

Select Board Meeting
Monday, March 15th, 2021, 7:00 p.m.
Via Zoom

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

To access the meeting, click this link: <https://exeternh.zoom.us/j/89005874577>

To access the meeting via telephone, call +1 646 558 8656 and enter Webinar: 890 0587 4577

Please join the meeting with your full name if you want to speak.

Use the "Raise Hand" button to alert the Chair you wish to speak. On the phone, press *9.

More access instruction found here: <https://www.exeternh.gov/townmanager/virtual-town-meetings>

Contact us at extvg@exeternh.gov or 603-418-6425 with any technical issues.

AGENDA

1. Call Meeting to Order
2. Swearing in of Elected Officials
3. Select Board Reorganization
4. Public Comment
5. Proclamations/Recognitions
6. Approval of Minutes
 - a. Regular Meeting: March 1, 2021
7. Appointments – Energy Committee, Arts & Culture Advisory Committee
8. Discussion/Action Items
 - a. Election Results
 - b. Covid-19 Update – Chief Eric Wilking, James Murray, Swasey Parkway Closure
 - c. Public Hearing: RSA 79-E Pairpoint Group, LLC - 23 Water Street – Darren Winham, Economic Development Director
 - d. Public Hearing: RSA 79-E IOKA Properties, LLC - 53 Water Street – Darren Winham, Economic Development Director
 - e. Mobile Vehicle Vending Permit Process & Application – Darren Winham, Economic Development Director
 - f. Re-Open Temporary Dining – Governor's Emergency Order #40, Exhibit C, Section A – Darren Winham, Economic Development Director
 - g. Economic Development Department Update – Darren Winham, Economic Development Director
 - h. Fiscal Year 2020 Year End Budget Report - Doreen Chester, Finance Director
 - i. MS-232 Voted Appropriations – Doreen Chester, Finance Director
 - j. Select Board Representatives to Town Committees
9. Regular Business
 - a. Tax Abatements, Veterans Credits & Exemptions
 - b. Permits & Approvals
 - c. Town Manager's Report
 - d. Select Board Committee Reports
 - e. Correspondence
10. Review Board Calendar

11. Non-Public Session

12. Adjournment

Niko Papakonstantis, Chair

Select Board

Posted: 3/12/21 Town Office, Website

Meeting attendance accommodations for a disabling condition may be requested with 72 hour notice.

AGENDA SUBJECT TO CHANGE

Swearing In of Elected Officials

Select Board Reorganization

Public Comment

Proclamations/Recognitions

Approval of Minutes

March 1, 2021

Select Board Meeting
Monday March 1, 2021
6:30 PM
Remotely via Zoom
Draft Minutes

1. Call Meeting to Order

Members present: Julie Gilman, Molly Cowan, Lovey Roundtree Oliff, Daryl Browne, Niko Papakonstantis, and Interim Town Manager Melissa Roy were present at this meeting. The meeting was called to order by Mr. Papakonstantis at 6:32 PM.

Mr. Papakonstantis read a statement:

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

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

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

2. Non-Public Session

MOTION: Ms. Gilman moved to enter into non-public session under RSA 91-A:3II(i) for the purpose of advice from counsel. Ms. Oliff seconded. By a roll call vote, all were in favor, and the meeting entered into non-public session at 6:35 PM.

The meeting reconvened at 7 PM.

3. Board Interviews

- a. There were no interviews at this meeting.

4. Public Comment

Mr. Papakonstantis said that the Board received an email from PEA Facilities Director Mark Leighton stating that as of February 26, 2021 the Phillips Exeter Academy trails are open to all. Masks should be worn and six feet social distancing be observed.

5. Proclamations/Recognitions

- a. There were no proclamations/recognitions at this meeting.

6. Approval of Minutes

- a. Regular Meeting: February 22, 2021

MOTION: Mr. Browne moved to approve the minutes of February 22, 2021 as presented. Ms. Gilman seconded. By a roll call vote, all were in favor.

7. Appointments - Arts & Culture Advisory Commission

Mr. Papakonstantis said there were nine applicants for seven positions. The Board used the “raise hand” function of the Zoom meeting to vote for the candidates.

MOTION: Ms. Gilman moved to appoint Dawn Amey to a position on the Arts and Culture Committee for a term of two years beginning April 30, 2021. Ms. Cowan seconded. By a roll call vote, all were in favor.

MOTION: Mr. Browne moved to appoint Tony Callendrello to a 3 year term on the Arts and Culture Advisory Commission. Ms. Oliff seconded. By a roll call vote, all were in favor.

MOTION: Ms. Cowan moved to appoint Mary-Paige Provost to a 2 year term on the Arts and Culture Advisory Commission. Ms. Gilman seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to appoint Todd Hearon to a 3 year term on the Arts and Culture Advisory Commission. Mr. Browne seconded. By a roll call vote, all were in favor.

MOTION: Ms. Oliff moved to appoint Scott Ruffner to a 3 year term on the Arts and Culture Advisory Commission. Mr. Papakonstantis seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to appoint both Bruce Jones and Anne Kenny to a 1 year term on the Arts and Culture Advisory Commission. Ms. Cowan seconded. By a roll call vote, all were in favor.

8. Discussion/Action Items

a. Moderator’s Update

Paul Scafidi, the Town Moderator, gave an update on the upcoming election of March 9th. He will be preprocessing absentee ballots on Friday, March 5th. Absentee ballots are still available. The election will be very much like November, but he expects a light turnout. Ms. Cowan said she wouldn’t be working the election as she is on the ballot, but Mr. Scafidi said since she is running unopposed, she can be inside.

b. Great Bay Nitrogen Presentation

Jennifer Perry and Attorney Adam Dumville were present to discuss the intermunicipal agreement. This agreement could involve the other 12 municipalities in the Great Bay watershed with Wastewater Treatment Plants, and they will work together to address tasks in the new Great Bay nitrogen permit. There’s a fee of \$55,600 to join the agreement. There’s a cap in the IMA for nothing more than a shared cost of \$500,000, so the cost could only change if not every community opts in. The largest communities, Dover, Rochester, and Portsmouth, have already opted in. They would be working with the other

municipalities with a bigger pool of money for monitoring in the bay; going it alone on the water quality monitoring side would be very expensive, and they would spend more than \$55,000 just for the monitoring. Attorney Dumville said the collaborative nature of this agreement is anticipated in the general permit, and the permit has significant advantages to the town of Exeter.

MOTION: Ms. Gilman moved to join the intermunicipal agreement for development of an adaptive water quality management plan for Great Bay Estuary and assign the authority to the interim Town Manager Melissa Roy to sign any documents necessary. Mr. Browne seconded. By a roll call vote, all were in favor.

Ms. Gilman asked whether they have a timeline to sign, as Ms. Roy has an undetermined term as Interim Town Manager. Ms. Perry said it should be signed within a week.

c. COVID 19 Updates

i. Fire Chief Eric Wilking

The Covid numbers continue to trend in a positive direction. There were 164 new cases in NH this week. Since the last Select Board meeting of February 19th, Exeter has had 22 new positives, and they're tracking 29 ongoing cases. The vaccination site is doing an efficient job, vaccinating 700 - 800 people daily. He was asked to assist in the planning of a statewide "super site," three days of vaccinations of up to 12,000 people at the racetrack in Loudon. He will be sharing what Exeter has learned. Exeter FD is partnering with Seacoast Region Mobile Health on March 4, to provide onsite vaccinations at 277 Water Street, for around 80 residents. They heard a report that the two positive cases at Public Works have recovered, and things are getting back to normal there.

ii. Health Officer James Murray

There have been a few more mask non-compliance complaints. The State is taking over contact tracing now that the load is lower, but will not be doing check-up calls anymore.

iii. Police Chief Poulin and Deputy Chief Munck

Regarding the vaccination sites, Police across the state have been asked to help out for security. The cost will be recuperated 100% to the Town of Exeter, so there is no cost to the taxpayers.

iv. Public Works Director Jennifer Perry

The DPW has been back in full force as of Monday of last week, and continue to provide the essential services of the Department. Other agencies offered to help, and although the department didn't need it, it was nice to know they were available. She mentioned that they used Web EOC, an important tool that shows the availability of Public Works workforces statewide.

d. EMT Lifepak 15

Assistant Fire Chief Justin Pizon said that the Lifepak 15 cardiac monitor and defibrillator used by the department is outdated, and the board that runs the machine is no longer produced. They have an offer to buy the current model of Lifepak 15 at a 50% discount and with a \$9,000 trade-in on the old device. The Ambulance Revolving fund has \$158,629 available with a projected balance of \$187,407 at the end of 2021, and they are looking for \$20,420.72. They are scheduled to purchase a new ambulance in 2023, which would have included this cost, so there will be a savings then. Ms. Oliff said she's in support of whatever the department needs.

MOTION: Ms. Oliff moved to authorize the Fire Department to purchase a Stryker Lifepak 15 at a cost of \$20,420.72, with the funds to be used coming from the Ambulance Revolving Fund. Ms. Gilman seconded. By a roll call vote, all were in favor.

e. Event Permit Update

Greg Bisson said that Parks and Rec reviewed the permit application process and is presenting the Board with an updated form. They are anticipating a lot of event requests coming up. He reached out to other communities about what they're permitting, but they're focused on summer and fall events. The Department will come before the Select Board for events on a case by case basis. The Farmer's Market wants to start in April. Mr. Papakonstantis asked if applicants will still need to produce detailed plans, and Mr. Bisson said yes, the layout is always required. They've had zero applications to date.

9. Regular Business

a. Tax Abatements, Veterans Credits and Exemptions

MOTION: Ms. Gilman moved to approve a tax abatement for 95/39 in the amount of \$1,010.80. Ms. Cowan seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to approve a tax abatement for 87/14 in the amount of \$7,511.08. Ms. Cowan seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to deny a tax abatement for 47/2/1. Mr. Browne seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to deny a tax abatement for 87/14. Mr. Browne seconded. By a roll call vote, all were in favor.

Ms. Gilman read the solar exemptions: 72/224/3 and 72/224/4; 11/18/3, 82/1, 62/15/2, 74/112, 95/92, and 24/2.

MOTION: Ms. Gilman moved to approve a Veterans Credit 95/79/2 in the amount of \$500. Mr. Browne seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to approve a Veterans Credit for 54/4/31 in the amount of \$2,500. Mr. Browne seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to deny a Veterans Credit for 95/64/188. Mr. Browne seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to approve a Veterans Credit for 24/2 in the amount of \$500. Mr. Browne seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to approve a Veterans Credit for 70/39 in the amount of \$1,000. Mr. Browne seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to approve an Elderly Exemption for 74/39 in the amount of \$183,751. Mr. Browne seconded. By a roll call vote, all were in favor.

MOTION: Ms. Gilman moved to approve an Elderly Exemption for 73/280 in the amount of \$152,251. Mr. Browne seconded. By a roll call vote, all were in favor.

b. Permits & Approvals

Greg Bisson requested to use Park Improvement Funds to replace the roof on Rec Park Pavilion. The structure was built in 1999 and is losing shingles and leaking. Had quotes from several roofers, recommend Refined Roofing of Hampstead for \$5,500. Ms. Gilman asked if there was a difference in work between quotes, as there was a large range, but Mr. Bisson said no. They will come back for the money to paint the pavilion as well.

MOTION: Ms. Gilman moved to allow the Parks and Rec Department to expend up to \$5,500 from the Parks Improvement Fund to contract with Refined Roofing to replace the roof on the Rec Park Pavilion. Ms. Cowan seconded. By a roll call vote, all were in favor.

Mr. Bisson said they're also looking to replace the Rec Park tennis court nets and posts. It's been over 10 years, and they're looking to put in better quality posts and polyester tennis nets, which will last longer. The quotes are very close. They recommend Pioneer Athletics at \$5,504.

MOTION: Ms. Oliff moved to allow the Parks and Rec Department to expend up to \$5,504 from the Parks Improvement Fund to purchase tennis nets and poles from Pioneer Athletics. Ms. Gilman seconded. By a roll call vote, all were in favor.

c. Town Manager's Report

- i. Ms. Roy said the Town Manager's office was notified by the NH DOT about a "supermove." This is a large piece of equipment traveling from Portsmouth to Seabrook, which will have some local impacts. It will take

place February 28 - March 4 between 9 PM and 5 AM. Police, Fire, and DPW have been notified. There will be a moving roadblock that will require traffic to be delayed. She listed the routes impacted. Mr. Papakonstantis asked them to update the website and Facebook page with the routes.

- d. Select Board Committee Reports
 - i. Ms. Gilman had a Heritage Commission meeting, where there was a presentation on Heritage Neighborhood areas for the Park Street Area. The group will meet again to talk about the reactions to the presentation.
 - ii. Ms. Oliff had no report.
 - iii. Mr. Browne attended the Police Stakeholders meeting but did not have a report.
 - iv. Ms. Cowan said the Police Stakeholders Committee talked about recruitment and background checks. Since the 1990s, the number of applications for Police jobs has decreased by a huge factor, and it's a struggle to get qualified applicants.
 - v. Mr. Papakonstantis went on a walkthrough identifying trees in Swasey Parkway with the Tree Committee, the Swasey Park Trustees, and EXTV. There will be a report about it on EXTV soon.
- e. Correspondence
 - i. There was no correspondence discussed.

10. Review Board Calendar

- a. The town election is March 9th. The next meetings are March 15 and 29.

