 2006, 167:1. 2009, 200:5-7. 2010, 329:1, 2. 2011, 237:1, 2, eff. July 5, 2011. 2013, 78:2, eff. April 1, 2013.

Section 79-E:3

79-E:3 Adoption of Community Revitalization Tax Relief Incentive Program –

I. Any city or town may adopt or modify the provisions of this chapter by voting whether to accept for consideration or modify requirements for requests for community revitalization tax relief incentives. Any city or town may do so by following the procedures in this section.

II. In a town, other than a town that has adopted a charter pursuant to RSA 49-D, the question shall be placed on the warrant of a special or annual town meeting, by the governing body or by petition under RSA 39:3.

III. In a city or town that has adopted a charter under RSA 49-C or RSA 49-D, the legislative body may consider and act upon the question in accordance with its normal procedures for passage of resolutions, ordinances, and other legislation. In the alternative, the legislative body of such municipality may vote to place the question on the official ballot for any regular municipal election.

IV. If a majority of those voting on the question vote "yes," applications for community revitalization tax relief incentives may be accepted and considered by the local governing body at any time thereafter, subject to the provisions of paragraph VI of this section.

V. If the question is not approved, the question may later be voted on according to the provisions of paragraph II or III of this section, whichever applies.

VI. The local governing body of any town or city that has adopted this program may consider rescinding its action in the manner described in paragraph II or III of this section, whichever applies. A vote terminating the acceptance and consideration of such applications shall have no effect on incentives previously granted by the city or town, nor shall it terminate consideration of applications submitted prior to the date of such vote.

Source. 2006, 167:1. 2010, 329:3, eff. July 20, 2010.

Section 79-E:4

79-E:4 Community Revitalization Tax Relief Incentive. –

I. An owner of a qualifying structure who intends to substantially rehabilitate or replace such structure may apply to the governing body of the municipality in which the property is located for tax relief. The applicant shall include the address of the property, a description of the intended rehabilitation or replacement, any changes in use of the property resulting from the rehabilitation or replacement, and an application fee.

I-a. In order to assist the governing body with the review and evaluation of an application for replacement of a qualifying structure, an owner shall submit to the governing body as part of the application, a New Hampshire division of historical resources individual resource inventory form, prepared by a qualified architectural historian and a letter issued by the local heritage commission and if the qualifying structure is located within a designated historic district established in accordance with RSA 674:46, a letter from the historic district commission or, if such local commissions are not established, a letter issued by the New Hampshire division of historical resources that identifies any and all historical, cultural, and architectural value of the structure or structures that are proposed to be replaced and the property on which those structures are located. The application for tax relief shall not be deemed to be complete and the governing body shall not schedule the public hearing on the application for replacement of a qualifying structure as required under RSA 79-E:4, II until the inventory form and the letter, as well as all other required information, have been submitted.

II. Upon receipt of an application, the governing body shall hold a duly noticed public hearing to take place no later than 60 days from receipt of the application, to determine whether the structure at issue is a qualifying structure; whether any proposed rehabilitation qualifies as substantial rehabilitation; and whether there is a public benefit to granting the requested tax relief and, if so, for what duration.

III. No later than 45 days after the public hearing, the governing body shall render a decision granting or denying the requested tax relief and, if so granting, establishing the tax relief period.

IV. (a) The governing body may grant the tax relief, provided:

(1) The governing body finds a public benefit under RSA 79-E:7; and

(2) The specific public benefit is preserved through a covenant under RSA 79-E:8; and

(3) The governing body finds that the proposed use is consistent with the municipality's master plan or development regulations; and

(4) In the case of a replacement, the governing body specifically finds that the local heritage commission or historic district commission or, if such local commissions are not established, the New Hampshire division of historical resources has determined that the replaced qualifying structure does not possess significant historical, cultural, or architectural value, the replacement of the qualifying structure will achieve one or more of the public benefits identified in RSA 79-E:7 to a greater degree than the renovation of the underutilized structure, and the historical, cultural, or architectural resources in the community will not be adversely affected by the replacement. In connection with these findings, the governing body may request that the division of historical resources conduct a technical evaluation in order to satisfy the governing body that historical resources will not be adversely affected.

(b) If the governing body grants the tax relief, the governing body shall identify the specific public benefit achieved under RSA 79-E:7, and shall determine the precise terms and duration of the covenant to preserve the public benefit under RSA 79-E:8.

V. If the governing body, in its discretion, denies the application for tax relief, such denial shall be accompanied by a written explanation. The governing body's decision may be appealed either to the board of tax and land appeals or the superior court in the same manner as provided for appeals of current use classification pursuant to RSA 79-A:9 or 79-A:11 provided, however, that such denial shall be deemed discretionary and shall not be set aside by the board of tax and land appeals or the superior court except for bad faith or discrimination.

VI. Municipalities shall have no obligation to grant an application for tax relief for properties located within tax increment finance districts when the governing body determines, in its sole discretion, that the granting of tax relief will impede, reduce, or negatively affect:

(a) The development program or financing plans for such tax increment finance districts; or

(b) The ability to satisfy or expedite repayment of debt service obligations incurred for a tax increment financing district; or

(c) The ability to satisfy program administration, operating, or maintenance expenses within a tax increment financing district.

Source. 2006, 167:1. 2009, 200:8-11, eff. July 15, 2009.

Section 79-E:5

79-E:5 Duration of Tax Relief Period. –

I. The governing body may grant such tax assessment relief for a period of up to 5 years, beginning with the completion of the substantial rehabilitation.

I-a. For the approval of a replacement of a qualifying structure, the governing body may grant such tax assessment relief for a period of up to 5 years, beginning only upon the completion of construction of the replacement structure. The governing body may, in its discretion, extend such additional years of tax relief as provided for under this section, provided that no such additional years of tax relief may be provided prior to the completion of construction of the replacement structure. The municipal tax assessment of the replacement structure and the property on which it is located shall not increase or decrease in the period between the approval by the governing body of tax relief for the replacement structure and the time the owner completes construction of the replacement structure and grants to the municipality the covenant to protect the public benefit as required by this chapter. The governing body may not grant any tax assessment relief under this chapter with respect to property and structures for which an election has been made for property appraisal under RSA 75:1-a.

II. The governing body may, in its discretion, add up to an additional 2 years of tax relief for a project that results in new residential units and up to 4 years for a project that includes affordable housing.

III. The governing body may, in its discretion, add up to an additional 4 years of tax relief for the substantial rehabilitation of a qualifying structure that is listed on or determined eligible for listing on the National Register of Historic Places, state register of historic places, or is located within and important to a locally designated historic district, provided that the substantial rehabilitation is conducted in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation.

IV. The governing body may adopt local guidelines to assist it in determining the appropriate duration of the tax assessment relief period.

Source. 2006, 167:1. 2009, 200:12. 2010, 329:4, eff. July 20, 2010.

Section 79-E:6

79-E:6 Resumption of Full Tax Liability. – Upon expiration of the tax relief period, the property shall be taxed at its market value in accordance with RSA 75:1.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:7

79-E:7 Public Benefit. – In order to qualify for tax relief under this chapter, the proposed substantial rehabilitation must provide at least one of the public benefits, and the proposed replacement must provide one or more of the public benefits to a greater degree than would a substantial rehabilitation of the same qualifying structure, as follows:

I. It enhances the economic vitality of the downtown;

II. It enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district, town center, or village center in which the building is located;

II-a. It promotes the preservation and reuse of existing building stock throughout a municipality by the rehabilitation of historic structures, thereby conserving the embodied energy in accordance with energy efficiency guidelines established by the U.S. Secretary of the Interior's Standards for Rehabilitation.

III. It promotes development of municipal centers, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B; or

IV. It increases residential housing in urban or town centers.

Source. 2006, 167:1. 2009, 200:13, eff. July 15, 2009. 2013, 78:3, eff. April 1, 2013.

Section 79-E:7-a

79-E:7-a Public Benefit Determinations. – Cities or towns may adopt according to the procedure in RSA 79-E:3 provisions that further define the public benefits enumerated in RSA 79-E:7 to assist the governing body in evaluating applications made under this chapter based on local economic conditions, community character, and local planning and development goals.

Source. 2010, 329:5, eff. July 20, 2010.

Section 79-E:8

79-E:8 Covenant to Protect Public Benefit. –

I. Tax relief for the substantial rehabilitation or replacement of a qualifying structure shall be effective only after a property owner grants to the municipality a covenant ensuring that the structure shall be maintained and used in a manner that furthers the public benefits for which the tax relief was granted and as otherwise provided in this chapter.

II. The covenant shall be coextensive with the tax relief period. The covenant may, if required by the governing body, be effective for a period of time up to twice the duration of the tax relief period.

III. The covenant shall include provisions requiring the property owner to obtain casualty insurance, and flood insurance if appropriate. The covenant may include, at the governing body's sole discretion, a lien against proceeds from casualty and flood insurance claims for the purpose of ensuring proper restoration or demolition of damaged structures and property. If the property owner has not begun the process of restoration, rebuilding, or demolition of such structure within one year following damage or destruction, the property owner shall be subject to the termination of provisions set forth in RSA 79-E:9, I.

IV. The local governing body shall provide for the recording of the covenant to protect public benefit with the registry of deeds. It shall be a burden upon the property and shall bind all transferees and assignees of such property.

V. The applicant shall pay any reasonable expenses incurred by the municipality in the drafting, review, and/or execution of the covenant. The applicant also shall be responsible for the cost of recording the covenant.

Source. 2006, 167:1. 2009, 200:14, eff. July 15, 2009.

Section 79-E:9

79-E:9 Termination of Covenant; Reduction of Tax Relief; Penalty. –

I. If the owner fails to maintain or utilize the building according to the terms of the covenant, or fails to restore, rebuild, or demolish the structure following damage or destruction as provided in RSA 79-E:8, III, the governing body shall, after a duly noticed public hearing, determine whether and to what extent the public benefit of the rehabilitation or replacement has been diminished and shall determine whether to terminate or reduce the tax relief period in accordance with such determination. If the covenant is terminated, the governing body shall assess all taxes to the owner as though no tax relief was granted, with interest in accordance with paragraph II.

II. Any tax payment required under paragraph I shall be payable according to the following procedure:

(a) The commissioner of the department of revenue administration shall prescribe and issue forms to the local assessing officials for the payment due, which shall provide a description of the property, the market value assessment according to RSA 75:1, and the amount payable.

(b) The prescribed form shall be prepared in quadruplicate. The original, duplicate, and triplicate copy of the form shall be given to the collector of taxes for collection of the payment along with a special tax warrant authorizing the collector to collect the payment under the warrant. The quadruplicate copy of the form shall be retained by the local assessing officials for their records.

(c) Upon receipt of the special tax warrant and prescribed forms, the tax collector shall mail the duplicate copy of the tax bill to the owner responsible for the tax as the notice of payment.

(d) Payment shall be due not later than 30 days after the mailing of the bill. Interest at the rate of 18 percent per annum shall be due thereafter on any amount not paid within the 30-day period. Interest at 12 percent per annum shall be charged upon all taxes that would have been due and payable on or before December 1 of each tax year as if no tax relief had been granted.

Source. 2006, 167:1. 2009, 200:15, eff. July 15, 2009.

Section 79-E:10

79-E:10 Lien for Unpaid Taxes. – The real estate of every person shall be held for the taxes levied pursuant to RSA 79-E:9.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:11

79-E:11 Enforcement. – All taxes levied pursuant to RSA 79-E:9 which are not paid when due shall be collected in the same manner as provided in RSA 80.

Source. 2006, 167:1. 2007, 42:3, eff. July 20, 2007.

Section 79-E:12

79-E:12 Rulemaking. – The commissioner of the department of revenue administration shall adopt rules, pursuant to RSA 541-A, relative to the payment and collection procedures under RSA 79-E:9.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:13

79-E:13 Extent of Tax Relief. –

I. (a) Tax relief granted under this chapter shall pertain only to assessment increases attributable to the substantial rehabilitation performed under the conditions approved by the governing body and not to those increases attributable to other factors including but not limited to market forces; or

(b) Tax relief granted under this chapter shall be calculated on the value in excess of the original assessed value. Original assessed value shall mean the value of the qualifying structure assessed at the time the governing body approves the application for tax relief and the owner grants to the municipality the covenant to protect public benefit as required in this chapter, provided that for a qualifying structure which is a building destroyed by fire or act of nature, original assessed value shall mean the value as of the date of approval of the application for tax relief of the qualifying structure that would have existed had the structure not been destroyed.

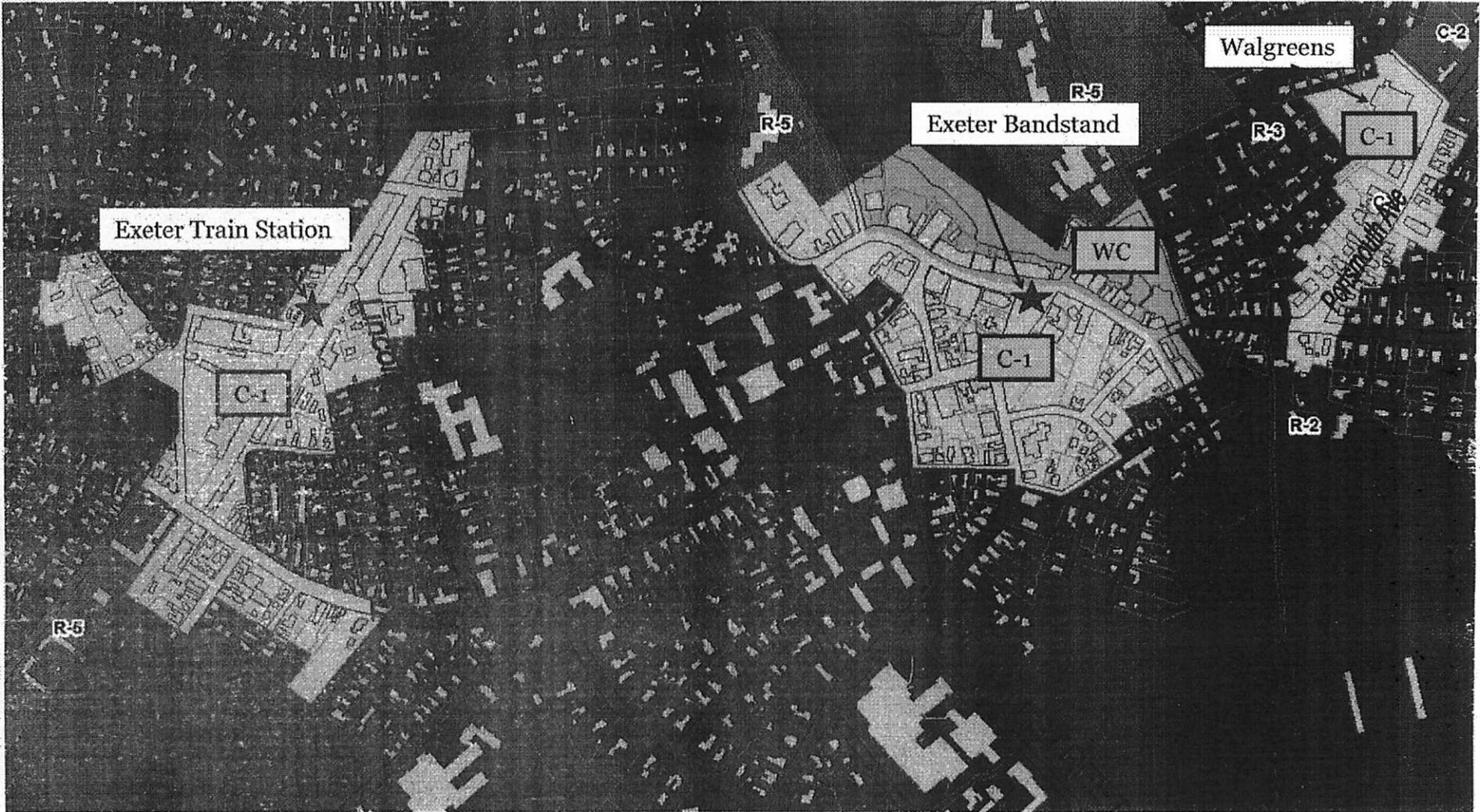
II. The tax relief granted under this chapter shall only apply to substantial rehabilitation or replacement that commences after the governing body approves the application for tax relief and the owner grants to the municipality the covenant to protect the public benefit as required in this chapter, provided that in the case of a qualifying structure which is a building destroyed by fire or act of nature, and which occurred within 15 years prior to the adoption of the provisions of this chapter by the city or town, the tax relief may apply to such qualifying structure for which replacement has begun, but which has not been completed, on the date the application for relief under this chapter is approved.

Source. 2006, 167:1. 2010, 329:6. 2011, 237:3, eff. July 5, 2011.

Section 79-E:14

79-E:14 Other Programs. – The provisions of this chapter shall not apply to properties whose rehabilitation or construction is subsidized by state or federal grants or funds that do not need to be repaid totaling more than 50 percent of construction costs from state or federal programs.

Source. 2006, 167:1, eff. April 1, 2006.



RSA 79E Reference Map of Proposed District Areas:

C-1 Lincoln Street, C-1 Central/downtown, WC- Waterfront Commercial, and C-1 Portsmouth Ave

Pairpoint Group LLC
P.O. Box 70
Exeter, NH 03833

**AMENDMENT to
Application by Pairpoint Group LLC
For Community Revitalization Tax Relief Incentive (RSA 79-E)
23 Water Street**

Pairpoint Group LLC pays significant real estate taxes and as other Exeter tax payers experienced an increase in 2019.

Pairpoint therefore must take into careful consideration anticipated tax burden and its impact on the economic viability constructing the proposed replacement structure.

Pairpoint therefore seeks relief from the Exeter Selectmen under the Town of Exeter Community Revitalization Tax Relief Program pursuant to RSA 79-E.

Pairpoint requests eleven (11) years tax relief, the first five (5) years as the property is eligible as a qualifying property per RSA 79-E:2, an additional two (2) years as the property will result in new residential units per RSA 79-E:5 II, and an additional four (4) years as the property is located within a designated historic district per RSA 79-E:5 III.

The prior structure previously on the site clearly met the requirements of a qualifying structure and therefore the Selectmen have authority to grant relief pursuant to RSA 79-E:2 VI (c).

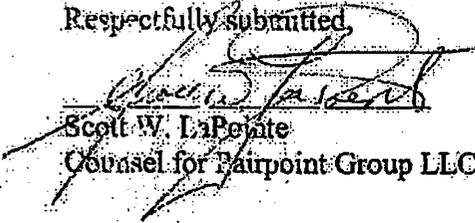
Pairpoint is allowed to make application even though the previous historic structure was destroyed by fire as "the replacement of a qualifying structure is allowed relief" RSA 79-E:1 and an owner who intends to replace a qualifying structure may apply RSA 79-E:4 I.

The Selectmen may grant the relief pursuant to RSA 79-E as it is not restrained from doing so even with the passage of time as limitations are suggestive not mandatory.

The proposed project of Pairpoint is a prime example the Exeter Community Revitalization Program can accomplish its intended goal. The public is benefited by the economic vitality of the Exeter downtown which Pairpoint has so significantly contributed to by its extensive investments, refurbishment and revitalization of downtown properties without seeking prior incentives or tax relief.

April 28, 2020

Respectfully submitted,



Scott W. LaPate

Counsel for Fairpoint Group LLC



April 9, 2020

To: Darren Winham

Subject: New building expenses 23 Water Street

Site prep	\$29,500
Foundation	78,051
Masonry	84,880
Framing	286,022
Siding	49,984
Millwork	44,275
Waterproofing	11,200
Insulation	62,700
Roofing	51,724
Sealants/caulking	6,200
Doors/windows	17,200
Aluminum Storefronts	36,468
Drywall	76,555
Tile floors & walls	5,475
Engineered wood flooring	26,744

Pairpoint Group, LLC

111 Water Street • PO Box 70 • Exeter, NH 03833 • 603-772-9777

Carpet	3,470
Painting	32,265
Toilet partitions/accessories	7,500
4 story elevator	110,000
Plumbing	105,750
Sprinkler System	56,000
Fire Alarm System	9,750
HVAC	126,000
Electrical	206,750
Permit fees	16,750
Insurance	18,750
Traffic Control	25,000
Project Management	174,600
10% contingency	165,000
Land	250,000
Total	\$2,174,563

Note: These are preliminary estimates prior to building plans completed



Town of Exeter, New Hampshire

Community Revitalization Tax Relief Incentive

Instructions to the Applicant:

The following documents contain everything you need to complete your application for tax relief to revitalize your building. Please read everything carefully. The application materials are based upon the requirements set forth by NH RSA 79-E. You will need to fill out the application, take part in a public hearing with the Board of Selectmen, and execute a covenant with the Town. If you have any questions with the application, the process, or what to expect, please call Town Manager at 603-778-0591 ext 102.

The Town of Exeter appreciates your interest in the Community Revitalization Tax Relief Incentive, and wishes you the best of luck with your application and restoration project.



Town of Exeter

Community Revitalization Tax Relief Incentive (RSA 79-E)

Application Form

Office Use Only
(do not write in shaded area)

Date Application Submitted: _____

Received by: _____

Building Information

Building Name (if any): N/A (vacant lot)

Building Address: 23 Water Street, Exeter, NH 03833

Eligible Zoning District WOC

Tax Map 72 Lot 39

Contact throughout this application process will be made through the applicant listed below. The property owner may designate an agent as the coordinator for the project. This person (the applicant) shall attend public hearings, will receive comments, recommendation, staff reports, and will communicate all case information to the other parties as required.

The Property Owner may act as the Applicant. If so, list under Applicant's Name, "Owner", and complete owner's information as requested.

Applicant's Name Pairpoint Group LLC

Owner's Name Pairpoint Group LLC

Address: PO Box 70

Address: PO Box 70

City/Town: Exeter State: NH zip: 03833

City/Town: Exeter State: NH zip: 03833

Phone ⁶⁰³ 772-9777 Fax: N/A

Phone ⁶⁰³ 772-9777 Fax: N/A

E-mail: erb@nancyphillips.com

E-mail: erb@nancyphillips.com

Existing Building Information:

Existing Uses (describe current use, size, and number of employees):

see attached

Gross Square Footage of Building: N/A Year Building was Built: 1860-1870

Is the building listed on or eligible for listing on the National Register of Historic Places? Yes No *

Is the building listed on or eligible for listing on the state register of historic places? Yes No *

Is the building located within and import to locally designated historic district? Yes No *

* This was true up to the time of their destruction by fire circa 1992

Project Description

Proposed Uses (describe use, size, and number of employees): See attached

Is this a change of use associated with this Project? Yes No

Will the project include new residential units? Yes No

If yes, please describe: See attached

Will the project include affordable residential units? Yes No

If yes, please describe: _____

Has an abatement application been filed or has abatement been awarded on this property within the past year?

Yes No

Will any state or federal grants be used with this project? Yes No

If yes, describe and detail any terms of repayment: _____

Replacement of Qualifying Structure

Does the project involve the replacement of a qualifying structure? Yes No

Former structures were qualifying.

If yes, the owner shall submit with this application the following:

1. A New Hampshire division of historical resources individual resource inventory form, prepared by a qualified architectural historian.
2. A letter from the Exeter Historic District Commission that identifies any and all historical, cultural, and architectural value of the structure or structures that are property on which those structures are located.

Note: The application for tax relief shall not be deemed to be complete and the governing body shall not schedule the public hearing on the application for replacement of a qualifying structures as required under RSA 79-E:4, II until the inventory form and letter, as well as all other required information, have been submitted, if required.

Public Benefit (RSA 79:E -7)

In order to qualify for tax relief under this program, the proposed substantial rehabilitation must provide at least one of the public benefits listed below. Any proposed replacement must provide one or more of the public benefits listed below to a greater degree than would a substantial rehabilitation of the same qualifying structure.

Does the project provide the following public benefits?

(Check all that apply)

Enhances the economic vitality of the designated area. Yes No

If yes, please describe:

See attached

Enhances and improves a culturally or historically important structure Yes No

If yes, please describe:

See attached

Promotes development of the designated area, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B? Yes No

If yes, please describe:

See attached

It Increase residential housing in urban or town centers? Yes No

If yes, Please describe:

See attached

Other Issues and matters applicant deems relevant to this request? Yes No

If yes, please describe:

See attached

Substantial Rehabilitation

Describe the work to be done and estimated costs.

1. Attach additional sheets if necessary and any written construction estimates.
2. Attach any project narratives, plot plans, building plans, sketches, rendering, or photographs that will help explain this application.

Structural: _____

See attached

Estimated Cost:

Electrical: _____

Estimated Cost:

Plumbing/Heating: _____

Estimated Cost:

Mechanical: _____

Estimated Cost:

Other: _____

Estimated Cost:

Total Estimated Project Cost: \$ 2,075,000

Expected Project Start Date:

Expected Project Completion Date:

Applicant/Owner Signature

To qualify for this tax relief incentive, the cost the project must be at least 15% of the pre-rehabilitation assessed value or \$75,000, whichever is less.

I/we certify the estimated costs are reasonable and the costs of the project meet the above requirement.

Initial here: ERB _____

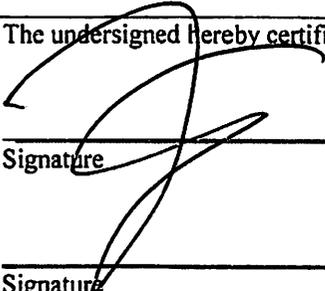
I/We understand that failure to meet his threshold or the listing unreasonable construction costs will result in the denial of the application and forfeiture of the application fee.

Initial here: ERB _____

I/We have read and understand the Community Revitalization Tax Relief Incentive, RSA 79-E, and am/are aware that this will be a public process including public hearing to be held to discuss the merits of this application and the subsequent need to enter into a covenant with the Town and pay all reasonable expenses associated with the drafting/recording of the covenant.

Initial here: ERB _____

The undersigned hereby certifies the foregoing information is true and correct;


Signature _____ (printed name) Pairpoint Group LLC Date 3/25/2020
By: Elliott Berkowitz, manager

Signature _____ (printed name) Date

Substantial Rehabilitation: (Pg 5)

Structural: Preliminary estimates for entire structure: \$2,075,000.00.

Electrical, Plumbing/Heating: Due to the location of the lot and its proximity to Water Street, abutting structures and the Exeter River, the site has challenges which enhances construction costs.

Total Estimated Project Cost: \$2,075,000.00

Public Benefit: (Pg 4)

Enhances the economic vitality of the designated area?

YES.

Enhances and improves a culturally or historically important structure?

Present lot is vacant. Formerly historic structures, the revitalization of this lot shall restore a portion of Exeter's cultural and historic downtown.

It increases residential housing in urban or town centers?

YES. It increases residential housing. The project will provide additional residential housing in the town's center.

Other issues and matters applicant deems relevant to this request?

The full utilization of the vacant lot by the proposed building will enhance the economic vitality and esthetic appeal of the downtown area. The proposed building will be in keeping with the historic nature of the downtown and enhance both the cultural and historic appearance of the downtown.

The vacant lot is clearly underutilized and though the former historic structures are gone, the full utilization of the lot is clearly a public benefit.

Pairpoint Group LLC
P.O. Box 70
Exeter, NH 03833

Community Revitalization Tax Relief Incentive (RSA 79-E)

Attachment to Application

Project Description (Pg 3):

The uses shall consist of two (2) retail stores: one of 963 square feet and the other of 1,017 square feet. It is unknown as to the potential number of employees as this will be determined by the type of business occupant.

There shall be six (6) residential units, apartment 1 = 740 square feet, apartment 2 = 1,017 square feet, apartment 3 = 999 square feet, apartment 4 = 1,113 square feet, apartment 5 = 1,113 square feet, apartment 6 = 1,080 square feet.

The building will feature a 4-story elevator and will have a fire sprinkler/suppressant system per Exeter codes.

Will the project include new residential units?

Propose six (6) residential units.

Will the project include affordable residential units?

No.

Existing Building Information:

The vacant lot was formerly occupied by two (2) wooden buildings circa 1860 and circa 1870 which were both nominated for the National Register of Historic Places Inventory in 1984. *See attached Exhibit 1.*

The structures were later destroyed by fire in circa 1992 and the lots have been vacant since that time.

The two (2) individual lots were merged by the Town of Exeter on or about September 9, 2011. See Book 524, Page 2800 at the Rockingham County Registry of Deeds.

Proposed Uses:

The applicant proposes an eight (8) unit structure, two (2) street level retail units and six (6) residential apartments. See Plan entitled "Building Prepared by O'Sullivan Architects, Inc. September 17, 2018". *See attached as Exhibit 2.*

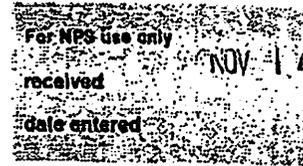
SEP 10 1984

NPS Form 10-600-a
(3-42)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet Description 19 Item number 7 Page 10

34. Wooden Building, 23-25 Water Street: 2½ stories, 5x5 bays, post and beam structure, with the gable oriented toward the street. The front wall is rusticated with staggered quoins, a projecting cornice with returns, and evenly spaced shall scroll brackets. Window surrounds are two-over-two and consist of a plain wooden lintel supported by paneled pilasters and a plain sill with two wooden corbels beneath the pilasters. At street level are plate glass windows, a recessed central entry, six fluted pilasters and a projecting cornice supported by evenly spaced simple brackets. Italianate, c. 1860 (09-10;13;010). C
35. Wooden Commercial Building, 19-21 Water Street: 2½ story, 6x6 bay, low pitched gable roof concealed by a wooden parapet. The west storefront consisting of paired plate glass windows, a recessed entry, and a bracketed entablature over the storefront. The second floor contains six-over-one window sash. The east facade, contains plate glass windows, a shingled shed projection over the first floor facade, two-over-one window sash on the second floor, and six-over-six smaller attic windows. All windows have simple surrounds. Two doors are located in the center of the building, one with a six light transom. The entire building is sided with asphalt shingles. A simple wooden entablature runs across the front of the building beneath the parapet. Multiple additions have been attached to the rear of the building. Italianate Vernacular, c. 1870 (09-10;13;011). C
36. Wooden Building, 9-11 Water Street: 2½ story, 3x5 bay, gable oriented, clapboarded building. The center facade entry is flanked by two large display windows, each having a transom with two lights above. All windows have two over two sash with plain surrounds and architrave trim. The boxed cornice returns. A 2x2 bay flat roof single story projects off the rear. The entry to this ell is covered a shed roof porch supported by a square column which also supports an elliptical archway between it and the main block. Vernacular, c. 1870 (09-10;13;012). C
37. Wooden Building, 1-9 Water Street: 2½ story, 3x5 bay, structure with stone foundations, clapboards, plain cornerboards, and a pedimented gable oriented toward the street. A gable-roofed, 2½ story wing extends from the southwest corner of the building and a one story addition is attached to the wing. Windows are two-over-two with plain surrounds containing cornerblocks. The 2½ story wing and 1 story addition contains plate glass windows at street level. The addition has a plain parapet. Greek Revival, c. 1840 (09-10;13;013). C

(See Continuation Sheet 7-11)

EXH 1

SEP 1 1984

SEP 10 1984

NPS Form 10-900
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received NOV 14 1984

date entered

DEC 21 1984

See Instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Exeter Waterfront Commercial Historic District

Boundary Precinct

and/or common

2. Location

street & number Water St., Franklin St., Pleasant St., High St., Chestnut St., Chestnut Hill Avenue
not for publication

city, town Exeter

vicinity of

state New Hampshire

code

33

county

Rockingham

code

015

3. Classification

Category

district
 building(s)
 structure
 site
 object

Ownership

public
 private
 both

Public Acquisition

in process
 being considered
 N/A

Status

occupied
 unoccupied
 work in progress
Accessible
 yes: restricted
 yes: unrestricted
 no

Present Use

agriculture
 commercial
 educational
 entertainment
 government
 industrial
 military

museum
 park
 private residence
 religious
 scientific
 transportation
 other:

4. Owner of Property

name Multiple Ownership

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Rockingham County Register of Deeds

street & number

Rockingham County Courthouse

city, town

Exeter

state New Hampshire 03833

6. Representation in Existing Surveys

title (See Continuation Sheet 6-1) has this property been determined eligible? yes no

date

federal state county local

depository for survey records

city, town

state

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Exeter Waterfront Commercial Historic District can be logically divided into three areas: 1) The area of Water Street locally known as the "Lower Block", which lies west of the intersection of Water Street and Front Street; 2) The "Upper Block" which is east of this intersection, also including the section of Franklin Street which falls within the District boundaries; and 3) the "Residential and Industrial Area," including sections of High Street, Chestnut Street, Pleasant Street, and Chestnut Hill Avenue.

1) The Lower Block. This section contains the major brick commercial buildings found within the District. The streetscape is rich with buildings in a variety of styles, heights and textures. Dominating this block are six High Victorian Italianate buildings (Sites numbered 10, 18, 19, 20, 22 and 23), the most impressive being the Merrill Building (#10), which exhibits a three-dimensional facade, a variety of window treatments, a bracketed projecting cornice, and two intact cast-iron storefronts. Adding even greater variety are Style's Drugstore (#21) (Sullivan-esque), Lopardo's Jewelers (#25), an 1865 wooden Italianate building, and the Art Deco Smith Building (#9), c. 1935.