11. Non-Public Session

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

12. Adjournment

MOTION: Ms. Gilman moved to adjourn. Ms. Oliff seconded. By a roll call vote, all were in favor and the meeting adjourned at 8:19 PM.

Respectfully Submitted,
Joanna Bartell
Recording Secretary

Appointments

**Energy Committee
Arts & Culture Advisory Commission**



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

January 25, 2021
6:45 pm
Zoom

Statement of Interest Boards and Committee Membership

Committee Selection:

New

Re-Appointment

Regular

Alternate

Name: Elizabeth O. Stevens

Email: estevens@exeter.edu

Address: 61 HighStreet, Exeter

Phone: 603-778-1982

Registered Voter: Yes No

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

I am interested in being on the Energy committee. Related experience includes majoring in environmental science and biology in college. I was also the sustainability coordinator at Phillips Exeter Academy from 2010-2014.. I teach environmental science and biology at Phillips Exeter and serve on the school's sustainability committee.

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: Elizabeth O. Stevens

Date: January 10, 2021

Arts & Culture

	Lovey	Daryl	Julie	Molly	Niko	
8 Scott Ruffner	✓	✓	✓	✓	✓	5
1 Amy Dawn		✓	✓	✓	✓	4 2 years
6 Ann Kennedy	✓	✓	✓	✓	✓	5
7 Mary Paige Provost	✓	✓	✓	✓	✓	5
2 Antony Calldenari	✓	✓	✓	✓	✓	5
5 Bruce Jones	✓		✓	✓	✓	4
3 Dave Drouin	✓	✓				2
9 Marissa Vitolo	✓	✓			✓	3
4 Todd Heron			✓	✓	✓	3

- ✓ Dawn Amy (2)
- Tony (3)
- Todd (3)
- Bruce (1)
- Ann Kennedy (1)
- Mary (2)
- Scott Ruf (3)

3 years
Tony
Todd
Scott

2 years
Dawn Amy
Mary

1 year
Ann
Bruce

Discussion/Action Items

Election Results



ABSENTEE BALLOT AND OFFICIAL BALLOT
ANNUAL TOWN ELECTION
EXETER, NEW HAMPSHIRE
MARCH 9, 2021

BALLOT 1 OF 2

Andrea J. Kohler
 TOWN CLERK

INSTRUCTIONS TO VOTERS

- A. TO VOTE, completely fill in the OVAL to the RIGHT of your choice(s) like this:
- B. Follow directions as to the number of candidates to be marked for each office.
- C. To vote for a person whose name is not printed on the ballot, write the candidate's name on the line provided and completely fill in the OVAL.

<p>FOR SELECTMEN</p> <p style="text-align: right; font-size: small;">Vote for not more than ONE</p> <p>Three Year Term</p> <p>MOLLY COWAN <u>1104</u> <input checked="" type="radio"/></p> <p style="text-align: right; font-size: small;">(Write-in) <input type="radio"/></p>	<p>FOR TRUSTEES OF THE LIBRARY</p> <p style="text-align: right; font-size: small;">Vote for not more than THREE</p> <p>Three Year Term</p> <p>DEB WOLD <u>431</u> <input type="radio"/></p> <p>MARY LAFRENIERE <u>688</u> <input checked="" type="radio"/></p> <p>DENISE LEONARD <u>656</u> <input checked="" type="radio"/></p> <p>LAURA M. WYSKIEL <u>704</u> <input checked="" type="radio"/></p> <p style="text-align: right; font-size: small;">(Write-in) <input type="radio"/></p> <p style="text-align: right; font-size: small;">(Write-in) <input type="radio"/></p> <p style="text-align: right; font-size: small;">(Write-in) <input type="radio"/></p>	<p>FOR TRUSTEE OF THE ROBINSON FUND</p> <p style="text-align: right; font-size: small;">Vote for not more than ONE</p> <p>Seven Year Term</p> <p>LESLIE HASLAM <u>1085</u> <input checked="" type="radio"/></p> <p style="text-align: right; font-size: small;">(Write-in) <input type="radio"/></p>
<p>FOR MODERATOR</p> <p style="text-align: right; font-size: small;">Vote for not more than ONE</p> <p>Two Year Term</p> <p>KATHERINE MILLER <u>1102</u> <input checked="" type="radio"/></p> <p style="text-align: right; font-size: small;">(Write-in) <input type="radio"/></p>		<p>FOR TRUSTEE OF THE SWAZEY PARKWAY</p> <p style="text-align: right; font-size: small;">Vote for not more than ONE</p> <p>Three Year Term</p> <p>DARIUS X. THOMPSON <u>1074</u> <input type="radio"/></p> <p style="text-align: right; font-size: small;">(Write-in) <input type="radio"/></p>
<p style="font-size: large; color: red;">1443 Total Ballots Cast</p> <p style="font-size: large; color: red;">1090 Voter Participation</p>		<p>FOR TRUSTEE OF TRUST FUNDS</p> <p style="text-align: right; font-size: small;">Vote for not more than ONE</p> <p>Three Year Term</p> <p>Peter Lennon <u>9</u> <input checked="" type="radio"/></p> <p style="text-align: right; font-size: small;">(Write-in) <input type="radio"/></p>

ARTICLES

Article 2

Zoning Amendment #1: Are you in favor of the adoption of Amendment #1 as proposed by the Planning Board for the town zoning ordinance, as follows: Amending the existing Public Capital Facilities Impact Fee Ordinance by amending current language in the ordinance that could pose a potential conflict with the typical methods of impact fee calculations, or where the language is out of date relative to the authorizing statute (RSA 674:21, V.) Beyond these housekeeping measures, the amendment will clarify that age restricted housing can qualify for an exemption of the School Impact Fees and no waiver by the Planning Board shall be necessary.

965
 YES
 NO
 313

Article 3

Shall the Town vote to raise and appropriate the sum of five million one hundred thousand and zero dollars (\$5,100,000) for the design and construction of water, sewer, drainage, road and utility improvements in the Salem Street area, and to authorize the issuance of not more than \$5,100,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and further to authorize the Select Board to issue and negotiate such bonds or notes and to determine the rate of interest thereon; and further to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, which may become available for this project. Debt service will be paid from the general fund, water fund, and sewer fund. (Estimated Tax Impact: assuming 10 year bond at .86% interest: .05/1,000, \$5/100,000 of assessed property value). Bond payments would begin approximately one year after issuance. (3/5 ballot vote required for approval.) Recommended by the Select Board 5-0.

975
 YES
 NO
 399

Article 4

Shall the Town vote to raise and appropriate the sum of three million six hundred seventeen thousand six hundred twenty nine dollars (\$3,617,629) for the purpose of constructing a solar array on Town owned land described as Map 98 Lot 3, and Tax Map 100 Lot 4, and authorize the issuance of not more than \$3,617,629 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and further to authorize the Select Board to issue and negotiate such bonds or notes and to determine the rate of interest thereon; and further to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, which may become available for this project. Debt service will be paid by the revenue generated by selling the power and Renewable Energy Certificates. (Estimated Tax Impact: none, assuming revenues and assuming a 20 year bond at 1.67% interest). Bond payments would begin approximately one year after issuance. (3/5 ballot vote required for approval.) Recommended by the Select Board 5-0.

1031
 YES
 NO
 363

TURN BALLOT OVER AND CONTINUE VOTING

ARTICLES CONTINUED

Article 5

Shall the Town vote to raise and appropriate the sum of two million six hundred thousand and zero dollars (\$2,600,000) for the purpose of removing sludge from the wastewater lagoons at 13 Newfields Road, and to authorize the issuance of not more than \$2,600,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and further to authorize the Select Board to issue and negotiate such bonds or notes and to determine the rate of interest thereon; and further to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, which may become available for this project. Debt service to be paid from the Sewer Fund. (3/5 ballot vote required for approval.) Recommended by the Select Board 5-0.

1074
YES
NO
290

Article 6

Shall the Town vote to raise and appropriate the sum of one million dollars (\$1,000,000) for the purpose of developing groundwater sources in the town, and to authorize the issuance of not more than \$1,000,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and further to authorize the Select Board to issue and negotiate such bonds or notes and to determine the rate of interest thereon; and further to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, which may become available for this project. Debt service to be paid from the Water Fund. (3/5 ballot vote required for approval.) Recommended by the Select Board 5-0.

997
YES
NO
349

Article 7

Shall the Town choose all other necessary Town Officers, Auditors or Committees for the ensuing year. **BUDGET RECOMMENDATIONS COMMITTEE:** Nancy Belanger, Kaley Briden, Elizabeth Canada, Don Clement, Kathy Corson, Mark Fabian, Amy Farnham, Enna Grazier, Robert Kelly, Judy Rowan, Christine Soutter, Cory Stevens, Christopher Zigmont, Anthony Zwaan. **MEASURER OF WOOD & BARK:** Doug Eastman, **FENCE VIEWER:** Doug Eastman, **WEIGHER:** Jay Perkins

1178
YES
NO
154

Article 8

Shall the Town vote to raise and appropriate as an operating budget, not including appropriation by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$19,891,082. Should this article be defeated, the default budget shall be \$19,978,374, which is the same as last year, with certain adjustments required by previous action of the Town of Exeter or by law, or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only. (Estimated Tax Impact: .22/1,000 assessed property value, \$22/100,000 assessed property value). (Majority vote required) Recommended by the Select Board 5-0.

1113
YES
NO
234

Article 9

Shall the Town vote to raise and appropriate as a water operating budget, not including appropriation by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$4,054,184. Should this article be defeated, the water default budget shall be \$3,633,083, which is the same as last year, with certain adjustments required by previous action of the Town of Exeter or by law. (Majority vote required) Recommended by the Select Board 5-0.

948
YES
NO
399

Article 10

Shall the Town vote to raise and appropriate as a sewer operating budget, not including appropriation by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$7,015,364. Should this article be defeated, the default budget shall be \$6,942,533, which is the same as last year, with certain adjustments required by previous action of the Town of Exeter or by law. (Majority vote required) Recommended by the Select Board 5-0.

943
YES
NO
402

Article 11

Shall the Town vote to approve the cost items included in the collective bargaining agreement reached between the Select Board and the Exeter Police Association, which calls for the following increased salaries and benefits at the current staffing levels:

Year	Estimated Salary/Benefits Increase
FY21	\$26,459

And further, to raise and appropriate the sum of twenty six thousand, four hundred and fifty nine dollars (\$26,459) for the 2021 fiscal year, such sum representing the additional costs attributable to the increase in salaries and benefits over those of the appropriation at current staffing levels. (Majority vote required) Recommended by the Select Board 5-0.

1043
YES
NO
317

Article 12

Shall the Town vote to raise and appropriate the sum of nine hundred eighty thousand and zero dollars (\$980,00) for the purpose of constructing widened shoulders (bike paths) and sidewalks on Kingston Road, with \$235,653 to come from the Town's unassigned fund balance, \$744,347 through an NHDOT grant; and furthermore, to authorize the Select Board to accept any state, federal and other grants and gifts related to the project. This article will not become effective unless the NHDOT grant is awarded to the Town. This article will not impact the tax rate. This will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the project is completed or December 31, 2025, whichever is later. (Majority vote required) Recommended by the Select Board 5-0.

Fiscal Note: This project had been funded earlier, but was unable to be constructed in the time frame allotted by Article 17 of the 2017 Town Meeting, and therefore that funding lapsed. This article will allow the project to proceed.

1084
YES
NO
291

GO TO NEXT BALLOT AND CONTINUE VOTING



**ABSENTEE BALLOT AND OFFICIAL BALLOT
ANNUAL TOWN ELECTION
EXETER, NEW HAMPSHIRE
MARCH 9, 2021**

BALLOT 2 OF 2

Andrea J. Kohler
TOWN CLERK

ARTICLES CONTINUED

Article 13

Shall the Town vote to raise and appropriate, through special warrant article, the sum of one hundred thousand dollars (\$100,000), for the purpose of evaluating alternatives for a new public safety complex. This sum to come from general taxation. (Estimated Tax Impact: .046/1,000, \$4.55/100,000 assessed property value). (Majority vote required) Recommended by the Select Board 5-0.

706
YES
NO
621

Article 14

Shall the Town vote to raise and appropriate the sum of one-hundred thousand dollars (\$100,000) to be added to the Parks Improvement Capital Reserve Fund previously established. This sum to come from general taxation. (Estimated Tax Impact: .046/1,000, \$4.55/100,000 value). (Majority vote required) Recommended by the Select Board 5-0.

895
YES
NO
483

Article 15

Shall the Town vote to raise and appropriate the sum of one hundred thousand dollars (\$100,000) to be added to the Sick Leave Expendable Trust Fund previously established. This sum to come from the unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation). (Majority vote required) Recommended by the Select Board 5-0.

995
YES
NO
375

Article 16

Shall the Town vote to raise and appropriate, through special warrant article, the sum of fifty thousand dollars (\$50,000), to the Conservation Fund established pursuant to RSA 36-A:5. These funds will be used for purposes consistent with the Conservation Fund including the purchase of interests in real property to be held for conservation purposes. This sum to come from general taxation. (Estimated Tax Impact: .023/1,000, \$2.28/100,000 assessed property value). (Majority vote required) Recommended by the Select Board 5-0.

1009
YES
NO
372

Article 17

Shall the Town vote to raise and appropriate the sum of fifty-thousand dollars (\$50,000) to be added to the Snow and Ice Deficit Non-Capital Reserve Fund previously established. This sum to come from the unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation). (Majority vote required) Recommended by the Select Board 5-0.

1083
YES
NO
289

Article 18

Shall the Town vote to transfer the amount of \$105,794 from the town's current non-spendable general fund balance to the capital projects fund balance to eliminate the Stewart Park Seawall project deficit from 2005. This project has been completed. This article will not impact the unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation). (Majority vote required) Recommended by the Select Board 5-0.

1160
YES
NO
209

Article 19

Shall the Town vote to raise and appropriate the sum of one thousand three hundred dollars (\$1,300) to be added to the Swasey Parkway Trust Fund previously established. This sum to come from unassigned fund balance. This amount is equivalent to the amount of permit fees collected during the past year for use of the Swasey Parkway. (Estimated Tax Impact: None. No amount to be raised by taxation). (Majority vote required) Recommended by the Select Board 5-0.

1216
YES
NO
174

YOU HAVE NOW COMPLETED VOTING THIS BALLOT

Discussion/Action Items

Covid-19 Update

Weekly FD Report
Friday, March 12
Melissa,

- Numerous EMS and Fire calls during the week, including mutual aid responses for building fires in Brentwood, Kingston and Seabrook.

- On Tuesday, March 9 we had a kitchen fire located on the 3rd floor at 277 Water St. (Squamscott View Apts.) that was quickly extinguished with damage to the stovetop, cabinetry and window shades, and on Wednesday, March 10 a shed fire damaged the exterior of a home close by on Morton St. in the Exeter River Cooperative. No injuries reported at either incident.

- Daily statewide COVID numbers continue to look better with each passing week. More people getting outside with nicer weather, and more residents receiving at least their first dose of the vaccine, and later becoming fully vaccinated with a second dose will contribute to lower positivity rates

- This past week NH had 1,586 positive tests for a daily average of 227. There have been 13 COVID19 related deaths statewide recorded, with Rockingham County recording 4 deaths this past week. Exeter has seen 14 new positive tests since last Friday. Our running total since March 2020 is now 714, with 26 cases considered active.

- The regional fixed site in Exeter has been vaccinating nearly 800 people daily. Reports that the site may soon be moving have been circulating, but the Exeter High School vaccination site will remain open until a suitable location and agreement has been reached.

- Exeter Fire/EMS personnel continue to assist with vaccinations at the high school site. In addition, our staff has provided vaccinations to nearly 80 residents and staff at the Squamscott View Apts. (277 Water St.) on Thursday, March 4, assisted the Greater Seacoast Public Health Network in Epping on Thursday, March 11 vaccinating over 40 residents, and is scheduled to vaccinate over 50 residents at the Exeter Mill Properties on Tuesday, March 16.

- As many have heard, both President Biden and Governor Sununu have identified teachers and day care providers as priorities in the next phase (2A) of vaccinations. Exeter Fire is working with the Exeter Schools and SAU-16 and will be vaccinating over 1,100 teachers and staff at all SAU16 schools the week of March 15-20. This is a huge effort and we have mobilized an all hands on deck approach using our personnel, school nurses, and other regional public health providers.

- Personally, I returned from assisting with the command & control of the 3 day Vaccination Super Site at the NH Motor Speedway in Loudon last Saturday, Sunday and Monday. After a rocky start Saturday morning due to very cold temperatures freezing the vaccine in the syringes and iPads and other electronic equipment not functioning, we quickly caught up and over 11,400 residents received the new Janssen, (Johnson & Johnson) 1 shot vaccine over the three days. Much was learned about vaccinating nearly 4,000 people a day safely through the site.

Discussion/Action Items

**Public Hearing: RSA 79-E Pairpoint Group, LLC
223 Water Street**

Memo

To: Board of Selectmen
From: Darren Winham, Director
Date: 3.11.21
Re: Pairpoint Group LLC 79-E request for extension

Pairpoint Group LLC, owner of 23 Water Street, received from the Town of Exeter seven (7) years of tax relief through the Community Revitalization Tax Relief Incentive (RSA 79-E). As part of the approval, Pairpoint is required to have all of the work outlined in the Covenant to Protect Public Benefit completed "on or before June 30, 2022" (see attached). Owing to the ongoing coronavirus pandemic, Elliott Berkowitz, co-owner of Pairpoint, is requesting a two (2) year extension with a completion date of June 30, 2024. Because my office has yet to receive the original Covenant of Public Benefit from Pairpoint's May 4, 2020 approval, the Covenant has not been recorded at the Rockingham County Registry of Deeds. If approved, a new Covenant would be drafted, signed by all parties and recorded at the Registry of Deeds.

I have enclosed: Substantial Rehabilitation Budget (Amendment 2) and Draft Covenant to Protect Public Benefit as edited by Pairpoint.



PAIRPOINT GROUP

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, NH
COVENANT TO PROTECT PUBLIC BENEFIT
Pairpoint Group, LLC of 11-23 Water Street, Exeter, NH
Per RSA 79E (Community Revitalization Tax Relief Incentive)

Pairpoint Group, LLC with a mailing address of P.O. Box 70, Exeter, NH 03833 (hereinafter referred to, collectively, if appropriate, as "GRANTOR"), owner of property situated at ~~11~~-23 Water Street, Exeter, NH and further identified as Town Tax Map 72, Lot 39, (hereinafter referred to as the "PROPERTY"), for itself and for its successors and assigns, for consideration of tax relief granted to GRANTOR by the Town of Exeter with a principal address of 10 Front Street, Exeter, County of Rockingham, State of New Hampshire (the "GRANTEE"), pursuant to the provisions of RSA 79E, agree to the following Covenants imposed the GRANTEE. ←

These covenants are made in exchange for ⁷~~11~~ years of property tax relief (5 years as the GRANTEE has determined the property eligible as a "qualifying structure" per RSA 79-E:2, an additional 2 years as the property will result in new residential units per RSA 79-E:5, II, and an ~~additional 4 years as the GRANTEE has determined~~ the property is located within and important to locally designated historic district per RSA 79-E:5, III) granted with respect to the PROPERTY as a result of the redevelopment of the PROPERTY as a result of the substantial rehabilitation ("rehabilitation" or "redevelopment") of the PROPERTY to be accomplished by the GRANTOR in accordance with GRANTOR'S proposal. The specific approved scope of work is detailed in the Pairpoint Group, LLC COMMUNITY REVITALIZATION TAX RELIEF APPLICATION (PER RSA 79-E) approved by GRANTEE (by vote of the Exeter Board of Selectmen) on MAY 4, 2020, incorporated herewith and attached hereto (the "proposal" or the "application").

⁷ This Covenant is to protect the public benefit in accordance with the provisions of RSA 79-E for a term of ~~11~~ years beginning on April first of the first tax year commencing immediately after the completion of the redevelopment work. Notwithstanding the foregoing, the contemplated tax relief shall be null and void if the proposed redevelopment work is not completed by June 30, 2022.

All applicable provisions of RSA 79-E shall apply to these covenants.

The PROPERTY is designated GRANTEE'S Tax Map 72 Lot 39 in the Town of Exeter.

The GRANTEE agrees that the PROPERTY, if substantially rehabilitated (or "redeveloped") in accordance with GRANTOR'S proposal approved by GRANTEE, provides a demonstrated public benefit in accordance with the provisions of RSA 79-E:7 insomuch as the redevelopment of said PROPERTY:

1. Enhances the economic vitality of downtown Exeter (RSA 79-E:7, I); and
2. Erects a structure that is culturally and historically compatible 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; and

3. Promotes the reuse of existing building site, thereby conserving the embodied energy in accordance with energy efficiency guidelines established by the U.S. Secretary of the Interior's Standards for Rehabilitation (RSA 79-E:7, II-a); and
4. Promotes development of Exeter's municipal center, providing for efficiency, safety and a greater sense of community consistent with RSA 9-B (RSA 79-E:7, III).

These Covenants, which is hereby granted by the GRANTOR to the GRANTEE with respect to the above described PROPERTY, and which shall commence simultaneously with the period of tax relief but shall continue for the duration of the 11 year tax relief period, are as follows:

GRANTOR'S COVENANTS:

REDEVELOPMENT OF PROPERTY. The Grantor agrees to redevelop the PROPERTY during the term described herein in accordance with GRANTOR'S proposal. The redevelopment contemplated by GRANTOR'S proposal shall be completed by the GRANTOR on or before June 30, 2022. All of the work detailed in GRANTOR'S proposal, to include any amendments approved by the Town thereto, must be completed in order for the tax relief to take effect.

If only some of the work contemplated by GRANTOR'S proposal is completed prior to June 30, 2022, then the PROPERTY shall be fully assessed for the value of that work.

MAINTENANCE AND USE OF THE PROPERTY. The GRANTOR agrees to maintain, use and keep the PROPERTY in a condition that furthers the public benefits for which the tax relief was granted and accepted during the term of the tax relief under RSA 79-E:8. The GRANTOR agrees to continue to use the PROPERTY as described in the attached proposal. The use of the PROPERTY shall not be converted to a different use inconsistent with the description in the attached proposal without the written authorization of the Town.

REQUIRED INSURANCE, USE OF INSURANCE PROCEEDS, AND TIMEFRAME TO REPLACE OR REMOVE DAMAGED PROPERTY. The GRANTOR agrees and is required to obtain and maintain casualty insurance, as well as flood insurance, if appropriate. The GRANTEE requires a lien against proceeds for any insurance claims to ensure proper restoration or demolition of any damaged structures and property. The GRANTEE further requires that the restoration or demolition commence within one year following any insurance claim incident; otherwise the GRANTOR shall be subject to the termination provisions set forth in RSA 79-E:9, I.

RECORDING. The GRANTOR shall record this Covenant with the Rockingham County Registry of Deeds upon its execution. It shall be a burden upon the PROPERTY and bind all transferees and assignees of such PROPERTY. The GRANTOR will be solely responsible for payment of the recording fees.

ASSESSMENT OF THE PROPERTY. The GRANTEE agrees that the PROPERTY shall be assessed, during the term of the Tax Relief granted based on the pre-rehabilitation (or redevelopment) value or such other value utilized by the Assessor to address improvements not covered by RSA 79-E. If the terms of these covenants are not met, the Property Tax Relief may be reduced or terminated by the GRANTEE after the procedure outlined in 79-E:9, I. In such case, the GRANTEE reserves the right to assess all property taxes on the PROPERTY to the GRANTOR, or its successors or assigns, as though no tax relief was granted, with interest in accordance with RSA 79-E:9, I and II. Provided that the GRANTOR complies with all the terms of these Covenants, the property tax relief will commence upon the completion of the substantial rehabilitation, but in any event no later than June 30, 2022 and will end ~~XI~~ 7 years from the commencement date.

RELEASE, EXPIRATION, CONSIDERATION.

- I. **RELEASE.** The GRANTOR may apply to the local governing body of the Town of Exeter for a release from the foregoing discretionary tax relief and associated covenant within the duration of the tax relief period of the RSA 79-E upon a demonstration of extreme personal hardship. Upon release from such covenants, the GRANTOR shall thereafter pay the full value assessment of the PROPERTY to the Tax Collector of the Town of Exeter.
- II. **EXPIRATION.** Upon final expiration of the terms of the tax relief the tax assessment will convert to the then full fair market value. Upon final expiration of the terms of this covenant, these covenants will be concluded.
- III. **CONSIDERATION.** The Tax Collector shall issue a summary receipt to the owner of the PROPERTY and a copy of the governing body of the Town of Exeter for the sums of tax relief accorded during the term of the tax relief described herein. The local governing body shall, upon receiving a copy of the above-mentioned consideration and upon the expiration of this Covenant execute a release of the Covenant to the GRANTOR who shall record such a release with the Rockingham County Registry of Deeds. A copy of such release or renewal shall also be sent to the local assessing official.

-
- IV. **MAINTENANCE OF STRUCTURE.** If, during the term of the Covenant, the GRANTOR shall fail to maintain and use the PROPERTY in conformity herewith or shall cause the PROPERTY to significantly deteriorate or be demolished or removed, the GRANTEE reserves the right to terminate the tax relief which is the subject of these Covenants and may assess the GRANTOR, its successors or assigns, all taxes as though no tax relief was granted, with interest pursuant to RSA 79-E:9 .

ENFORCEMENT. If a breach of this Covenant is brought to the attention of the GRANTEE, the GRANTEE shall notify the GRANTOR, in writing of such breach, which notice shall articulate the nature of the breach and provide specific instructions regarding the required corrective action. GRANTEE'S notice shall be delivered in hand or by certified mail, return receipt requested to the GRANTOR. The GRANTOR shall have a reasonable amount of time, but in no case less than 30 days after receipt of such notice to undertake the required corrective

actions, including restorations, which are reasonably calculated to cure the said breach and to notify the GRANTEE thereof.

If the GRANTOR fails to take such curative action, the GRANTEE may undertake any actions that are reasonably necessary to cure such breach, and the cost thereof, including GRANTEE'S expenses, court costs and legal fees, shall be paid by the GRANTOR, provided the said GRANTOR is determined to be directly or indirectly responsible for the breach.

The GRANTOR, by accepting and recording this Covenant to the GRANTEE agrees to be bound by and to observe and enforce the provisions hereof and assumes the rights and responsibilities herein provided for and incumbent upon the GRANTOR, all in furtherance of the purposes for which this Tax Relief and associated Covenant is delivered.

WITNESS MY/OUR/ITS HAND this _____ day of _____, 2020.

Witness

GRANTOR: Pairpoint Group, LLC

By: Elliott Berkowitz, Manager

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this _____ day of _____, 2020, personally appeared the above Elliott Berkowitz, Manager of Pairpoint Group, LLC, known to me, or satisfactorily proven, to be the same, and acknowledged that he executed the same for the purposes contained therein.