2) The Upper Block. This area is predominantly composed of nineteenth century wooden buildings. (This is due to the fact that the area escaped the fire which destroyed a great deal of the Lower Block, and therefore the scale is smaller and more intimate). Again, variety is the keynote. There are three brick buildings: the Folsom Building (#29), the Mayer Building (#30) and the Fire House (#33). Two particularly unusual buildings for this area are the Millworkers' House (#44) and the Gilman Garrison (#42) (National Register of Historic Places, 1976). The backs of the buildings on both these blocks face the Exeter River.

3) Residential and Industrial Area. This area contains primarily residential dwellings, the majority of which date from the Federal period. Excellent examples of this style are the Theophilus Smith House (#52), c. 1776, the Josiah Smith House (#53), 1789, and the Josiah Gilman Smith House (#55), 1830. Two Federal style brick buildings, both known as the Simeon Folsom House, are located at the corner of High Street and Pleasant Street. 8 High Street (#61), built in 1816, has a curved facade and 7-9-11 High Street (#62) has a granite pier and lintel facade. At the crest of a hill on Chestnut Street are three intact houses overlooking the river. The brick Mill Agent's House (#72), the Bell House (#71), and a small Italianate house (#69) built as Judge Bell's law office behind which is a small Victorian era gazebo (#70), now in a state of disrepair. At the bottom of this hill following Chestnut Avenue is the String Bridge which crosses to Kimball's Island on which is located an early eighteenth century mill (#26) and a re-creation of an eighteenth century mill (#27). Upriver from Kimball's Island is the dam at Great Falls over which the Exeter River flows. Located between Pleasant Street and the river is an open area where early mills and, later, mill workers' housing once stood. Through this area runs an underground power trench

(See Continuation Sheet 7-1)

8. Significance

Period	Areas of Significance—Check and justify below						
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion			
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science			
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture			
<input checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input type="checkbox"/> social/			
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian			
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater			
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation			
		<input checked="" type="checkbox"/> invention		<input type="checkbox"/> other (specify)			
Specific dates	various	Builder/Architect	various				

Statement of Significance (in one paragraph)

The settlement of Exeter was begun in 1638 by the Reverend John Wheelwright and a small group of followers escaping religious persecution. They settled at the falls of the Squamscott River which today is enclosed by the District area.

The town developed gradually during its first 150 years, expanding from the river's edge. At this time Exeter's growth depended largely on the development of two industries: the shipbuilding and lumber trades. The riverfront was ideally suited for shipbuilding, and sailing ships of 200 to 500 tons burden weight were built here. Exeter's landing became a major trading area where inland lumber supplies could be sold, milled, and loaded onto ships for delivery up and down the coast. The channel was much deeper than it is today and trade was conducted as far away as the West Indies. By the time of the Revolution a series of wharves lined the river behind Water Street (the area now occupied by the McReel, Smith and Merrill Buildings), with numerous saw and grist mills clustered around the upper and lower dams on the Exeter and Squamscott Rivers.

By 1776, the town center was well established in its present location. A town house, church and tavern were interspersed with dwelling houses. (These form the nucleus of the Exeter Historic District on Front Street which is already included on the National Register). Exeter served as the state capital during the Revolution and this influence generated considerable activity in the waterfront area.

Commercial activity along Water Street continued to develop during the early nineteenth century, particularly with infill construction. High and Pleasant Streets were well established as residential areas; they remain intact today, as does the contiguous industrial complex.

Establishment of the Exeter Manufacturing Company in 1827 stimulated building activity within the district. Mill housing was constructed along what is today Pleasant Street. The growth of this large company forced the decline and eventual demise of the smaller mills along the river. Throughout the nineteenth and early twentieth centuries, the Exeter Manufacturing Company was the major industrial employer in town, key to the local economy.

By 1863, gas lights had been installed and the general character

(See Continuation Sheet 8-1)

9. Major Bibliographical References

(See Continuation Sheet 9-1)

10. Geographical Data

Acres of nominated property 35 acres approx.

Quadrangle name Exeter

Quadrangle scale 1:24000

UTM References

A	19	341440	47160580	B	19	341670	47603010
	Zone	Easting	Northing		Zone	Easting	Northing
C	19	341300	4760350	D	19	340940	4760400
E	19	341000	4760520	F	19	341150	4760720
G	19	340320	4760780	H			

Verbal boundary description and justification

(See Continuation Sheet 10-1)

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state	N/A	code	county	code

11. Form Prepared By

name/title (See Continuation Sheet 11-1)

organization _____ date _____

street & number _____ telephone _____

city or town _____ state _____

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy
State Historic Preservation Officer signature

title New Hampshire Deputy State Historic Preservation Officer date 10/26/84

For NPS use only

I hereby certify that this property is included in the National Register

Determined Eligible

Keeper of the National Register

date 12/21/84

Attest:

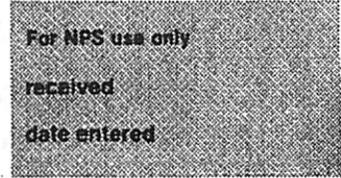
date

Chief of Registration

1980 10 1004

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Continuation sheet]

Item number 4

Page 1

Owners Of Properties in Exeter Historic Commercial District

(See Sketch Map)

<u>Name and Address</u>	<u>Tax Assessor's Map Map #-Block #-Parcel #</u>
1. Freedman, George 239 Water Street Exeter, NH 03833	09-09; 04; 010
2. Phillips Exeter Academy Gorham Hall Exeter, NH 03833	09-09; 04; 008
3. Phillips Exeter Academy Gorham Hall Exeter, NH 03833	09-09; 04; 008
4. Dav-Ex Realty Inc. 1306 A Elm Street Manchester, NH 03000	09-09; 04; 011
5. Phillips Exeter Academy Gorham Hall Exeter, NH 03833	09-09; 04; 012
6. Phillips Exeter Academy Gorham Hall Exeter, NH 03833	09-09; 04; 012
7. Phillips Exeter Academy Gorham Hall Exeter, NH 03833	09-09; 04; 012
8. Mantegani, Peter A. 45 Winter Street Exeter, NH 03833	09-09; 04; 013
9. Freedman, George 239 Water Street Exeter, NH 03833	09-09; 04; 014

SEP 1 1984

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

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National Register of Historic Places
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Continuation sheet 2 Item number 4 Page 2

- | | | |
|-----|---|--------------------|
| 10. | Wexler, Murray & Gussie
125 Water Street
Exeter, NH 03833 | 09-09; 04; 015 |
| 11. | Wexler, Murray & Gussie
125 Water Street
Exeter, NH 03833 | 09-09; 04; 015 |
| 12. | Wexler, Murray & Gussie
125 Water Street
Exeter, NH 03833 | 09-09; 04; 015 |
| 13. | Holland, Everett,
Robert Donovan,
William Beckett, &
Thomas D. Welch Jr.
151 Water Street
Exeter, NH 03833 | 09-09; 04; 016 |
| 14. | Tennebaum, Abbott & Irena
141-147 Water Street
Exeter, NH 03833 | 09-09; 04; 016.001 |
| 15. | Seavey, Fredrick C. & Jean H.
Dover Point Road
Dover, NH 03820 | 09-09; 04; 017 |
| 16. | Roberge Photo Shop
129 Water Street
Exeter, NH 03833 | 09-09; 04; 017.001 |
| 17. | 127 Water Street Corp.
125 Water Street
Exeter, NH 03833 | 09-09; 04; 018 |
| 18. | Lumb, Inc.
236 Main Street
Biddeford, ME 04005 | 09-09; 04; 019 |

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National Park Service

National Register of Historic Places
Inventory—Nomination Form

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received

date entered

Continuation sheet 2 Item number 4 Page 3

- | | | |
|-----|---|------------------------------------|
| 19. | Rowe, Chester R. & Anne S.
8 Warren Avenue
Exeter, NH 03833 | 09-09; 04; 019.001 |
| 20. | Odd Fellows Bld. Assoc.
c/o Lyman Kenison
Box 255
Exeter, NH 03833 | 09-10; 14; 001 |
| 21. | Styles, Frank E. & June C.
105-107 Water Street
Exeter, NH 03833 | 09-10; 14; 002 |
| 22. | Kimball, John P. (½ interest)
& Robert Kimball (½ interest)
99-101 Water Street
Exeter, NH 03833 | 09-10; 14; 003 |
| 23. | Indian Head Bank of Exeter
97 Water Street
Exeter, NH 03833 | 09-10; 14; 004 |
| 24. | Haley, Inc., Charles J.
85 Water Street
Exeter, NH 03833 | 09-10; 14; 006 &
09-10; 14; 005 |
| 25. | Shaw, Selma M.
6 Folsom Street
Exeter, NH 03833 | 09-10; 14; 007 |
| 26. | Exeter Investment Co., Inc.
String Bridge
Exeter, NH 03833 | 09-10; 14; 008 |
| 27. | Exeter Investment Co., Inc.
String Bridge
Exeter, NH 03833 | 09-10; 14; 008 |

SEP 10 1984

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet 3 Item number 4 Page 4

28. Jerkins, Jay P. & Mary Lynn 09-10; 13; 003
69 Water Street
Exeter, NH 03833
29. Exeter Masmic Assoc. 09-10; 13; 004
c/o G. Scammon
28 Front Street
Exeter, NH 03833
30. Barn Realty Inc. 09-10; 13; 005
c/o Fred Schaaake
P.O. Box 232
Hampton, NH 03842
31. Hartmann Construction Corp. 09-10; 13; 006
45 Water Street
Exeter, NH 03833
32. Field, C. Curtis 09-10; 13; 007
735 Exeter Road
Hampton, NH 03842
33. Exeter Investment Co., Inc. 09-10; 13; 008 &
String Bridge 09-10; 13; 009
Exeter, NH 03833
34. Catsoules, Anastasios & Mary 09-10; 13; 010
23 Water Street
Exeter, NH 03833
35. Stacy Heirs, Lynden J. & Ila M. 09-10; 13; 011
19-21 Water Street
Exeter, NH 03833
36. Robie, Donald 09-10; 13; 012
83 Exeter Road
North Hampton, NH 03862

SEP 10 1984

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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received
date entered

Continuation sheet 5 Item number 4 Page 6

- 46. Hall, Leslie
Hedding Road
Epping, NH 03042 09-10; 21; 009
- 47. Flynn, Michole F.,
John W. Flynn 3rd.,
& Patricia A. Flynn,
Irrevocable Trust, co-Trustees
John A. Bell, & Ervin & Kathleen
Fazehas
Stratham, NH 03885 09-10; 21; 008
- 48. Thomas, Wesley L. & Sarah B.
35 Pine Street
Exeter, NH 03833 09-10; 21; 006
- 49. Thomas, Sarah
35 Pine Street
Exeter, NH 03833 09-10; 21; 005
- 50. Finn, John J.
Newfields, NH 03856 09-10; 21; 004
- 51. Grossman, Arthur B.
21 High Street
Exeter, NH 03833 09-10; 21; 003
- 52. Donnell, John R. & Lynn
25 High Street
Exeter, NH 03833 09-10; 21; 002
- 53. Barry, Helen C.
27 High Street
Exeter, NH 03833 09-10; 21; 001
- 54. Phillips Exeter Academy
Gorham Hall
Exeter, NH 03833 09-10; 22; 005

SEP 10 1984

NPS Form 10-900-a
(3-82)OMB No. 1024-0018
Exp. 10-31-84United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormFor NPS use only
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Continuation sheet 6 Item number 4 Page 7

55. Tri-County Realty, Inc.
35 Rutland Street
Dover, NH 03820 09-10; 22; 004
56. Harris, Barbara W.
181 High Street
Exeter, NH 03833 09-10; 7; 026
57. Harris, Barbara W.
181 High Street
Exeter, NH 03833 09-10; 7; 025
58. Hunt, Thomas C. & Louis P. Lavaller, Jr.
3 Coebleigh Drive
Teucksbury, MA 01876 09-10; 11; 009
59. Hamani, Sabruddin B. & Virginia L.
73 High Street
Newburyport, MA 01950 09-10; 11; 008
60. Ekstron, James V.
Box 1093
Phillips Exeter Academy
Exeter, NH 03833 09-10; 11; 007
61. Gagne, George E. & Yvonne B.
8 High Street
Exeter, NH 03833 09-10; 11; 006.001
62. McGowan, Fred G. & Alice G. & Ann T.
7 Pleasant Street
Exeter, NH 03833 09-10; 11; 006
63. Gowen, Edward & Thomas
324 Great Bay Road
Greenland, NH 03840 09-10; 11; 005
64. L & L Enterprises, Inc.
23 Drinkwater Road
Exeter, NH 03833 09-10; 12; 011

SEP 10 1984

NPS Form 10-900-a
(3-82)OMB No. 1024-0018
Exp. 10-31-84

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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received
Date entered

Continuation sheet 7 Item number 4 Page 8

- | | | |
|-----|---|----------------|
| 65. | Hawes, Stephen W. & Barbara F.
23 Pleasant Street
Exeter, NH 03833 | 09-10; 12; 010 |
| 66. | Kacharski, Ladra M. & Margaret
1 Chestnut Street
Exeter, NH 03833 | 09-10; 12; 009 |
| 67. | Kacharski, Margaret & Ladra M.
1 Chestnut Street
Exeter, NH 03833 | 09-10; 12; 008 |
| 68. | Roberts, William H. & Roberta F.
Stratham, NH 03885 | 09-10; 12; 007 |
| 69. | Balerviey, John P. & Beatrice R.
7 Chestnut Street
Exeter, NH 03833 | 09-10; 05; 013 |
| 70. | Balerviey, John P. & Beatrice R.
7 Chestnut Street
Exeter, NH 03833 | 09-10; 05; 013 |
| 71. | Bowler, T. Downing & Janet F.
& Donald E. & Louellen R. Tatro
North Main Street
Plaistow, NH 03865 | 09-10; 05; 012 |
| 72. | Chase, Robert L. & Ann B.
11-13 Chestnut Street
Exeter, NH 03833 | 09-10; 05; 011 |
| 73. | Clemson Fabrics, Inc.
Chestnut Street
Exeter, NH 03833 | 09-10; 13; 001 |
| 74. | Clemson Fabrics, Inc.
Chestnut Street
Exeter, NH 03833 | 09-10; 13; 002 |
| 75. | Clemson Fabrics, Inc.
Chestnut Street
Exeter, NH 03833 | 09-10; 13; 018 |

SEP 10 1994

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

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**National Register of Historic Places
Inventory—Nomination Form**

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received
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Continuation sheet 8 Item number 4 Page 9

- | | | |
|-----|--|----------------|
| 76. | Clemson Fabrics, Inc.
Chestnut Street
Exeter, NH 03833 | 09-10; 13; 017 |
| 77. | Clemson Fabrics, Inc.
Chestnut Street
Exeter, NH 03833 | 09-10; 13; 016 |
| 78. | Clemson Fabrics, Inc.
Chestnut Street
Exeter, NH 03833 | 09-10; 13; 015 |
| 79. | Clemson Fabrics, Inc.
Chestnut Street
Exeter, NH 03833 | 09-10; 13; 014 |

Property added in this historic district extension:

- | | | |
|-----|---|------------|
| 80. | Nike, Inc.
3900 Murry Boulevard
Beaverton, OR 97005 | 09-01; 011 |
|-----|---|------------|

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National Park Service

**National Register of Historic Places
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Continuation sheet 9

Item number 6

Page 1

6. REPRESENTATION IN EXISTING SURVEYS

Historic American Building Survey
Library of Congress
10 First Street S.E.
Washington, D.C. 20540/11

- #42 - Gilman Garrison House, Tax Map Ref. No. (09-10;15;015)
- #61 - Simeon Folsom House, Tax Map Ref. No. (09-10;11;006.001)
- #62 - Simeon Folsom House, Tax Map Ref. No. (09-10;11;006)

New Hampshire's Historic Preservation Plan
1970 /x state
State of New Hampshire
Department of Resources and Economic Development
State House Annex
P.O. Box 856/25 Capitol Street
Concord, New Hampshire 03301/33

- #42 Gilman - Clifford Garrison Tax Map Ref. No. (09-10;15;015)
(HABS - N.H. 18)

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National Park ServiceNational Register of Historic Places
Inventory—Nomination FormFor NPS use only
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Continuation sheet Description 10 Item number 7 Page 1

leading from the dam to the former Exeter Manufacturing Company mill complex (#80).

Building types found in the District: Most structures in the Exeter Commercial-Historic District retain their original uses, either as commercial buildings or residences. Several of the residential structures are also income-producing, usually as apartments. Sixteen High Street (#59) contains a doctor's office, and the Josiah Gilman Smith House (#55) is occupied by the offices of Foster's Daily Democrat, a local newspaper. The Gilman Garrison (#42), originally a garrison and residence, is now owned by the Society for the Preservation of New England Antiquities, and is operated as a museum. The former Exeter Manufacturing Company mill complex, most recently occupied by Nike, the shoe manufacturer, is vacant.

General Conditions of Buildings: The majority of the structures in the Exeter Commercial Historic District are in good to excellent physical condition. Several of the commercial structures have had their street-level facades altered. Those remaining basically intact are the Merrill Building (#10), Carlisle Building (#18), Styles' Drug Store (#21), Moore Building (#19), Kimball's Hardware (#22), Folsom Building (#29), and the Mayer Building (#30). A later alteration interesting in its own right and unique to the district is the polychrome storefront tile on the Burlingame Building (#20). Also of special interest are the two neon signs on Styles' Drug Store (#21). Several Georgian and Federal period houses on High Street and Pleasant Street (#49, 56, 58, 60, 65) were remodeled during the Victorian era. Remodeling included the addition of polygonal bay windows on the ground floor facades and the modernization of some entries.

Qualities that make the District distinct from its Surroundings: The Exeter Commercial Historic District flanks the Squamscott and Exeter Rivers, which are important to Exeter both historically and visually. The rivers were instrumental in Exeter's early development, providing power for the mills, commercial transportation, and an early shipbuilding industry.

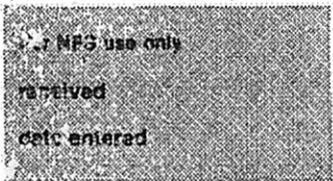
Visually, the Squamscott River is an asset, and plans for the revitalization of downtown Exeter provide for commercial and residential use of the waterfront area. The southern shoreline of the Squamscott contains several types of retaining walls. At the easterly edge behind Lopardo's Jewelers (#25) is a granite retaining wall which is in good condition except for a few spots where erosion and tree roots have caused small breaks. West of Merrill's Block (#10) is a low stone embankment, and beyond it is a wooden bulkhead which frames the Exeter Boathouse inlet. The bulkhead appears to be substantially damaged and is in need of major repairs. A cut-granite retaining wall surrounds Kimball's Island on all four sides. The shores of the Exeter River are also lined with granite retaining walls which are generally in good repair.

(See Continuation Sheet 7-2)

SEP 10 1984

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form



Continuation sheet Description 11 Item NUMBER 7 Page 2

The District also includes a block of brick commercial buildings which are different in scale and style from any in the surrounding area. The Gilman Garrison (#42) is a unique building, the only garrison still standing in the immediate area (National Register of Historic Places, 9-12-76; HABS).

Efforts have been made to upgrade the appearance of both the upper and lower block, including the maintenance of sidewalks and recent tree plantings.

District Map &
Survey Number

Description*

1. Wooden building, 239 Water Street: 2-story, flat roofed, 4 x 3-bay house with a rear addition. The street level facade has plate glass storefront windows with a recessed entry and a door in the west bay containing an elliptical window. Between the first and second floor is an old sign: "George and Phillips, Inc." The second floor facade has two paired one-over-one windows with molded backbands, cornerboards, a large projecting cornice, and clapboards. The foundation is cut granite and brick. Victorian/Vernacular, 1875 (09-09;04;010). C
2. Wooden building, 235 Water Street: 2½ story, 5 x 1 bay, hip roof with a denticulated cornice. The recessed central entry is flanked by fluted pilasters supporting a full entablature with a denticulated soffit. A single gable window dormer is centered above the entry. A 3 x 5 bay, 2½ story wing with its gable end facing the street is attached to the south elevation. Its paired door entry is flanked by two single-hung two-over-one windows. Federal, c. 1786 (wing, c.1890) (09-09; 04; 008). C
3. Commercial/Residential, 231 Water Street, 2-story, 3 x 3 bay, gable end facing the street. The center bay contains three revealed doorways, the flanking bays having display windows. The facade has brick shingle siding. Vernacular, c.1920 (09-09; 04; 008). C

*All "contributing" properties are marked with a "C" at the end of their descriptions. They are listed in sequence according to their map and survey numbers. "Non-contributing" properties are listed separately, at the end.

(See Continuation Sheet 7-3)

SEP 10 1984

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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Continuation sheet Description 12 Item number 7 Page 3

District Map &
Survey Number

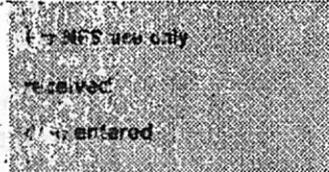
Description

5. Phillips Exeter Academy Boathouse: a central 2-story gable roofed block with sheds attached to both lateral elevations. The boathouse is 3x10 bays, sided with wooden shingles, with one gable wall near the water. In this wall are three modern garage doors, each with a ramp leading to the floats. Other features include an interior brick chimney on each end, a belt course between the first and second story, cornerboards, and six over six windows with plain boards for surrounds. The lateral eaves project and raking boards are on the gable ends. The front gable has a 32-pane window. Shingle Style, 1945 (09-09;04;012). C
7. The McReel Building, 191-195 Water Street: a 2-story, flat roofed brick structure with a curving yellow brick facade, 9 bays wide. The facade contains a slight two bay projection (the westernmost bays) and a slight one bay projection (third bay from the east), a stone belt course between floors, and stone quoins on the corners of the building and outside edges of the projecting bays. At street level there are brick piers between the windows and doors. A simple metal column has replaced one of the piers. A stone entablature with dentil frieze is above the main door on the single bay projection. Window treatment consists of stone sills and radiating voussoir brickwork with keystones. Across the top of the building is a corbeled cornice and a paneled stone parapet. Neo-Classical, c. 1930 (09-09;04;012). C
8. Louise's Sport Shop, 183 Water Street: an early, gable roofed, free standing brick structure, 2½ stories, 3x2 bays, with a brick and stone foundation, oriented gable end toward the street. A recent gable front addition has been added to the facade. Greek Revival c. 1825 (09-09;04;013). C
9. The Smith Building, 173-179 Water Street: a 2-story, 6x6 bay, brick structure with a flat roof. The street level facade is recent, consisting of grey bricks running in straight courses, two windows have been bricked in. The second story is of yellow brick arranged in rectangular patterns. Square white tiles with a cross design are located in the corners of the rectangular patterns and upper corners of the windows. A brick parapet with white coping has a rounded central motif containing a white ornamental plaque. Below the plaque is a white inscription stone, "Smith Building". Art Deco c. 1935 (09-09;04;014). C

(See Continuation Sheet 7-4)

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National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet Description 13 Item number 7 Page 4

10. Merrill Building, 163 Water Street: a 3-story Italianate commercial block, the brick facade highlighted by three projecting sections topped by pediments, the central section is one bay wide, the flanking sections are 3 bays wide. Each pediment has a projecting cornice with returns. Connecting the three pediments is a prominent bracketed cornice, with a corbeled architrave below.

The window treatment adds a three dimensional character to the facade. On the two upper stories each bay contains a paired one over one peaked window. On the top they are set beneath stilted segmental-arched window caps, on the second story the caps are peaked. All the lintels have keystones.

In the central bay are paired round headed windows with a circular window between, set beneath half round stilted-arched caps with keystones. All the windows have stone sills.

Two original cast iron storefront remains at the north end of the facade. High Victorian Italianate, 1873 (09-09;04;015). C

12. Brick Boathouse, 163 Water Street: 1 1/2 stories 1x4 bay with its gable end facing the river. Windows and doors have semi-elliptical surrounds. Two shed dormers span the northern half of the building and contain casement type windows. Italianate, c. 1875 (09-09;04;014). C
13. 149-153 Water Street: 1 story, flat roofed, 10 bay, brick structure with a corbeled brick parapet and metal coping. Commercial Vernacular, c. 1910 (09-09;04;015). C
14. Brick Commercial Building, 141-147 Water Street: a 2 1/2 story, 4 bay, brick building oriented gable end toward the street with closed pediment. A corbeled three-part entablature is present on the east and west-elevations, supported by brick pilasters with corbeled caps. There are two windows on the gable wall and four on the second floor all of which

have one over one sash with granite lintels and sills.

The store front of Moana's Lunch consists of a recessed entry flanked by plate glass windows with wooden trim and paired transom lights. A metal belt course spans the store front. The second floor entry is located in the east bay and includes a glass wood framed door with a single transom light. Abbot's recessed door is flanked by plate glass windows with aluminum trim. Aluminum letters on a vinyl background encased with aluminum trim with painted corner blocks constitutes the storefront sign. Greek Revival, c. 1865 (09-09;04;016.001). C

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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date entered

Continuation sheet Description 14 Item number 17 Page 5

15. Early 20th. Century Commercial, 135 Water Street: a 1-story, 6 bay, brick building with plate glass storefront windows, recessed doors, a heavy wooden cornice supported by four large scrolled brackets and two smaller brackets, and a stepped parapet with tin coping. The interior of Moody's still has a pressed tin ceiling. 20th. Century Commercial, c. 1895 (09-09;04;017). C
17. Wooden Building, 127 Water Street: clapboarded, 2½ stories, with gable oriented to the street. The boxed cornice has a pronounced return. Between the first and second floor across the front of the building is a partial entablature with a denticulated frieze. Windows are two over one. The street level facade is undergoing alterations but the second floor entry is in the west bay beneath a two light transom. Greek Revival, 1860 (09-09;04;018). C
18. The Carlisle Building, 119-123 Water Street: 2-story brick building, 7 bays, and hip roofed. The central bay of the facade is articulated by projecting brickwork and a central peak with the date "1875" attached. The brick-denticulated wooden cornice is supported by four small brackets, and two large console brackets at the ends. Above the second floor windows is a corbeled table. Triangular headed second floor windows have stone sills and stilted straight and segmental arches with keystones and connecting impost. Door and windows at the street level are beneath similar arches which are considerably hidden mostly by signage. A sawtooth course separates the first and second floors. High Victorian Italianate, 1875. (09-09;04;019) C.
19. The Moore Building, 115 Water Street: 2-story, 4 bay, flat roofed brick commercial building. Above the storefront is a stained glass window lettered "Moore & Seekins" above which is a metal cornice decorated with geometric designs and supported by brick pilasters. The recessed western bay is treated separately, containing the entry to the second floor which lies beneath a Gothic arch supported by brick pilasters with corbeled impost. A brick sawtooth course spans the entire length of the facade dividing the first and second floors. In the west bay a single paired two over two window with a recessed segmented brick arch, rests below a corbel table which appears to be a continuation from the Carlisle building. The remaining three bays contain recessed, paired two-over-two windows beneath stilted segmented arches. Large console brackets at the ends support a full entablature composed of a brick denticulated wooden cornice with a wide paneled frieze and a denticulated architrave. High Victorian Italianate, 1875 (09-09;04;019.001), C

(See Continuation Sheet 7-6)

SEP 1 1980

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

of 109 (73 only)
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Continuation sheet Description 15 Item # 7 Page 6

- 20. The Burlingame Building, 109-113 Water Street: brick structure, 3 stories, 6 bays, low pitched gable roof. The facade contains three recessed entries, plate glass windows; an' decorative tile. Above the tile facade is a fluted aluminum belt course. The end bays of the second and third floors contain single windows; all other bays contain paired windows. Second-floor windows are two-over-two, with semi-elliptical heads. The end windows are set beneath stilted semi-elliptical arches with keystones; paired windows are set beneath stilted segmental archivolt which contain a central motif resembling a keystone. Stone pilasters are set between the paired windows. The third-floor windows are round-headed and are set beneath horseshoe arches with keystones and a circular motif between the window head and arches. The wooden entablature includes a denticulated frieze, boxed cornice, large console and brackets, and smaller, evenly-spaced brackets. High Victorian Italianate, 1874. (09-10;14;001). C
- 21. Styles' Drugstore, 105-107 Water Street: 2-story, 3 bays, flat roofed, brick structure. The recessed main entry is flanked by plate glass windows surrounded by marbeleized glass with bronze grillwork at the ground level. A metal sign conceals most of the intact store facade, which includes a stained glass window. Above this flat sign, projecting from the facade between the two second-floor windows, is an illuminated neon "Rexall" store sign which probably dates from the 1940s and is one of the last surviving examples of this once-common type of advertising in the New Hampshire seacoast area. The corners of the building are articulated with staggered tan pressed-brick quoins. Two large, three-sided projecting Sullivanesque windows make up the second floor facade. These windows are crowned with semi-elliptical sandstone archivolt with a guilloche moulding and a keystone in the form of a console. Below the arches are windows with radiating tracery. A heavy bronze denticulated cornice is supported at the ends by bronze consoles decorated with acanthus leaves. A corbelled parapet contains a central panel which supports a bronze mortar and pestle. The coping is granite. Sullivanesque c 1880 (09-10;14;002). C.
- 22. Kimball's Hardware, 99-101 Water Street; two-story, six bay, flat-roofed, brick commercial building. The recessed main entry is flanked by single plate-glass windows with transom lights. Two chamfered wooden columns resting on paneled pedestals, and two outside brick pilasters support a chamfered lintel which spans the five-bay store front. Between each pilaster and column are single-paned windows with paired transom sashes. Second-floor windows have segmental voussoir Gothic arches with stone voussoirs and keystones. Small inset "cross" panels are placed in the brickwork between the arches, and above them is an elaborate corbelled belt course. A plain parapet is topped by a corbelled cornice with a granite coping.