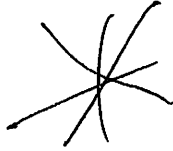
Notary Public/Justice of the Peace

My commission expires: _____

ACCEPTED this _____ day of _____, 2020 by the Town of Exeter

TOWN OF EXETER
10 Front Street
Exeter, NH 03833

By: _____
NIKO PAPA KONSTANTIS
Chairman, Exeter Board of Selectmen



By: _____
DARYL BLOWNE

By: _____
MOLLY COWAN

By: _____
Julie Gilman

By: _____
LOVEY ROSSOYNE OLIFF

Discussion/Action Items

**Public Hearing: RSA 79-E IOKA Properties, LLC
53 Water Street**

Memo

To: Board of Selectmen
From: Darren Winham, Director
Date: 3.11.21
Re: IOKA Properties LLC 79-E request

IOKA Properties LLC, owner of 53 Water Street, is requesting from the Town of Exeter consideration for the Community Revitalization Tax Relief Incentive (RSA 79-E). Enclosed please find IOKA Properties LLC's application received in completed form on March 11, 2021. 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 \$4,475,634 which meets the 15% of the assessed valuation requirement set forth in Section 2 as the current lot is assessed at \$590,100. 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 Select Board 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; DTC Cover Letter; IOKA Properties LLC Application including Substantial Rehabilitation Budget; National Register of Historic Places Nomination Form (as consideration for Section 5.4), and; IOKA Properties LLC plan set.

**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. In a city or town that has adopted the provisions of RSA 79-E:4-a, "qualifying structure" also means potentially impacted structures identified by the municipality within the coastal resilience incentive zone established under RSA 79-E:4-a.

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. 2017, 203:2, eff. Sept. 3, 2017.

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:4-a

79-E:4-a Coastal Resilience Incentive Zone. –

I. A city or town may adopt the provisions of this section by vote of its legislative body, according to the procedures described in RSA 79-E:3, to establish a coastal resilience incentive zone (CRIZ). Municipalities may use storm surge, sea-level rise, and extreme precipitation projections in the 2016 report of the New Hampshire Coastal Risk and Hazards Commission, "Preparing New Hampshire for Projected Storm Surge, Sea-Level Rise, and Extreme Precipitation," and its successor projections, to identify potentially impacted structures.

II. The municipality implementing a CRIZ shall determine the resilience measures it deems qualifying, such as, but not limited to, elevation and free-board renovations, elevation of mechanicals, construction of resilient natural features, enhancement or creation of tidal marshes, elevation of private driveways and sidewalks, construction or enlargement of private culverts and other structures to enable increased water flow and storm-surge, and movement of property to higher elevation on the property or to a newly acquired property at a higher elevation within the municipality. Municipalities may grant tax relief to the qualifying structure and property as described in RSA 79-E:4.

III. Municipalities may provide other relief to properties in a coastal resilience incentive zone that are subject to repeated inundation, by acquiring preservation or water control easements or establishing tax increment financing districts.

IV. Municipalities may create a nonlapsing CRIZ fund as a capital reserve fund under RSA 34 or RSA 35, or a town-created trust fund under RSA 31:19-a, to provide funding for projected municipal costs associated with projected storm surge, sea-level rise, and extreme precipitation, and such funds may be used to support the coastal resilience incentive zone purpose established in this section.

Source. 2017, 203:3, eff. Sept. 3, 2017.

Source. 2017, 203:3, eff. Sept. 3, 2017.

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 may 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. 2016, 85:2, eff. July 18, 2016.

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



CELEBRATING OVER 35 YEARS OF SERVICE TO OUR CLIENTS

Please respond to the Exeter Office

LIZABETH M. MACDONALD
JOHN J. RATIGAN
DENISE A. POULOS
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
SHARON CUDDY SOMERS
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
HEIDI J. BARRETT-KITCHEN
JUSTIN L. PASAY
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BRENDAN A. O'DONNELL
ELAINA L. HOEPPNER
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MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
NICHOLAS R. AESCHLIMAN

March 10, 2021

Niko Papakonstantis, Chairperson
Exeter Select Board
10 Front Street
Exeter, NH 03833

Re: 79-E Application for Tax Credit for 53 Water Street, Exeter, New Hampshire

Dear Chair Papakonstantis and Members of the Board:

Enclosed please find the request of IOKA Properties, LLC, owner of 53 Water Street to receive tax credit pursuant to RSA 79-E for the revitalization of the property. As evidenced by the enclosed material, we believe that the proposed renovations, which are estimated to cost close to four million dollars will provide a substantial and tangible series of public benefits to the community and that these benefits address all of the criteria set forth in the statute. Due to the comprehensive nature of the public benefits which will result from the revitalization, IOKA Properties, LLC believes that it is eligible to receive tax credit for the project for eleven years.

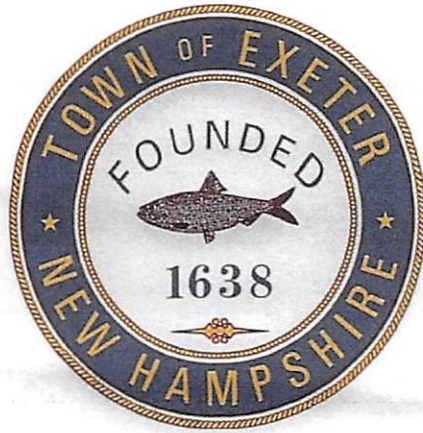
We look forward, after the completion of an internal staff review of the application, to present the application to you in a public hearing and answering any questions which you or the public may have. We ask that a public hearing be scheduled on this matter at the March 15, 2021. If you have any immediate questions about this application, please feel free to contact me.

Sincerely,
DONAHUE, TUCKER & CIANDELLA, PLLC

Sharon Cuddy Somers
ssomers@dtclawyers.com

Enclosure
SCS/jh
cc: IOKA Properties, LLC

DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301



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): Mayer Building also formerly known as The IOKA Theater

Building Address: 53 - 55 Water Street

Eligible Zoning District WC Tax Map 72 Lot 34

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 OWNER

Owner's Name IOKA Properties, LLC

Address: _____

Address: 24 Graf Rd

City/Town: _____ State: _____ Zip: _____

City/Town: Newburyport State: MA Zip: 01950

Phone _____ Fax: _____

Phone 978-997-0651 Fax: 978-992-3321

E-mail: _____

E-mail: dac@plumislandllc.com

Existing Building Information:

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

This building has stood empty and unused as a movie theater for over a decade. The movie theater closed in December of 2008. A cafe and restaurant operated for a short time thereafter during 2011 and closed in the same year before the property was sold at public auction.

Gross Square Footage of Building: 5,000 + Year Building was Built: 1915

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 important to locally designated historic district? Yes No

Project Description

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

Please see Attachment A and supplemental drawings.

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 narrative of public benefits.

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

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 narrative of public benefits.

Enhances and improves a culturally or historically important structure Yes No

If yes, please describe: See attached narrative of public benefits.

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 narrative of public benefits.

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

If yes, Please describe: See attached narrative of public benefits.

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

If yes, please describe: See attached narrative of public benefits.

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: JC DAC _____

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: JC DAC _____

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: JC DAC _____

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

David A. Cowie David A. Cowie 03-10-2021
Signature (printed name) Date

Jay Caswell Jay ~~Jeffery~~ Caswell
Signature (printed name) Date

Signature (printed name) Date

Signature (printed name) Date

Signature (printed name) Date



RSA 79E Reference Map of District Areas:

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

Attachment A

Project Description

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

Revitalization of the property is proposed by converting the former movie theater building to mixed-use commercial and residential. The basement will house a restaurant that can be accessed at street level and will provide a complement of ADA accessible features including outdoor deck seating overlooking the Exeter/Squamscott River. At the Water Street level, three retail stores larger than nearby boutique shops will attract downtown shoppers. An inner hallway dividing the three stores will allow the stores to showcase inviting window displays and the building layout will facilitate all-season indoor shopping. The rear store overlooking the river will also feature an overhanging deck which can provide outdoor seating for shoppers. Up to eight residential condominiums are approved for the second and third floors (4 per level). The units at the rear of the building will overlook the river and newly renovated library from private balconies and the Water Street units will overlook the town center and picturesque bandstand. Rooftop seating with panoramic views down the river are approved for restricted residential access and use.

The number of employees will be determined by the type of businesses and hours of operation. For purposes of estimation only, the calculations used for the ZBA variance application indicated that there would be 173 restaurant seats and 4,674 square feet of retail space. It is anticipated that the number of employees needed would be driven in part by the size and, as well, the individual nature of the business. In addition, employees will be needed for condominium management services and associated services required by the residential unit owners.

Please see the attached set of construction drawings and letters of approval by the Historic District Commission, Zoning Board of Adjustment and the Planning Board.

PUBLIC BENEFITS PROVIDED BY PROJECT

1. The project will enhance the economic vitality of the designated area:

The project will inject commercial activity into a building which has long been dormant. Further, the proposed commercial activity of retail and restaurant use will augment the existing inventory of retail and food service establishments in the Waterfront Commercial District.

2. The project will enhance and improve a culturally or historically important structure:

The existing building enjoyed a long life housing a movie theater. That chapter of the building's life has ended, and the project will provide much needed improvement to the building while being respectful of the cultural and historical value of the location of the building within the district. The project will enhance the structure by housing the new and attractive uses of retail, restaurants and upper floor residences and by adding new features to make the building ADA compliant, including the addition of an elevator. As well, the rooftop will be enhanced by creating a deck area with pergola and fencing for use by residents. In turn, the public will benefit because library patrons and residents across the river will be able to view a much improved and more attractive structure.

3. The project will promote development of the designated area, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B:

The provisions of RSA 9-B focus on towns and cities providing economic development opportunities in a manner consistent with "smart growth" principles. These principles include "...denser development of existing communities, encouragement of mixed uses in such communities, vibrant commercial activity within cities and towns, and preservation of historic village centers." RSA 9-B:3. The project accomplishes these objectives by improving the structure and ensuring that it will remain structurally intact after a period of neglect, by encouraging a mixed commercial and residential use, and by doing so in the midst of the Waterfront Commercial District which is a key component of Exeter's historic town center.

4. The project will increase residential housing in urban or town centers:

The project includes up to eight residential condominium units on the upper floors of the building.

5. Other issues which the applicant deems relevant:

As noted in the various land use approval proceedings, the applicants bring to bear their expertise in renovation of structures in historical areas and in providing a viable economic use for buildings which no longer operate with the original or previous business or activity. The applicants are eager to invest a significant amount of time and money for the endeavor when no other candidates have come forward to do so and in spite of the fact that development projects are currently experiencing historically high construction costs.

IOKA Theater
 55 Water Street
 Exeter, MA 03833

Architectural	\$ 150,000		
Engineering	\$ 55,000		
Demolition	\$ 312,000		
Recycling Contractor	\$ 3,500		
Site Work	\$ 25,000		
Utilities	\$ 70,000		
Concrete Sidewalk	\$ 17,050		
Granite Steps	\$ 20,000		
Landscaping	\$ 5,000		
Hardscaping	\$ 5,000		
Concrete Form and Flatwork	\$ 13,000		
Concrete Material	\$ 26,400		
Rebar	\$ 2,750		
Gypcrete	\$ 28,850		
Masonry	\$ 72,500		
Brick Repointing	\$ 150,000		
Structural Steel	\$ 316,850	\$ 316,850	
Miscellaneous Metals	\$ 10,000		
Aluminum Railings	\$ 48,100		
Canopy	\$ 36,900		
Rough Carpentry	\$ 298,000		
Rough Carpentry Lumber	\$ 185,000		
Finish Carpentry	\$ 40,000		
Roofing	\$ 68,200		
Caulking	\$ 2,000		
Insulation	\$ 66,415		
Waterproofing	\$ 3,000		
Doors, Frames, and Hardware	\$ 68,375		
Door Installation	\$ 7,050		
Storefront	\$ 47,320		
Windows	\$ 45,400		
Drywall	\$ 104,420		
Flooring	\$ 86,000		
Paint	\$ 65,000		
Toilet Accessories	\$ 7,500		
Toilet Partitions	\$ 2,500		
Knox Box	\$ 800		
Fire Extinguishers	\$ 600		
Mailboxes	\$ 1,200		
Store Front Signage	\$ 25,000		
Appliances	\$ 80,000		
Kitchen Cabinets	\$ 96,000		
Kitchen Counters	\$ 19,530		
Elevator	\$ 125,000	\$ 125,000	
Fire Protection	\$ 55,900		
Plumbing	\$ 275,000	\$ 275,000	
HVAC	\$ 240,000	\$ 240,000	
Electrical	\$ 275,000	\$ 275,000	
General Conditions	\$ 207,767		
Subtotal	\$ 3,865,877	\$ 1,231,850	\$ 2,634,027
Burden	\$ 154,635		
Fee	\$ 402,051		
Permit	\$ 53,071		
Total	\$ 4,475,634		

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 Increase*

and/or common

2. Location

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

city, town Exeter _____ vicinity of

state New Hampshire code 33 county Rockingham code 015

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> 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 checked="" 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

Acreege of nominated property 35 acres approx.

Quadrangle name Exeter

Quadrangle scale 1:24000

UTM References

A	19	341440	4760580	B	19	341670	4760300
	Zone	Easting	Northing		Zone	Easting	Northing
C	19	341300	4760350	D	19	340940	4760400
E	19	341000	4760500	F	19	341150	4760720
G	19	340320	4761070	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 *[Signature]*

title New Hampshire Deputy State Historic Preservation Officer date 10/26/89

For NPS use only

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

Determined Eligible

[Signature]
Keeper of the National Register date 12/21/89

Attest:

date

Chief of Registration

7-21 1 0 1084

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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

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

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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. ($\frac{1}{2}$ interest)
& Robert Kimball ($\frac{1}{2}$ 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

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- 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 Schaake
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

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

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

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- | | | |
|-----|---|----------------|
| 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 |

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

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

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- | | | |
|-----|--|----------------|
| 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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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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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.

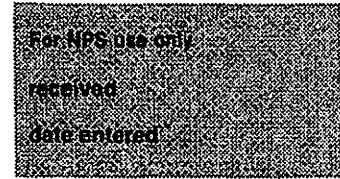
Visually, the Squamscott River is an asset, and plans for the revitalization of downtown Exeter provide for commercial and residential use of the waterfront area. The southern shoreline of the Squamscott contains several types of retaining walls. At the easterly edge behind Lopardo's Jewelers (#25) is 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)

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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 maintenace 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 seperately, at the end.

(See Continuation Sheet 7-3)

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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 protection (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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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: 1½ 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 an 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;016). C
14. Brick Commercial Building, 141-147 Water Street: a 2½ 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

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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 sided segmental-arches with keystones and connecting imposts. 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 imposts. 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

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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; and 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 corbeled belt course. A plain parapet is topped by a corbelled cornice with a granite coping.

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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 floor. 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

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26. The Exeter Investment Co., String Bridge: 1½ story, 8x2 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 braced 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

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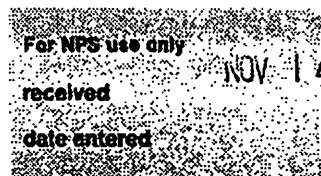
30. Mayer Building, 55 Water Street: 2 story, 6 bay, pressed tan brick movie house. The 3 bay entry contains paired doors above which arc splayed keystone arches. Above these entries are 3 round arch second floor windows with six over six sash. The arches are filled in with concrete and a square brick 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 ell projects from the north gable with a flat roof one story, gable roofed ell projects from the north gable with a flat roof one story 3 bay ell 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

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- 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

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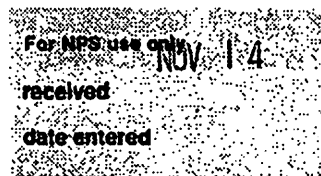
- 38. Restaurant, 42 Water Street: 1 story, 9x6 bay, clapboarded with projecting cornice, a wide architrave, single corner pilasters, hip roof with central peak over door and a vented cupola. A one story, flat roofed, brick rear addition. Colonial Revival, c. 1918 (09-10;15;001). C
- 40. Exeter Supply 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 ells. 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

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47. Apartment House, 5 High Street: 2½ 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: 2½ 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. Hewitt 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

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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 (cape) 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 side-lights 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

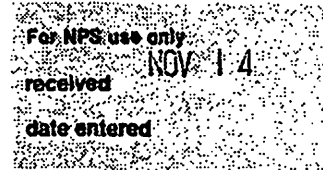
53. Josiah Smith House, west side Gilman Lane: 2½ story, 5x2 bay, gable roofed house with a granite foundation, and a massive interior chimney located east of the ridge line. This facade is dominated by a gable roof 2 story single bay pavilion containing a 6 paneled door flanked by ¾ sidelights and topped 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

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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 soffit 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

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58. Col. Boardman Tavern, 20-22 High Street: 2½ 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 2½ story, 5x2 bay salt box with a granite foundation it has been enlarged with a 2½ 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 ¾ 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. 1756 (09-10;11;008). C
60. House, 10 High Street: 2½ story, 5x2 bay, gable-roof, with twin inset chimneys. The center hall main entry is flanked by ¾ 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;006.001). C

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- 62. Simeon Folsom House, 7-9-11 High Street: 3½ 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: 2½ 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 stove chimneys. Greek Revival, c. 1837 (09-10;12;005). C

- 64. House, 2 Hall Place: 2½ 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: 2½ 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

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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, 7 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 hold 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, water table, and tall 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

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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 end 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 .

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It retains some original 12/12 sash. Its Chestnut Street end is accented by an ocululus 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.

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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, 28, 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. 1959 (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 ^{acquired} 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 |

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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 Tire Sales, 1 Franklin Street: intrusive, altered, one-story, L-plan early twentieth-century garage with parking area in front (09-10;20;001). NC
- 45. Al's Muffler Town, 20-22 Franklin Street: one-story, concrete-block garage with false mansard (09-10;21;012). NC

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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 1860s 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

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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.1820
- 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 round 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,

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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 Sullivanesque 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

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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 1647 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."¹ 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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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 newer 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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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 to the base.³ It could stay under water for an hour or more. It is report 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-to~~w~~ 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 Presevation of New England Antiquities.

Exeter served as the state capital (1775-1782) during the Revolutionary War. The militia was drilled in an area within the district called "Hemlock Square," (hemlock boughs were placed 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.

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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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λ Continuation sheet Bibliography 38 Item number 9 Page 1

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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 lines 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 (#48); 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)

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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.

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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 Bear, Preservation Advisers
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 Item 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.

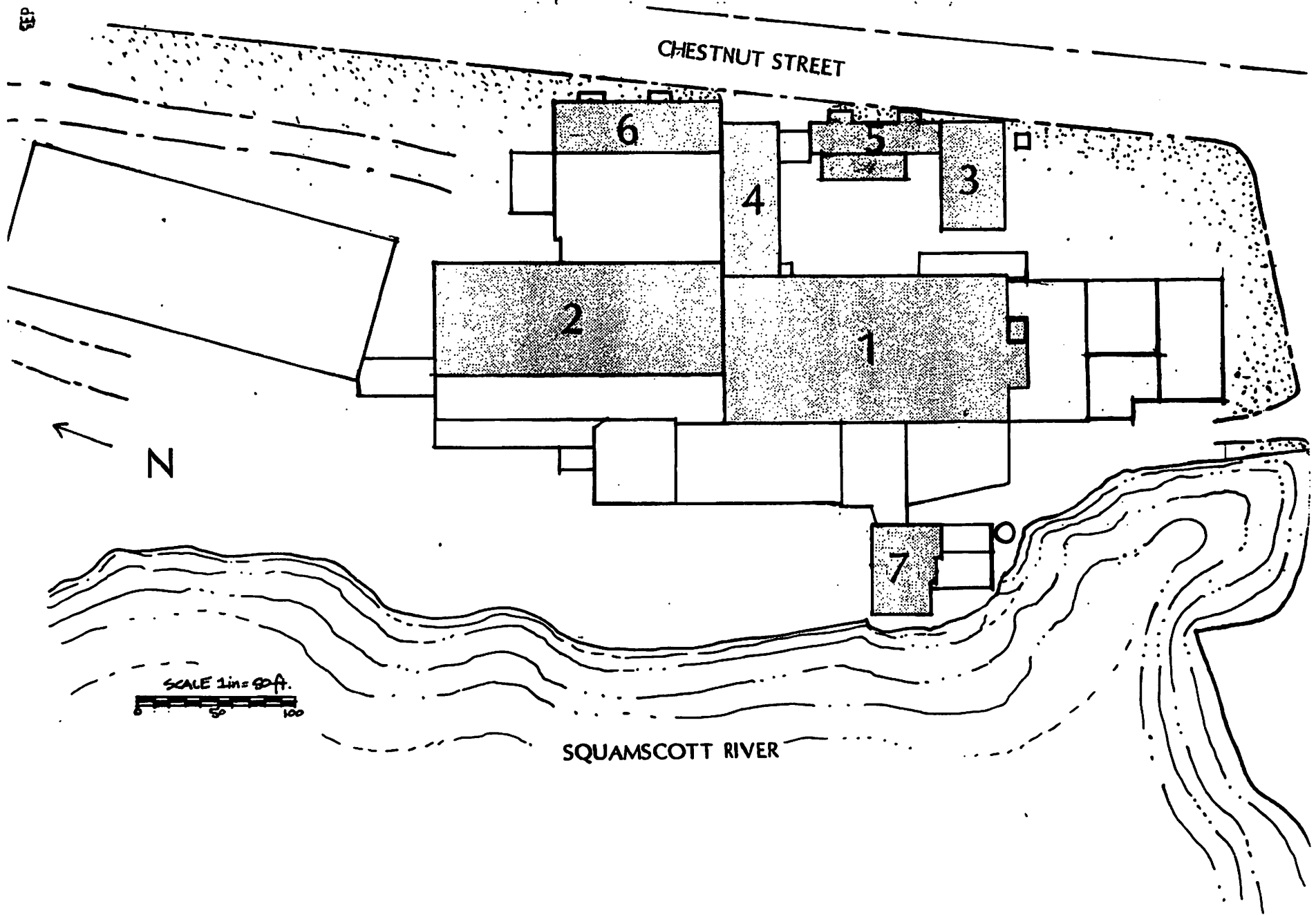
Photo #40: The Long House (#44), 4-10 Franklin Street, as restored.

SEP 10 1954

EXETER WATERFRONT COMMERCIAL HISTORIC DISTRICT

continuation sheet 43

SITE PLAN OF PROPERTY #80 EXETER MANUFACTURING COMPANY MILL COMPLEX



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

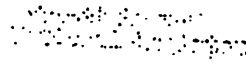
**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