(See Continuation Sheet 7-7)

SEP 10 1981

United States Department of the Interior
National Park Service

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National Register of Historic Places Inventory—Nomination Form

received

date entered

Continuation sheet Description 16 Item number 7 Page 7

At the right is a recessed bay with a round stilted keystone archway over the glass entry door to the second floor. A narrow sawtooth course above the main entry extends the chamfered lintel beam into this bay. Above the doorway is a single second-floor window with a two-over-two sash, wooden sill, and granite lintel. The elaborate belt course on the five-bay portion of the facade to the left is not continued in this bay, although a corbeled course is suggested. The corbeled cornice and granite coping does continue onto this bay. High Victorian Italianate, 1872 (09-10; 14; 003). C

23. Indian Head Bank, 93-97 Water Street: 7 bays, 3 stories, flat roofed, brick building with a heavy wooden scroll-bracketed entablature. Between the brackets are wooden panels, the central panel bears the date 1860. Beneath the entablature is a double corbeled string course. The seven bays of the second and third floors are recessed between plain brick pilasters. The third story windows, four over four, are beneath stilted segmental arches while the second story windows, also four over four, are beneath semi-circular arches. The new street level facade consists of three large semi-elliptical arches, the center one larger, which form an arcade. High Victorian Italianate, 1860 (09-10; 14; 004). C

24. The Janvrin Block, 91 Water Street: a gabled roofed, 2½ story brick building. At street level a series of brick arches are covered by a shingled awning over the door and windows. One arch is still completely visible on the east wall. A granite sill course underlines the second floor windows which are clustered in threes. Beneath the corbeled cornice is an inscription stone. An elevated addition with novelty siding is attached to the rear of the building and continues onto the back of the Indian Head Bank. 19th century Commercial Building/Federal Survival, 1860 (09-10; 14; 006 & 005). C

25. Wooden Building, 83 Water Street; 2-story, clapboard, wood-framed, hip-roofed, 3x7 bay commercial building. A boxed cornice with a denticulated frieze is supported by large drop scroll brackets. A wooden belt course with a water table separates the first and second floors. Two single-paned windows on the second floor facade have simple surrounds. The glass storefront facade is trimmed with aluminum and imitation Carrera glass above. The second floor east elevation contains one large picture window flanked by single windows with four-over-four sash. The five remaining windows have two-over-two sash and plain surrounds. The first floor east elevation has five bays with a glass entry flanked by two side lights with a transom light above. Two paired windows with two-over-two sash are to the north of this side entry. A two story, two by three, flat-roofed ell is present. Italianate, c.1865 (09-10; 14; 007) C

(See Continuation Sheet 7, 8)

SEP 1 11 1981

NPS Form 10-900-a
(2-82)OMB No. 1024-0018
Exp. 10-31-84United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

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Continuation sheet Description 17 Item number 7 Page 8

26. The Exeter Investment Co., String Bridge: 1½ story, 3x2 bays, gable roofed, clapboarded, post and beam structure. The building is framed with massive timbers. Architectural details include: brick and stone foundation, two interior end chimneys just behind the ridge; one chimney with a pot near the front wall, raking boards in the eaves, plain cornerboards, windows with plain boards for surrounds, and a bay window with small panes of glass. Attached to the north gable is a brick structure 4x2 bays, with brace framing, and large windows with 12 panes of glass. Georgian, c. 1710 (09-10;14;008). C
27. Wooden structure, String Bridge: A reproduction of an earlier structure on the Island and similar in form to the Exeter Investment Co. building, also on the Island. Clapboarded, six-over-six windows, two bay windows, and 1½ stories in height. Georgian reproduction, 1978 (09-10;14;008). C
28. Water Street Gallery, 69 Water Street: 2½ story, 3x4 bay, clapboarded, granite and brick foundation, gable to road oriented commercial building. The multi-paneled storefront entry on the facade is flanked by simple door surrounds supporting a semi-circular door head. Two nine-paned display windows flank this entry. The second floor entry, a six panel door with plain surrounds and a transom, is located at the east bay of the facade. Wide corner boards support a boxed cornice and returns. Second floor windows have six over six sash, plain surrounds, and architrave trim. Greek Revival c. 1840 (09-10;13;003). C
29. The Folsom Building, 59-65 Water Street: 9 bays, 2 stories, flat roofed. The use of arches and brown stone columns, on the second floor, gives the Folsom Building its Romanesque flavor. The second story facade is divided into three units. The central unit contains a Palladian style window, a wide one-over-one window; flanked by round engaged Ionic columns and narrow one-over-one windows flanked by Ionic pilasters, beneath an entablature which is recessed over the central window and a central semi-circular window beneath a brick arch with a volute acanthus leaf keystone and a recessed panel on either side of the arch. Above the Palladian motif window is a title and date stone, now covered by a Masonic Temple sign. Each outside unit of the facade is composed of three tall one over one round headed windows on brownstone sills, and brownstone round engaged columns with foliate caps which flank the middle window. Over the windows are stilted, semi-circular arches and above each is a diamond design in the architrave of the brick entablature. The entablature with sawtooth course, egg molding frieze, and copper cornice runs across the front of the building. The street level facade contains three slopes and an entrance to the second floor. Romanesque, 1896 (09-10;13;004). C

(See Continuation Sheet 7-9)

United States Department of the Interior
 National Park Service

National Register of Historic Places
 Inventory--Nomination Form

For NPS use only
 received
 date entered

Continuation sheet Description 18 Item number 7 Page 9

30. Mayer Building, 55 Water Street: 2 story, 3 bay, pressed tan brick movie house. The 3 bay entry contains paired doors above which are displayed keystone arches. Above these entries are 3 round arch second floor windows with six over six sash. The arches are filled in with concrete and a square brick motif is at the center of each. The projecting "Ioka" marquee is positioned between the entry and the second floor windows. An inscription stone lettered "Mayer Building A.D. 1915" sits above the arched windows and is flanked by two square concrete panels. A three-part concrete entablature lies below the monitor roof which contains three raised brick header panels. Colonial Revival, 1915. (09-10;13;005). C
31. Wooden Building, 45 Water Street: 2½ story, 4 bay, clapboard commercial building. The recessed store entry is flanked by display windows. A second story entry is located on the west bay of the facade. A shingled shed roof awning spans the entire storefront. Second story windows have eight over eight sash. The boxed cornice returns and a wide frieze board is present. Colonial Revival, c. 1900 (09-10;13;006). C
32. Wooden Building, 39-43 Water Street: 2½ story, 4 bay, clapboarded commercial building. The recessed store entry is flanked by display windows with imitation Carrera glass below. The present day store front sign covers an earlier paneled sign. Second story windows have two-over-one sash with Greek Revival surrounds and corner blocks with a patera motif. Wide paneled cornerboards support a boxed cornice which returns. A wide frieze board is present. Two narrow windows with one over one sash, Greek Revival surrounds with corner blocks containing a patera motif, and connected by a long sill, are located on the gable wall. A flat roof single story wing containing an entry and display window is located off the west elevation. Greek Revival, c. 1833. (09-10;13;007). C
33. Fire House, 27-37 Water Street: 2½ story, 4x3 bay, gable orientated brick fire house with a slate roof. The storefront entry is set on the west bay with display windows spanning the remaining portion of the facade. All windows have two over two sash, granite sills, and arched window heads. Wide corbeled corner pilasters support a complete entablature with a denticulated architrave. A round, four-paned window, with header surrounds sits in the gable wall. A four-sided cupola straddles the ridge line at the north elevation. A 3x4 bay, 2½ story, gable roofed all projects from the north gable with a flat roof one story, gable roofed all projects from the north gable with a flat roof one story 3 bay, all projecting from its east elevation. There is a small courtyard in front recently landscaped. The facade has 3 bays. The arched entry is in the east bay. Two paired display doors with arched windows above and arched surrounds complete this facade. Victorian Vernacular, 1873 (09-10;13;008&9). C

(See Continuation Sheet 7-10)

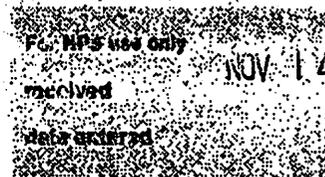
SEP 10 1984

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OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet Description 15 Item number 7 Page 10

34. Wooden Building, 23-25 Water Street: 2½ stories, 5x5 bays, post and beam structure, with the gable oriented toward the street. The front wall is rusticated with staggered quoins, a projecting cornice with returns, and evenly spaced shall coroll brackets. Window surrounds are two-over-two and consist of a plain wooden lintel supported by paneled pilasters and a plain sill with two wooden corbels beneath the pilasters. At street level are plate glass windows, a recessed central entry, six fluted pilasters and a projecting cornice supported by evenly spaced simple brackets. Italianate, c. 1860 (09-10;13;010). C
35. Wooden Commercial Building, 19-21 Water Street: 2½ story, 6x6 bay, low pitched gable roof concealed by a wooden parapet. The west storefront consisting of paired plate glass windows, a recessed entry, and a bracketed entablature over the storefront. The second floor contains six-over-one window sash. The east facade, contains plate glass windows, a shingled shed projection over the first floor facade, two-over-one window sash on the second floor, and six-over-six smaller attic windows. All windows have simple surrounds. Two doors are located in the center of the building, one with a six light transom. The entire building is sided with asphalt shingles. A simple wooden entablature runs across the front of the building beneath the parapet. Multiple additions have been attached to the rear of the building. Italianate Vernacular, c. 1870 (09-10;13;011). C
36. Wooden Building, 9-11 Water Street: 2½ story, 3x5 bay, gable oriented, clapboarded building. The center facade entry is flanked by two large display windows, each having a transom with two lights above. All windows have two over two sash with plain surrounds and architrave trim. The boxed cornice returns. A 2x2 bay flat roof single story projects off the rear. The entry to this ell is covered a shed roof porch supported by a square column which also supports an elliptical archway between it and the main block. Vernacular, c. 1870. (09-10;13;012). C
37. Wooden Building, 1-9 Water Street: 2½ story, 3x5 bay, structure with stone foundations, clapboards, plain cornerboards, and a pedimented gable oriented toward the street. A gable-roofed, 2½ story wing extends from the southwest corner of the building and a one story addition is attached to the wing. Windows are two-over-two with plain surrounds containing cornerblocks. The 2½ story wing and 1 story addition contains plate glass windows at street level. The addition has a plain parapet. Greek Revival, c. 1840 (09-10;13;013). C

(See Continuation Sheet 7-11)

SEP 10 1984

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received NOV 14
Date entered

Continuation sheet Description 20 Item Number 7 Page 11

- 38. Restaurant, 42 Water Street: 1 story, 9x6 bay, clapboarded with projecting cornice, a wide architrave, single corner pilasters, hip roof with central peak over door and a vented cupola. A one story, flat roofed, brick rear addition. Colonial Revival, C. 1918 (09-10;15;001). C
- 40. Exeter Supply Co., 24 Water Street: 2½ story, 3x8 bay, stone foundation. Clapboarded, gable to the street, metal roof. Other features include a boxed cornice with returns, plain cornerboards, two-over-two windows with molded backbands, a central entry flanked by two large bay windows with plate glass windows and a boxed cornice two bay windows on the second floor with a cornice supported by scroll brackets, and rear eills. Italianate c. 1870 (09-10;15;017). C
- 41. Wooden Building, 20 Water Street: 2½ story, 3x3 bay, gable to the street, pedimented gable, side hall entry, stone foundation. Windows are six over six with simple surrounds. The small attic window has a triangular window head. Across the front is a hip roofed porch, enclosed across two bays and open in front of the door with a square column. There is a shed addition on the rear. Greek Revival, c. 1830 (09-10;15;016). C
- 42. Gilman Garrison, 12 Water Street: Georgian/Garrison Style c. 1700: National Register of Historic Places, (9-12-76) HABS. C
- 44. Mill Housing "The Long House": 4-10 Franklin Street: 2½ story, 12x2 bays, clapboarded, brick foundation, wooden framed mill housing with 6 interior offset corbeled cap chimneys. Two double multi-light center entries are present on the facade. The west entry is flanked by plain pilasters supporting a full entablature with an inscription plate on the frieze. The symmetrically placed windows have six-over-four sash with simple surrounds. The cornice is boxed with a molding between the fascia and soffit. Federal, 1826 (09-10;21;010). C
- 46. House, 1 High Street: 1½ story, gable to road, 5x1 bay, wood shingled house. A veranda supported by four columns, between which is a balustrade with turned balusters spans the facade (west elevation). Facade windows have two over one sash with plain surrounds and architrave trim. A four bay shed roof wall dormer is located on the west elevation above the veranda. A simple bay shed roof ell is located off the south gable. The basement is exposed containing five windows with two over two sash below the porch. C. 1860-1870 (09-10;21;009). C

(See Continuation Sheet 7-12)

SEP 10 1984

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For processing only
NOV 14
received
data entered

Continuation sheet Description 21 Page 12

- 47. Apartment House, 5 High Street: 2¹/₂ story, 3x2 bay, gable oriented to road, vinyl siding and a brick foundation. The entry to the ground floor apartment is located on the corner of the east elevation. A staircase to the second floor apartment is located on the west elevation. Ground floor windows have six-over-six sash, second story windows are longer but retain the six over six sash. A full basement is present. c. 1880 (09-10;21;008). C
- 48. House, 11 High Street: 2 story, shingled, wood frame, 3x2 bay, gable oriented to the road. The sidehall entry is enclosed in a shed roof pavilion. Facade windows have two over two sash, simple surrounds, and window hoods supported by simple brackets. The foundation is cut granite and a full basement is present. An interior stove chimney with a corbeled cap lies west of the ridge line. Federal, c. 1789 (09-10;21;006). C
- 49. Capt. James Hackett House, Apartment House, 13 & 15 High Street: 2¹/₂ story, granite foundation, clapboarded house with two interior offset chimneys rising from the rear wall. The facade is dominated by a paired door with plain surrounds surmounted by a flat roof door hood supported by two curvilinear console brackets. Flanking this entry are two flat roofed three-sided bay windows. The middle bay of each contains a pair of round headed windows supported by raised, paneled, pilasters. This side contains single round headed windows. Second story windows have nine over six sash, simple surrounds, and architrave trim. The entry on the west elevation is covered by a shed roof porch supported by tapering square columns. A 3x2 bay projects off the southeast corner of the south elevation. The boxed cornice returns. Georgian, c. 1786 (09-10;21;005). C
- 50. Nevett Hoyt House, 17 High Street: 2 story, 4x2 bay, post-and-beam house with a granite foundation. The entire first floor and the gable ends have clapboard siding, the second story has staggered shingle siding. The facade entry is flanked by fluted pilasters supporting a hip-roofed entablature. Two broad windows with one-over-one sash, simple surrounds, and molded window heads flank this entry. A single interior chimney rises from the rear wall. A 2x2 bay, 2 story ell projects from the southwest corner of the south elevation. Georgian, c. 1765 (09-10;21;004). C

(See Continuation Sheet 7-13)

SEP 10 1984

United States Department of the Interior
 National Park Service

National Register of Historic Places
 Inventory—Nomination Form

For NPS use only
 received NOV 1 1984
 date entered

Continuation sheet Description 22 Item number 7 Page 13

51. House, 21 High Street: 2½ story, 2x3 bay, asbestos-cement shingled house with the gable facade oriented toward the road. The multi-paneled door of the main entry is topped by a flat roof door hood supported by two drop scroll Stick Style (sage) console brackets. A hip-roofed 3 sided bay projection lies to the west of the facade entry. All windows have two over two sash and simple surrounds. A 2x1 bay projects from the south elevation and a single bay, 1 story projection with a car port lies off the south elevation and a single bay, 1 story projection with a car port lies off the east elevation. Vernacular c. 1878 (09-10;21;003). C
52. Theophilus Smith House, 25 High Street: 2 story, 5x2 bay, hip roofed house with feather edge clapboards, a granite foundation, and two interior offset chimneys. Below a Federal fan, with a sun motif at the focal point, lies the multi-paneled facade entry flanked by ¾ sidelights which are flanked by tapering plain pilasters supporting a full entablature. All windows have plain surrounds and architrave trim. Second story windows have molded heads. The east elevation is dominated by a narrow, pedimented entry pavilion containing a six paneled door above which is a four light transom. A 5x2 bay, 2 story, gable roof wing projects from the southwest corner of the south elevation containing a multi-paneled center entry. A small single story, gable roof, 4x1 bay ell projects off the gable end of the wing. Federal, c. 1780 (09-10;21;002). C
53. Josiah Smith House, west side Gilman Lane. 2½ story, 5x2 bay, gable roofed house with a granite foundation, and a massive interior chimney located east of the ridge line. This facade is dominated by a gable roof 2 story single bay pavilion containing a 6 paneled door flanked by ¾ sidelights and topped by a Federal fan with a sun motif at the focal point. The full entablature over the fan is supported by tapering plain pilasters. Above the entry is a round headed window with eight over eight sash and Federal tracery above, the surrounds are simple with architrave trim. Period windows with nine over six sash and all windows have plain surrounds, large sills and architrave trim. The boxed cornice returns. A soffit molding is present on the facade. A 3x2 bay, 2 story ell projects from the gable of this ell. A 4x1 bay, 1 story, multi-light, flat roofed enclosed porch lies off the south gable. Federal, 1789 (09-10;21;001). C

(See Continuation Sheet 7-14)

SEP 10 1984

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received NOV 14
date entered

Continuation sheet Description 23 Item number 7 Page 14

- 54. Gardner-Gilman House, 29 High Street: 2½ story, 6x2 bay, gable roof, wood-framed house with clapboard siding and a cut granite foundation. The four-paneled facade entry is flanked by ¾ sidelights and narrow pilasters, covered by a gable roof porch supported by turned narrow columns. Above this entry is a long window with six over six over six sash. All period windows have six over six sash, simple surrounds, and architrave trim. Wide cornerboards support a two-part entablature with molding between the coffit and frieze. There are 2 large chimneys with beautifully corbeled caps. Federal, c. 1799 (09-10;22;005). C
- 55. Josiah Gilman Smith House, 35 High Street: 2½ story, 5x2 bay, gable roof, granite foundation recently covered with aluminum siding. The six paneled door of the main entry is flanked by ¾ sidelights and plain pilasters; and covered by a lattice work/pedimented entry hood which is supported by two chamfered columns. Windows have blinds, six over six sash, simple surrounds, and architrave trim. A 2 story, 2x2 bay, ell with a corbeled capped chimney projects from the north elevation connecting to a 3 bay gable roof garage. Originally a residence now used as a newspaper office. Federal, c. 1830 (09-10; 22;004). C
- 56. Capt. J. Thurston House, 30 High Street: 2½ story, 5x2 bay, wooden framed, clapboarded house with two interior (offset) chimneys and a cut granite foundation. The six paneled door of the main entry is flanked by ¾ sidelights and narrow pilasters supporting a narrow door hood. Two 3-sided projecting bays have been added to the facade, each with paired arched windows. All other windows have six over six sash, plain surrounds, and architrave trim. Wide cornerboards support a boxed cornice and a wide frieze board. A 2 story, 3x2 bay gable roofed ell projects from the northwest corner of the north elevation. Georgian, c. 1760 (09-10;07;026). C
- 57. Apartment House, 24-26 High Street: 2½ story, 4x3 bay, gable roof, clapboarded house with a granite and brick foundation. The sidehall entry contains a multi-paneled door with dog ear surrounds and is capped by a pedimented door hood supported by two scroll brackets. Facade windows have blinds, six over six sash with Greek Revival surrounds and corner blocks. Wide paneled cornerboards support the boxed cornice and returns. The east elevation contains a 1x3 bay, 1 story hip roofed projection recessed with a side entry consisting of a 6 paneled door flanked by ¾ sidelights and covered by a hip roof porch supported by two tapering square columns. A flat roof 1 story 3x4 bay ell projects from the northwest corner of the north elevation. Greek Revival, c. 1834 (09-10;07;025). C

(See Continuation Sheet 7-15)

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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Date entered

Continuation sheet

Description 24

Key number

7

Page

15

- 58. Col. Boardman Tavern, 20-22 High Street: 2 1/2 story, 4x2 bay, gable roof, twin inset chimneys, and a cut granite foundation. The facade is dominated by two, 3-sided, 2 story projecting bays. Each of the two center hall entries contain a paired door with round headed window panels. This entry is covered by a flat roof porch, with a boxed cornice and a denticulated soffit, supported by scrolled console brackets resting on 3 square chamfered columns and two chamfered pilasters. The entire facade wall has coursed ashlar siding while the remaining elevations are clapboarded. Wide cornerboards support a completed entablature. A 2 story 4x2 bay gable roof ell projects from the north elevation. Federal, c. 1805 (09-10;11;009). C
- 59. House, 16 High Street: originally a 2 1/2 story, 5x2 bay salt box with a granite foundation it has been enlarged with a 2 1/2 story 1x2 bay gable roof addition off the west gable giving the house its present 6 bay facade. The center hall entry has a 6 paneled door flanked by 3/4 sidelights with a louvered Federal fan above and tapering pilasters which support a full entablature. The first story facade and gable windows have nine over six sash; second story facade windows have six over six sash and all windows have plain surrounds with architrave trim. The massive center chimney has been replaced by twin stove chimneys which rise from the interior wall of the rear elevation. Georgian, c. 1755 (09-10;11;008). C
- 60. House, 10 High Street: 2 1/2 story, 5x2 bay, gable-roof, with twin inset chimneys. The center hall main entry is flanked by 3/4 sidelights which are flanked by plain pilasters and covered by a flat porch which is supported by scroll brackets on square columns and Stick Style curvilinear brackets running along the frieze. Two projecting 3-sided bays with hipped roofs supported by 6 curve brackets on narrow paneled pilasters flank the main entry. All other windows have two over two sash, simple surrounds and architrave trim. A 2 story, 2x2 bay ell connects the north elevation with a gable roof garage. Federal, c. 1816. (09-10;11;007). C
- 61. Simeon Folsom House, 8 High Street: 3 story, 3x2 bay, gable roof, round-front brick structure. The facade entry contains a plain door with a round header archway above. Windows are two over two with plain surrounds. A round inset plaque with header surrounds details the center of the facade. The cornice is boxed, mutules with guttae holes adorn the soffit, a rope molding is present between soffit and frieze, and sawtooth guttae adorn the frieze. There are two chimneys, one interior with a corbeled cap on the west elevation, and one massive chimney with two vaults rising from the rear wall of the north elevation. Federal, c. 1816 (09-10;11;005,001). C

(See Continuation Sheet 7-16)

SEP 10 1987

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received

Date entered

Continuation sheet Description 25 Item number 7 Page 16

- 62. Simeon Folsom House, 7-9-11 High Street: 3 1/2 story, 7x3 bay gable roof, brick commercial/residential building. Each of the three facade entries are topped by a transom with four lights, and enclosed with painted granite surrounds and a granite belt course above. The symmetrically placed windows on the second and third stories of the facade have two over two sash with wood sills and granite lintels. There are two interior end chimneys with corbeled caps on the west elevation. An arched brick basement entry is on the northwest corner of the west corner of the west elevation. Federal, c. 1830 (09-10;11;006). C
- 63. Apartment House, 15-17 Pleasant Street: 2 1/2 story, 5x4 bay, 9 pedimented gables to road orientation structure. The four paneled door of the main entry is flanked by sealed up full sidelights which are flanked by simple tapering pilasters supporting a 2-part entablature. First floor windows have two-over-two sash, second floor windows and gable wall windows have six-over-six sash, all windows have simple surrounds and architrave trim. There are two large interior chimneys with corbeled caps, and two interior offset stone chimneys. Greek Revival, c. 1837 (09-10;12;005). C
- 64. House, 2 Hall Place: 2 1/2 story, 5x2 bay, granite foundation, twin inset chimneys with the pedimented gable roof. A hipped-roof 11x2 bay porch encloses the front entry. Second floor windows have two-over-two sash and flat-bracketed window hoods. The gable wall contains 2 windows, each has six-over-six sash and bracketed hoods. A gable roof, 2 story 2x7 bay ell projects from the north elevation. Federal c. 1820 (09-10;12;001). C
- 65. House, 23 Pleasant Street: 2 story, 5x2 bay, gable roofed house with a granite foundation and aluminum siding. The facade is dominated by two three sided projecting bays. A 6 paneled center hall entry is topped by a transom with 3 lights above which rests a flat door hood supported by two curvilinear console brackets. A wide frieze board with a soffit/frieze molding is evident on the facade and the box cornice returns. Federal, c. 1820 (09-10;12;010). C
- 66. Mill Housing, 25-27-29 Pleasant Street: 2 1/2 story, 2x10 bay, gable to road orientated mill house with staggered asphalt shingling. The two center hall entries on the east elevation are covered by a shed roof 2x3 bay enclosed porches. Three chimneys remain; a massive center chimney straddles the ridge line between the two units, and two stove chimneys, one at the southwest corner and the other at the northeast corners of the main block. A shed roof garage abuts the facade at the basement level. Federal, c. 1826 (09-10;12;009). C

(See Continuation Sheet 7-17)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormFor NPS use only
received NOV 14
date entered

Continuation sheet Description 26 Item number 7 Page 17

67. Apartment House, 1-3 Chestnut Street: 2½ story, 5x3 bay, granite and brick foundation with gable to road orientation. The main entry has plain surrounds and is topped by a denticulated door hood supported by two curvilinear console brackets. Windows have six-over-six sash, simple surrounds, molded trim, second floor and gable wall windows have flat hoods. Wide cornerboards support a denticulated frieze with a boxed cornice and returns. A 2 bay, 1½ story, gable roof ell projects from the north elevation and contains a denticulated flat roof side (east) entry. Greek Revival, c. 1844 (09-10;12;008). C
68. Apartment House, 5 Chestnut Street: 3 story, 3x2 bay, granite foundation, gable to road orientated. The paired center hall entry has molded surrounds and is covered by a flat roof porch with square columns supporting a full entablature. The long windows have two-over-two sash, simple surrounds, and architrave trim. Wide paneled cornerboards support a full entablature and a boxed cornice and returns. This unit was added onto a Georgian saltbox (c. 1770) whose features include: windows with six-over-six sash, simple surrounds, and architrave trim, a center hall entry covered by a pedimented door hood supported by two square columns. Colonial Revival, c. 1910 (09-10;12;007). C
69. Judge Bell's Law Office, 7½ Chestnut Street: 1½ story, 3x2 bays, clapboarded, central entry, slate roof, gable roof. The central door has fluted door surrounds, with a gable roofed portico with a balustrade with turned posts. The door in the south gable has a slightly pedimented door held on drop scroll brackets. The boxed cornice has returns and is supported by paired scroll brackets. Italianate c. 1880 (09-10;05;013). C
70. Gazebo, 7 Chestnut Street: a small gazebo with multiple gables, decorative barge board, vertical siding, a wooden shingled roof, and a spire in the center of the roof. Victorian Era Gazebo, c. 1885 (09-10;05;013). C
71. The Bell House, 9 Chestnut Street: 2½ stories, 4x3 bays, slate roof, cut granite foundation, plaster table, and all interior chimneys. The pedimented gable is oriented toward the road, with a boxed cornice and dentil frieze. The attic window is beneath a louvered Gothic arch. All windows are two-over-two, with molded surrounds, corner blocks, and a central geometric motif in the window heads. The corner pilasters are paneled with a trefoil near the top. A bay window is attached to the west wall. Porches on the east and west walls have heavy fluted Doric columns. A wing of similar massing to the main block angles off towards the east. A two-story and one-story gable roofed ell is attached to the rear of the house with a pedimented entry with dentils and a scroll-supported entablature. Greek Revival, Gothic Revival, c. 1845 (09-10;05;012). C

(See Continuation Sheet 7-18)

SEP 10 1984

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet Description 27 Item number 7 Page 18

72. Mill Agents House, 11-13 Chestnut Street: 2½ story, 5x2 bay, brick structure with a slate roof. Windows are two-over-two with granite lintels. Other features include four chimneys, a parapet on the gable wall between the chimneys, a balustrade on the lateral wall, and a projecting lateral cornice with a dentil frieze. The center entry is beneath a transom light with portico supported by four free standing and two engaged Tuscan columns, the columns are paneled and chamfered. A one-story hip roofed addition is attached to the south gable. Attached to the rear is a 1½ story gable roofed brick ell. Federal, c. 1825 (09-10;05;011). C

- 73-80 (73-79 were included in the original nomination; 80 is the only property added in this historic district extension). Parcels 73-79, now vacant and forming a small riverside park, were once occupied by mills and mill housing; through them runs, underground, the penstock which carried water from the dam to the Exeter Manufacturing Company mill complex.

This complex (see photographs 35-38) comprises a number of major interconnected brick textile manufacturing buildings dating to the nineteenth and early twentieth centuries. All 2½-to-4 stories in height, they are surrounded by post-1940 1-story additions of contrasting material, scale and general design. For the most part, these post-1940 additions do not contribute positively to the architectural quality of the complex. Replacement of original glazing with glass block constitutes the only significant change to the major buildings. Overall, this is a handsome and well-preserved example of a typical New England textile factory.

Because of the change in grade from Chestnut Street down to the Squamscott River, the industrial complex has a relatively low profile - 1 to 1½ stories - on its Chestnut Street front. By contrast, the mill complex's major components rise 3½-to-4 stories along the river, and on this side too stand two tall smoke stacks.

There are seven major buildings in the complex. The largest (and visually dominant) is 4-story Building 1, 175x93', built c. 1894. It replaced the original c. 1828 main mill. The c. 1894 structure is of pier and spandrel design with pier-to-pier segmental-head window openings, a corbelled cornice, low-pitch roof and an elevator tower and chimney stack on its south end. Building 2, built 1873-75 and located adjacent to Building 1 on the northwest, is a 3-story structure, 180x72', with low-pitch roof, corbelled cornice and tall, narrow, segmental-head windows. Building 3 is a chaste, gable-roofed, Greek Revival building, 70x38', which must date to c. 1840.

(See Continuation Sheet 7-19)

SEP 10 1984

United States Department of the Interior
National Park Service

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National Register of Historic Places Inventory—Nomination Form

received

date entered

Continuation sheet Description 23 Item number 7 Page 19

It retains some original 12/12 sash. Its Chestnut Street end is accented by an oculus and a very simple entrance with granite architrave. Building 4 was originally identical to Building 3, but c. 1873-75 a third story was added and it was lengthened. Now 101x38', it has a low-pitch roof and a fine corbelled cornice. The short, 2-tier tower on its roof was added c. 1955; it is graced by a Federal style weathervane brought from another mill. Between Buildings 3 and 4, along Chestnut Street, is Building 5, 80x20', the office block erected c. 1918 to replace an earlier office structure. Its 1-story Chestnut Street elevation is accented by two unusual, stubby turret-like projections, one of which was the office entrance. The office block has a low-pitch roof, corbelled cornice and 4/1 sash in segmental-head window openings. On its west side is a sympathetic c. 1955 addition. At the northeast corner of the complex is Building 6 of 1916, a pier-and-spandrel structure, 103x33', with small, irregularly located windows and a low-pitch roof. Beside the river is much altered Building 7, the power plant, dating to 1891; its circular smoke stack is of relatively recent date.

The Exeter Manufacturing Company, founded in 1827, was one of the three largest industrial firms in New Hampshire and the last cotton mill to operate in New England. It was Exeter's major local employer from the day the mill opened in 1830 into the 1960s. The company went out of existence in 1966, when Milliken, Inc. took over the mill. In 1981-82, the plant was operated by Nike, Inc., shoe manufacturers. It has been vacant since.

General description of the rear portion of the "lower block":

The target area for the proposed Exeter waterfront revitalization project encompasses the rear portions of the buildings on the "lower block" of Water Street (sites #7-25), and the narrow strip of land between these buildings and the Squamscott River. This area is currently under utilized, mostly accommodating haphazard parking and storage, and has been neglected for some years.

Redevelopment of this waterfront space calls for utilization of basements, subbasements, and upper floor levels of the existing buildings, as well as for the provision of a continuous pedestrian route through the area.

(See Continuation Sheet 7-26)

Comments

SEP 10 1984

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet Description 29 Item number 7 Page 20

The rear elevations of these waterfront buildings express a variety of styles, heights, and textures. In general those buildings that have remained largely intact or have had minor in-filling of window and door openings are sites #22, 20, 20, 29, 29, 15, 14, and 10. Improvised additions to some buildings (sites #24, 23, 21 and 13) consist of multi-bayed sheds projecting from the storefront levels and supported on-piers.

Major additions which detract from the character of the area project from some of the buildings (sites #7, 9, and 16) at the western end of the "lower block".

Non-contributing ("NC") properties within the historic district:

District Map & Survey Number

Description

4.

Exeter and Hampton Electric Company, 225 Water Street, a two-story brick-clad structure with a marble facade and plate-glass windows. The flat roof projects over the sidewalk, supported by concrete posts. Built c. 1950 (09-01;011). NC

6.

The Sears Automotive Center (09-09; 04;012). listed as a non-contributing building in the original nomination, has been ^{demolished} and as of September, 1984 the site is vacant. NC

11.

The "shed/garage" (09-01;04;015), listed in the original nomination as a non-contributing structure has been demolished and as of September 1984, the site remains vacant. NC

(See Continuation Sheet 7-21)

SEP 10 1984

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received
date entered

Continuation sheet Description 30 Item number 7 Page 21

District Map &
Survey Number

Description

- 16. Roberge Photo Shop, 129 Water Street (09-09;04;001), listed in the original nomination as a non-contributing building, is as of September, 1984 being totally reworked. NC
- 39. Gulf Service station, c. 1955 (09-10;15;08). NC
- 43. Kost Tile Sales, 1 Franklin Street: intrusive, altered, one-story, 1/2-plan early twentieth-century garage with parking area in front (09-10;20;001). NC
- 45. Al's Murder Town, 2-22 Franklin Street: one-story, (concrete-block) garage with false mansard (09-10;21;012). NC

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SEP 1 1 1983

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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X Continuation sheet Significance 31 Item number 8 Page 1

of Water Street consisted mostly of small Greek Revival style homes and businesses. This is still the character of the "Upper Block."

A series of fires in the 1850s and 1870s destroyed many of the earlier buildings and acted as a catalyst for a period of major re-building which entirely altered the character of the street to reflect the new prosperity and growth of the mercantile community. This re-building established a new commercial block along the lower block of Water Street, predominantly brick buildings which share common facade line and elevations ranging from two to four stories. Merchants still depended on the river for transportation and the design of their buildings; basements, sub-basements, and large doorways reflected this dependency. Yet as the river became more polluted and silted in, it was abandoned. Activity concentrated on developing the Water Street frontage.

Several buildings have been added to the district in the twentieth century. Those which are contributors to the district are the Smith Building (#9), the McReel Building (#7), and the Ioka Theatre (#45).

Preservation and/or Restoration Activities within the District:

Exeter has recently sought the services of Anderson Notter & Feingold, Inc. Architects and Preservation Planners to explore the possibilities of utilizing the backs of existing buildings and re-opening the historic connection with the river. The primary area of concentration is the "Lower Block" of Water Street. There is an active waterfront revitalization committee and the town as a whole is deeply committed to this project.

Other preservation activities include painting, repointing foundations, and minor repairs. A major restoration project has been undertaken by the Exeter Investment Company on Kimball's Island with the rehabilitation of an early 18th century mill and related structures for re-use as office, commercial and restaurant space.

Architecture:

Contained within the District are a large number of outstanding buildings representative of major styles in American vernacular architecture. The exterior facades of the commercial blocks have retained their integrity, especially on the upper floors. Typical features of period storefronts include: large display windows, paneled bases, glass transoms, cast iron elements, and leaded glass signage. Many storefronts have been altered to reflect popular 20th century commercial styles incorporating such "modern" materials as Carrera glass, Art Deco lettering, and aluminum facades. Most of the dwellings within the primarily residential area have retained their exterior integrity; however there is some Victorian era remodeling with the addition of bay

(See Continuation Sheet 8-2)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received NOV 14
date entered

X Continuation sheet Significance 32 Number 3 Page 2

windows, porches, and verandas, all of which reflected the popular trends of the time. This exciting mix of architectural styles in residential, commercial and industrial buildings reflects the social, economic and cultural patterns of Exeter's development.