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

Date/Signature

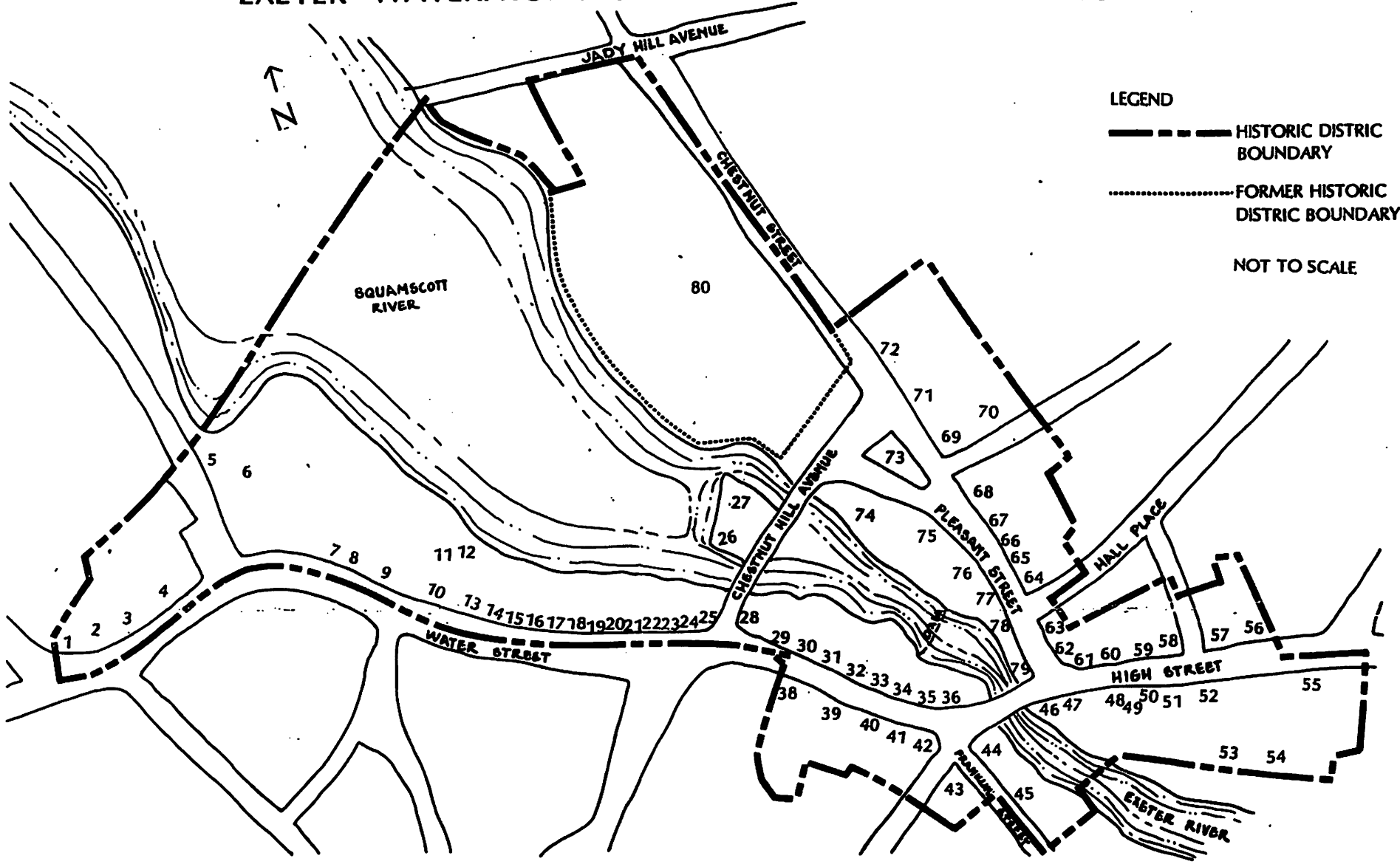
BOUNDARY INCREASE APPROVED



Keeper *Alfred [Signature]* 12/24/86

Attest _____

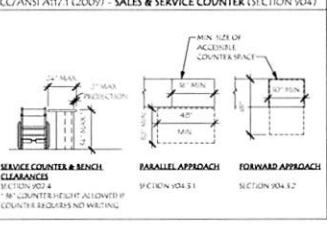
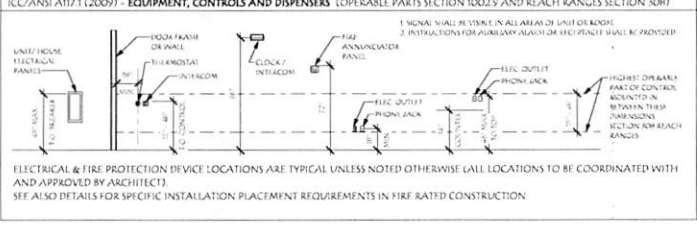
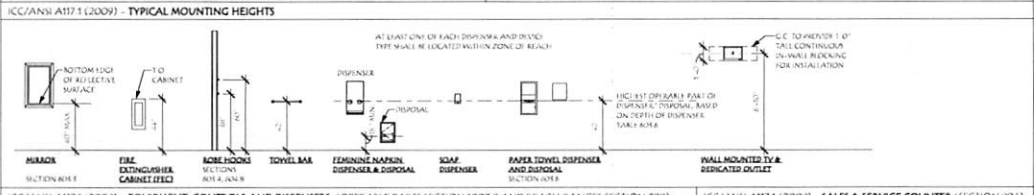
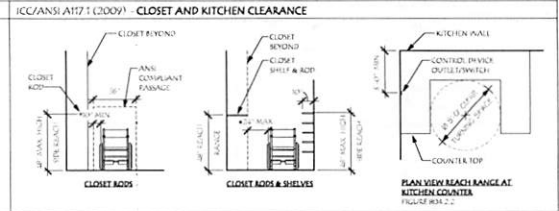
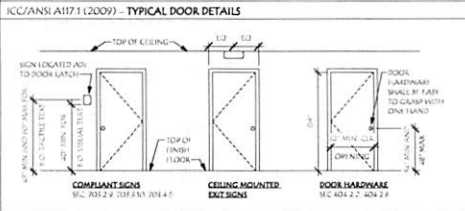
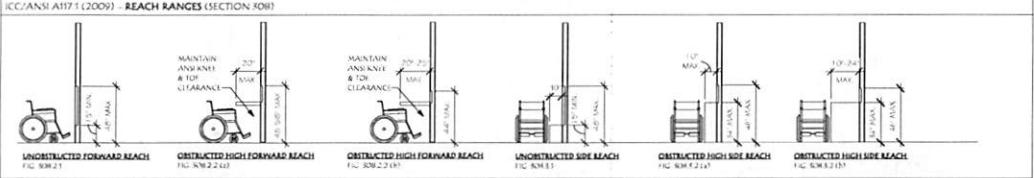
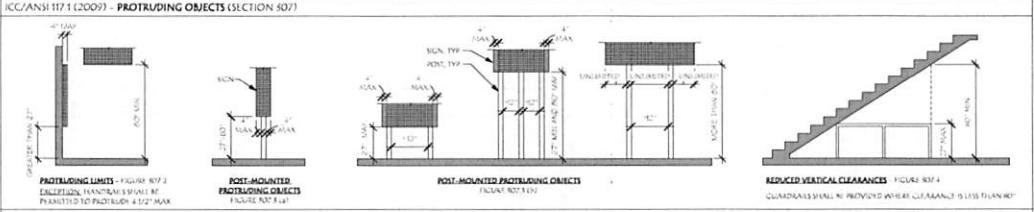
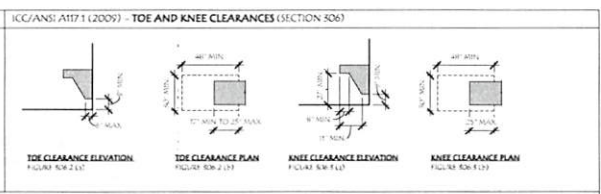
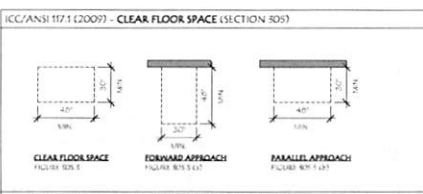
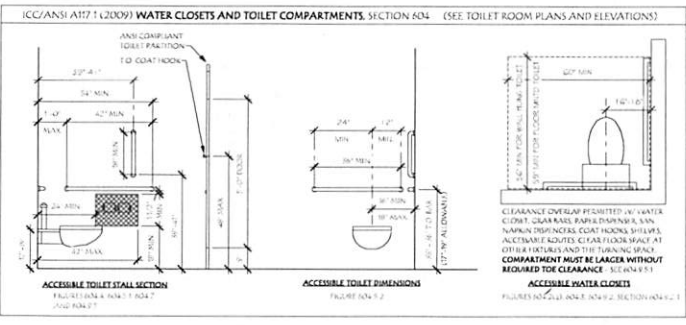
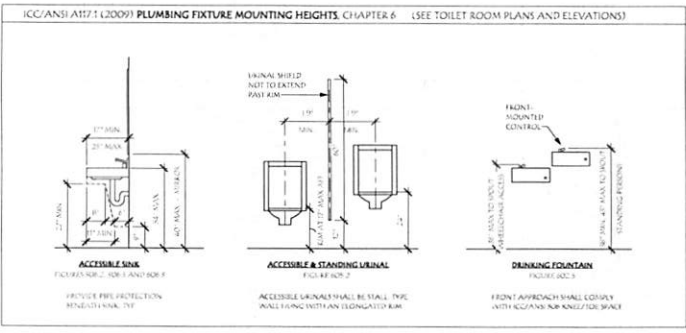
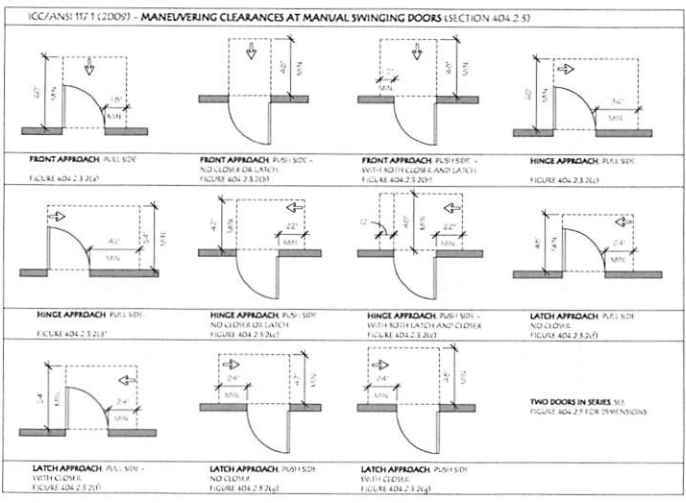
EXETER WATERFRONT COMMERCIAL HISTORIC DISTRICT



LEGEND

- HISTORIC DISTRICT BOUNDARY
-** FORMER HISTORIC DISTRICT BOUNDARY

NOT TO SCALE

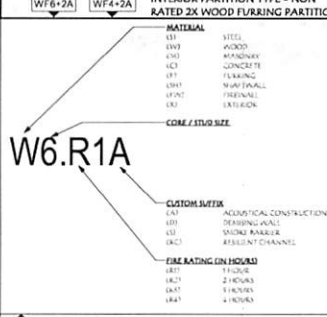
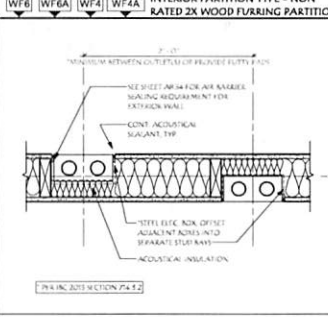
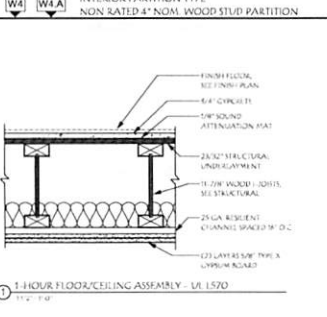
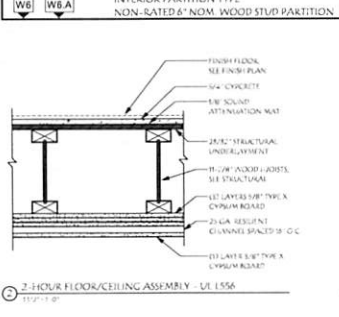
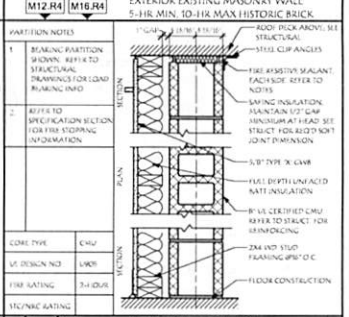
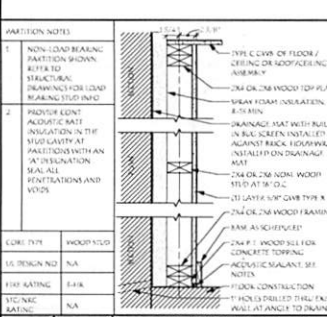
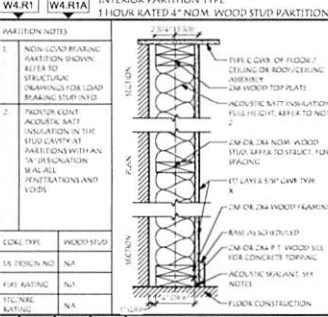
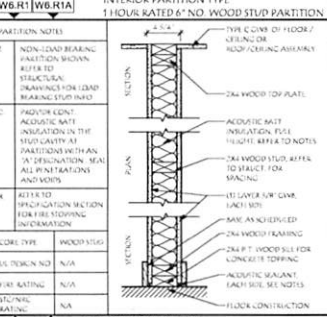
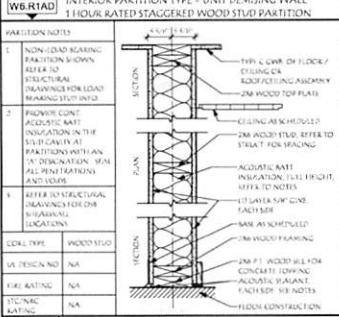
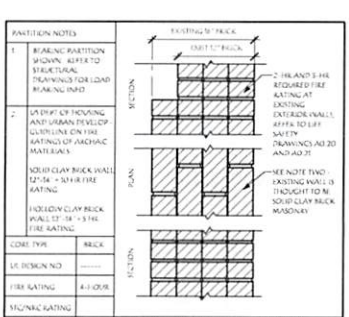
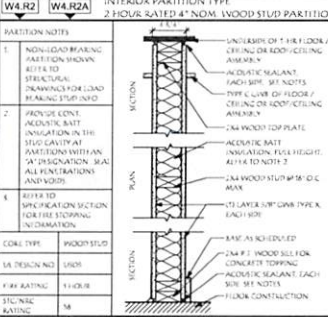
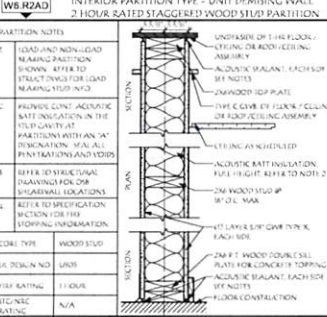
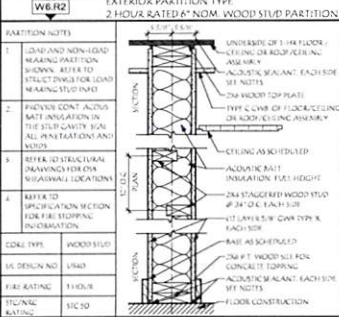
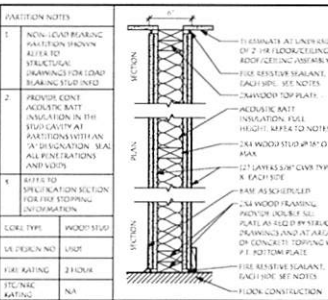
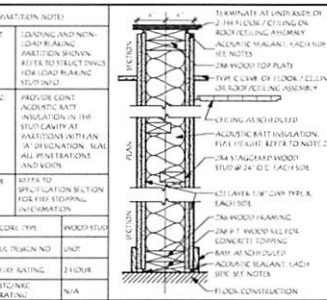
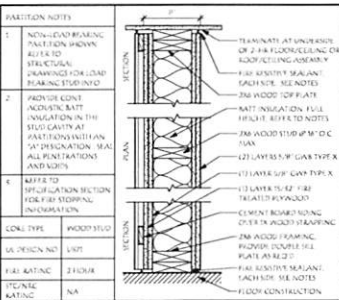


Revisions	Date

As indicated	CMQ	NCA	202006	01/29/21
Scale	Drawn By	Checked By	Project No.	Date

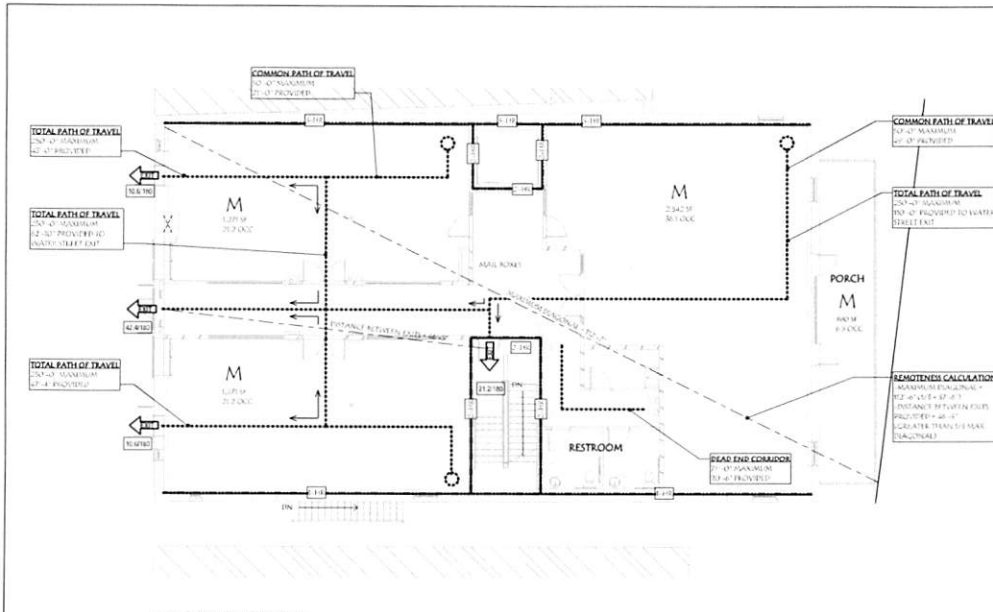
IOKA THEATER

55 WATER STREET
 EXETER, NH 03833

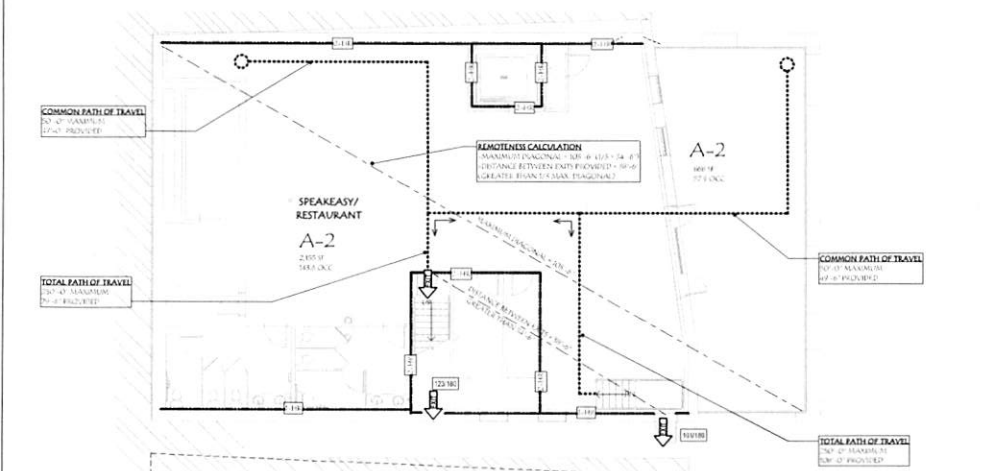


PARTITION TYPE GENERAL NOTES

1. MAINTAIN INTEGRITY AND CONTINUITY OF FIRE RATED CONSTRUCTION THROUGH PARTITIONS THAT DETACH AND EXPOSED. ALL COMPONENTS OF SPECIFIED CONSTRUCTION SHALL BE CERTIFIED TO THE SAME RATED ASSEMBLY.
2. REFER TO SPECIFICATION SECTION FOR DIMENSIONS AND LOCATIONS OF FIRE RATED ASSEMBLY.
3. PROVIDE SINGLE OR DOUBLE 2x4 FLOOR PLATE AS INDICATED ON FINISH PLAN. CONCRETE OR MASONRY FLOOR PLATE SHALL BE REQUIRED AT ALL JOINTS TO PROVIDE CONTINUITY OF CONSTRUCTION THROUGH PARTITIONS. THE FINISH FLOOR SHALL BE INSTALLED ON THE PARTITION SUB-BASIS AND SHALL BE INSTALLED ON THE PARTITION SUB-BASIS AND SHALL BE INSTALLED ON THE PARTITION SUB-BASIS.
4. MAINTAIN CONTINUITY OF ALL FINISH FUNCTIONS AND PROVIDE CONTINUITY OF ALL FINISH FUNCTIONS AND PROVIDE CONTINUITY OF ALL FINISH FUNCTIONS.



1ST FLOOR LIFE SAFETY PLAN
LW 1-10



BASEMENT LIFE SAFETY PLAN
LW 1-10

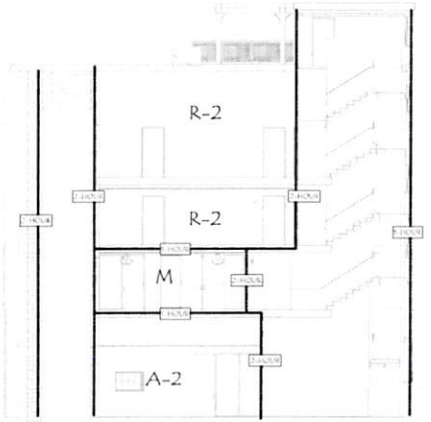
BUILDING CODE REPORT
The following information represents a code opinion based on the available information for the property and project described.

Project: IOKA Theater (2020005)
Property: 55 Water Street, Exeter, NH 03833

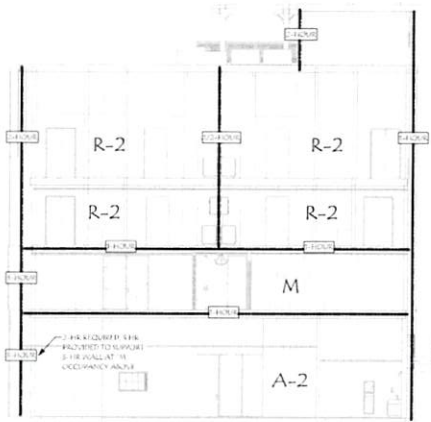
- Applicable Codes:**
- NH State Building Code as amended in accordance with NRC 2018
 - Commonwealth Code and Municipal Ordinance
 - International Building Code (IBC) 2018 (IBC)
 - International Existing Building Code (IEBC)
 - International Energy Conservation Code (IECC)
 - International Mechanical Code (IMC) 2018 (IMC)
 - International Plumbing Code (IPC) 2018 (IPC)
 - International Fire Code (IFC) 2018 (IFC)
 - National Electrical Code (NEC) 2017
 - State Fire Code (SFC) 2003
 - AS/NZS 4859.2:2008 - Australian National Standards Institute Assembly and Traffic Pathways and Facilities
 - ADAAG - 1991, Compliance with Disability Act Accessibility Guidelines for Buildings and Facilities
 - ICC-ANSI A117.1-2009 - International Building Code Accessibility

Proposed or Proposed Work:
The proposed work represents the renovation and change of use of an existing 105,000 sq ft theater with a previous Restaurant Use. The existing Restaurant Use is proposed to be changed to a new occupancy and the existing Part Floor is proposed to be removed. The new occupancy is proposed to be changed to a new occupancy and the existing Part Floor is proposed to be removed. The new occupancy is proposed to be changed to a new occupancy and the existing Part Floor is proposed to be removed.

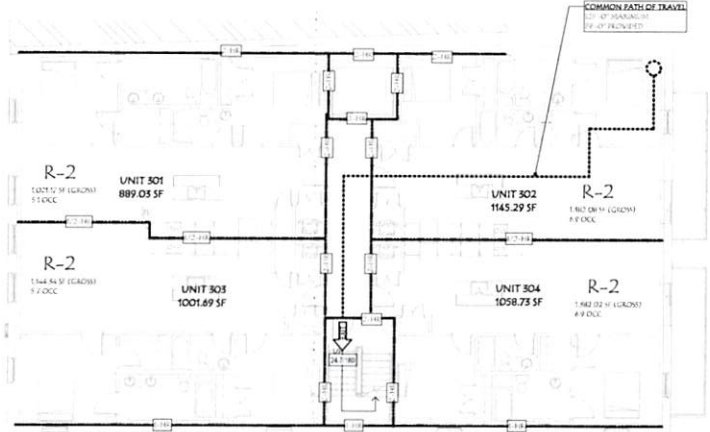
Code Requirements:
IBC 2018 - Section 103.2, 103.3, 103.4, 103.5, 103.6, 103.7, 103.8, 103.9, 103.10, 103.11, 103.12, 103.13, 103.14, 103.15, 103.16, 103.17, 103.18, 103.19, 103.20, 103.21, 103.22, 103.23, 103.24, 103.25, 103.26, 103.27, 103.28, 103.29, 103.30, 103.31, 103.32, 103.33, 103.34, 103.35, 103.36, 103.37, 103.38, 103.39, 103.40, 103.41, 103.42, 103.43, 103.44, 103.45, 103.46, 103.47, 103.48, 103.49, 103.50, 103.51, 103.52, 103.53, 103.54, 103.55, 103.56, 103.57, 103.58, 103.59, 103.60, 103.61, 103.62, 103.63, 103.64, 103.65, 103.66, 103.67, 103.68, 103.69, 103.70, 103.71, 103.72, 103.73, 103.74, 103.75, 103.76, 103.77, 103.78, 103.79, 103.80, 103.81, 103.82, 103.83, 103.84, 103.85, 103.86, 103.87, 103.88, 103.89, 103.90, 103.91, 103.92, 103.93, 103.94, 103.95, 103.96, 103.97, 103.98, 103.99, 104.00, 104.01, 104.02, 104.03, 104.04, 104.05, 104.06, 104.07, 104.08, 104.09, 104.10, 104.11, 104.12, 104.13, 104.14, 104.15, 104.16, 104.17, 104.18, 104.19, 104.20, 104.21, 104.22, 104.23, 104.24, 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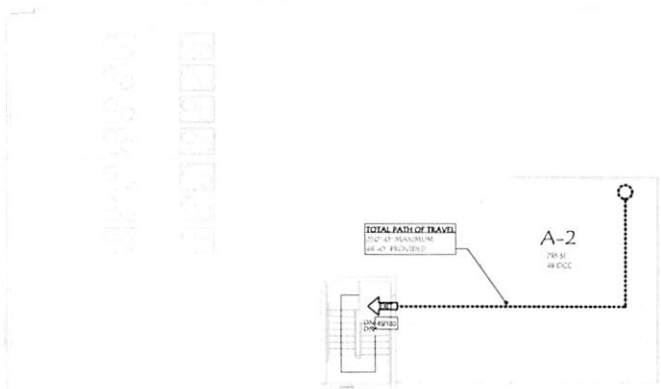
1 LIFE SAFETY SECTION B
1/4" = 1'-0"



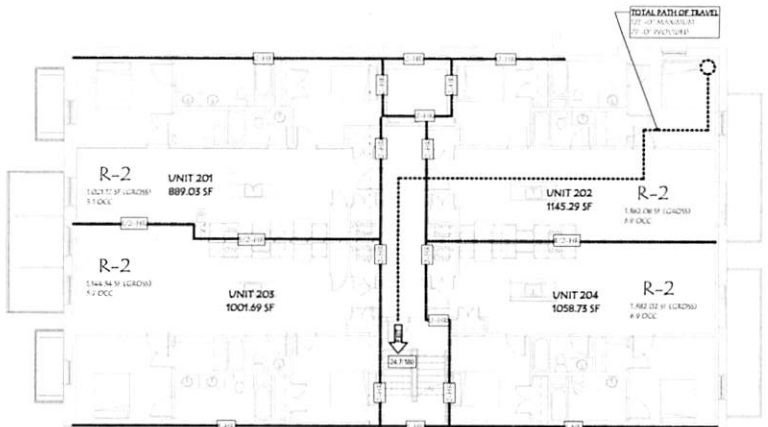
2 LIFE SAFETY SECTION A
1/4" = 1'-0"



3 3RD FLOOR LIFE SAFETY PLAN
1/4" = 1'-0"



4 ROOF LIFE SAFETY PLAN
1/4" = 1'-0"



5 2ND FLOOR LIFE SAFETY PLAN
1/4" = 1'-0"

- LIFE SAFETY LEGEND**
1/4" = 1'-0"
- X-X - LIFT CHAIR
 - - FIRE EXTINGUISHER CABINET
 - - EGRESS POINT
 - - EGRESS POINT WITH CALL POINTS AVAILABLE
 - - EGRESS POINT WITH CALL POINTS AVAILABLE
 - - PATH OF TRAVEL
 - - SAFER PARTITION

IOKA THEATER

55 WATER STREET
EXETER, NH 05853

Revisions	Description	Date

As indicated	CMO	NCA	20200206	01/29/21
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Scale	Drawn By	Checked By	Project No.	Date