The earliest structure in the district, and perhaps the foremost remaining example of the regionally distinctive vertically sawn log garrison type house, is the Gilman Garrison c.1700 (National Register of Historic Places) (9-12-76) HABS.

The Georgian style is best represented in (#59) at 16 High Street, exhibiting a saltbox plan with the later addition of a Federal entry.

The prosperity during the Federal period is classically represented in the Theophilus Smith house (#52), 25 High Street c.1780. Other buildings representative of this style are:

- site #2 - 235 Water Street, c.1786
- site #44 - The Long House/Mill Housing, 4-10 Franklin Street, c.1828
- site #54 - Gardner-Gilman House, 29 High Street, c.1799
- site #55 - Josiah Gilman Smith House, 35 High Street, c.1830
- site #58 - Col. Boardman Tavern, 20-22 High Street, c.1805
- site #62 - Simeon Folsom House, 7-11 High Street, c.1830
- site #72 - Mill Agents House, 11-13 Chestnut Street, c.1828

An interesting example of this style is the road brick front of the Simeon Folsom House (#61), 8 High Street, c.1816.

Representative of the Greek Revival style are:

- site #32 - 39-43 Water Street, c.1835
- site #14 - brick commercial building, 141-147 Water Street, c.1845
- site #57 - apartment house, 24-26 High Street, c.1834
- site #63 - apartment house, 15-17 Pleasant Street, c.1837
- site #8 - Louise's Sports Shop, 183 Water Street, c.1825
- site #71 - Bell House, 9 Chestnut Street, c.1845
- site #80 - Building 3, Exeter Manufacturing Co. complex, c.1840

The Italianate style is fully expressed in #25, 83 Water Street, c.1865, which displays a low-pitched hip roof, large drop-scroll corner brackets, and a denticulated frieze. A second significant example is #34, 23-25 Water Street, c.1860.

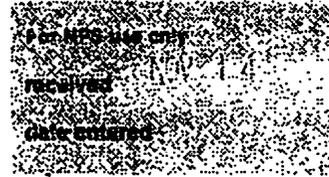
The High Victorian Italianate style is represented by six brick commercial buildings which also constitute a major and significant portion of Exeter's commercial waterfront property. The most prominent is #10, the Merrill Building, 163 Water Street. Its tall proportions,

(See Continuation Sheet 8-3)

SEP 1 0 1984

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form



Continuation sheet Significance 33 Item number 8 Page 3

stilted-segmental arches, and variety of surface textures express the essence of this style. Other significant examples are:

- site #18 - Carlisle Building, 119-123 Water Street, c.1875
- site #19 - Moore Building, 115 Water Street, 1875
- site #20 - Burlingame Building, 109-113 Water Street, c.1874
- site #22 - Kimball's Hardware, 99-101 Water Street, c.1872
- site #23 - Indian Head Bank, 93-97 Water Street, c.1860

The sole example of the Romanesque style is site #29, the Folsom Building, 59-65 Water Street, c.1896.

Representing the Sullivanese style is site #21, Styles' Drugstore, 105-107 Water Street, c.1880.

The most recent Colonial Revival style is expressed in site #30, the Mayer Building, 55 Water Street, 1915.

The New England vernacular brick industrial "style" is represented by site #80, the former Exeter Manufacturing Company mill complex, dating to the mid and late nineteenth century and the early twentieth century.

Commerce:

The commercial waterfront area has been continuously in trade and commerce since its settlement in 1638, when it was the center of trading in salted fish, lumber, and shipbuilding, with its related industries. The only surviving example from this early period is the c.1710 Gilman grist mill on Kimball's Island (#26). Regionally, commerce declined during the Revolutionary period, picking up again at the end of the 18th century. Exeter continued to prosper until the latter half of the 19th century when changed uses and technology brought about the decline of the waterfront. Significant surviving structures from this period include:

- site #37 - Wooden Building, 1 Water Street, c.1840
- site #32 - 39-43 Water Street, c.1833
- site #14 - 141-147 Water Street, c.1865
- site #8 - Louise's Sport Shop, c.1825
- site #25 - Lopardo's, c.1865

Fire destroyed many of the waterfront properties. Reconstruction entirely altered the character of the streetscape with the establishment

(See Continuation Sheet 8-4)

SEP 10 1997

United States Department of the Interior
 National Park Service

National Register of Historic Places
 Inventory—Nomination Form

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X Continuation sheet Significance 31 (Serial number) Page 4

of several impressive late 19th and 20th century commercial blocks. Today, Exeter retains this late 19th century scale from which its significance is derived. Commercial buildings of outstanding architectural merit include:

- site #10 - Merrill Building, c.1873
- site #18 - Carlisle Building, c.1875
- site #19 - Moore Building, c.1875
- site #20 - Burlingame Building, c.1874
- site #21 - Styles Drugstore, c.1880
- site #22 - Kimballs Hardware, c.1872
- site #23 - Indian Head Bank, c.1860
- site #24 - The Janvrin Block, c.1860
- site #29 - The Folsom Block, c.1896
- site #30 - The Mayer Building, c.1915

Industry:

Exeter's industry centered around the falls in the Exeter and Squamscott Rivers, where two dams were built. At the lower dam, which is now gone, Kimball's Island divides the river into two channels. Thomas Wilson built Exeter's first grist mill here c.1640. Regionally, lumber was the most important industry for over 100 years. Edward Gilman built the first two sawmills at the upper falls in 1640 and 1650, increasing the value of the abundant timber.

During the latter part of the 18th century there were a number of mills filling a variety of needs. In 1789 George Washington recorded in his diary that "in the town are considerable falls which supply several grist-mills, two oil-mills, a slitting mill and snuff mill." Six years later it was recorded that the falls "afforded seats for four double geared corn-mills, four saw-mills, two oil-mills, and one fulling mill."²

The only mill dating from this early period standing today is John Gilman's grist mill (#26) built c.1710. It has recently undergone rehabilitation and currently is used for office and commercial space. A mill foundation behind site #34 as well as several reinforced granite walls along the river recall mill activity along the waterfront.

1. Charles H. Bell, History of the Town of Exeter, N.H., Boston, 1888, p.331.
2. Ibid., p.331.

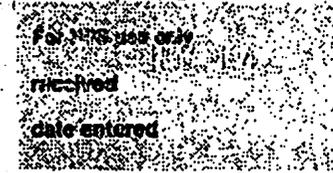
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National Park Service

National Register of Historic Places
Inventory—Nomination Form



X Continuation sheet Significance 35 Item number 8 Page 5

Shipbuilding became a vital industry and flourished up to the Revolution. The waterfront was once lined with blacksmiths, carpenters, and caulkers all working on ships, the largest reported to be five hundred tons burden weight. No evidence of this industry remains today.

The carriage, saddlery, and harness making businesses were very active, too, the centers being located on Franklin and High streets.

In 1827 two companies, the Exeter Mill and Water Power Company and the Exeter Manufacturing Company, were formed by a group of local entrepreneurs with the purpose of erecting a large cotton mill in town. The Water Power Company bought up water rights at the upper falls and conveyed to the Manufacturing Company power sufficient to run a 5000-spindle factory. The original mill opened in 1830; an addition erected between 1873 and 1876 doubled the original mill's capacity. The 1830 structure burned and was replaced in 1894 by a much larger factory building which still survives. The Exeter Manufacturing Company eventually owned all the water rights in town. It was not only the largest industry locally, the firm was among the three largest concerns in the state. Long after cotton mills closed in New England -- replaced by power mills in the South -- the Exeter Manufacturing Company carried on: it was the last cotton mill to operate in New England, continuing to produce cotton goods until World War II. In post-war years the company gradually turned to production of synthetics, remaining in this line until the company was bought out in 1966.

Structures in the district related to the Exeter Manufacturing Company are:

- site #80 - The Exeter Manufacturing Company mill complex, c.1840-1920
- site #72 - Mill agent's house, 11-13 Chestnut Street, c.1828
- site #66 - Mill housing, 25-27-29 Pleasant Street, c.1830
- site #44 - Mill housing, 4-10 Franklin Street, c.1828

Invention:

In 1824 Dr. William Perry established a mill on the east side of the Exeter River for the manufacture of starch from potatoes. During this time the manufacturers of cotton were importing British gum to use for sizing cloth and thickening dyes. Dr. Perry developed a process which provided a low-cost substitute for the British gum. It was merely a charred starch, which was sold and used primarily at the mills at Lowell. His mill no longer exists, but a related structure sits on site #62 where the basement was used to store a portion of the 30-40,000 bushels of potatoes used annually in this process. Locally, this was a significant mill providing a cash income to farmers who sold their potatoes to Dr. Perry.

From 1788-1821 Ebenezer Clifford and his family resided in the Gilman Garrison (#42). Clifford was an accomplished joiner, and an ingenious mechanic who was one of the first men to attempt to retrieve sunken property

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National Register of Historic Places
Inventory—Nomination Form

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date entered

X Continuation sheet Significance 36 Page 6

from local rivers with the use of a diving bell. Clifford's diving bell was primitive. Shaped like a pork barrel, it measured 5'9" high by 5' wide and contained two seats and had weights attached to the rim of the base.³ It could stay under water for an hour or more. It is reported that Clifford recovered a quantity of silver money from the wreck of a foreign vessel off the Isles of Shoals. Between 1806-1808 he salvaged some twenty tons of iron bar from a sunken gundalow under seventy-two feet of water in the Piscataqua River.⁴ All that is left of the diving bell is a wooden sawn which was used as a float to mark its position and communicate with the surface crew. It is now a part of the collection on exhibit at the Gilman Garrison.

Military:

During the 17th and 18th century Indian wars, privately owned garrison houses were an important form of protection utilized by the New England colonists, but few of these fortified dwellings remain. The Gilman Garrison is possibly the only remaining sawn log garrison house in the region still on its original site. The Garrison House, now a museum, is open to the public on a limited basis and owned by the Society for the Preservation of New England Antiquities.

Exeter served as the state capital (1775-1832) during the Revolutionary War. The militia was drilled in an area within the district called "Hemlock Square," (hemlock branches were planted on the muddy ground) located on the east bank of the Exeter River in the Pleasant Street area.

Transportation:

During the 17th and 18th centuries Exeter's growth depended largely on the development of the shipbuilding and lumber trades, and the water system which transported these goods to the marketplace. Exeter's landing became a major trading post where inland lumber supplies could be sold and loaded onto ships for delivery up and down the coast. The channel was much deeper than it is today and trade was conducted as far away as the West Indies. Merchants still depended on the river for transportation of their goods in the 19th century, and the design of their shops reflected this dependency. Most buildings in the "lower block" of Water Street have basements and sub-basements below grade. Goods were loaded from the river into the lower

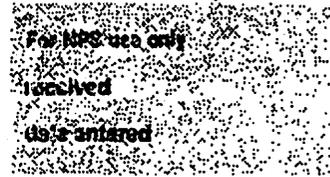
3. James L. Garvin, "Ebenezer Clifford, Architect & Inventor," Old Time New England, p. 33.

4. Ibid.

(See Continuation Sheet 8-7)

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National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



X Continuation sheet Significance 37 Item number 8 Page 7

basement through large doorways, then hoisted up two floors to street level.

The Exeter Waterfront Historic District is significant as an extremely well-preserved 19th century commercial and industrial center. The district is comprised of a variety of commercial, industrial, institutional, engineering and residential structures in a range of styles -- Georgian, Federal, Greek Revival, Italianate, High Victorian Italianate, Neoclassical and the New England brick vernacular for industrial structures. In addition, the district includes an extra-ordinary collection of early twentieth century storefronts. This dense, well-integrated waterfront center represents a microcosm of Exeter's development from earliest settlement to the present.

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Continuation sheet: Bibliography 38 Item number 9 Page 1

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National Park Service

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received

date entered

Continuation sheet 39 Geographical Data Item No. 10

Page 1

Verbal Boundary Description

Beginning at the midpoint of the intersection of Water Street and Main Street, the boundary of the Exeter Waterfront Historic District runs eastward down the center of Water Street to a point just beyond the intersection of Water Street, Front Street, and Chestnut Hill Avenue; thence southward along the property line between the Mobil gas station and Kurt's Restaurant, 42 Water Street (#38), southeasterly along the property line, thence eastward across an alley and northerly to the southwest corner of the Gulf service station property (#39); thence in a southeasterly direction following the southern property line of the buildings which line the south side of Water Street, crossing Clifford Street and following the property lines of Kost Tire Sales (#43) which is located on the corner of Clifford Street and Franklin Street; thence running in a southeasterly direction down the center of Franklin Street, turning and running along the property between Al's Muffler Town (#45) and 26-28 Franklin Street; thence crossing the river in a northeasterly direction to the southwest corner of the property of 11 High Street (#49); thence eastward along the southern property lines of the houses along the south side of High Street; along the southern line of the Josiah Smith House property (#53); crossing Gilman Lane, cutting across the property of the Gardner-Gilman House (#54) and the Josiah Gilman Smith House (#55) to a midpoint of the intersection of High Street and Portsmouth Avenue; thence westward down the center of High Street, turning and running northerly along the east property line of the Capt. J. Thurston House (#56) and 24-26 High Street; thence to the center of Hall Place Avenue, turning and running westerly along the northern property lines of the Col. Boardman Tavern, 20-22 High Street (#58) and 16 High Street; cutting across the property of 11 Hall Place and continuing along the northern property line of 10 High Street (#60); thence running northerly along the rear property lines of 7-9-11 High Street (#62) and 15-17 Pleasant Street (#63); thence crossing Hall Place, turning and running in an easterly direction along the southern boundary of 2 Hall Place (#64); thence in a northerly direction following the east boundary of 2 Hall Place (#64); 23 Pleasant Street (#65), 25-27-29 Pleasant Street (#66), and 1-3 Chestnut Street (#67); thence along the southern border of 5 Chestnut Street (#68); thence turning and running in a northwesterly direction, in a line 200 feet from the center line of Chestnut Street cutting across the rear property of 5 Chestnut Street (#68); crossing Woodlawn Circle, and cutting across the property of 9 Chestnut Street (#71), and 11-13 Chestnut Street (#73) until reaching the northern boundary of 11-13 Chestnut Street (#73); thence following the boundary in a southwesterly direction to the center of Chestnut Street; thence following Chestnut Street north to Jady Hill Avenue; thence turning westerly along Jady Hill Avenue to an entrance drive leading into the mill complex and following south along this right-of-way to a parking area and thence turning west to the river; thence following the shore of the river in

(See Continuation Sheet 10-2)

SEP 10 1984

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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40 Continuation sheet Geographical Data Form number 10 Page 2

a northwesterly direction; thence turning and crossing the Squamscott River in a southwesterly direction and meeting the southern shore just west of the Phillips Exeter Academy Boathouse (#5); thence crossing the Swayzey Parkway and following the northern boundary line of Exeter and Hampton Electric Company (#4) and 235-237 Water Street (#3); thence following the western boundary of 235-237 Water Street (#2) to the midpoint of the intersection of Water and Main streets.

Boundary Justification:

The eastern boundary of the district terminates at the intersections of High Street and Portsmouth Avenue. At this point the character of High Street changes. Since the mid-20th century, Portsmouth Avenue has become increasingly commercialized by extensive strip development.

The westernmost extent of the district has its boundary at the intersection of Main and Water Streets. At this end of the district the commercial character of Water Street becomes less dense, though distinct in contrast to the Phillips Exeter Academy buildings facing it, and the residential blocks which abut on both Main and Water.

The district's Franklin Street boundary on the southeast represents the visual terminus of the commercial area.

The District's northeast boundary along Chestnut Street and Jady Hill Avenue excludes from the District vacant property and mid- and late-twentieth-century industrial and residential property not compatible with the character of the historic area being nominated to the Register.

The District's boundary on Jady Hill Avenue, the mill complex rear entrance drive and the river excludes from the area nominated a small waste water treatment plant.

SEP 10 1984

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National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

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Continuation sheet 41 Form Prepared by _____ Item number: 11 Page 1

Original 1980 nomination form prepared by:

Lance Bennett & Jack Beard, Preservation Advisors
Stafford-Rockingham Regional Council
Water Street
Exeter, N.H.

(603) 778-0885

1984 district extension revisions to nomination prepared by:

David Chase, Preservation Consultant
5613 Boxhill Lane
Baltimore, Md.

(301) 435-8221

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Continuation sheet 42 Form number X Page 1

Accompanying Documentation:

This certifies that the properties illustrated in the 34 photographs submitted with the original 1980 Exeter Waterfront Commercial Historic District nomination are essentially unaltered as of September, 1984, with the following exceptions:

Photo #7: The Long House (#44), 4-10 Franklin Street, has been restored.

Photo #28: Roberge Photo (#16), 129 Water Street, a non-contributing building, is now (in September, 1984) being transformed with a new, more-or-less "post-modern" facade.

Photo #31: The Sears Automotive Center (#6) off Water Street, a non-contributing building, has been demolished: as of September, 1984 the site remains vacant.

The following photographs have been added to the nomination in order to document the above changes and to illustrate the Exeter Manufacturing Company mill complex (#80), added to the area nominated:

Photo #35: Aerial view of the Exeter Manufacturing Company mill complex and surrounding portions of the district.

Photo #36: View of the Exeter Manufacturing Company mill complex (#80) from the west, looking across the Squamscott River from the Phillips Exeter Academy Boathouse.

Photo #37: View of the Exeter Manufacturing Company mill complex (#80) from the east (Chestnut Street front).

Photo #38: View of the Exeter Manufacturing Company mill complex (#80) from the south.

Photo #39: Roberge Photo Shop (#16), 129 Water Street, as it appeared undergoing renovation in September, 1984.

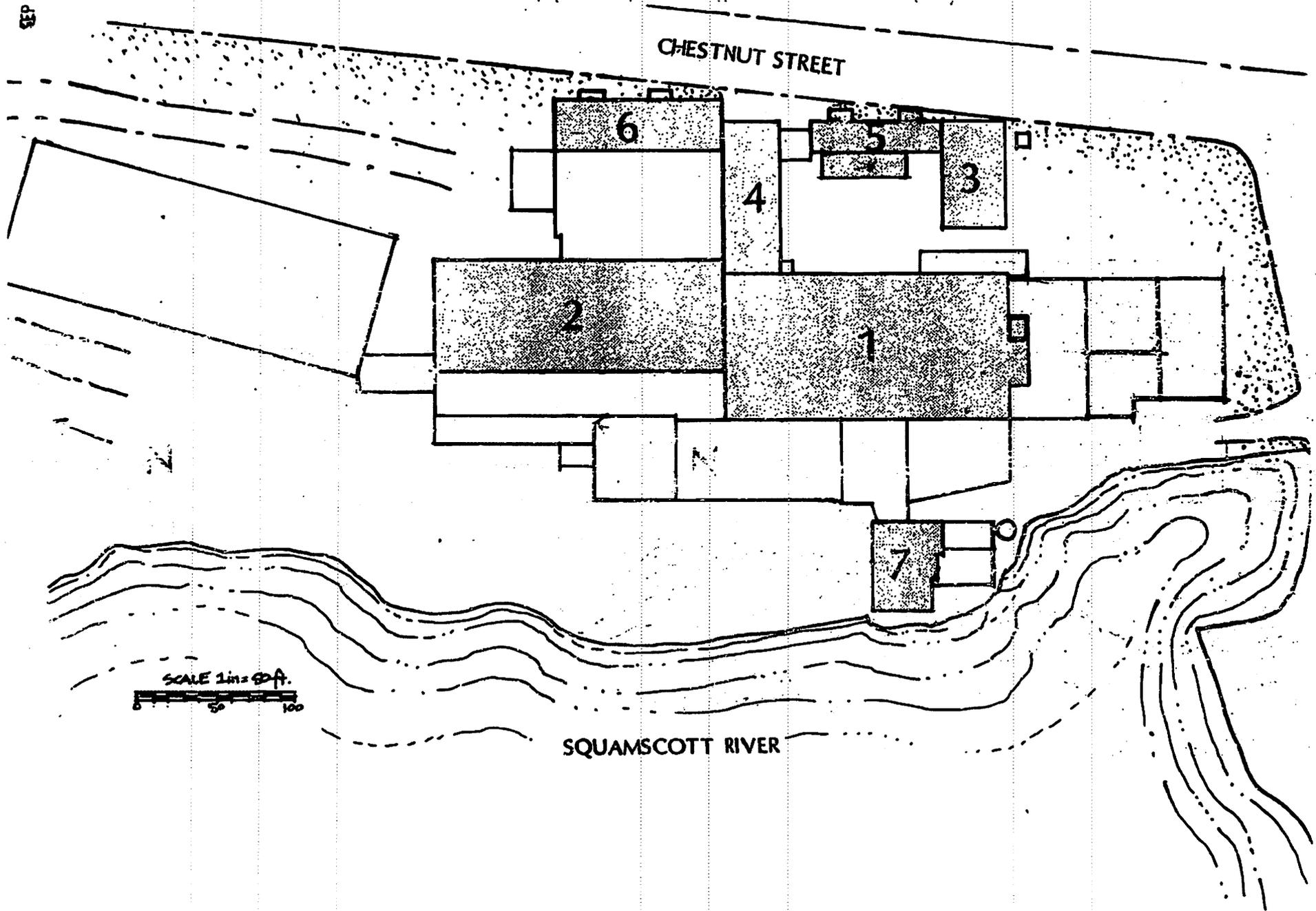
Photo #40: The Long House (#44), 4-10 Franklin Street, as restored.

SEP 18 1954

EXETER WATERFRONT COMMERCIAL HISTORIC DISTRICT

continuation sheet 43

SITE PLAN OF PROPERTY #80 EXETER MANUFACTURING COMPANY MILL COMPLEX



CHESTNUT STREET

SQUAMSCOTT RIVER

SCALE 1 in = 50 ft.



United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Exeter Waterfront Commercial Historic District
(Boundary Increase) Rockingham County, NH

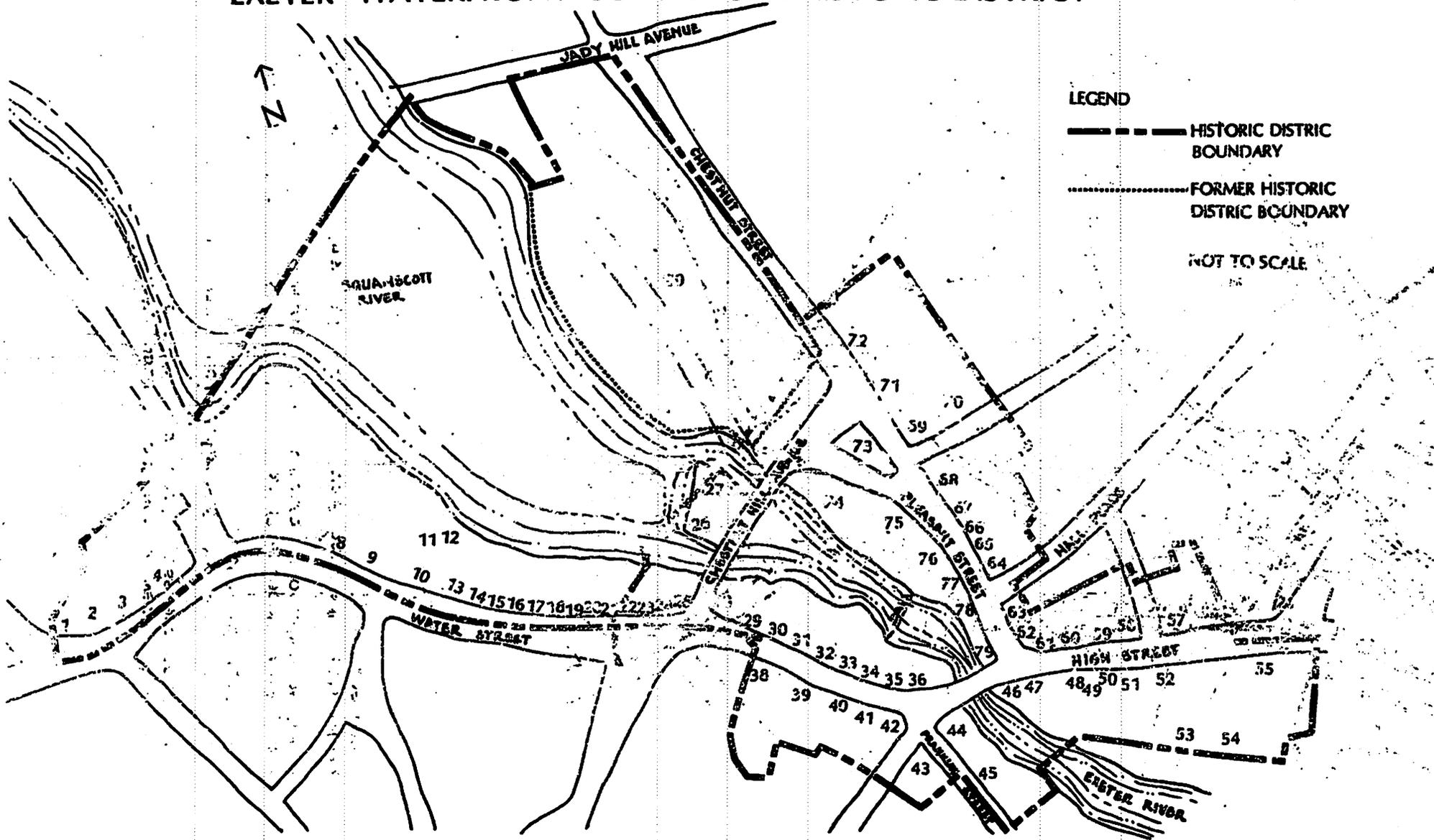
BOUNDARY INCREASE APPROVED

Date/Signature

Keeper *Richard Ryan* 12/29/86

Attest _____

EXETER WATERFRONT COMMERCIAL HISTORIC DISTRICT



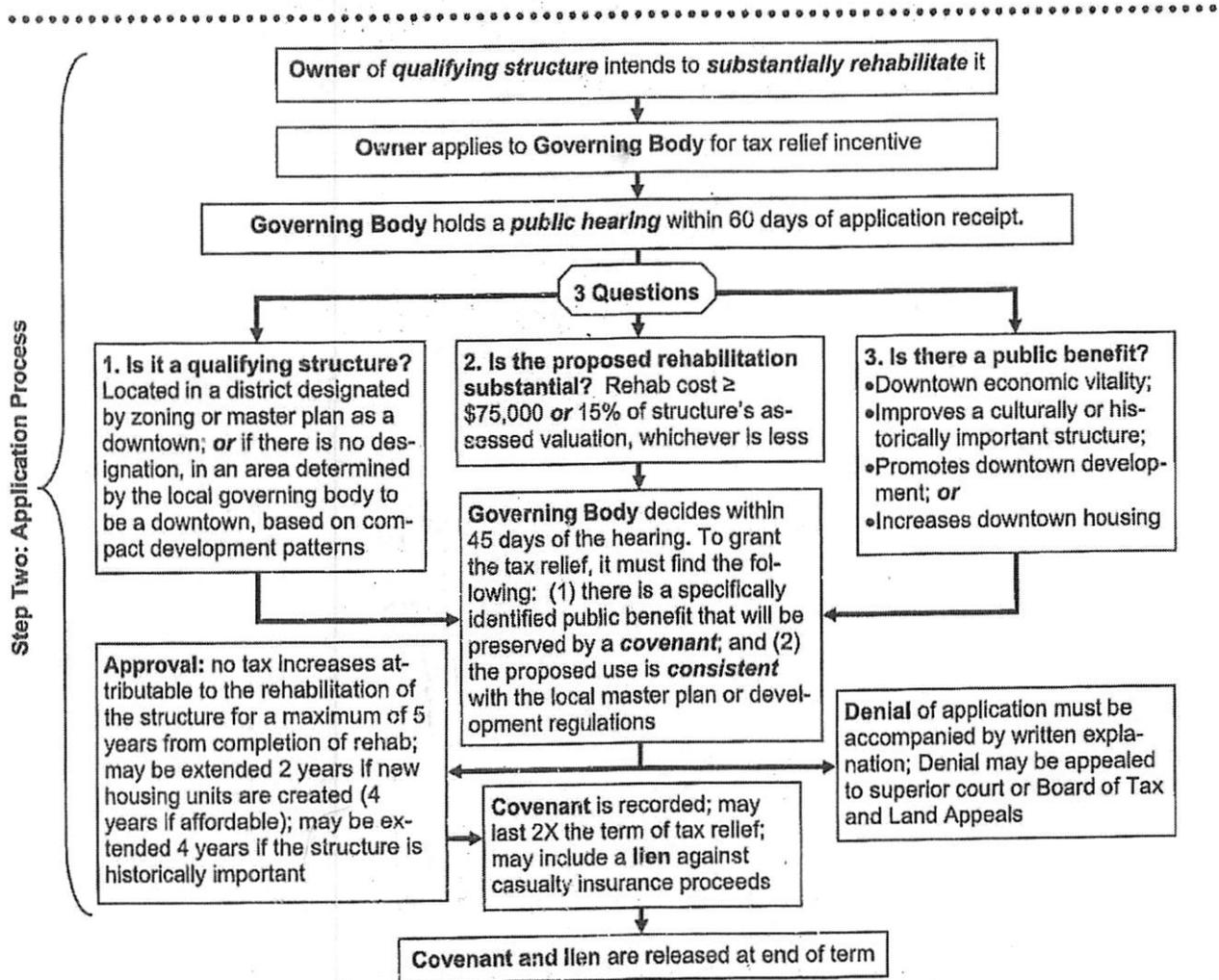
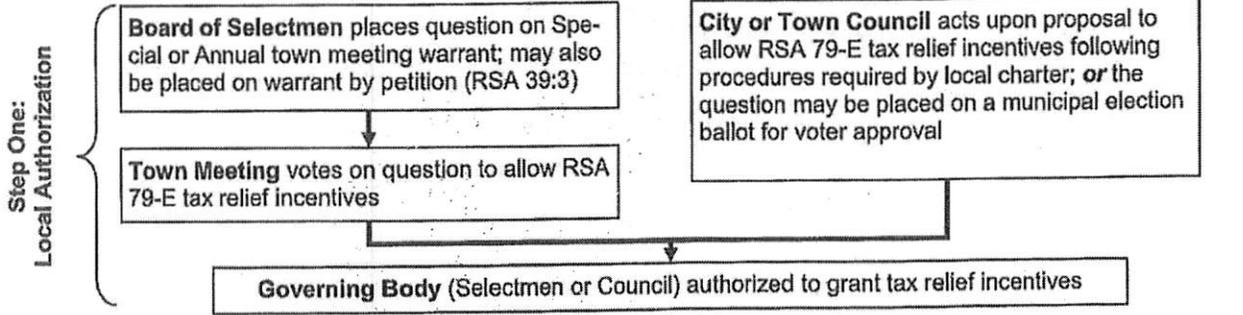
LEGEND

- HISTORIC DISTRICT BOUNDARY
- FORMER HISTORIC DISTRICT BOUNDARY

NOT TO SCALE



RSA 79-E Community Revitalization Tax Relief Incentive



Termination: the tax relief provided by a municipality may be terminated if the property owner fails to maintain or utilize the property according to the terms of the covenant, or fails to restore, rebuild, or demolish the structure following damage or destruction. The Governing Body holds a public hearing to determine the extent of the diminution of the public benefit; the tax relief may be reduced or terminated; if it is terminated, the property owner is liable for back taxes.

MUND (Mixed Use Neighborhood District) Presentation



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: May 1, 2020
To: Russel Dean, Town Manager
From: Dave Sharples, Town Planner
Re: Mixed Use Neighborhood Development (MUND)

I am writing this memorandum in response to your request for me to provide a brief presentation to the Select Board Monday night of the recently passed Mixed Use Neighborhood Development (MUND). I will be available to attend the meeting and provide the following information to be included in the Board's packets.

As you know, the Planning Board unanimously recommended adoption of the MUND and the voters of Exeter overwhelmingly approved this zoning change at the March Town Meeting. I provide a brief summary of the highlights of the MUND below. I have enclosed four documents that provide more in depth information. I have included the final adopted version of the MUND language. I have enclosed two project summaries that were created because I am submitting to the New Hampshire Planners Association for consideration of a Project of the Year Award. I have also included a memorandum from the Horsley Witten group dated July 18, 2019 as it has maps of the MUND areas, the responses to the public survey that was conducted, and other detailed information that describes the MUND and the process.

Brief Summary of the MUND:

The MUND is a zoning amendment that allows landowners a choice on how they develop their property within the C-1 and WC zoning districts. Maps identifying these areas are enclosed. It is important to note that this is optional and not required to develop property within the areas where the MUND is allowed. For example, a property owner can choose to develop their property under the conventional zoning rules or choose to develop under the MUND guidelines.

If a property owner chooses to develop under the MUND, there are several incentives to do so that include increased density, reduced parking requirements and a slightly higher height (up to 50'¼ stories) limitation. One extra story of height is allowed in the WC district and Downtown portion of the C-1 district only. The same height (35') and story (3) limitations still apply in the Lincoln Street area of the C-1 district. The WC already does allow 50' on the river side of the district but the MUND would allow the higher height/story restriction to the Water Street side of the district as well.

In "exchange" for these incentives, the ordinance requires that all developments provide a minimum of 10% affordable dwelling units. For example, if a development is proposing 14 units then 2 of the units must be affordable (as defined by the State) in perpetuity. The ordinance also requires high quality urban design standards that address critical elements of site circulation, site design, and building design.

I would like to close by stating that this project was truly a community wide effort and would not have been successful without the funding assistance from Plan NH, input from the public and the hard work of several town committees and the Horsley Witten group, the consultant firm hired by the Town. The Housing Advisory Committee, the Master Plan Oversight Committee, the Planning Board, and all the folks who participated in the survey and public forums should be recognized for providing invaluable support and input throughout this process.

Thank You.

enc (4)

HOUSEKEEPING

4.2 SCHEDULE I: PERMITTED USES

Insert MUND as an allowable use

DISTRICT	PERMITTED PRINCIPAL	PERMITTED ACCESSORY	SPECIAL EXCEPTIONS
C-1 CENTRAL AREA COMMERCIAL DISTRICT	Retail services, business offices, professional offices, medical offices. Hotels/motels. Bed and Breakfast. Child day care. Churches and similar places of worship. Community buildings, social halls, clubs, lodges and fraternal organizations. Essential services. Libraries, museums. Multi-family residential and multi-use. <u>Mixed Use Neighborhood Development</u> , Amusement Centers. Veterinarians and garden supply establishments. <u>Residential conversions.</u>	Off-street parking. Other accessory uses customarily incidental to the principal use. Home occupations	Residential conversions. Rooming and boarding houses by conversion only. Residential uses <u>not specifically permitted.</u>

WC WATERFRONT COMMERCIAL	Retail services, business offices, professional and medical offices. Hotels/motels. Bed and Breakfast. Churches and similar places of worship. Community buildings, social halls, clubs, lodges and fraternal organizations. Essential services. Libraries, museums. <u>Mixed Use Neighborhood Development</u> . Multi-use.	Off-street parking. Other accessory uses customarily incidental to the principal use. Home occupations	Marinas, docks, piers, (See Article 6.12 Marinas, Docks and Piers). Amusement Centers.
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MUND ORDINANCE

6.19 Mixed Use Neighborhood Development

6.19.1 Eligibility for Conditional Use Permit

An applicant may petition the Planning Board for a Conditional Use Permit, in conjunction with Site Plan Review, to develop a Mixed Used Neighborhood Development (MUND) in accordance with the following criteria:

- A. Allowed as a Use:** MUND must be identified as an allowable use for the zoning district in which the MUND would be developed, per Section 4.2 of the Zoning Ordinance.
- B. Collection of Uses:** The development would result in a mix of residential and non-residential uses on site. The collection of proposed uses may include only those enumerated in

Schedule I for the zoning district in which the MUND would be developed, except that multi-family residential uses will be deemed a permitted use when included as part of a MUND application. Therefore, any multi-family residential units contained within the MUND do not require a Special Exception.

- C. **Required Outcome:** Where the site on an application contains non-residential use, and an applicant proposes infill residential development to complement the non-residential use, or vice versa, the application may be reviewed as a MUND project. A mix of newly developed uses is not required as part of a MUND application so long as the resulting development will include a mix of uses on site.
- D. **Expansions or Alterations to Previous MUND Projects:** Expansions or alternations to projects previously approved as MUND projects may be reviewed under this section of the Zoning Ordinance.
- E. **Design and Inclusionary Housing:** Compliance with the terms of 6.19.4 (Inclusionary Housing) and 6.19.5 (MUND Design Standards) is required unless some ability for relief is specifically identified in those sections.

6.19.2 Parking Requirements

A. Minimum Parking Space Requirements

1. For residential use, the minimum number of parking spaces shall be one space per unit regardless of the number of bedrooms.
2. For non-residential use, the minimum requirements listed in Section 5.6.6 of the Zoning Ordinance shall be reduced by 50%.

B. Alternatives to Strict Compliance with Minimum Parking Requirements

The Planning Board may allow the applicant to provide up to 100% of the minimum parking requirements off-site. The applicant must demonstrate, through the use of maps and/or site plans, that the number of spaces is adequate and access will be safe and convenient.

6.19.3 Dimensional Requirements

The dimensional requirements provided in the zoning district in which the MUND would be developed shall govern with the following exceptions. These standards are unique to MUND applications.

A. The C-1 District

1. Minimum front yard setback shall be zero feet.
2. Maximum setback for newly constructed frontage building shall be twenty-five (25) feet. The design of frontage area shall comply with Section 6.19.5.D.

3. For the C-1 District located in Exeter’s Downtown—bordered generally by Water Street, Maple Street and Spring Street—this C-1 District shall have a maximum building height of fifty (50) feet or four stories.
4. For the C-1 District located along Portsmouth Avenue, this C-1 District shall have a maximum building height of fifty (50) feet or four stories.
5. For the C-1 District that contains portions of Lincoln Street, Garfield Street, and Rockingham Street, this C-1 District shall have a maximum building height of thirty-five (35) feet.
6. The area per dwelling unit requirement shall not apply to MUND applications.

B. The WC District

1. Minimum front yard setback shall be zero feet.
2. Maximum setback for newly constructed frontage building shall be twenty-five (25) feet. The design of frontage area shall comply with Section 6.19.5.E.
3. Maximum building height shall be fifty (50) feet.
4. The area per dwelling unit requirement shall not apply to MUND applications.

6.19.4 Inclusionary Housing

A. Purpose and Authority

1. Pursuant to the Exeter Master Plan, the Town wishes to expand housing diversity in mixed use districts in order to increase the vibrancy of these districts, stimulate the local economy, and provide access to rental and homeownership options that are not possible in other districts.
2. Pursuant to RSA 647:21, IV(a), MUND (and the associated inclusionary zoning requirement) is one of many allowable uses in the zoning districts where it is offered and is therefore voluntarily pursued by an applicant. Further, consistent with the aforementioned statute, the MUND uses inclusionary zoning in response to a series of incentives, including:
 - a. Maximum multi-family density in the C-1 District is one unit per 3,500 SF. Maximum multi-family density in the WC District is one unit per 750 SF. MUND removes these density caps and allows for parking requirements, maximum building height, and site constraints to dictate the number of allowable residential units.
 - b. Allowable building height is increased in two of the three C-1 Zoning Districts where an applicant pursues MUND.
 - c. Parking requirements for MUND applications are significantly reduced.

B. Restrictions on Sales and Rental Price

1. A minimum of 10% of all units proposed will be sold or rented at the prices specified herein for rental or home ownership. For the inclusionary units, the applicant may

propose exclusively rental, exclusively home ownership, or some combination of the two. Units shall be calculated as whole numbers and rounded up. For example, if 22 units of housing are proposed, three units are needed to meet a minimum of 10%.

2. For home ownership, the initial sales price shall be affordable for a household with an income not more than 80% of the HUD area median income for a family of four as most recently reported by New Hampshire Housing.
3. For rental property, rental rates shall be affordable to a household with an income not more than 60% of the HUD median area income for a family of three as most recently reported by New Hampshire Housing.
4. The inclusionary housing units shall be on-site and shall be designed and constructed in a manner that makes them fully consistent in form, materials, architectural details, and internal systems with market rate units in the same development.
5. Inclusionary housing units will be sold or rented at the required level of affordability in perpetuity using a deed restriction that includes a housing agreement. The deed restriction and housing agreement the owner proposes to use shall be submitted to the Planning Board as part of the development application process. Applicants are encouraged to contact the Planning Department for guidance on the development of an acceptable housing agreement.
6. No certificate of occupancy shall be issued for an inclusionary housing unit without written confirmation of the income eligibility of the tenant or buyer of the inclusionary housing unit and confirmation of the rent or price of the inclusionary housing unit as documented by an executed lease or purchase and sale agreement.
7. On-going responsibility for monitoring the compliance with resale and rental restrictions on inclusionary housing units shall be the responsibility of the Planning Board or its designee.
8. For rental inclusionary units, the owner or his/her designee shall prepare an annual report, due on January 31, certifying that the gross rents of affordable units, the sale and resale price, and the household income of renters/buyers are in compliance with this ordinance. Such reports shall be submitted to the Planning Board or its designee. Failure to submit the annual report, or an annual report that shows non-compliance, will be treated as violations of the Zoning Ordinance.
9. Where monitoring of income levels in rental inclusionary units shows the tenant no longer qualifies based on increases in income, the next available rental unit in the development shall be rented and restricted to the income level specified in subsection B.3 (above).
10. Inclusionary units offered for sale and approved by the Planning Board as part of a MUND and subject to RSA 674:58-61 shall require a restrictive covenant and lien granted to the Town of Exeter. The initial value of the lien shall be equal to the difference between the fair market value of the unit and its reduced affordable sale price, which is indexed according to the qualifying income standards. The Town's lien is indexed over time at a rate equal to a consumer price index identified in the restrictive covenant and lien document. Future maximum resale limits shall be calculated as the fair market value minus the adjusted lien value and a transaction administrative fee.

Subsequent sales prices are not limited based on income targets, but on the housing unit's fair market value, minus the adjusted lien value.

6.19.5 MUND Design Standards

A. Purpose

Pursuant to the Exeter Master Plan, the Town provides design standards herein to ensure the districts where MUND can occur will continue to develop in a manner that creates active, safe, and walkable neighborhoods. Development approved as part of MUND applications will follow core principles of good urban design by locating buildings, parking areas, sidewalks, and walkways in a manner that facilitates comfortable pedestrian travel. Further, the architectural style of new buildings will incorporate important principles of traditional New England architecture to ensure new construction is consistent with Exeter's architectural heritage. The Town also recognizes that these areas are heavily developed, and it may not be possible to redevelop properties or develop infill projects while strictly adhering to these principles of urban design and traditional architecture. These standards therefore include opportunities to deviate from strict compliance where it is in the best interest of the Town.

B. Applicability of Design Standards

The following design standards apply to MUND applications. These standards are in addition to other building and development standards found in these regulations and supersede other standards where a conflict may exist. As part of the Conditional Permit application, the applicant may propose, and the Planning Board may allow, deviation from any of the design standards below where an applicant can demonstrate one of the following conditions:

1. The proposed deviation represents a need that goes beyond convenience for the applicant or is requested primarily as a cost-saving measure.
2. The scope of site disturbance and construction improvements will not include any work related to a particular site design standard. For example, if a pre-existing parking area will be retained and remain undisturbed through the redevelopment process, the Planning Board may deem that site design standards for parking will not apply and the parking lot may remain in its pre-existing form. The Planning Board shall review these requests on a case-by-case basis and may condition the approval of an application on future improvements to the site creating greater compliance with these design standards.
3. The scope of development and construction improvements will not include any work related to a particular building standard. For example, if a pre-existing building will be retained and unimproved, building standards will not apply and the building may remain in its pre-existing form. The Town may still require conformance with standards related to signage, lighting, and similar features where practicable.

4. The location of pre-existing buildings, utilities, accessways, or other built features creates a situation where it is not practicable to achieve compliance with the design standards.
5. Site topography, the condition of underlying soils, or pre-existing contamination create a situation where it is not practicable to achieve compliance with the design standards.
6. Landscaping requirements would make it impossible to provide parking spaces that would otherwise enable the development of housing.
7. Deviation from site design standards would facilitate better stormwater management or site circulation.

C. Application Contents

The applicant shall provide the materials called for in the Site Plan Review and Subdivision Regulations for the Town of Exeter. It is the responsibility of the applicant to depict site design, architectural elevations, and street level renderings in a manner that allows the Planning Board to clearly determine compliance with these design standards.

D. Circulation

The design of individual properties or groups of properties shall reinforce the purposes of MUND by encouraging pedestrian and bicycle circulation. Pedestrian and bicycle infrastructure shall be provided using the following site design techniques:

1. Pedestrian connections between sidewalks and buildings and between buildings separated by a parking lot shall be designed to be safe, broad, and easily identifiable.
2. Pedestrian connections that cross parking lots must be designed to clearly show that the space is primarily dedicated to pedestrian traffic using raised or alternative surfaces, signage or raised landscaped islands that serve as a safe resting area for pedestrians between automobile travel lanes.
3. Where sidewalks or other pedestrian or bikeways intersect with automobile driveways or lanes, raised surfaces and/or durable, decorative alternatives to conventional pavement must be used to connect sidewalks or bikeways across the automobile lane. On its own, striping across the asphalt used for an automobile lane to connect sidewalks or walkways is not adequate to achieve this goal.

E. Property Frontage (see Figure 6.19.5.1)

Buildings located along the property frontage (frontage buildings) shall be located and oriented to engage pedestrians that may pass along the frontage of the property.

1. Frontage buildings, whether newly constructed or re-used, shall be connected to the right-of-way in a manner that facilitates pedestrian and/or bicycle activity. The areas between the front façade of frontage buildings and the right-of-way shall accommodate pedestrian/bicyclist space and associated amenities.
2. Travel lanes for automobiles shall not be located in the frontage area except where access driveways into the site are needed.

3. Frontage sidewalks should be reinforced concrete and have a minimum width of eight (8) feet. The Planning Board may approve varied finishes for the reinforced concrete or alternative materials that are consistent with the purposes of MUND. Standard asphalt coverage is not appropriate for sidewalk areas. Where the distance between the edge of pavement in the street and the building façade allows, sidewalks may be greater than eight (8) feet wide. The remainder of this area may include benches, lighting, landscaping, street trees, trash receptacles, and other amenities. Where space in the frontage is adequate, site plans shall identify which amenities the applicant is committed to providing.

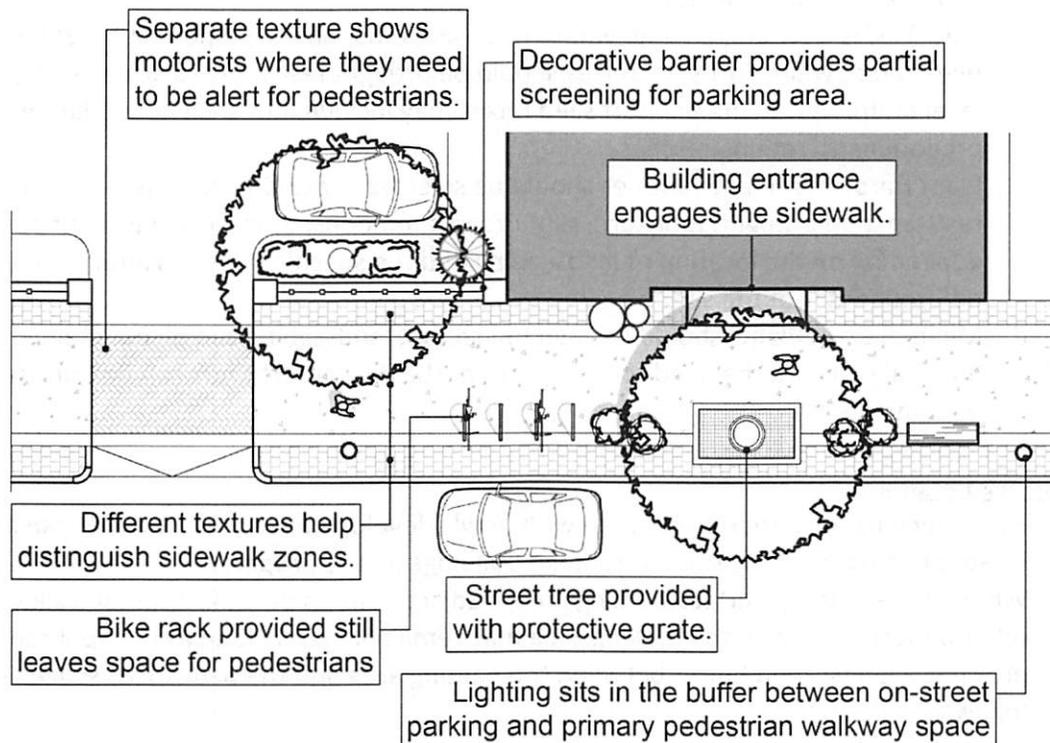


Figure 6.19.5.1

F. Landscaping

1. Street trees must be spaced along the sidewalk at an average frequency of one tree every 40 feet.
2. All areas of a site that are not rendered impervious through the development of structures, parking features, circulation features, or other hardscape features should be landscaped with vegetation.
3. Native species should be used wherever possible in landscaped areas. No tree, shrub, or any other plant shall be installed that has been included on the most recently published list of prohibited plants by the New Hampshire Department of Agriculture, Markets and Food.

4. Landscaping, trees, and plants must be planted in a growing condition according to accepted horticultural best practices and shall be maintained in a healthy growing condition. Where applicable, ANSI A300 Standards for Tree Care Operations, as revised, shall apply. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced, no later than the following growing season, as long as the site plan remains valid. This condition is not intended to circumvent the revocation procedures set forth in State statutes.
 - a. All-Season: Landscaped areas should be designed to remain functional and attractive during all seasons through a thoughtful selection of deciduous, evergreen, berrying, and flowering plant varieties.
 - b. Turf: Turf is discouraged and, where it is used, must not be planted in strips less than five (5) feet wide. Turf seed mixes should be drought resistant. To achieve a high level of drought tolerance, turf seed mixes may include, but shall not be limited to, a predominance of fine fescues.
 - c. Plant Hardiness: Plant varieties should be selected for cold-hardiness as well as resistance to drought, moisture, salt, urban conditions, or insects and other pests depending on the location of landscaping and the specific stressors anticipated for different areas of the site.
 - d. Minimal Care: Plants should be selected so that landscaping can be maintained with minimal care and the need for irrigation, pesticides, or fertilizers can be minimized or eliminated.

G. Surface Parking

1. For surface parking areas associated with newly developed sites, parking areas shall be located behind or to the side of frontage buildings on the property.
2. Where a pre-existing surface parking area is adjacent to a sidewalk, internal walkway, or other pedestrian space, the parking area may remain in use so long as the applicant provides a landscaped buffer between the parking area and the pedestrian space as follows:
 - a. At a minimum, the landscaped buffer shall include a decorative barrier, which may be designed as brick or stone finish walls, decorative fencing, or a combination of these treatments.
 - b. In addition to and inclusive of a decorative barrier, to the extent practicable, the landscaped buffer should include planted areas designed to provide separation between the surface parking area and the pedestrian space while allowing pedestrians to maintain visual awareness between the two areas. The parking area shall not be fully screened from the pedestrian way. (see Figure 6.19.5.2)

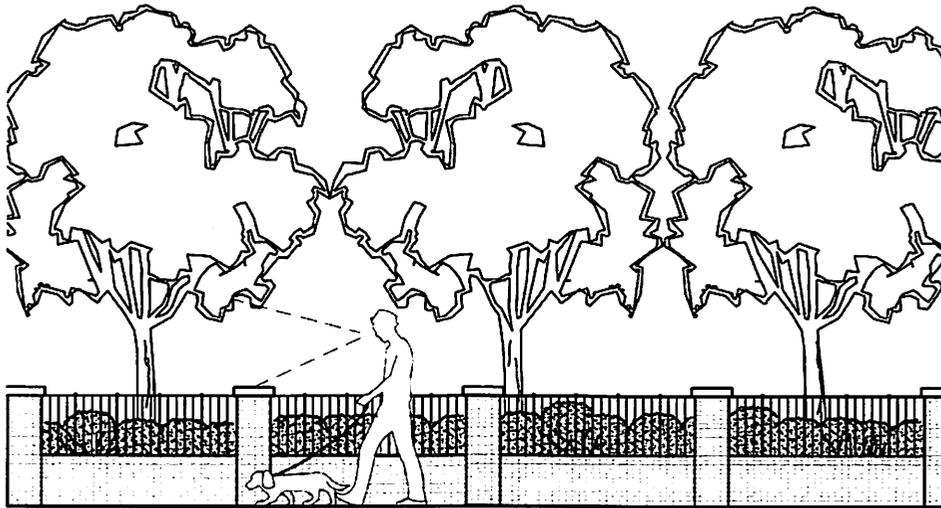


Figure 6.19.5.2

3. For developments with proposed surface parking areas of ten (10) spaces or more, a minimum of ten percent (10%) of the designated parking area shall be landscaped. This calculation may include any landscaped borders surrounding the parking lot where the landscaped borders are predominantly ornamental vegetation and/or are specifically designed to provide stormwater treatment. Borders that are predominantly stone, turf, fencing, or screening shall not be counted toward this requirement.
4. The ends of parking aisles in surface lots that are more than fifteen (15) spaces in length must incorporate landscape islands at either end of the row. Each island shall include at least one tree that is two (2) inches in caliper at the time of planting. Where the length of a parking aisle exceeds twenty-five (25) spaces, additional landscaped islands must be installed at regular intervals. This interval must not be more than every thirteen (13) spaces.
5. Parking areas for five (5) or more cars or any travel lane that lie along a side or rear lot line shall be separated from adjacent properties by a landscaped buffer at least five (5) feet in width. This standard does not apply where the travel lane or parking area is intentionally designed to cross the property line to facilitate better circulation and/or shared parking.

H. Fencing and Screening

1. All solid waste enclosures, service areas, mechanical equipment, and utilities must be screened from view through the use of fencing and/or landscaping that is effectively opaque.
2. Chain link fencing is prohibited in front and side yards within MUND proposals unless it is necessary for security standards unique to the individual use, is vinyl coated, and is screened using evergreen trees (minimum six (6) feet in height) and/or shrubs.

I. **Lighting** (see Figure 6.19.5.3)

1. Lighting for parking areas and public/gathering spaces shall be decorative in shape, scale, and finish, with detailed, articulated treatments for the base, post, fixture, and crown. Where decorative street lighting is already installed, the design of proposed lighting standards and fixtures must be consistent with or complementary to said lighting.
2. Light poles and fixtures must not exceed twenty (20) feet in height.
3. Height is measured from finished grade to the highest point of the structure. Structural features used to anchor light standards (e.g., concrete pilings) must not protrude more than six (6) inches from the ground.

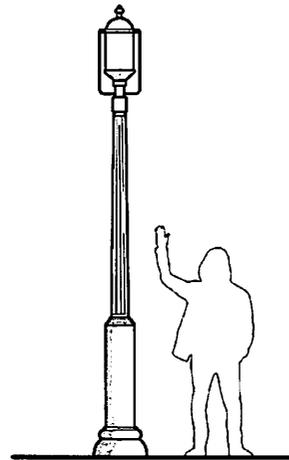


Figure 6.19.5.3

This illustration shows the proper scale and attention to aesthetic detail.

J. **Building Form** (see Figures 6.19.5.6 and 6.19.5.7)

1. Multi-story buildings must clearly articulate the base, middle (where applicable), and top of the building using cornices, borders of distinct material, or other articulating features on every visible surface of the building.
2. In new non-residential or mixed-use construction, ground floors in a MUND application shall be a minimum of eleven (11) feet from floor to ceiling to enhance the pedestrian streetscape, regardless of the overall building height.
3. All buildings with façades longer than forty (40) feet must articulate the façade with varied rooflines, distinct signage for multiple tenants, awnings, arcades, pilasters, columns, recessed spaces and/or entrances, and any other features that serve to add texture to these longer façades.
4. The front façade of any new frontage building shall be designed to appear as the front of the building and shall have a primary entrance.

K. **Building Entranceways** (see Figures 6.19.5.6 and 6.19.5.7)

1. All buildings must have a principal façade and entry (with operable doors) facing a street or other area dedicated to pedestrian circulation. Buildings may have more than one principal façade and/or entry. Primary entrances not facing a street must open onto sidewalks or other designated pedestrian areas that are at least ten (10) feet in width. The street façade must be designed to appear to be a principal point of entry for the building.
2. Main entrances must incorporate architectural features that draw attention to the entrance. These features may include covered porches, distinct sidewalk surfacing, porticos, recessed doorways, and awnings.

L. Roofline Form (see Figures 6.19.5.6 and 6.19.5.7)

1. The roof design for new buildings shall provide a variety of building heights and varied roofline articulation. Local models reflecting traditional New England architecture shall provide context for the selection of roof forms. These models include gables, gambrels, flat roofs, mansards and any jointed configuration of these styles. Decorative spires or towers may also be used to articulate rooflines and to provide focal points within a complex of principal buildings.
2. For new buildings or replacement roofing, industrial style metal materials visible from the street shall not be permitted. Metal roofing materials that use decorative finishes and textures for visual accent may be allowed. Visible metal materials necessary for structural integrity, fastening, sealing or other essential purpose are also allowed.
3. Where flat roof lines are proposed, flat roofs shall have decorative cornices or parapets that shield all views of any mechanical systems located on the roof from the street or from windows at a lower elevation in adjacent buildings.
4. Downspouts shall match or be complementary to gutters in material and finish.
5. Utilities and protuberances through or on the front facing roofs are highly discouraged and should generally be shielded from view.

M. Dormers (see Figure 6.19.5.4)

1. On pitched rooflines, dormers shall be used to break up roof surfaces and shall be provided at a minimum frequency of one per thirty (30) horizontal feet or fraction thereof.
2. Dormer styles may include doghouse, eyebrow, or shed dormers.
3. Windows shall fill the face wall of the dormer to the maximum extent practicable and match the windows in the rest of the building.



Figure 6.19.5.4

The dormer on the left shows the proper scale and form of a dormer window. The dormer on the right provides a window that is too small and shows no aesthetic detail.

N. Fenestration (see Figure 6.19.5.5)

1. Window bays in façades above the first floor (above street level) shall have a minimum width-to-height ratio of 1:2. Multiple bays may be placed immediately adjacent to one another in order to create larger window areas. This does not apply to dormers (see subsection L)
2. Mullion pattern and thickness shall reflect traditional New England design with broad decorative surfaces between windows. Mullion finishes that would be highly reflective or industrial in nature are not allowed.

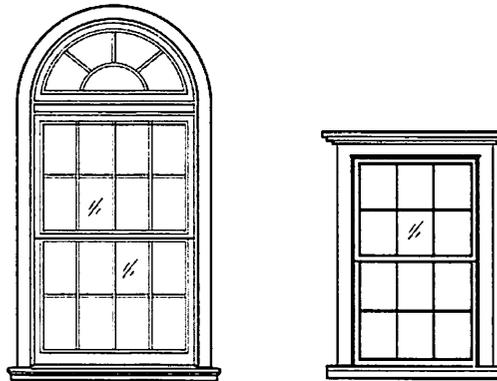


Figure 6.19.5.5

These windows show how different treatments still comply with the basic design standards.

3. Windows on the ground floor shall begin no lower than two (2) feet above street level and shall extend at a minimum height of seven (7) feet from street level.
4. Clear, non-reflective glass with minimal tinting shall be used at street level to allow maximum visual interaction between pedestrians and the interior of the building.
5. Street level façades shall have a transparency of at least fifty (50) percent.

O. Building Materials

1. Materials and building treatments shall be used that reduce the visibility of buildings from distant vantage points and shall be consistent and compatible with traditional New England design and construction.
2. Where more than one material is used for siding, traditionally heavier materials (stone, brick, concrete with stucco, etc.) shall be located below lighter materials (wood, fiber cement board, siding, etc.). The change in material shall occur along a horizontal line, preferably at the floor level.
3. For finished siding and foundations, natural materials such as brick, stone, wood/concrete clapboards and shingles, and slate are allowed. Asphalt shingles or similar materials for roofing are allowed. High-quality cement-fiber siding designed to preserve the traditional aesthetic character of the district is also allowed.
4. Finish colors should be used to differentiate between important features (e.g., foundations, entranceways, windows, decorative borders, etc.) and can be used to differentiate between building stories. Generally, it is preferable to use two or three colors inclusive of masonry. The main color(s) on a building should generally be nature blending, earth tone, neutral, or pastel in character. Bright colors should be limited to accent features and/or entranceways. High intensity colors, metallic colors, or fluorescent colors should not be used.



Figure 6.19.5.6

This image is designed to illustrate several of the MUND Design Standards.

Roofline Form: The image shows the interplay between dormers and jointed roofs. In this case, a jointed gable configuration along the "doghouse" dormers reflects typical New England architecture.

Ground Floor Design: The ground floor is slightly taller than floors above it and incorporates a high level of transparency to visually connect people on the sidewalk with what is available inside the building.

Entrances: The entranceways to the building are made more prominent through the use of signage and different materials.

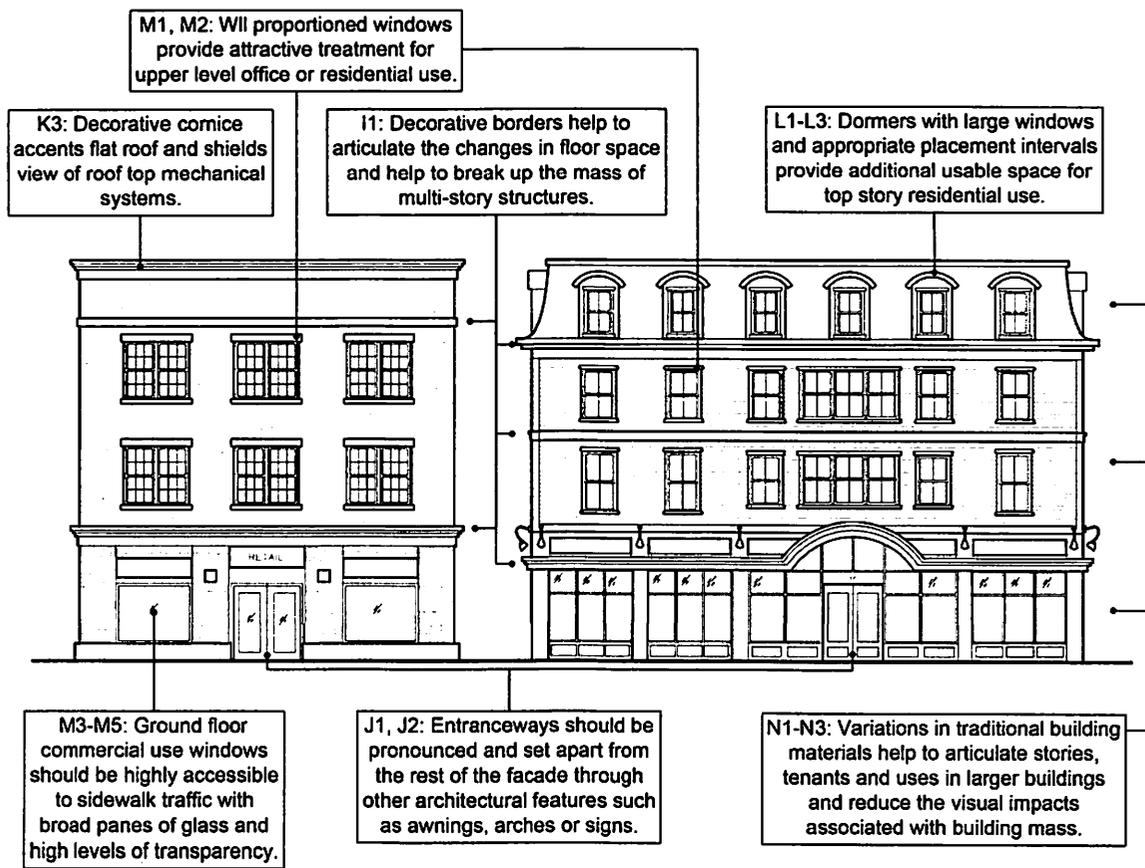


Figure 6.19.5.7

Project of the Year – Exeter Housing Future

Project summary

Exeter Housing Future is an ongoing initiative that has the goal of helping the Town of Exeter meet local and regional housing needs. Emerging from the Community Master Plan, *Exeter Housing Future* officially kicked off with a Municipal Technical Assistance Grant (MTAG) from PlanNH (with matching funds from the Town of Exeter). The grant was used to fund a project that combined public outreach and education with placemaking and zoning reform. Project consultant Horsley Witten Group led the effort with support from the Rockingham Planning Commission.

The first project under *Exeter Housing Future* was adopting innovative zoning tools that will facilitate the development of more diverse housing in three different walkable, mixed use centers. First, the Lincoln Street area is a mid-scale mixed use neighborhood that holds tremendous potential for transit-oriented development with the adjacent commuter rail station. Second, the Portsmouth Avenue area has lost some of its historic charm over the years and the new zoning provides significant incentives for infill and redevelopment that is more consistent with the traditional, walkable neighborhood character that defined the area decades ago. Finally, the Downtown is nearly built out and has already achieved much of the desired vision for this area. The new zoning removes regulatory barriers like overly burdensome parking requirements and dimensional standards that could hamper re-occupation of existing buildings or conversion to residential use. Highlights of the zoning package include:

- Incentives in the form of increased building height, dimensional relief, and parking relief.
- Inclusionary zoning that requires a minimum of 10% of housing to be deed-restricted as affordable by state definition.
- Illustrated design standards that address critical elements of site circulation, site design, and building design.

The public engagement process for *Exeter Housing Future* was designed to educate, inform, and build support from residents. A combination of traditional media, social media, electronic surveys, e-blasts, and public workshops was used to connect with as many people as possible. The final result of the project was the unanimous recommendation for adoption of the zoning by the Planning Board.

Project of the Year – Exeter Housing Future

Summary of how the project meets award criteria

Exeter Housing Future was funded through a Municipal Technical Assistance Grant (MTAG) from PlanNH, with matching funds from the Town of Exeter. Funding was used to hire a professional planning and zoning consultant, Horsley Witten Group, Inc. and the Rockingham Planning Commission. The project included an intensive public engagement campaign, which resulted in the overwhelming approval of significant zoning amendments that will facilitate the development of more diverse housing in three different walkable, mixed use centers.

CRITERIA:

Originality

To what extent does the project incorporate creative and innovative ideas?

Exeter Housing Future is a blend of public education and housing strategy implementation that will have a lasting positive impact on the Town of Exeter. Born out of the recently adopted Community Master Plan (2016), this initiative is designed to continue as the spearhead for developing a diverse housing stock that meets the needs of the community and the region. The project that is being nominated represents a milestone in *Exeter Housing Future*, culminating in a significant zoning change in areas of Town previously identified as appropriate for growth.

The zoning approach developed for this project is innovative for several reasons. First, instead of using an overlay approach or establishing new districts, the zoning relies on introducing a new allowable use in the Commercial-1 and Waterfront Commercial Districts. This approach caused the least amount of disruption in the existing ordinance, creating a package that did not have to revise or replace significant amounts of existing regulation. This approach is also familiar to local leadership, having used something similar for cluster subdivisions and specific types of senior housing. Second, the zoning package uses a series of incentives in the form of increased building height, dimensional relief, and parking relief to require 10% of new housing to be deed restricted as affordable per the State definition.

A final point of innovation in this regulatory package is the emphasis on high quality urban design. The incentives discussed above not only unlock the provision of deed restricted affordable housing, but they are also accompanied by detailed design standards. The standards cover circulation, property frontage design, landscaping, parking area design, fencing and screening, lighting, building form, entranceways, rooflines, dormers, fenestration, and building materials. Many of these standards are accompanied by “textbook” illustrations to help both the Planning Board and the applicant understand how compliance is achieved.

Transferability

How does the project serve as an example to others?

There are likely dozens of communities in New Hampshire that are facing similar challenges as those addressed by Exeter with this project. The desire to strengthen historic town centers, revitalize commercial strips, and enhance walkability in mixed use centers is an important focus

of building sustainable communities. Zoning tools that enhance a sense of place while incentivizing housing diversity will be critical to the success of cities and towns across the state. From a technical perspective, this project provides realistic incentives that will demonstrate how zoning tools like the Mixed Use Neighborhood Development (MUND) can be successfully applied.

Importantly, this ordinance language was vetted with senior staff members at the New Hampshire Housing Finance Authority (NHHFA). Not only did staff provide invaluable feedback on the zoning language details, but the issue of future monitoring was discussed at length. Monitoring of affordable units is not as common in New Hampshire as in some other New England states, so it was critical to understand the capacity and responsibilities of the Town and other agencies. The language for establishing deed restrictions in the ordinance and supplemental deed language was chosen specifically to allow NHHFA to act as the monitoring agent moving forward.

As a final point of transferability, it is important to note that the vote to pass this ordinance was unanimous. This level of support was the result, in large part, to extensive education efforts and outreach that occurred over the prior year (see Public participation below). The tools and techniques used to discuss the benefits of placemaking and affordable housing in the community can be adapted to other communities very easily and effectively.

Quality

To what extent does the project show excellence of thought, analysis, writing, mapping, graphics and presentation?

This project benefitted significantly from previous work in the community. The Housing Advisory Committee (HAC) had published the *Report of the Exeter Housing Advisory Committee* (2017), which provided excellent analyses documenting the need for different housing types in Exeter, including those that were the focus of this report. Further, the Community Master Plan had also provided its own analyses and a policy framework that served as the foundation for this project.

Building on these analyses, the project used a zoning audit approach to identify barriers to the development of multi-family housing in the target areas. These barriers were detailed in a memorandum to the Town (attached) and presented numerous times in public meetings (attached PowerPoint) and through the project website. The memorandum discussed each barrier individually and provided technical recommendations for addressing each one. These recommendations became the foundation for the final zoning language. The consultant brought their experience from other New England states to the project, as well as their firsthand experience with Exeter, to develop a zoning package that worked seamlessly with the local ordinance but also used best practices from other municipalities in the region.

Comprehensiveness

How have planning principles been observed, especially in support of other public objectives? To what extent does the submission produce results for other programs important to the local

community?

The focus of Exeter Housing Future is the implementation of strategies that will create a more diverse housing stock. However, the outcome of the project is designed to address multiple planning objectives, including:

1. Using design standards to ensure high quality urban design that will re-enforce the traditional walkable fabric of these areas.
2. Concentrating housing near available transit opportunities. This is particularly germane to the Lincoln Street C-1 district, which has immediate access to commuter rail service.
3. Concentrating housing near amenities and services to increase access, particularly for pedestrians.
4. Providing regulations that encourage infill development.
5. Providing regulations that make it easier to re-use historic structures. It should be noted that the permitting process for converting large historic homes into multi-family housing was significantly streamlined as part of this process.

Public Participation

How has the project encouraged participation and included those left out of similar efforts in the past?

The public participation process was designed to encourage participation by using a variety of platforms. Electronic communication and the use of a variety of media platforms were critical to expanding and maintaining awareness of the project. Coverage in the local newspaper, the use of several Facebook pages, and e-blasts through a variety of networks were used to drive people to a project website that was designed specifically for the project. The use of a custom website allowed the Town to control messaging and content, and also served as a platform for posting draft documents and administering surveys.

A project survey was deployed with assistance from Rockingham Planning Commission that was designed to test participants' knowledge of housing issues in the community, gauge their preferences and acceptance levels for different housing types, examine their preferences related to the three different study areas, and gauge their comfort level with the overall project. A combination of traditional questions and visual preference techniques were used. Just over 250 residents took the survey (results attached).

Two traditional public events were also held were well attended. The first public workshop used a breakout group format to discuss the strengths and weaknesses of each study area, providing a sample of what many residents valued most in each area. The second public event was open house format, providing an opportunity for the public to view posters designed to explain the various recommendations from the consultant before zoning language was crafted.

Implementation

How has the project made a difference in the lives of the people affected?

It is difficult to determine the impact of the newly adopted zoning as it just occurred and then was immediately followed by the COVID-19 pandemic. With that said, there has been

considerable coordination between the Town and property owners since adoption occurred. Several property owners have reportedly held onto plans for redevelopment with hopes the new zoning proposal would be adopted and are now considering to move forward.

Horsley Witten Group

Sustainable Environmental Solutions

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MEMORANDUM

TO: David Sharples, AICP – Exeter Town Planner
CC: Exeter Housing Advisory Committee (HAC) and Planning Board
FROM: Horsley Witten Group, Inc. (HW)
DATE: July 18, 2019
RE: Exeter Housing Future Update

The following memorandum serves as a brief update for the Planning Board and the Housing Advisory Committee (HAC) relative to the Exeter Housing Future project.

Outreach and Engagement

HW and the Town have completed one public workshop and a community-wide survey. The results of these exercises are posted on the project website www.exeterhousingfuture.com and attached to this memorandum. Some of the findings are referenced in the body of the memorandum below.

Geographic Focus of The Project

This particular study is looking at the potential for more housing diversity in the **C-1: Central Area Commercial** zoning district, which is located in three different areas in and around the center of Town. The C-1 currently allows for a mix of residential and commercial development. While residential uses of any kind are already desired and allowed in these areas today, they have not lived up to their potential.

The three areas zoned as C-1 include much of Downtown, the Lincoln Street corridor near the train station, and the southern end of Portsmouth Avenue. These districts are outlined in red on the aerial photos below. It should be noted that the **Waterfront Commercial** district is also an important part of the Downtown area, and HW will consider whether changes to this district would be consistent with the goals of the project.

Downtown

Current: Downtown Exeter is the centerpiece of the community. Walkable streets lined with historic buildings create a vibrant district that serves as the Town's cultural, civic, and commercial core. The area includes amenities and assets that can easily be accessed by automobile, by bicycle, or on foot.

Potential: Enhance opportunities for downtown housing in a way that strengthens the historic character.

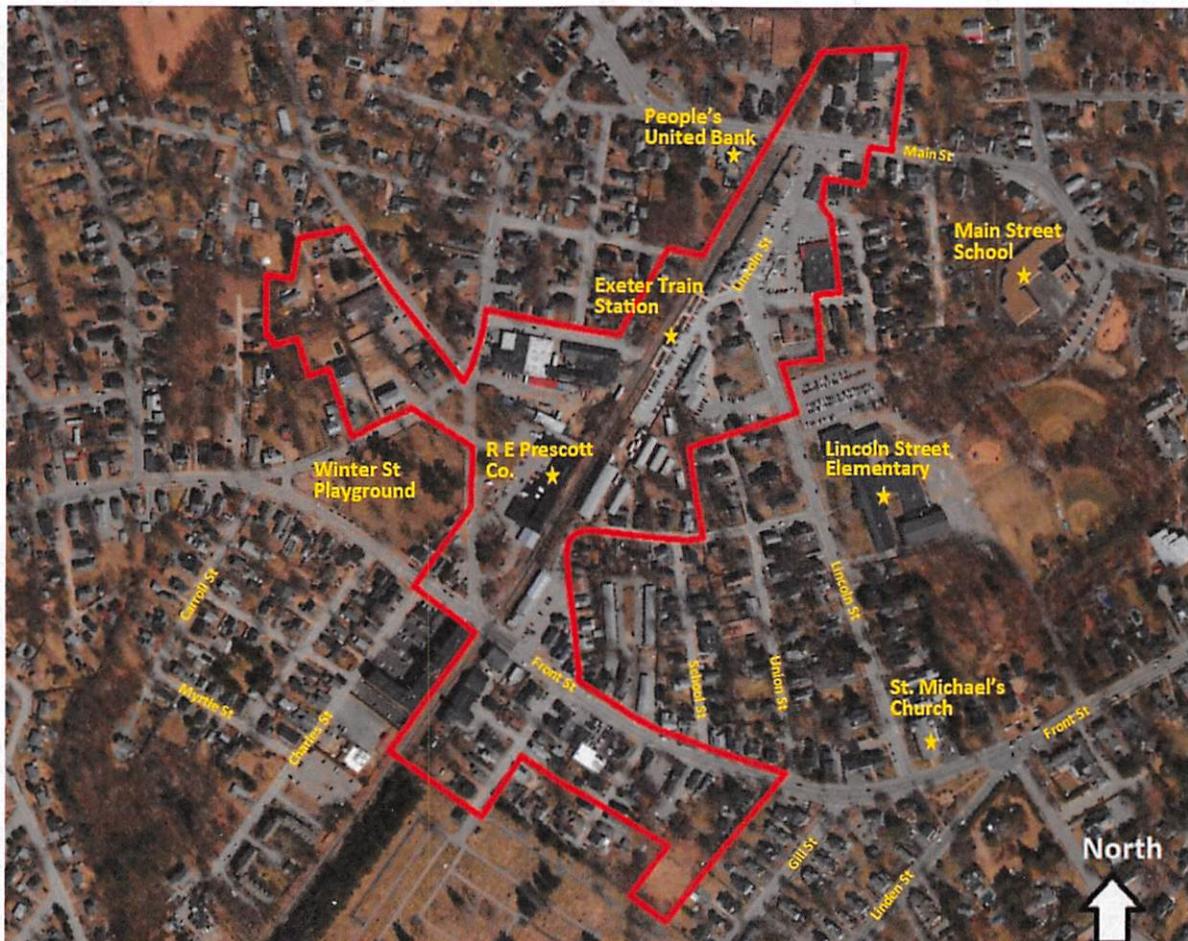


Feedback: The majority of residents who answered the survey felt there was the potential for modest growth in the area. However, 27% of respondents felt there was no growth potential at all. While this “no growth” stance was less than half of the “modest growth” stance, it was more than double the no growth stance for Lincoln Street (13%) and Portsmouth Avenue (10%).

Lincoln Street

Current: Lincoln Street connects Main Street to Front Street. The area is bounded by several residential neighborhoods and contains a small commercial center, train station, and two schools— Lincoln Street School and Main Street School.

Potential: Lincoln Street has the potential to become a new “great place,” a different type of downtown that is more geared toward serving the residents of Exeter with additional housing, safe routes to schools, access to mass transit, and neighborhood scale commercial.



Feedback: The percentage of residents who felt there was the potential for modest growth in this area was 42%. Notably, the Lincoln Street area had the highest number of respondents saying “significant growth” would be appropriate (34%). Comments provided at the public forum and in the survey suggest there is a notable portion of the population that worries about losing some of Lincoln Street’s charm if considerable redevelopment occurs.

Portsmouth Avenue

Current: The area of Portsmouth Avenue being studied runs from High Street to Green Hill Road. This area is an eclectic mix of single family and small multi-family homes along with “strip commercial” development.

Potential: Mixed-use development and enhance roadway and circulation for pedestrians and bicyclists.



Feedback: The percentage of residents who felt there was the potential for modest growth in this area was 44%. Notably, another 31% of respondents felt there was room for “significant growth.”

Zoning Analysis

Currently, multifamily residential is allowed by right in the C-1, and other types of housing (including single and two-family homes and the conversion of existing residential buildings into multifamily residential uses) are allowed as special exceptions. Throughout the years, the existing zoning in the C_1 (and some surrounding districts) has produced housing. Examples include the row of townhouse condos built along South Street in the 1980s, the townhouses built along Franklin Street just a couple of years ago, a house on South Street converted into condos, condos built along Portsmouth Avenue, and the conversion of upper stories of commercial buildings along Water Street into residential condos.

As the HAC reports, there is clearly a desire and a need for such housing alternatives at a range of price points. Some of the townhouses on Franklin Street have sold for over \$700,000, while the condos on Portsmouth Avenue have been selling more affordably in the high \$100,000s and low \$200,000s. Both meet local housing needs in their own ways. The question remains as to why so little has been built given the demand. This analysis explores several aspects of the Town's current zoning ordinance that may be dampening development opportunities for housing alternatives. Each analysis is followed by potential recommendations for removing barriers.

Public Capital Facilities Impact Fees

The Issues: These fees are generally a good tool for managing growth in the town. They ensure that new development – particularly traditional residential subdivisions – pay their fair share of the additional burdens they will place on capital facilities and public schools. For example, the Planning Board can determine the additional impacts a development may have on water and wastewater facilities, public roads, public schools, and other municipal facilities such as libraries, recreation, public safety, etc. The Board would then set a fee to cover the proportional impacts. While this is generally a sound policy, any impact fee represents additional development cost and can be a barrier to development, including the types of housing development the Town desires in the C-1 zoning district.

Recommendations: The Planning Board has the right to grant full or partial waivers of these impact fees, based on several conditions laid out in Sec. 11.7 of the Zoning Ordinance. Consider adding a Sec. 11.7.5 that would waive this fee for any residential building with two or more dwelling units located in the C-1 zoning district. This may serve as an incentive for the development of housing alternatives. Further, the incremental impact of such development in these central areas is likely to be far less than the impacts of a new subdivision farther from the center of town.

Residential Conversion Criteria

The Issues: As noted above, the development of multifamily residential is currently allowed in the C-1 district by right. However, the conversion of an existing residential building to a multifamily residential building is only allowed with a special exception and must comply with several criteria. The impacts of a new multifamily residential building are arguably more

intense than the conversion of an existing building to multifamily residential. However, the ordinance does not reflect this condition. For example, demolition or significant redevelopment of an existing building to make way for a newly constructed 12-unit apartment building is allowed by right, while the conversion of an existing single-family residence to a three-unit building (even without expanding the footprint) requires a special exception. Further, converting existing buildings to multifamily residential helps maintain the historic character of these areas and in many cases makes the preservation of these buildings more financially viable. In the context of the C-1 zoning district, it should be just as easy to convert an existing building to multifamily residential as it is to build a new multifamily residential structure.

Recommendations: Criteria for Conversions are located in the Notes of Sec. 4.2 Schedule I: Permitted Uses. The Town should consider allowing conversions by right (not with a special exception) in the C-1 zoning district and exempting conversions from the following criteria:

- *Conversion cannot have more than 4 dwelling units.* Consider lifting this requirement, and allowing however many units the market will bear, so long as all building code and parking requirements are met.
- *Minimum lot size calculated by unit.* Consider lifting this requirement and keep the minimum lot size of the underlying zoning district, regardless of the number of units.
- *Structure has been a residence for a minimum of 10 years.* The Town should consider allowing the conversion of *any* existing building in the C-1 zoning district to multifamily residential (or mixed-use), regardless of the current or past use of the building.
- *Lot must meet a minimum of twenty percent (20%) open space.* Since the open space requirement in the C-1 zoning district is 5%, there are likely a number of existing buildings that could not meet this 20% criterion. Consider changing this so that a conversion in the C-1 must not result in a *decrease* in the existing open space on the lot if that open space is already below 20% or simply enforce the 5% minimum that applies to other buildings.
- *One of the dwelling units shall remain owner-occupied.* While this stipulation makes sense in residential zoning districts, it is probably not necessary in the context of the C-1 zoning district. Exeter needs more rental options, and even this small barrier may be having an impact.
- Continuing to require evidence of adequate septic facilities and Planning Board approval for expansions of greater than 400 feet makes sense.

Parking Requirements

The Issues: Parking requirements can be a significant barrier for housing alternatives in already built-up areas. Many small lots simply cannot accommodate the required parking, and this can be a larger impediment to approval than actual housing density. Consequently, the Town should consider parking reductions for residential uses in the C-1. It is our understanding that the Town has generally been flexible in relaxing parking standards for commercial uses in this area, arguing that shared parking and other such arrangements can be used to mitigate parking needs. The same argument can be applied to residential uses. Some people who choose to live

in and around downtown may not have or want a car. Others may share a car or be willing to rent a parking space off site. If a developer feels he or she can successfully rent or sell dwellings without dedicated parking, the Town should consider letting the market decide.

Recommendations: Currently, multifamily dwellings with two or more bedrooms require two parking spaces, and studio and 1-bedroom units require one parking space each. In addition, one guest parking spot is required for every four units in a multifamily residential development. This may make sense for a new apartment complex on several acres of land, but not in the context of the C-1.

For example, an eight-unit apartment building with four one-bedroom units and four two-bedroom units would require 12 parking spots plus two guest spots for a total of 14 parking spots. Depending on the design of the parking area, parking could consume over 4,000 SF in a district where the minimum lot area is 5,000 SF.

The Town should consider eliminating residential parking requirements in the C-1 zoning district. This would allow developed sites where there is simply no physical way to provide parking to continue switching uses and making improvements without requiring a variance. Instead of demanding a minimum number of spaces, applications could include a narrative report that simply explains how parking will be accessible. If Exeter is not comfortable with this unconventional approach, the Town could consider the following reductions to the parking requirements for residential uses in the C-1:

- Eliminate the requirement for guest parking.
- Require 1 parking space per unit regardless of bedroom size; OR
- Require 1.5 spots for every 2+ bedroom unit and 0.5 spots for every studio or 1-bedroom unit.

Dimensional Standards

The Issues: The dimensional standards for the C-1 zoning district are generally appropriate for the type of development desired. However, the Town should consider changes to Lot Area Per Dwelling Unit and Building Height. Currently, the minimum lot area per dwelling unit is 3,500 SF in the C-1. This means that even a simple quadplex (4-unit) apartment building would require a 14,000 SF lot (about 1/3 of an acre). In the context of a district with a 5,000 SF minimum lot area, this standard is a barrier to the development of housing alternatives.

Building height is currently capped at 35 feet.

Recommendations: The Town should consider eliminating the minimum lot area per dwelling unit in the C-1 and allow other factors to determine the appropriate number of dwelling units. These factors can include market preference/demand, requirements for parking and other site design standards, and Building Code standards. If the Town does *not* opt to eliminate the

parking requirement for residential uses in this zone, then the number of dwelling units should be dependent on the ability of the developer to provide the required parking per unit.

As for building height, while 35 feet is probably consistent with development in all three C-1 zoning district areas, the Town could consider raising this limit. Portsmouth Avenue, as a busier thoroughfare without a lot of strong architectural context, could probably accommodate buildings up to 50 feet or 4 ½ stories in height. The downtown area has the neighboring context of the architecture at Phillips Exeter Academy, where many handsome buildings reach four or five stories in height. Downtown could consider an increase to 50 feet or 4 ½ stories in height, which would match the height limits on the water side of Water Street. Of course, the historic district regulations would continue to play a large role in moderating exactly what could be built or changed in much of downtown. Lincoln Street is the one area where an increase in height over what is allowed currently would require more careful consideration given the many smaller single-family homes in the surrounding neighborhood.

Trade Offs: What Should the Town Ask for in Return?

As discussed, Exeter needs housing alternatives at a range of price points. All the recommendations above are designed to make it easier and more affordable for developers to provide such housing alternatives. However, in granting this new flexibility, it is reasonable for the Town to expect more in return. Increased density in these areas, in and of itself, is a good and desirable thing for the Town, but there are many urban design factors that can help make density more livable and attractive. Exeter's historic context is a defining element of these neighborhoods and should provide context for future development.

Below is a discussion of the types of design standards the Town should consider within the C-1 district. Further, while smaller homes and apartments can be naturally more affordable than single-family homes on larger lots, the market demand for housing alternatives in Exeter can actually keep prices for such homes quite high. The Town should consider "Inclusionary Zoning" within the C-1 district to ensure that a percentage of new homes remain affordable.

Design Standards

The following design standards could apply to all development in the C-1 district, except for one- and two-unit homes. These standards would be in addition to other building and development standards found in the Town's zoning ordinance and would supersede other standards where a conflict exists (except the Historic District standards, which would supersede these design standards in the case of conflict). Note that the text below represents the *types* of standards the Town may consider. HW will expand upon these topics with specific standards at the direction of the Town.

Circulation

The design of individual properties or groups of properties must encourage pedestrian and bicycle circulation. Pedestrian and bicycle infrastructure shall be provided based on specific site design techniques. Requirements for crosswalks, signage, and pathways are examples of how this would be achieved.

Property Frontage

The property frontage is the area where the public way (usually the sidewalk) meets private property (usually the front yard or façade of the building). The location and design of frontage buildings, and associated frontage areas, are extremely important to achieving the goals of a walkable, mixed-use district, as they will shape the quality of experience for people in the public realm. Specific site design techniques would address pedestrian and bicycle access across frontage areas, location of parking and travel lanes, street trees, and sidewalks.

Landscaping

All areas of a site that are not rendered impervious through the development of structures, parking features, circulation features, or other hardscape features will need to be landscaped. Landscaping may occur as installed or retained vegetation in accordance with specific standards.

Parking Areas

While access to adequate parking is important in mixed-use areas, the location and design of parking is even more critical to ensure walkability and an attractive environment. Specific site design techniques will address location, buffering, and landscaping of surface parking and requirements for bicycle parking.

Fencing and Screening

Proximity to things like solid waste enclosures, services areas, mechanical equipment, and utilities may require specific site design techniques for proper fencing and screening, to ensure they do not become nuisances. Standards prohibiting chain link fencing may also be considered.

Lighting

Lighting for parking areas and public/gathering spaces are important from both public safety and aesthetic standpoints. Specific site design techniques will address the shape, scale, and finish of outdoor lighting features as well as practical considerations such as glare, light trespass, and luminosity standards.

Building Form

The uses within a given building should be largely immaterial so long as the building itself meets some basic design standards. Specific site design techniques will address the vertical articulation of multi-story buildings, minimum floor to ceiling heights for all ground floor spaces, and horizontal articulation (to avoid long stretches of blank walls). A list of appropriate roof types can also be considered.

Building Entrancesways

In a successful walkable, mixed-use area it is critical that building entrancesways be obviously visible from the street, both for pedestrians and drivers. Specific site design techniques can address location of principal façades and entryways, relationships with the street or other areas dedicated to pedestrian circulation, and architectural features that draw attention to the entryways.

Inclusionary Zoning

Exeter is a desirable place to live, and many residents are looking to downsize and live in smaller homes within walking distance of shops and services. This demand means that many people not only want to live in such homes but will pay a premium to do so. Smaller homes don't necessarily equate to homes the average person can afford. The goal of providing additional workforce/affordable housing is at the core of this project. To that end, where the Town may be removing a number of potential barriers to multifamily home development, it is appropriate to consider using tools that ensure long-term affordability for some of these units.

The power to establish inclusionary zoning (IZ) ordinances is granted to New Hampshire communities under the statutes providing for Innovative Land Use Controls, RSA 674:21, I (k). Exeter already has an inclusionary housing ordinance incorporated into its zoning provisions for elderly congregate health care facilities and open space development. This has worked well, and many of the existing standards and processes could be applied to new residential development in the C-1 district. However, the Town may also choose to take a fresh look for this area instead. Below are some decision points for the Town to consider related to IZ in the C-1 district.

Applicability

The Town will need to set a threshold for the number of new homes that would trigger this requirement. Since these are relatively small areas with limited opportunities for large-scale development, HW suggests a trigger of four or more new homes.

Incentives

IZ is generally only successful when developers receive adequate incentives to make up for the provision of affordable homes. If adopted, the recommendations for removing barriers (above) could serve as incentives for developers. If more incentives are deemed necessary, the Town may consider offering a "density bonus" as is currently applied to elderly congregate health care facilities and open space development. However, this point would be moot if the Town chooses to eliminate the minimum lot area per dwelling unit standard in the C-1 district.

Number of Affordable Units and Level of Affordability

The Town will need to decide what percentage of new homes would be affordable. Currently, the Town's IZ requires that 20% of the total number of proposed units be provided as affordable: 15% for households with incomes between 80 and 120% of the area median income

(AMI) and 5% for households with incomes below 80% AMI. The Town may want to reach out to local developers to see what they think is feasible in the context of the C-1 district.

Length of Affordability and Control of Resale

To be worthwhile, a home must remain affordable for a minimum length of time. Currently, the Town's IZ requires deed restrictions and a recorded housing agreement that limit the resale value to no more than the purchase price plus two times the accumulated consumer price index for a period of 30 years. This is probably a reasonable length of time and an appropriate mechanism for ensuring long term affordability is maintained in the C-1 district.

If Exeter would like to take a fresh look at its IZ mechanisms, there are some existing resources in New Hampshire to help communities address this issue successfully. The Strafford Regional Planning Commission and the Workforce Housing Coalition of the Greater Seacoast recently prepared a model "Affordable Housing Restrictive Covenant and Agreement" that other communities can use as a template. Also, the New Hampshire Housing Finance Authority has prepared a "Long Term Value Retention Model," through which municipalities may ensure affordability of housing units over time. Though again, if Exeter is happy with its current mechanisms, there is no need to reinvent the wheel.

Next Steps and Schedule

The Town's ultimate goal is to produce zoning language for adoption by late September of 2019. To achieve this goal the following conceptual schedule is provided. Changes can be made to accommodate other obligations of the Board.

July 25	Brief update to the Planning Board on outreach results and technical assessment.
August 21	Public Forum to present zoning ideas.
August 22	Quick update to the Planning Board.
September 5	Memorandum to the Planning Board and HAC summarizing our proposed zoning approach and providing draft language. This would go in their packet for September 12.
September 12	HW presents concepts for regulatory reform to the Planning Board.
September 19	HW delivers a complete zoning package to the Town.
September 26	HW has final discussion with the Planning Board if needed.

Attachment
Raw Notes from Project Kickoff
April 17, 2019

The following text represents the “raw notes” taken from our Public Kickoff Meeting on April 17, 2019. These will be preserved as documentation of the small group discussions that took place that evening.

1. Look at the three planning areas, what do you really like about these areas today?

Lincoln

- Walking
- Diversity of business (proximity to each other)
- Connectivity
- Open space (green space)
- Proximity to school
- Housing diversity (avoiding being too dense)
- Amtrak access
- Young people
 - Burnham’s
 - Vintage style
- Connection is personal with shops
- Funky: Jerry’s + RJ
 - Unique/ family friendly
 - Local business
 - Protecting trees/ natural resources
- Attracts creativity + arts
- School is an anchor to area
- Mixed use w/elevator
- Train and Lexies
- Arjays Hardware
- Fabric store
- Walking
- Diversity in architecture
- Easy access to train
- Newer shops
- Services that neighborhood needs, hardware, dry cleaning
- Access is great
- Economic development (culture)
- Walkable
- Retro feel
- Affordability of housing
- Train
- School
- Playground
-

Downtown

- Everything

- Historic look
- Rear building on water
- Shops that look nice (not strip)
- Architecture
- Ribbon Factory
- Shops are for local needs not just office
- Condos upstairs
- New sidewalks
- Mix of commercial space
- Quaint feel
- Civilization of people/ NH Exeter
- PEA provides a lot comm
- More diverse restaurant, variety
- Accessible for walking
- Green space
- Historic signage
- Waterfront access
- Diverse restaurant
- New coming
- Rents affordable compare to Portsmouth
- Traffic brings people
- Walkability
- Activities all year round
- Walkability, mixed use
- History/ sense of place
- River
- Waterfront
- Green space
- Benches

Portsmouth

- Sidewalks (want more)
- Traffic barriers
- Business is good but look and feel is not
- Commercial area
- business

2. What could be improved?

- Add bike lanes on Portsmouth Ave
- Lincoln St. need additional sidewalks (Front St. end) (structure to parking lot)
- Downtown- improve traffic flow
- More commuter parking on Lincoln
- Change style of crosswalks everywhere
- Make architecture style complimentary to the rest of the neighborhood
- Need more public transit that connects to the 3 study areas

- Need more biking options by the train
- Bring back loka
- Connect Lincoln to downtown
- Parking
- Local transit loop
- Safer on bike
- Visual improvement
- More self-sustaining
- Build a second story
- Grocery store/services
- Less car driven
- Nike Bridge Bros for housing/Mixed use
- Handkerchief shops
- FBC
- Farmer MKT downtown
- Upgrading building in response to infrastructure investment
- Convenience store
- Getting to downtown is tough
- Well placed large parking garage
- Parking on Lincoln
- Focus on commuter (3-4 stories multi-use w/ elevator)
- Auto/traffic
- Lack of green space/ trees in Lincoln area (lots of pavement)
- Add bike lanes on Lincoln
- Lots of potential. Focus on attracting young families
- Downtown
 - Parking
 - Auto free zone or trolley
 - Rent-need lower rent to draw people in
 - Electric underground
 - Alternative mode of transportation
 - Focus on other area
 - Portsmouth
- Portsmouth
 - Increase footprint up towards 101, it would be the better vocation for mixed
 - More trees
 - Change zoning- prospect to high St. to capture street front buildings w/ parking or behind
 - Make corner @ high St. appealing
 - Traffic backup @ intersection- rotary, one way
 - No condo
 - Change boundary to remove over 55 housing near Walgreen
 - Connect future opportunity to Exeter common

- Coffee shop, deli, commercial nook, breakfast
- Grocery/corner store
- Improve pedestrian crossing and safety (police help)
- Lack of respect for downtown (residences, kids, early release days (police help))
- Maintenance, trash clean up
- Riverwalk upgrade- more accessible
- More walkable
- Room for apartments
- Accountability for land lords not maintaining apt, high rents
- 2nd and 3rd floor opportunities
- Pull building closer to road
- Fill in with residential
- Good bakery
- Sidewalk improvements, improve streetscape, buffer
- Bike lane and racks
- Public boathouse or racks
- Improve the town gateways to make them attractive welcoming
 - Train station, Portsmouth ave
- Zoning should allow large homes to convert to units
- Conserve historic character
- Lincoln- parking @ station, school lot, more TOD development- build on pedestrian improvements (intermodal)
- Downtown- parking- timing or shared? limited timing, traffic, ioka (town incentive), more culture, theater, music
- Portsmouth- more apartment, cottage, more green-all parking lots, not too high 2-3 stories, some authentic buildings, sidewalks, beautification
- Portsmouth
 - More green space
 - More affordable housing
 - Limit lighting/ signage
 - Mixed used
 - Bike path
 - Public path
 - Uber/Lyft/ Airbnb
- Downtown-
 - Better circulation
 - Pedestrian bridge (Swasey St)
 - Limit lighting/ signage
 - Invasive removal
 - Onaway traffic pattern
 - Bik paths
 - Public transit
 - Uber/ Lyft/ Airbnb

- Tourist amenities (more formalized downtown, history, natural resources)
- Pedestrian bridge train depot to Rockingham
- Awareness of how to get from forest/train to downtown
- Lincoln- convert Tomega-puexs
 - More affordable housing
 - Limit lighting/ signage
 - Change name of Lincoln to Depot Square
 - Sidewalk on fringe neighborhood
 - Bike paths
 - Dog park
 - Public transit
 - Uber/Lyft/Airbnb
 -

3. Do you think people would want to live in these neighborhoods?

- **Yes**
 - i. Polite people
 - ii. Safe
 - iii. Authentic
 - iv. Walkable
 - v. access to 95 and natural resources
 - vi. close to everything
 - vii. lack of national chains
 - viii. strong art community
 - ix. Lincoln- walk to school, bowling, fun, kids, park
 - x. Downtown- walkable, good parking, historic
 - xi. Proximity to seacoast, highway
 - xii. Walkable downtown
 - xiii. School system
 - xiv. Demand is high
 - xv. Live-work-play
 - xvi. Culture
 - xvii. Safe, walkable
 - xviii. Access to nigh city (Boston beach, mths
 - xix. Young people late 20/ early 30 w/ young child
 - xx. Retirees- living,
 - xxi. Access and walkable
 - xxii. Downtown- accessibility, culture
 - xxiii. Lincoln-train, sense of community, close to schools, architecture, diversity of activity

4. If no...why not? If yes...what's the attraction?

- **No**
 - i. High cost of rental
 - ii. high home prices

- iii. high property taxes
- iv. NIMBY
- v. Traffic
- vi. Parking
- vii. Lack of cohesive identity (no sex appeal)
- viii. Lincoln- train loud, shipping materials, noise mitigation
- ix. Downtown- too expensive, not comfortable
- x. Portsmouth- concern about hospital expansion

5. Comments

- Town goal should be: Home prices should start at \$250,000 and rent at \$1,200
- Currently, the town caters too much to the older population (need to consider)
- Not diverse economically or ethnically
- ACE Hardware has the convenience local needs
- Desirable upstairs
- Scary stretch for bike/walk
- Good to focus on affordable (innovative/creative model)
- Flexibility
- Finance for more affordable housing
- Bonuses
- How we protect from climate change
- Need under 45 condo/housing
- Over 55 is a bad concept
- Good lighting dark sky compliant
- Where would people live
 - i. Portsmouth least appealing, Lincoln most
 - ii. Make Portsmouth more visually appealing
 - iii. Trees, walkable
 - iv. Right now, is fast traffic
 - v. Architecture to make buildings look more appealing
 - vi. Parking in the rear
- Portsmouth- more affordable housing, more authentic, not used to its full potential
- Mixed used
- ID distressed properties for opportunity for rental or multifamily housing

Attachment
Exeter Housing Future Survey Summary



EXETER HOUSING FUTURE COMMUNITY SURVEY



As part of the Exeter Housing Future project, a community wide survey was deployed from April 18 to May 15, 2019. Overall, 228 people participated in the survey. As is typical, not every participant answered every question in the survey. The question with the fewest response rate was 134 and the largest was 212. The following report summarizes the answers that could be quantified. Commentary or mapped results are not included here but have been stored for reference.

1. Approximately how many homes are there in Exeter?

	Answers
a. 3,000	9% (19)
b. 6,500	46% (97)
c. 9,200	28% (60)
d. 11,900	17% (36)

The correct answer is approximately 6,500. The largest number of survey respondents answered this correctly. Information was taken from the Report of the Exeter Housing Advisory Committee (May 2017), which relied on the American Community Survey (ACS) for much of this information.

2. Approximately what percent of housing in Exeter is single family homes?

	Answers
a. Over 95%	1% (2)
b. Just under 85%	21% (45)
c. Just over 75%	39% (82)
d. A little more than 50%	29% (62)
e. Just over 40%	10% (21)

The correct answer is "just over 40%." The vast majority of respondents answered this incorrectly and the choices they made suggest residents greatly overestimate the percentage of single family homes in town. Exeter actually has one of the most diverse and balanced housing stocks in the region with approximately 41% multi-family and 13% mobile homes. This information was taken from the Report of the Exeter Housing Advisory Committee (May 2017), which relied on the New Hampshire Office of Energy and Planning for much of this information.

3. Between 2008 and 2018, total school enrollment for SAU16...

	Answers
a. Stayed about the same	13% (28)
b. Increased by nearly 11%	42% (90)
c. Decreased by 15%	5% (11)
d. Increased by just under 4%	24% (50)
e. Decreased by 8%	16% (33)

The correct answer for this question, as reported by the schools, is “decreased by 8%.” Most of the people who answered this question (about two-thirds) believed the enrollment had increased on average, with the largest group think the increase was approximately 11%. When looking at the numbers associated with Exeter alone, the decrease over this 10-year period was only 1% suggesting Exeter’s enrollment numbers, on average, have changed very little.

4. As a rule of thumb, about how much of an individual’s or family’s income should be used to cover housing costs? This includes rent/mortgage, insurance, and utilities.

	Answers
15%	10% (20)
30%	73% (152)
40%	11% (22)
50%	7% (15)

The correct answer is 30%. It is worth noting that, when factoring in transportation, many housing/planning professionals believes the percentage rises to 50%.

5. What do you think is the fastest growing age group in Exeter?

	Answers
Under 5 years	2% (4)
15-19 years	3% (7)
35-44 years	19% (40)
55-59 years	27% (57)
65-74 years	47% (98)
85+	2% (4)

The correct answer is “65-74 years.” The largest number of respondents answered this correctly and the second largest group answered “55-59 years.” These responses seem to show that Exeter residents are aware of the existing trends related to age demographics in the community.

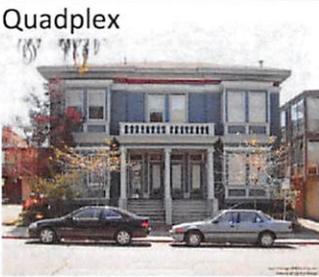
6. How difficult is it for different groups of people to find a place to live in Exeter that meets their needs?

	Very Difficult	Moderately Difficult	Average	Fairly Easy	Very Easy
Active seniors that would like to live in a smaller home.	31%	41%	20%	7%	1%
Young individuals or families that are looking to buy their first home.	70%	24%	5%	1%	-
People who would like to rent instead of buy a home.	36%	37%	23%	4%	-
People with disabilities including seniors requiring care.	45%	35%	16%	3%	-
An individual who earns \$50,000 per year	59%	30%	8%	2%	-
A family of four who earns \$50,000 per year	94%	4%	1%	1%	-

Residents taking the survey generally felt that all the groups identified had a moderate or high level of difficulty finding housing that meets their needs. Looking more closely at the answers, active seniors looking to downsize were associated more with moderate challenges when compared with other groups. Families that have very low incomes showed the highest perceived difficulty followed by first time homebuyers. These answers are generally consistent with the analyses performed by the Exeter Housing Advisory Committee.

7. Please look at the following images of different housing types and identify whether you think this type of housing might be appropriate anywhere in the study areas. Choose the answer that best fits your opinion of the image.

	definitely appropriate	maybe, but depends on what it looks like	maybe, but not too much of this type	probably not	definitely not	not sure
Multiplex 	36% (52)	19% (28)	27% (39)	10% (15)	6% (9)	1% (2)
Bungalow 	47% (69)	16% (24)	11% (16)	18% (27)	5% (8)	1% (2)
Duplex 	39% (56)	28% (41)	16% (23)	8% (12)	8% (11)	1% (1)

	definitely appropriate	maybe, but depends on what it looks like	maybe, but not too much of this type	probably not	definitely not	not sure
<p>Quadplex</p> 	38% (54)	24% (34)	18% (25)	11% (16)	8% (12)	1% (1)
<p>Large home conversion</p> 	48% (68)	22% (32)	11% (16)	10% (15)	7% (10)	1% (2)
<p>Townhouse</p> 	60% (87)	14% (20)	11% (16)	10% (14)	6% (8)	0%
<p>Cottage</p> 	56% (79)	14% (20)	11% (15)	12% (17)	8% (11)	0%

	definitely appropriate	maybe, but depends on what it looks like	maybe, but not too much of this type	probably not	definitely not	not sure
Multifamily 	28% (40)	16% (23)	17% (24)	19% (27)	20% (29)	0%

This question is part of what's known as a 'visual preference survey.' As the name suggests, users are presented with a series of images and asked to express how they feel about these images. For this housing survey, eight housing types were presented that provide more dense development options when compared with typical single family home development. The answers highlighted with the darkest blue are the most popular choice, a lighter blue being the second most popular, and the palest blue for the third most popular. Most of the housing images were favorably received and only two received negative ratings. The only housing type that elicited a notable difference of opinion is "multifamily."

8. In general, do you think the Master Plan was right to highlight these study areas as potential areas for growth/development?

	Answers
Yes	60% (106)
No	17% (30)
Not sure	23% (41)

The majority of respondents felt the policies set forth in the Master Plan are still on target. This project will need to continue to shine a light on the Master Plan and reinforce the policies set forth from that intensive public engagement process.

9. How much growth (additional residential or commercial space) can be accommodated by these different areas.

	Lots of growth, approximately double what is there today	Significant growth, some new buildings and taller redevelopment	Modest growth, not much more than what's there today	No growth, there's already plenty of development
Lincoln Street Study Area	11%	34%	42%	13%
Downtown Study Area	1%	14%	58%	27%
Portsmouth Avenue Study Area	16%	31%	44%	10%

The most popular answers are highlighted in the dark blue and the second most popular are highlighted in a lighter blue. In all three cases, the most popular answer was "Modest growth...". Notably, about a third of respondents felt that Lincoln Street and Portsmouth Avenue could accommodate "significant growth," while only 14% felt that way about Downtown.

10. What concerns you the most about providing more types of housing to choose from in the study area? (choose one)

	Answers
I have no concerns.	42% (56)
More housing will bring more children, which will stress our schools.	5% (7)
More housing will require more public services, which will lead to an increase in taxes.	10% (13)
More multi-family housing will lead to a higher incidence of crime and other public safety problems.	9% (12)
Higher density housing is unattractive and will ruin the character of existing neighborhoods.	17% (23)
Higher density housing will have negative neighborhood impacts related to noise, traffic, and similar nuisance issues.	17% (23)

COVID 19 Updates

Dear Speaker Pelosi and Minority Leader McCarthy:

The COVID-19 pandemic has caused widespread economic hardship in New Hampshire. In addition to the loss of jobs and shuttering of small businesses, the sharp economic downturn brought on by the virus is expected to produce a significant reduction in state and local tax revenue. Unfortunately, this shortfall could force cities and towns across our state to drastically curtail essential services and lay off workers at the worst possible time for our communities. For the sake of the citizens we serve, we therefore respectfully request that you provide robust funding for local governments in the next COVID-19 response package and take action to ensure that small to mid-sized municipalities and counties can access direct federal assistance.

The increased costs and severe decline in revenue stemming from the pandemic are already forcing local governments in our state to grapple with tough choices. A recent survey of 127 towns and cities in New Hampshire (54%) estimated that COVID-19 related expenses have collectively exceeded \$7.6 million over the past five weeks, with that number expected to rise to \$27.2 million by the end of this year. These costs cover everything from overtime pay for police officers and firefighters to increased demand for social services. Absent a dramatic increase in aid from the federal government, we will be forced to contemplate deep budget cuts that will undermine the safety, security and well-being of the communities we serve.

Unfortunately, our ability to meet the challenges posed by COVID-19 is significantly hindered by a provision of the CARES Act that bars communities with populations below 500,000 from accessing direct federal aid. No unit of local government in our state currently exceeds this arbitrary threshold – Hillsborough County, the largest county in New Hampshire, has a population of only 406,000. Because of this unfair and unnecessary limitation, all of New Hampshire has effectively been cut off from direct federal support for local communities at a time when our budgets have come under unprecedented strain.

But even more troubling is the loss in revenue that towns and cities are experiencing and will continue to experience. Although CARES Act funding and other funds like FEMA can be used for expense directly related to COVID-19, no current funding source addresses revenue replacement for local government. According to the survey, 58% of New Hampshire municipalities are already experiencing revenue declines—and the worst is yet to come, as property tax payment delinquencies are expected to increase significantly, further straining municipal budgets. The effects will be long-term and significant, leading to further cuts in public services and public sector employment in the months to come. Borrowing is an option for some towns and cities, but borrowing brings with it new costs for municipalities and their taxpayers as well.

For these reasons, we strongly urge you to provide direct relief to struggling local governments of all sizes commensurate with the scale of the dire fiscal, economic, and public health challenges we face. Indeed, without generous assistance from the federal government, counties and municipalities across our state will find it increasingly difficult to provide the services that keep our residents healthy and safe. Simply put, it would be completely unacceptable for the federal government to stand idly by as local governments across our state and our nation are

forced to lay off first responders, health care professionals, sanitation workers, educators, and other critical public employees in the midst of a pandemic and a crushing economic downturn.

Thank you for your urgent attention to this request and for your leadership during this difficult time.

Sincerely,

FEDERAL COVID-19 FUNDS - NEW HAMPSHIRE ALLOCATIONS	
<i>Includes Funding to Public and Private Entities (as of 04/24/20)</i>	
	AMOUNT (in thousands)
<u>GRANT FUNDING</u>	
<i>Treasury</i>	
Coronavirus Relief Fund	\$ 1,250,000
<i>Education</i>	
Governors Fund	\$ 8,891
K-12 Fund	\$ 37,641
Higher Education Fund	\$ 41,109
<i>Administration for Children and Families</i>	
Child Care and Development Block Grant	\$ 6,999
Community Services Block Grant	\$ 5,147
Low Income Home Emergency Assistance Program	\$ 5,541
Family Violence Prevention	\$ 236
Child Welfare Services	\$ 147
Head Start	\$ 1,336
<i>Administration for Community Living</i>	
Supportive Services	\$ 1,000
Congregate and Home Delivered Meals	\$ 1,200
Congregate and Home Delivered Meals - CARES	\$ 2,400
Family Caregivers	\$ 500
Protection for Vulnerable Older Americans	\$ 100
Centers for Independent Living	\$ 941
<i>CDC</i>	
CDC Grants	\$ 4,903
CDC Grant - CARES	\$ 5,448
<i>HRSA</i>	
Ryan White HIV/AIDS - Part B	\$ 50
Ryan White HIV/AIDS - Part C, D, F	\$ 134
Community Health Centers	\$ 587
Community Health Centers - CARES	\$ 6,871
Small Rural Hospital Improvement Program	\$ 1,096
<i>SAMHSA</i>	
Emergency Grants Mental and Substance Use Disorder	\$ 2,000
<i>US DHHS Office of Secretary</i>	
Provider Relief Awards	\$ 164,580
Hospital Preparedness Awards	\$ 693

GRANT FUNDING	AMOUNT (in thousands)
Labor	
UI Base	\$ 2,248
UI Supplemental	\$ 2,248
Justice	
Justice Assistance Grants - State	\$ 3,454
Justice Assistance Grants - Local	\$ 1,286
USDA	
Emergency Food Assistance	\$ 1,021
Emergency Food Assistance - CARES	\$ 1,149
Supplemental Nutrition Program for Women, Infants, and Children	\$ 708
Commerce	
Manufacturing Extension	\$ 305
Homeland Security	
Emergency Performance Management Grant	\$ 996
Emergency Food and Shelter Program	\$ 383
Housing and Urban Development	
Community Development Block Grant - Local	\$ 2,070
Community Development Block Grant - State	\$ 5,416
Emergency Solutions Grant - Local	\$ 540
Emergency Solutions Grant - State	\$ 3,210
Public Housing Operating	\$ 1,802
Tenant Based Rental Assistance	\$ 3,606
Department of Transportation	
Urbanized Area Formula	\$ 24,976
Nonurbanized Area	\$ 13,773
Grants-in-Aid for Airports	\$ 15,224
Independent Agencies	
Election Security	\$ 3,262
Institute of Museum and Library Services	\$ 123
National Endowment for the Arts	\$ 427
National Endowment for the Humanities	\$ 420
TOTAL - GRANT FUNDING	\$ 1,638,197
NON- GRANT FUNDING	
Small Business Administration	
Paycheck Protection Program	\$ 2,006,858
<i>Source: FFIS COVID-19 State-by-State Allocations</i>	

CARES Act Funding

As we have urged in previous *Bulletins*, and HSEM emphasized in its FEMA applicant briefings, municipalities should track all costs being incurred in response to COVID-19, whether those costs are eligible for FEMA reimbursement or not. We provided the Governor's Office of Emergency Relief and Recovery (GOFERR) with a list of COVID-19-related municipal costs that may not be eligible for FEMA reimbursement but which the state could reimburse from the \$1.25 billion it has already received from the CARES Act. This includes welfare costs, interest charged on tax anticipation notes, costs associated with teleworking (computers, phones, software, etc.), wages and benefits required to be paid under the Families First Coronavirus Response Act for non-first responders, and other costs municipalities have incurred and will incur in response to COVID-19.

Both the GOFERR Legislative Advisory Board and the Stakeholder Advisory Board continue holding meetings to hear from business, industry, non-profit, and government sectors regarding the impact from COVID-19. We anticipate those boards will begin formulating recommendations for the governor in the next few weeks. Information regarding upcoming meetings of those boards, audio recordings of previous meetings, and copies of presentations are available on the **GOFERR website**.

Finally, the Legislative Budget Assistant (LBA) has prepared a list of COVID-19 funding allocations to New Hampshire public and private entities as of April 24, 2020. The **Federal COVID-19 Funds – NH Allocations** is available on the **LBA COVID-19 Information** webpage

**Coronavirus Relief Fund
Frequently Asked Questions
April 22, 2020**

Do governments have to return unspent funds to Treasury?

Yes. Section 601(f)(2) of the Social Security Act, as added by section 5001(a) of the CARES Act, provides for recoupment by the Inspector General of the Department of the Treasury of amounts received from the Coronavirus Relief Fund (the "Fund") that have not been used in a manner consistent with section 601(d) of the Social Security Act. If a government has not used funds it has received to cover costs that were incurred by December 30, 2020, as required by the statute, those funds must be returned to the Department of the Treasury.

May a State receiving a payment transfer funds to a local government?

Yes, provided that the transfer qualifies as a necessary expenditure incurred due to the public health emergency and meets the other criteria of section 601(d) of the Social Security Act. Such funds would be subject to recoupment by the Treasury Inspector General if they have not been used in a manner consistent with section 601(d) of the Social Security Act.

May governments retain assets purchased with these funds?

Yes, if the purchase of the asset was consistent with the limitations on the eligible use of funds provided by section 601(d) of the Social Security Act.

What records must be kept by governments receiving payment?

A government should keep records sufficient to demonstrate that the amount of Fund payments to the government has been used in accordance with section 601(d) of the Social Security Act.

Secretary of State Gardner Announces Select Committee on 2020 Emergency Election Support

Given the unprecedented challenges to voting posed by the coronavirus pandemic, and the concerns about the security and conduct of the September and November elections, we are taking steps to ensure that every person who chooses to vote, or work at the polls, will be able to do so despite whatever obstacles might exist at the time. We will be prepared in the event of a worst case scenario.

Today I am announcing the formation of a six member select committee to be chaired by the chairman of the state Ballot Law Commission. This committee will advise the Department of State on the use of \$3.2 million in federal CARES Act money. Those funds were received last week and are in the state treasury, and they are dedicated for dealing with the pandemic during the 2020 elections.

These funds will help cover additional costs incurred at the local level for handling and processing absentee ballots over and above the number of those cast four years ago and protecting the health and safety of voters and poll workers.

All six members of this committee have been actively involved in state and local affairs. They share years of personal election experience and each brings a unique perspective. The committee is tasked with recommending the best use and responsible allocation of these funds.

The members are:

- | | |
|---------------------|---|
| Bradford E. Cook | Chairman, Ballot Law Commission. He has served multiple terms on the commission beginning in the 1980s. He was first appointed by the governor and executive council and over the years by Republican and Democratic speakers of the house. |
| Barbara J. Griffin | State representative from Goffstown, current member and former chair of House Election Law Committee. |
| Katherine M. Hanna | Former legal counsel to Governor John Lynch, involved in many election legal matters and former state representative from Keene. |
| Kathy L. Seaver | Farmington Town Clerk for 41 years, past President, New Hampshire City and Town Clerks Association 2008-2009. |
| Tom Sherman, MD | State senator from seacoast – District 24, resident of Rye. He is vice chair of the senate Election Law and Municipal Affairs Committee, and a former two-term member of the New Hampshire House. |
| Eugene Van Loan III | Alternate member, state Ballot Law Commission. He is former moderator of the town of Bedford, and served as legal counsel to Congressman Louis C. Wyman during the closest U.S. senate election in American history (two votes) 1974-1975. |



COMMITTEE *on* APPROPRIATIONS

VICE CHAIRMAN PATRICK LEAHY

For Immediate Release:
March 25, 2020

Contact:
Jay Tilton : (202) 224-2667

H.R. 748 The Coronavirus Aid, Relief, and Economic Security Act *Title-By-Title Summary Prepared By The Office Of Vice Chairman Leahy (D-Vt.)*

The appropriations division of the Senate's bipartisan coronavirus aid and economic relief agreement contains \$340 billion in new funding to address the needs of the American people as we confront the coronavirus pandemic. The bill provides new resources to help strained state, local, and tribal governments as they combat this pandemic; support for hospitals and health care workers on the front lines of this public health crisis; funding to purchase personal protective equipment and much needed medical equipment; support for law enforcement, firefighters, and first responders; funding for scientists researching treatments and vaccines; support for small businesses; support for local schools and universities; and funding for affordable housing and homelessness assistance programs. This funding is in addition to the \$150 billion Coronavirus Relief Fund that will provide state, local, and tribal governments with additional resources to address this pandemic. *The summary does not reflect the mandatory or authorizing provisions of the agreement.*

Senate Appropriations Committee Vice Chairman Patrick Leahy (D-Vt.) said:

"I have said from the beginning that our response to this crisis will come in phases as we address the evolving nature of the coronavirus pandemic. Today our response is providing direct assistance to the American people, injecting new resources where they are needed most, and moving our country a step closer to emerging from this crisis stronger than we were before."

DIVISION B – Emergency Appropriations For Coronavirus Health Response and Agency Operations

Title I – Department of Agriculture

Includes \$34.9 billion for Department of Agriculture agencies and the Food and Drug Administration to continue to respond to the coronavirus pandemic. These funds will provide nutrition assistance to ensure the most vulnerable citizens can still receive food when needed. The bill also includes assistance for food banks, which are under increased demand during this public health crisis. Highlights include:

Supplemental Nutrition Assistance Program – The bill includes \$15.5 billion in additional funding for SNAP to ensure all Americans, including seniors and children receive the food they need.

Child Nutrition Programs – The bill includes \$8.8 billion in additional funding for Child Nutrition Programs in order to ensure children receive meals while school is not in session.

Food Distribution Program on Indian Reservations – The bill provides \$100 million to guarantee participants of SNAP on Indian Reservations receive must needed food and will ensure the facilities have the capacity to meet increased needs.

Nutrition assistance to Puerto Rico and the territories – The bill provides \$200 million for food assistance is provided to Puerto Rico and the territories to ensure these citizens receive more support during this COVID crisis.

The Emergency Food Assistance Program (TEFAP) – The bill provides \$450 million for the TEFAP program. With many communities suffering from job losses, food banks have seen increased needs. These funds are critical so food banks can continue to assist those Americans most in need.

Food and Drug Administration – The bill provides \$80 million for the Food and Drug Administration to continue the agencies important work of responding to COVID-19. Funding will be used to continue efforts related to shortages of critical medicines, enforcement work on counterfeit and misbranded products, emergency use authorizations and pre and post market work on medical countermeasures, therapies, vaccines, and research.

Rural Development – The bill provides \$25 million to support the Distance Learning and Telemedicine program. This increase will help improve distance learning and telemedicine in rural areas of America. Additionally, \$100 million is provided to the ReConnect program to help ensure rural Americans have access to broadband, the need for which is increasingly apparent as millions of Americans work from home across the country. The bill also includes \$20.5 million to support \$1 billion in Business and Industry loans.

Commodity Credit Corporation – The bill increases borrowing authority for the Commodity Credit Corporation by \$14 billion.

Additional Assistance to Producers – The bill includes \$9.5 billion to assist agriculture producers impacted by the coronavirus, including specialty crop producers; producers who support local food systems such as farmers markets, schools, and restaurants; and livestock producers, including dairy.

Title II – Departments of Commerce, Justice, Science, and Related Agencies

Includes \$3.079 billion in funding to support economic development, invest in basic science and provide resources for Federal, state and local law enforcement and prisons to respond to this public health crisis. Highlights include:

Economic Development Administration (EDA) – The bill provides \$1.5 billion for economic adjustment assistance to help revitalize local communities after the pandemic. EDA assistance can be used to help rebuild impacted industries such as tourism or manufacturing supply chains, capitalize local funds to provide low-interest loans to businesses of all sizes, and support other locally-identified priorities for economic recovery. Based on the impact of prior funding packages, EDA disaster assistance will leverage an additional \$20 billion in local and private investment and support more than 100,000 American jobs.

Support for Manufacturing – \$50 million is provided for the Hollings Manufacturing Extension Partnership to help small- and medium-sized manufacturers recover by finding value within the supply chain and expanding markets. For every one dollar of federal investment, MEP generates \$27.20 in new sales growth for manufacturers. The bill also includes an additional \$10 million for the National Institute for Innovation in Manufacturing Biopharmaceuticals to support the development and manufacture of new medical countermeasures and biomedical supplies to combat the coronavirus.

Assistance for Fishermen – The bill provides \$300 million to help fishermen around the country struggling due to disappearing economic markets caused by the novel coronavirus pandemic. Tribal, subsistence, commercial, and charter fishermen, as well as aquaculture farmers, are all eligible for the disaster assistance.

Resources for Federal, State and Local Law Enforcement – The bill includes \$850 million for the Byrne-Justice Assistance Grant Program (Byrne-JAG). Byrne-JAG is the most flexible federal law enforcement grant program and will allow state and local police departments and jails to meet local needs, including purchase of personal protective equipment and other needed medical items and to support overtime for officers on the front lines. Language is included to ensure these resources go out to states and localities quickly in order to immediately respond to this crisis while avoiding unnecessary Trump Administration-imposed roadblocks intended to punish so-called sanctuary cities.

The bill also includes \$100 million for the Federal Bureau of Prisons to respond to the coronavirus pandemic with resources that can be used to meet urgent needs such as purchase of personal protective equipment and other medical equipment, funding overtime, and cleaning facilities. The bill also includes a total of \$55 million for the Federal Bureau of Investigation, Drug Enforcement Administration, U.S. Marshals Service, and U.S. Attorneys to respond to the coronavirus crisis and for information technology improvements and security needed for telework at the Department of Justice.

Basic Science Related to Coronavirus – The bill includes \$6 million for the National Institute of Standards and Technology to provide continuity of operations and to conduct research and measurement science to support testing and treatment of coronavirus and \$75 million for the National Science Foundation (NSF) to support research at molecular, cellular, physiological and ecological levels to better understand coronavirus genetics, modes of action, transmission, virulence and population dynamics. NSF supports research activities at more than 2,000 research institutions across the United States and is ready to mobilize the full force of the academic community including through Rapid Response Research (RAPID) proposals.

Support for Legal Services – \$50 million is provided for the Legal Services Corporation (LSC) to meet civil legal aid needs for low-income Americans. This funding can help LSC clients facing job losses, eviction, domestic violence and consumer scams resulting from the coronavirus crisis.

Title III – Department of Defense

Includes \$10.5 billion for the Department of Defense, primarily for the protection of members of the Armed Forces, their families, and military retirees from coronavirus. The bill also includes funding for specific efforts which leverage unique capabilities of the Department of Defense to contribute to a whole-of-government response to the pandemic. Highlights include:

\$1.4 billion for deployments of the National Guard – This level of funding will sustain up to 20,000 members of the National Guard, under the direction of the governors of each state, for the next six months in order to support state and local response efforts.

\$1 billion for the Defense Production Act – This funding allows the Department of Defense to invest in manufacturing capabilities that are key to increasing the production rate of personal protective equipment and medical equipment to meet the demand of healthcare workers all across the nation.

\$415 million for research and development – Military medical research programs have developed promising vaccines and anti-viral pharmaceuticals, which require additional investment for testing.

\$1.5 billion for expansion of military hospitals and expeditionary hospital packages – To alleviate the anticipated strain on both the military and civilian healthcare systems, these funds will nearly triple the 4,300 beds available in military treatment facilities today.

Transfer Limitation - Includes a general provision to prevent funds in this title from being diverted to build a wall on the southern border.

Title IV – Energy and Water Development, and Related Agencies

Includes \$221 million for agencies to respond to coronavirus impacts on operations, including equipment and IT support to improve teleworking capabilities vital to continued operations, as well as supporting research into the coronavirus by the Department of Energy. Highlights include:

Army Corps of Engineers – \$70 million to the U.S. Army Corps of Engineers (USACE) to prepare for and respond to the coronavirus by providing additional equipment, licenses, and IT support to improve teleworking capabilities and ensure secure remote access for Corps staff. Funding will also improve capacity for remote operations of USACE projects and activation of Emergency Operations Centers nationwide to support continued operations of USACE projects.

Bureau of Reclamation – \$20.6 million to the Bureau of Reclamation to prepare for and respond to the coronavirus by providing additional equipment, licenses, and IT support to improve teleworking capabilities and secure remote access.

Department of Energy – \$28 million to the Department of Energy to prepare for and respond to the coronavirus.

Nuclear Regulatory Commission – \$3.3 million to the Nuclear Regulatory Commission to prepare for and respond to the coronavirus.

Department of Energy’s Office of Science – \$99.5 million is provided to the Department of Energy’s Office of Science for costs related to equipment, personnel, and operations to support research on the coronavirus.

Title V – Financial Services And General Government

Includes \$1.82 billion for Financial Services and General Government agencies to provide resources to support small businesses, protect our elections, provide the IRS with funds to carry out their new responsibilities, and provide oversight of federal spending during this global crisis. Highlights include:

Small Business Administration (SBA) – The bill provides \$562 million to ensure that SBA has the resources to provide Economic Injury Disaster Loans (EIDL) to businesses that need financial support during this difficult time. These loans will help businesses keep their doors open and pay their employees. SBA has signed emergency declarations for all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands, so the EIDL program will be available to assist small businesses across the country that have been adversely impacted by COVID-19.

This funding is in addition to the significant assistance provided in the Keeping American Workers Employed and Paid Act, which authorizes \$350 billion worth of 100 percent guaranteed SBA loans, a portion of which SBA will forgive based on allowable expenses for the borrower. This small business package also includes \$10 billion in direct grants for businesses that do not qualify for the EIDL program, and \$17 billion to have SBA step in and make six months of principle and interest payments for all SBA backed business loans. All these measures combined will relieve financial stress from struggling businesses and inject much needed capital into the economy.

Election Grants – The bill provides \$400 million for states to help prepare for the 2020 elections. Coronavirus is already resulting in the postponement of some primaries and this funding can help states make voting safer for individuals. Funding can be used, for example, to increase the ability to vote by mail, expand early voting and online registration, and increase the safety of voting in-person by providing additional voting facilities and more poll-workers.

Accountability – The bill provides \$80 million to support a new Pandemic Response Accountability Committee to provide transparency to the public and coordinate oversight of funds provided in this legislation.

Federal Communications Commission (FCC) – The bill provides \$200 million for the FCC Connected Care Pilot Program. This program will support efforts of health care providers to address COVID-19 by using telehealth to connect with patients.

Internal Revenue Service (IRS) – The bill provides \$250 million in additional funding to the IRS to administer the new tax credits for paid leave. This funding will also address IRS costs associated with delaying the filing season and expanded telework.

Judiciary – The bill provides \$7.5 million for three accounts in the Judicial Branch. For the Supreme Court, it provides \$500,000 to continue mission critical activities. For the Courts of Appeals, District Courts, and other Judicial Services, the bill provides \$6 million for funding for increased treatment and drug testing costs, and provides funding to expand capacity for staff to continue mission critical activities at appellate, district, and bankruptcy courts, and in probation and pretrial services offices. For Defender Services, it provides \$1 million to continue representing clients without disruption.

Title VI – Department Of Homeland Security

Includes a total of \$45.873 billion in funding with a focus on helping people, communities, and frontline personnel prepare for and recover from COVID-19. Highlights include:

Disaster Relief Fund– \$45 billion to provide for the immediate needs of state, local, tribal, and territorial governments to protect citizens and help them recovery from the overwhelming effects of COVID-19. Reimbursable activities may include medical response, personal protective equipment, National Guard deployment, coordination of logistics, safety measures, and community services nationwide.

Emergency Food and Shelter Program – \$200 million for shelter, food and supportive services to individuals and families in sudden economic crisis.

Assistance to Firefighter Grants – \$100 million for personal protective equipment for our nation’s first responders.

Emergency Management Performance Grants – \$100 million for state, local, territorial, and tribal governments to support coordination, communications, and logistics.

Personal Protective Equipment – \$178 million for the Department of Homeland Security to ensure front line federal employees have personal protective equipment.

Transportation Security Administration – \$100 million for enhanced sanitation at airport security checkpoints, overtime and travel costs, and the purchase of explosives trace detection swabs.

Coast Guard – \$141 million to activate Coast Guard Reserve personnel and for building capacity and capability for information technology systems and infrastructure to support telework and remote access.

Federal Emergency Management Agency – \$45 million to expand information technology and communications capabilities and to build capacity in response coordination efforts.

Cybersecurity and Infrastructure Security Agency – \$9 million for supply chain and information analysis and for impacted critical infrastructure coordination.

Extends REAL ID Deadline for States – Extends the deadline for states to meet the requirements of the REAL ID Act to not earlier than September 30, 2021.

Chemical Facility Anti-Terrorism Standards – Extends the program through July 23, 2020.

FEMA Personnel Pay – Allows FEMA to continue paying personnel who reach normal overtime and premium pay caps while working on the coronavirus response.

Transfer Limitation – A general provision is included limiting the use of funds provided in this title from being used for any other purposes.

Title VII – Department Of The Interior

Includes \$2 billion in funding to provide necessary resources to assist Native communities and tribal governments in preparing for and responding to the threat of coronavirus; increase funding for health care services, equipment and staffing at tribal health care facilities; support tribal schools, colleges and universities; enhance response capacity for U.S. territories and Freely Associated States; provide response resources for Federal land management agencies; and assist the nation's arts and cultural institutions in weathering this public health crisis. Highlights include:

Indian Health Service (IHS) – Provides \$1.032 billion in critically needed resources to support the tribal health system during the pandemic, including expanded support for medical services, equipment, supplies and public health education for IHS direct service, tribally operated and urban Indian health care facilities; expanded funding for purchased/referred care; and new investments for telehealth services, electronic health records improvement, and expanded disease surveillance by tribal epidemiology centers.

Bureau of Indian Affairs (BIA) – Includes \$453 million to provide aid to tribal governments; support welfare assistance and social service programs, including assistance to tribal members affected by the coronavirus crisis; expand public safety and emergency response capabilities; increase BIA capacity for teleworking so the agency is better prepared to assist tribes; and meet increased staffing and overtime costs.

Bureau of Indian Education (BIE) – Provides \$69 million for response needs at BIE-funded schools, including staffing, transportation, telework, and cleaning activities and assistance for tribal colleges and universities across the country to help respond to the crisis.

Department of the Interior, Office of the Secretary – Provides \$158.4 million in centralized, flexible resources to allow the Secretary of the Interior to allocate resources to address coronavirus response needs for national parks, wildlife refuges, and other public lands and other bureaus. Includes funding for equipment and supplies for cleaning buildings and public areas; support for law enforcement and emergency personnel deployed to critical areas; support for

scientific needs; increased telework capacity; and other prevention, mitigation, or recovery activities associated with the coronavirus outbreak.

Office of Insular Affairs – Includes \$55 million to assist U.S. Territories and Freely Associated States with needs related to prevention and mitigation of the coronavirus outbreak, including medical supplies and equipment, healthcare services, and facilities.

Environmental Protection Agency (EPA) – Provides \$7.2 million to support research efforts regarding coronavirus; staffing and associated costs for expediting registrations and other actions related to addressing coronavirus; cleaning and disinfecting of EPA's facilities; and enhancing EPA's telework infrastructure.

Forest Service – Includes a total of \$70 million across Forest Service programs for prevention, mitigation, or recovery activities associated with the coronavirus outbreak, including funding for equipment and supplies for cleaning buildings and public areas; support for law enforcement and emergency personnel deployed to critical areas; support for scientific needs; and increased telework capacity.

Agency for Toxic Substance and Disease Registry – Includes a total of \$12.5 million for critical research and disease surveillance activities associated with coronavirus.

Smithsonian Institution – Provides \$7.5 million to help the Institution respond to the coronavirus outbreak, including funds to clean and disinfect museums and facilities and to expand medical staff and animal care.

John F. Kennedy Center for the Performing Arts – Includes \$25 million to provide operating support to the national cultural center and Presidential memorial during the coronavirus crisis. Funding ensures that the Center, which employed more than 3,000 people last year, will be able to reopen its doors to the public once the crisis is over. The Center is currently closed until May.

National Endowment for the Art and Humanities – Provides \$150 million to state arts and humanities agencies to provide grants and support arts organizations, museums, libraries, and other organizations during the coronavirus crisis. The bill includes \$75 million for the National Endowment for the Arts and \$75 million for the National Endowment of the Humanities.

Title VIII – Departments OF Labor, Health and Human Services, Education And Related Agencies

Includes \$172.1 billion to ensure that people on the front lines of the pandemic have the resources to prepare for, prevent and respond to the crisis, including funding that builds off of the initial Coronavirus Preparedness and Response Supplemental Appropriations Act by making additional investments in healthcare, vaccine development, support for state and local governments' prevention and response efforts, and the purchase of critical medical supplies. It also includes a substantial investment in education, child care and other social services programs to support schools and communities during the economic crisis resulting from the pandemic. Highlights include:

Centers for Disease Control and Prevention – \$4.3 billion to support federal, state, and local public health agencies to prevent, prepare for, and respond to the coronavirus, including:

- \$1.5 billion to support States, locals, territories, and tribes in their efforts to conduct public health activities, including:
 - Purchase of personal protective equipment;
 - surveillance for coronavirus;
 - laboratory testing to detect positive cases;
 - contact tracing to identify additional cases;
 - infection control and mitigation at the local level to prevent the spread of the virus; and
 - other public health preparedness and response activities.
- \$1.5 billion in flexible funding to support CDC's continuing efforts to contain and combat the virus, including repatriation and quarantine efforts, purchase and distribution of diagnostic test kits (including for state and local public health agencies) and support for laboratory testing, workforce training programs, combating antimicrobial resistance and antibiotic resistant bacteria as a result of secondary infections related to COVID-19, and communicating with and informing public, state, local, and tribal governments and healthcare institutions.
- \$500 million for global disease detection and emergency response;
- \$500 million for public health data surveillance and analytics infrastructure modernization; and
- \$300 million for the Infectious Diseases Rapid Response Reserve Fund, which supports immediate response activities during outbreaks.

National Institutes of Health – The bill includes \$945 million to support research to expand on prior research plans, including developing an improved understanding of the prevalence of COVID-19, its transmission and the natural history of infection, and novel approaches to diagnosing the disease and past infection, and developing countermeasures for the prevention and treatment of its various stages.

Assistant Secretary for Preparedness and Response – \$127 billion for medical response efforts, including:

- \$100 billion for a new program to provide grants to hospitals, public entities, not-for-profit entities, and Medicare and Medicaid enrolled suppliers and institutional providers to cover unreimbursed health care related expenses or lost revenues attributable to the public health emergency resulting from the coronavirus.
- More than \$27 billion for the Biomedical Advanced Research and Development Authority (BARDA) to support research and development of vaccines, therapeutics, and diagnostics to prevent or treat the effects of coronavirus, including:
 - \$16 billion for the Strategic National Stockpile for critical medical supplies, personal protective equipment, and life-saving medicine;
 - At least \$3.5 billion to advance construction, manufacturing, and purchase of vaccines and therapeutics to the American people. This is in addition to the major investments provided for these activities in the first supplemental.

- At least \$250 million for the Hospital Preparedness Program, including the National Ebola and Special Pathogens Training and Education Center (NETEC), regional, State and local special pathogens treatment centers, and hospital preparedness cooperative agreements;
- Funding for innovations in manufacturing platforms to support a U.S.-sourced supply chain of vaccines, therapeutics, and small molecule active pharmaceutical ingredients;
- Funding to support U.S.-based next generation manufacturing facilities;
- Increased medical surge capacity at additional health facilities;
- Enhancements to the U.S. Commissioned Corps;
- Funding to support research related to antibiotic resistant secondary infections associated with coronavirus; and
- Workforce modernization and increased telehealth access and infrastructure to increase access to digital healthcare delivery.

Health Resources and Services Administration (HRSA) – The bill includes \$275 million for HRSA, including \$90 million for Ryan White HIV/AIDS programs and \$185 to support rural critical access hospitals, rural tribal health and telehealth programs, and poison control centers.

Administration for Community Living (ACL) – The bill includes \$955 million for ACL to support nutrition programs, home and community based services, support for family caregivers, and expand oversight and protections for seniors and individuals with disabilities.

Centers for Medicare & Medicaid Services (CMS) – The bill includes \$200 million for CMS to assist nursing homes with infection control and support states' efforts to prevent the spread of coronavirus in nursing homes.

Department of Education – The bill includes \$30.750 billion for an Education Stabilization Fund for states, school districts and institutions of higher education for costs related to coronavirus. With most elementary and secondary schools closed across the nation, states and school districts are facing increased costs as they deal with the safety and health issues related to coronavirus. At the same time, they must continue to help address the basic needs of students and develop plans for providing online learning for all students, including students with disabilities, English language learners and homeless students. In addition, college students facing closed campuses and the transition to distance education are dealing with increased costs and challenges meeting basic needs like housing and food. These flexible funds will be available to help address these needs. They include:

- For elementary and secondary education, \$13.5 billion is available for formula-grants to States, which will then distribute 90 percent of funds to local educational agencies to use for coronavirus-response activities, such as planning for and coordinating during long-term school closures; purchasing educational technology to support online learning for all students served by the local educational agency; and additional activities authorized by federal elementary and secondary education laws.

- **Governors in each state will receive a share of \$3 billion to allocate at their discretion for emergency support grants to local educational agencies that the State educational agency deems have been most significantly impacted by coronavirus. These funds will support the ability of such local educational agencies to continue to provide educational services to their students and to support the on-going operations of the local educational agency; and provide emergency support through grants to institutions of higher education serving students within the State.**
- **\$14.250 billion will be available for higher education emergency relief for institutions of higher education to prevent, prepare for, and respond to coronavirus. Funds may be used to defray expenses for institutions of higher education, such as lost revenue, technology costs associated with a transition to distance education, and grants to students for food, housing, course materials, technology, health care, and child care.**

Department of Labor – The bill includes \$360 million for the Department of Labor to invest in programs that provide training and supportive services for dislocated workers, seniors, migrant farmworkers, and homeless veterans. This also includes funding for DOL agencies to ensure new Paid Leave and UI benefits are implemented swiftly and effectively.

Child Care Development Block Grant – The bill supports child care and early education programs by including \$3.5 billion for the Child Care Development Block Grant. This funding will allow child care programs to maintain critical operations, including meeting emergency staffing needs and ensuring first responders and health care workers can access child care while they respond to the pandemic.

Head Start – The bill includes \$750 million for Head Start to meet emergency staffing needs.

Community Services Block Grant (CSBG) – The bill includes \$1 billion for CSBG to help communities address the consequences of increasing unemployment and economic disruption.

Low Income Home Energy Assistance Program (LIHEAP) – The bill includes \$900 million to help lower income households heat and cool their homes.

Family Violence Prevention Services – The bill provides \$45 million to support families during this uncertain time, and to prevent and respond to family and domestic violence, including offering shelter and supportive services to those who need it.

Substance Abuse and Mental Health Services Administration – The bill provides \$425 million for SAMHSA to increase access to mental health services in our communities through Community Behavioral Health Clinics, suicide prevention programs, and emergency response spending that can target support where it is most needed, such as outreach to those experiencing homelessness.

Social Security Administration – The bill includes \$300 million to support essential telework, communication needs, and salaries and benefits of Federal employees impacted by office

closures. This funding also provides the resources necessary for processing disability and retirement workloads and backlogs when SSA offices reopen to the public.

Institute for Museum and Library Services – The bill includes \$50 million for the Institute of Museum and Library Services to expand digital network access in areas of the country where such access is lacking, including the purchase of internet-enabled devices and provisions for technical support services in response to the disruption of schooling and other community services during the COVID-19 emergency.

Corporation for Public Broadcasting – The bill includes \$75 million for the Corporation for Public Broadcasting to make fiscal stabilization grants to public television and radio stations facing declines in non-Federal revenues. These funds will help maintain programming and preserve small and rural stations threatened by declines in non-Federal revenues.

Title IX – Legislative Branch

Includes \$93.1 million in critical funding to support the health, safety, and work capabilities of Legislative Branch agencies, including the United States Congress, Architect of the Capitol (AOC), Capitol Police, Government Accountability Office (GAO), and Office of the Attending Physician (OAP), during this public health crisis. Highlights include:

Senate – The bill provides \$10 million to support the Senate Sergeant at Arms to cover technology costs associated with teleworking and to support Senate offices and Committees, and for the Senate to cover costs associated with emergency needs related to coronavirus. Funding is also provided for reimbursement costs for the staff of the Senate Employees Child Care Center.

House of Representatives – The bill provides \$25 million to support the House's capability to telework, including for purchase of equipment and improvements to the network. Funding is also provided for the reimbursement costs for the staff of the House Child Care Center and covers costs for the House restaurant contracts.

Architect of the Capitol (AOC) – The bill provides \$25 million and gives the AOC authority to purchase in bulk and distribute cleaning supplies and provide access to its technical cleaning contracts across the Capitol campus. It also allows the AOC to continue service contract payments, such as for the contract costs for salaries of Senate and Capitol Visitor Center Restaurant Associates employees, should they be furloughed or face a reduction in contract hours due to facility closures.

U.S. Capitol Police – The bill provides \$12 million to maintain staffing levels to protect the Capitol complex. It also provides funding to cover expenses related to increased teleworking and contract support for a reduced on-site workforce.

Government Accountability Office – The bill provides \$20 million for GAO to conduct oversight of funding provided to federal departments and agencies for coronavirus response and recovery efforts. Funding is also provided for the reimbursement costs for the staff of GAO's child care center.

Library of Congress – The bill provides \$700,000 for the reimbursement costs for the staff of the Library of Congress' child care center.

Office of the Attending Physician (OAP) – The bill provides \$400,000 for OAP to purchase medical supplies and protective equipment.

Title X – Veterans Affairs and Related Agencies

Includes \$19.57 billion in funding to ensure the Department of Veterans Affairs (VA) has the equipment, tests, and support services necessary to provide veterans with the additional care they need at facilities nationwide. Highlights include:

Direct Medical Care – The bill provides \$15.85 billion in order to support an increase in demand for VA services specific to coronavirus. This covers treatment of veterans nationwide for coronavirus within VA hospitals as well as in community urgent care clinics and emergency rooms. These funds allow VA to cover overtime for their clinical staff, the purchase of personal protective equipment, test kits, and other necessary equipment to manage the impacts of this pandemic among the veteran population.

Vulnerable Veterans – The bill provides \$590 million for VA to devote to supporting veterans at an increased risk of contracting coronavirus. It includes funding for the Health Care for Homeless Veterans program, the Supportive Services for Veterans Families program, and the Grant and Per Diem program. This funding will help veterans get treatment, and provide support for those who are homeless or at risk of eviction. Funding is also included for keeping veterans within VA-run nursing homes and community living centers safe from coronavirus.

Facilities and IT Support for Telemedicine – The bill provides \$3.1 billion for VA to purchase, staff, and equip temporary sites of care and mobile treatment centers to deal with this pandemic. It allows for remodeling to VA facilities and state run veterans homes to address the needs of veterans being treated for coronavirus. The bill includes funding for VA to expand the capacity on existing IT networks to address the demand in services, and broadens VA's tele-ICU and teleradiology capabilities. It further enhances the capability for telehealth visits, allowing more veterans to receive care from home, and for providers at home to continue to treat patients through technology. Additionally, it facilitates VA employees working from home to ensure benefits can still be processed.

Armed Forces Retirement Homes (AFRH) – The bill includes \$2.8 million to provide staff treating veterans living at the AFRH with the personal protective equipment they need. The funding provides this and other necessary equipment and staffing support, which will help minimize the spread of coronavirus among residents.

Expanded Authorities – To strengthen VA's response to the coronavirus pandemic and enable them to best treat veterans across the country, the bill includes provisions which allow VA to:

- Pay providers for every hour they work in support of this pandemic, even if it means they go over salary caps;

- Consider veterans and their families eligible for pensions and other income-dependent benefits, even if an emergency benefit paid by the government would have put them over the threshold;
- Ensure that home health care workers have personal protective equipment and necessary equipment to protect veterans and themselves;
- Continue providing payment to State Veterans Homes when residents are transferred to acute care due to COVID-19, regardless of their occupancy rate; and allow VA to provide any available personal protective equipment to state homes;
- Provide flexibility for the Veteran Directed Care program, including telephone enrollment and renewals, and waivers for late paperwork and other limitations;
- Enhance health and housing initiatives for homeless veterans, including increased use of telehealth for programs with VA case managers, temporarily eliminating funding limits for programs providing direct support services to homeless veterans, and providing flexibility to veterans in these programs;
- Support veterans with limb loss seeking prosthetic assistance at community providers rather than going to VA facilities during a pandemic; and
- Enter into agreements with telecommunications companies to provide broadband for veterans in support of providing telemental health care.

Title XI – Department Of State

Includes \$1.115 billion for the Department of State, U.S. Agency for International Development (USAID), and the Peace Corps, to support the repatriation of U.S. Government personnel and American citizens stranded overseas, strengthen the response at U.S. diplomatic facilities domestically and abroad, including by providing additional medical and personal protective equipment, and to prevent and respond to growing international humanitarian needs, among other purposes. In addition, the bill provides authorities for ongoing operations of the Department of State, USAID, and other agencies, including for U.S. participation in the replenishments of the international financial institutions to shore up the fragile economies of countries impacted by the coronavirus. Highlights include:

Department of State – \$674 million for the Department of State, including:

- **Diplomatic Programs:** The bill provides \$324 million for Diplomatic Programs to support the voluntary departure and curtailment on a global basis of vulnerable Department of State employees, evacuate American citizens overseas, ensure the ongoing operation of other consular and American citizen services amidst significant declines in visa revenue, and bolster the Bureau of Medical Services to respond to the coronavirus at diplomatic facilities domestically and abroad.
- **Migration and Refugee Assistance:** The bill provides \$350 million for the Department of State to contribute to pending appeals from the UN High Commissioner for Refugees, International Committee of the Red Cross, and other partners to prepare for, and respond to, coronavirus among vulnerable refugee populations abroad.

United States Agency for International Development – The bill provides \$353 million for USAID, including:

- **Operating Expenses:** The bill provides \$95 million for operational needs of USAID, including support for evacuations and ordered departures of overseas staff, surge support, increased technical support for remote functions, and other needs.
- **International Disaster Assistance:** The bill provides \$258 million for USAID to respond to the extraordinary needs in other countries that are underequipped to respond to the pandemic. The funding will prioritize populations affected by ongoing humanitarian crises, particularly displaced people, because of their heightened vulnerability, the elevated risk of severe outbreaks in camps and informal settlements, and anticipated disproportionate mortality in these populations.

Peace Corps – The bill provides \$88 million for Peace Corps to support evacuations of all overseas volunteers, relocation of U.S. direct hires on authorized or ordered departure, and certain benefits for returned volunteers, including health care.

Department of the Treasury, International Affairs – The bill authorizes U.S. participation in the recapitalization and replenishment of international financial institutions, and extends and increases U.S. participation in the International Monetary Fund's New Arrangements to Borrow, which will help shore up the fragile economies of developing countries ravaged by coronavirus.

Other Authorities – The bill includes several authorities to facilitate the operations of the Department of State and USAID, including to permit additional paid leave, provide medical services to private U.S. citizens, enhance certain hiring authorities, and increases the amount the Millennium Challenge Corporation can spend to cover additional costs due to staff evacuations.

Title XII – Departments Of Transportation and Housing

The bill includes a total of \$48.5 billion for transportation and housing activities to address this unprecedented global public health pandemic. Targeted resources are directed to communities to help the 11 million low-income Americans living one paycheck away from homelessness by providing assistance to prevent eviction during what is likely to be the most severe economic crisis in nearly a century. The funding in this bill will also be used to help the over half a million homeless individuals living on the streets find shelter or temporary housing, and for the most vulnerable, to self-quarantine and gain access to supportive services in order to diminish the risk of exposure. For our transportation systems, massive Federal investment is provided to protect the livelihoods of the specialized transportation workforce in order to mitigate the potential furlough of 1.6 million employees, provide safe conditions for workers, and preserve these mobility assets for essential commuters, as well as the traveling public. Highlights include:

Airports – \$10 billion in Federal assistance is directed to help publically-owned, commercial airports to address the COVID-19 crisis as the aviation sector grapples with the most steep and potentially sustained decline in air travel in history. These funds will help airport operators meet ongoing needs and to manage current construction projects as operating expenses increase and revenues plummet. The magnitude of these challenges are significant given the aviation industry

is experiencing an 80 percent system-wide decline in passenger traffic while airports are expected to face even more severe operational and financial impacts in the months ahead.

Amtrak and Rail Safety – \$1.018 billion is available to Amtrak to meet its changing operational needs as a result of significantly reduced passenger rail service and ridership on the Northeast Corridor, state-supported, and long-distance routes related to COVID-19. This includes direct assistance to states to help them meet their obligations under the FAST Act in order to minimize service impacts on state-supported routes. The bill also provides \$250,000 to the Federal Railroad Administration for safety equipment and assistance to inspectors to help them to rapidly respond to COVID-19 related demands.

Transit Systems – \$25 billion is provided to public transit operators to protect public health and safety while ensuring transportation access to jobs, medical treatment, food, and other essential services remain available during the COVID-19 response. As the revenues that sustain this essential service are severely impacted due to a reduction in fare box revenue and dedicated sales taxes, this increased Federal investment will help to sustain over 430,000 transit jobs and preserve access to our public service and critical workforce that are the backbone of our COVID-19 prevention, response, and recovery efforts.

Community Development Block Grant – \$5 billion is provided for the Community Development Block Grant (CDBG) program to enable nearly 1,240 states, counties, and cities to rapidly respond to COVID-19 and the economic and housing impacts caused by it, including the expansion of community health facilities, child care centers, food banks, and senior services. Of the amounts provided, \$2 billion will be allocated to states and units of local governments that received an allocation under the fiscal year 2020 CDBG formula, \$1 billion will go directly to states to support a coordinated response across entitlement and non-entitlement communities, and \$2 billion will be allocated to states and units of local government, cities and counties based on the prevalence and risk of COVID-19 and related economic and housing disruption.

In order to ensure resources are quickly deployed and meet the unique response needs to COVID-19, the bill eliminates the cap on the amount of funds a grantee can spend on public services, removes the requirement to hold in-person public hearings in order to comply with national and local social gathering requirements, and allows grantees to be reimbursed for COVID-19 response activities regardless of the date the costs were incurred. This funding builds on \$6.7 billion provided in fiscal years 2019 and 2020 by allowing grantees to combine prior year funds with new funding in order to prevent, prepare for, and respond to COVID-19.

Emergency Solutions Grants – \$4 billion is included to address the impact of COVID-19 among individuals and families who are homeless or at risk of homelessness, and to support additional homeless assistance, prevention, and eviction prevention assistance. Eviction prevention activities including rapid rehousing, housing counseling, and rental deposit assistance will mitigate the adverse impacts of the pandemic on working families.

Rental Assistance Protections for Low-Income Americans – \$3 billion is included for housing providers to help more than 4.5 million low-income households made up of more than 9.6 million individuals currently assisted by HUD to safely remain in their homes or access temporary housing assistance in response to economic and housing disruptions caused by COVID-19.

This funding will help low-income and working class Americans avoid evictions and minimize any impacts caused by loss of employment, and child care, or other unforeseen circumstances related to COVID-19. This includes:

- \$1.935 billion to allow public housing agencies (PHAs) to keep over 3.2 million Section 8 voucher and public housing households stably housed;
- \$1 billion to allow the continuation of housing assistance contracts with private landlords for over 1.2 million Project-Based Section 8 households;
- \$65 million for housing for the elderly and persons with disabilities for rental assistance, service coordinators, and support services for the more than 114,000 affordable households for the elderly and over 30,000 affordable households for low-income persons with disabilities; and
- \$65 million for Housing Opportunities for Persons with AIDS in order to maintain rental assistance and expand operational and administrative flexibilities for housing and supportive service providers to assist nearly 61,000 households. Given that this population is particularly vulnerable, the bill includes temporary relocation services to contain and prevent the spread of COVID-19 for these at-risk households.

Indian Housing – \$300 million is secured for Native American Programs, which includes \$200 million for the Indian Housing Block Grant program and \$100 million for imminent threats to health and safety as a result of COVID-19.

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Just the Facts

Senate Democrats on Monday presented the first comprehensive outline for how they would like to see Gov. Chris Sununu spend the \$1.25 billion federal grant from the CARES Act.

Here are some of the key proposals they have offered:

- **\$250 million to stabilize the state budget:** This would reimburse departments for COVID-19 related spending agencies incurred that might not be otherwise eligible for emergency assistance.
- **\$200 million set aside for future spending that's not currently anticipated.**
- **\$125 million health care expenses:** These grants for non-profit hospitals, community and reproductive health centers would fill in gaps along with federal grants already earmarked for hospital costs.
- **\$125 million property tax repayment program:** A new program set aside to help pay \$75 million in business and \$50 million for residential homeowners unable to pay their local property taxes.
- **\$100 million in municipal grants:** This per capita grant for all communities would help them deal with non-federal reimbursed costs at the local level.
- **\$100 million for workers and jobless:** Half of this money would support a hazard pay and retention stipend for frontline workers and the other half would upgrade the system processing jobless claims and extend the federal, \$600 per week unemployment bonus if Congress does not reauthorize it.
- **\$75 million in small business support:** These targeted, zero-interest loans would be funneled through the Business Finance Authority much of it for companies with fewer than 10 workers and capped at \$5 million in business revenue per year.

Senate Democrats offer spending priorities for \$1.25B from feds

By Kevin Landrigan New Hampshire Union Leader Apr 27, 2020



DONNA SOUCY

Providing "an important bridge"

CONCORD — Democratic state senators would use part of the state's \$1.25 billion CARES Act federal grant to enhance unemployment benefits, provide hazard pay for front-line workers and help cash-strapped residents pay their property taxes.

Those provisions were part of the plan the lawmakers put forward Monday for how to apportion the COVID-19 relief grant.

Senate President Donna Soucy, D-Manchester, said the "Granite Promise Proposal" is carefully tailored to fill gaps not already covered under other federal relief efforts, such as the Paycheck Protection Program and direct aid to hospitals.

"We wanted to make sure we were supporting workers, families, small businesses and communities, and in some cases there is clearly overlap, but we've tried with this outline to identify how to provide an important bridge," Soucy said.

The plan calls for nearly two dozen different ways to spend the money, including direct grants to communities, counties, health care providers and small businesses. But the largest would use \$250 million to reimburse the state budget for COVID-19 spending.

Last week, the Legislative Fiscal Committee, on which Soucy sits, approved using \$26 million of the grant to reimburse agencies Sununu had borrowed from to pay earlier COVID-19 expenses, such as the \$50 million fund to support hospitals.

"We know there are going to be expenses that aren't fully reimbursed by FEMA (Federal Emergency Management Agency), and that's what this is meant to address," Soucy said.

Last week, a Hillsborough County Superior Court judge ruled against Soucy and other Democratic legislative leaders who challenged the governor's right to oversee the CARES Act grant money. Sununu last week called the fiscal panel's transfer "political games."

Soucy said despite the setback lawmakers would continue to advocate for their constituents.

"We didn't lose the case on the merits; we lost on the right to have standing to bring suit," she said. "This doesn't mean we lack an important role in this process. The Legislature continues to have a preeminent role when it comes to appropriating money."

Soucy sits on the bipartisan eight-person board of legislators Sununu named to advise him on how to spend the money.

"You can be sure we are working before these advisory boards to advance many of these proposals," she said.

Workforce incentives proposed

The plan has a \$100 million workforce component. The first half would provide a hazard pay and retention payment to front-line workers including health care, law enforcement and essential retail workers, such as those working at grocery stores.

The second half would pay for computer system upgrades to the Department of Employment Security, which has seen a record surge in claims for jobless benefits.

Soucy said this part of the grant could also be used for the state to maintain the \$600-per-week bonus payments for all the unemployed through September if Congress ends the federal benefit sooner.

The plan calls for granting \$75 million to the Business Finance Authority to create zero-interest loans to small businesses.

Last week, BFA Executive Director James Key-Wallace told Sununu's advisory board the agency could use the existing Capital Access Program to provide unique help to firms with fewer than 10 workers.

The plan states 25% of the money should go to hotel and restaurant businesses, while 25% should go to smaller retailers.

Broadband, tax help

Soucy said the state's transition of public schools to remote learning has worked well but has identified parts of southwestern and northern New Hampshire with poor access to broadband service.

This plan calls for spending \$40 million to build out broadband, \$10 million to enhance the use of telemedicine in health care practices and \$10 million to enhance remote government operations at the state and community levels.

The Department of Revenue Administration would be given the authority in this plan to cover local property tax payments totaling \$125 million for financially-beleaguered small firms (\$75 million) and income-eligible individuals (\$50 million).

"This is pivotal because it not only would provide a safety net for these taxpayers and small businesses, it would help stand up the cities and towns that are at risk of having their biggest source of financial support collapse due to this pandemic," Soucy added.

Last week, leaders in the hospitality industry made requests to Sununu's advisory board to spend more than half of the CARES Act grant.

"To be sure, \$1.25 billion is a lot of money, but I do think Congress is going to continue to look at this crisis," Soucy said. "Our priority right now is to work with the governor to ensure this money is distributed in a very fair and transparent manner and advocate for more if the state needs it."

klandrigan@unionleader.com

Tax Abatements, Veterans Credits, and Exemptions

List for Select Board meeting May 4, 2020

Jeopardy Tax

<u>Map/Lot/Unit</u>	<u>Location</u>	<u>Amount</u>
55/34	8 Michael Ave	\$ 326.00

Abatement

<u>Map/Lot/Unit</u>	<u>Location</u>	<u>Amount</u>
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Permits and Approvals

Correspondence



Russ Dean <rdean@exeternh.gov>

Request to consider amending the town ordinance chapter 910c Prohibition in Parks and Commons/Gilman Park

4 messages

dawn jelley <dawnjelley@msn.com>
To: "rdean@exeternh.gov" <rdean@exeternh.gov>

Thu, Apr 30, 2020 at 5:34 PM

To the members of the Select Committee,

We write to ask that you consider amending the town ordinance chapter 910c Prohibition in Parks and Commons/Gilman Park, to restrict but allow dogs in certain areas of Gilman Park.

128 yeas ago Daniel and Minnie Gilman gifted the park and their wish for the park be kept forever "for the enjoyment of the people of Exeter", was recorded in the original deeds.The easement reads:

"The Grantor shall not designate the Property or any portion of the Property primarily for the benefit of, enjoyment by, and use by dogs".

In support of the easement we are not proposing that the park be primarily for dogs, but they be allowed leashed and restricted to the trails, on the access road and boat ramp. In all other areas dogs would continue to be prohibited.

We understand the concern about some residents failing to pick up their dog waste, but by restricting dogs to the trails and having dog waste stations we believe that we can limit this impact significantly whilst in support of the original gift being for the enjoyment of the people of Exeter.

Thank you for your consideration

Dawn Jelley and Eric Downer
4 Nelson Drive
Exeter, NH 03833
603 608 5691

Russ Dean <rdean@exeternh.gov>

Thu, Apr 30, 2020 at 5:43 PM

To: Molly Cowan <mcowan@exeternh.gov>, Niko Papakonstantis <npapakonstantis@exeternh.gov>

FYI

We are already reviewing based on all the social media buzz on this. Police Animal Control and Parks Rec all involved.

Russ

[Quoted text hidden]

Russ Dean <rdean@exeternh.gov>
To: dawn jelley <dawnjelley@msn.com>

Fri, May 1, 2020 at 7:09 AM

Good morning Dawn,

I will make sure this is in the Board's packet for their Monday night meeting.

The process will be to have some initial discussion around the issue, get some feedback/direction, then we will go from there.

Thank you,

Russ

[Quoted text hidden]

dawn jelley <dawnjelley@msn.com>
To: Russ Dean <rdean@exeternh.gov>

Fri, May 1, 2020 at 7:35 AM

Thank you Russ.

I look forward to hearing how the discussion goes.

Kindness

Dawn

From: Russ Dean <rdean@exeternh.gov>
Sent: Friday, May 1, 2020 7:09 AM
To: dawn jelley <dawnjelley@msn.com>
Subject: Re: Request to consider amending the town ordinance chapter 910c Prohibition in Parks and Commons/Gilman Park

[Quoted text hidden]

Robin Tyner
9 Millstream Dr.
Exeter, NH 03833

27 April 2020

Dear Town of Exeter Select Board members,

I am forwarding this letter (as requested in an email from the Select Board Chair last Friday), concerning town policy on multiple board membership. I currently serve on the Planning Board, Energy Committee, and Sustainability Advisory Committee (SAC). Three is a lot, and was a concern I discussed with Niko when he asked me to apply for the SAC, despite already being on other two. This is part of why I am only assigned to a one-year term on the SAC - ending (I think) in June 2020.

Having considered this matter, I believe I can best serve the community through continued service on the Planning Board and Energy Committee, resigning my seat on the SAC at the end of my term. If the new Select Board desires strict adherence closely to town policy, I am willing to resign from the SAC now. This in no way lessens my commitment to sustainability! I have worked to live as sustainably as I can for decades – long before “sustainability” became a buzzword – and will continue to do so in my personal and professional life.

I thank you for the opportunity to serve!

Sincerely,

Robin Tyner