Title	A0.21
LIFE SAFETY PLANS	

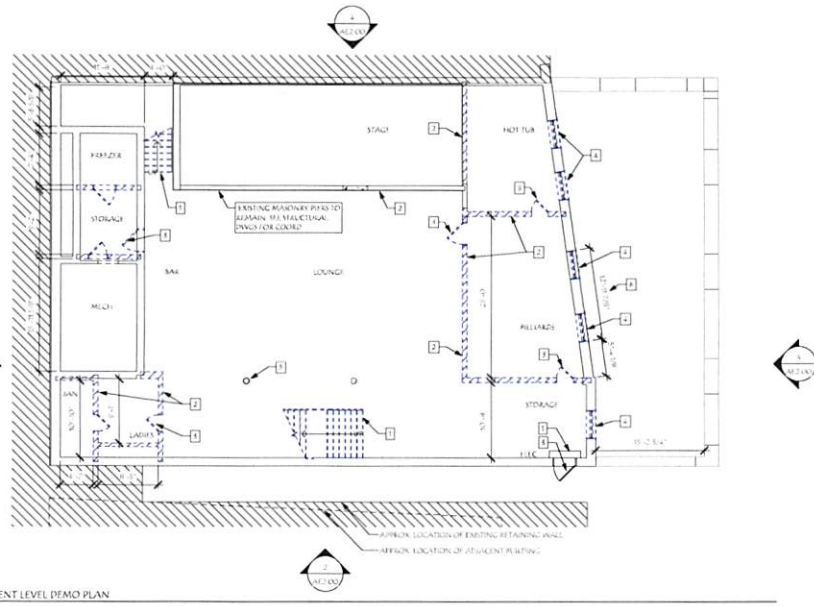
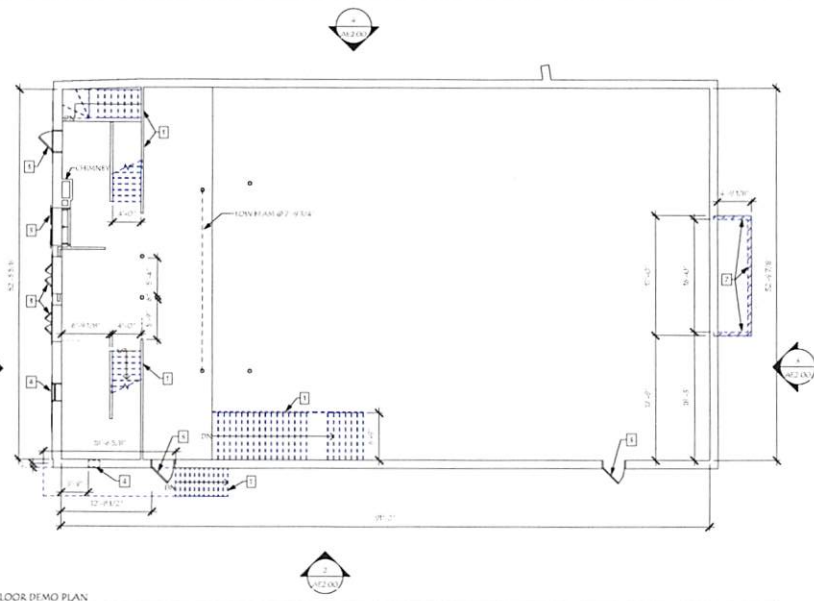
IOKA THEATER

55 WATER STREET
 EXETER, NH 03835

Revisions	Date

As Issued	Author	MCA
Drawn By	Checked By	2020076
Project No	Date	01/29/21

Title: DEMOLITION PLANS	Scale: AD1.00
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PROJECT WASTE MANAGEMENT

GC SHALL COORDINATE RESPONSIBLE WASTE MANAGEMENT FOR THE PROJECT BY PROVIDING A WASTE MANAGEMENT PLAN TO MEET AND EXCEED CONSTRUCTION WASTE BY CONTRACTING WITH A RECYCLING CONTRACTOR AND BY MAINTAINING AND RECYCLING CONSTRUCTION MATERIALS ITEMS TO BE RECYCLED. WASTE INCLUDES AT MINIMUM:

1. CONCRETE AND MASONRY
2. PLYWOOD, OSB & PARTICULATE BOARD
3. CARCASSES, RAFTERS, BRACING
4. UNPAINTED LUMBER
5. PAINT
6. GLASS
7. PLASTICS
8. METALS INCLUDING STEEL, DOORS AND BATHROOM PARTITIONS
9. CEILING

GC TO DETERMINE IF LEAD PAINT EXISTS. GC TO FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS FOR RELOCATION, TRANSPORTATION, AND DISPOSAL AND COORDINATE WITH P.H. AND OS&E.

DEMOLITION LEGEND

UNSHED LINES INDICATE ITEMS TO BE REMOVED. U/D N

GC TO HAVE A WALK THRU WITH OWNER AND ARCHITECT TO DETERMINE THE EXTENT OF SALVAGED ITEMS BEFORE DEMOLITION. GC SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION ITEMS. ALL EQUIPMENT AND FURNISHINGS REMOVED AND NOT TO BE RELOCATED FOR RELOCATION SHALL BE STORED IN A LOCATION TO BE COORDINATED WITH THE OWNER.

KEY DEMO NOTES

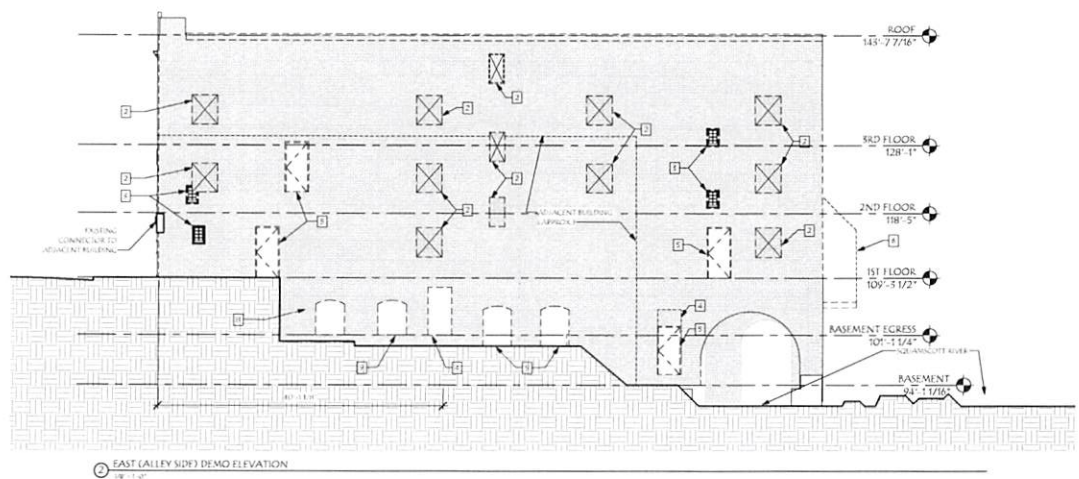
- 1 REMOVE EXISTING STAIR IN ITS ENTIRETY
- 2 REMOVE EXISTING WALL
- 3 REMOVE EXISTING FLOOR AND FRAME
- 4 REMOVE EXISTING WINDOW
- 5 REMOVE EXISTING COLUMN. SEE STRUCTURAL DRAWINGS FOR NEW COLUMN LOCATION.
- 6 REMOVE PORTION OF EXISTING EXTERIOR MASONRY WALL FOR NEW DOOR OPENING.
- 7 REMOVE EXISTING ACES FRAME STRUCTURE IN ITS ENTIRETY. PATCH OPENING FOR NEW SLIDING GLASS DOORS AND BLACK WHEEL ARCHITECT DOOR.
- 8 REMOVE PORTION OF EXISTING ROOF FOR NEW STAIRWELL ROOF ACCESS.

DEMOLITION NOTES

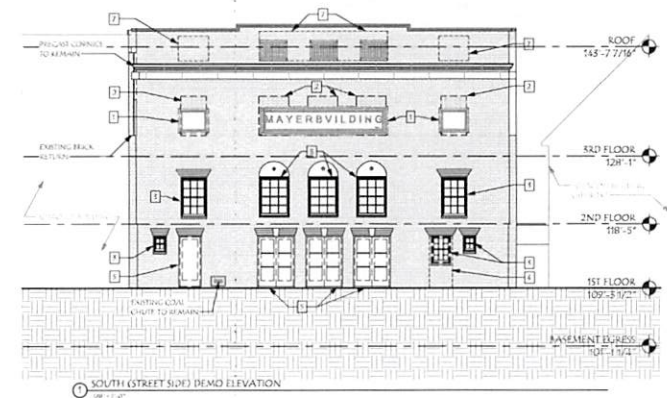
- 1 THE INTENT OF THE DRAWING IS TO INCLUDE ITEM IN SPACE NECESSARY FOR THE PROPER LOCATION AND OPERATION OF THE DEMOLITION WORK. THE DEMOLITION CONTRACTOR SHALL REVIEW ALL DRAWINGS AND CAREFULLY VERIFY EXISTING CONDITIONS FOR LOCATION FROM MATCHING WITH THE WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY.
- 2 ALL DEMOLITION WORK SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL SAFETY LEGIS.
- 3 ALL WORK SHALL BE DONE IN AN ORDERLY AND PROFESSIONAL MANNER. THE DEMOLITION CONTRACTOR IS RESPONSIBLE TO COORDINATE WORK TO BE DONE BY SUBCONTRACTORS WITH LOCAL AUTHORITIES STATE AND FEDERAL UTILITY COMPANIES THAT MAY HAVE JURISDICTION OVER THE PROJECT DURING DEMOLITION OR SAFETY.
- 4 BEFORE ALL PHASES OF THE WORK, DO NOT DISTURB THE STRUCTURE AND FUNCTION OF ADJACENT AND NEIGHBORING TENANTS' FURNISHINGS WITHOUT APPROPRIATE NOTICE, COORDINATION AND COORDINATION BY THE WORK. SO (HOURS) WITH A SCHEDULING PLAN TO THE OWNER. GC TO COORDINATE SERVICE SHUT-DOWNS WITH THE BUILDING OWNER.
- 5 BEFORE STARTING PAINT, DISMANTLE UNITS AND EMPTY REGULARLY. GC SHALL OBTAIN APPROVAL OF OWNER FOR DETAILS RELATED TO THE REMOVAL OF TRAPS, INCLUDING SUCH ITEMS AS LOCATION OF PUMPS, TRAPS TO THE REMOVAL OF TRAPS. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS.
- 6 GC SHALL COORDINATE RESPONSIBLE WASTE MANAGEMENT OF DEMOLITION MATERIALS. SEE WASTE MANAGEMENT NOTE BELOW.
- 7 ANY WALL, PARTITION, FLOOR, CEILING OR CONSTRUCTION, NOT SO RELATED FLOOR, SHALL BE REMOVED WITH DAMAGE TO EXISTING FLOORING IN PLACE. BE RESPONSIBLE TO ORIGINAL CONDITION OR BETTER BY THE DEMOLITION CONTRACTOR. REPAIR AND PREPARE REMAINING WALLS AND FLOORS TO RECEIVE NEW FINISHES AS REQUIRED.
- 8 GC TO HAVE A WALK THRU WITH OWNER AND ARCHITECT TO DETERMINE THE EXTENT OF SALVAGED ITEMS WITH OWNER BEFORE DEMOLITION. **ALL BRICK THAT IS REMOVED FOR NEW WINDOW AND DOOR OPENINGS SHALL BE REMOVED CAREFULLY TO BE SALVAGED FOR RE-USE IN THIS PROJECT.** GC SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION ITEMS. ALL EQUIPMENT AND FURNISHINGS REMOVED AND NOT TO BE RELOCATED FOR RELOCATION SHALL BE STORED IN A LOCATION TO BE COORDINATED WITH THE OWNER.
- 9 GC TO PROVIDE THE NEAREST REPORT IN REQUIRED AS ALL BEARING WALL, LOCATIONS, EXTERIOR WALLS, PARTY WALLS, AND PARTIAL PARTIAL PARTIAL ON SITE. GC COORDINATE WITH THE STRUCTURAL ENGINEER AS REQUIRED. ALL ASSOCIATED MECHANICAL, PLUMBING AND ELECTRICAL TO BE REMOVED AND RELOCATED AS REQUIRED.
- 10 CLEAN AND PREPARE ALL SURFACES.

IOKA THEATER

55 WATER STREET
 EXETER, NH 03835



Ⓢ EAST (ALLEY SIDE) DEMO ELEVATION
 08'-11 1/2"



Ⓢ SOUTH (STREET SIDE) DEMO ELEVATION
 08'-11 1/2"

PROJECT WASTE MANAGEMENT

GC SHALL COORDINATE RESPONSIBLE WASTE MANAGEMENT FOR THE PROJECT BY PROVIDING A WASTE MANAGEMENT PLAN TO AERAC AND RECYCLE CONTRACTOR. WASTE IS TO BE HANDLED WITH A RECYCLING CONTRACTOR AND BY SEPARATING AND RECYCLING CONSTRUCTION MATERIALS ITEMS TO BE RECYCLED. WASTE INCLUDES AT MINIMUM:

- 1 CONCRETE AND MASONRY
- 2 PLYWOOD, OSB & PARTICLE BOARD
- 3 LANDFILLABLE SOILS & PACKAGING
- 4 UNPAINTED CANS
- 5 PAINT
- 6 GLASS
- 7 PLASTICS
- 8 METALS INCLUDING SIDING, DOORS, AND BATHROOM PARTITIONS
- 9 CEILING

GC TO DETERMINE IF LEAD PAINT EXISTS. IF LEAD PAINT EXISTS, GC TO FOLLOW ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR IDENTIFICATION, DEMOLITION, AND DISPOSAL. NOTIFY AND COORDINATE WITH EPA AND OSWER.

DEMOLITION LEGEND

DEMOLITION LEGEND ELEMENTS TO BE REMOVED: U, D, N
 GC TO HAVE A WALK DOWN WITH OWNER AND ARCHITECT TO VERIFY THE EXTENT OF SALVAGE ITEMS BEFORE DEMOLITION. GC SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION ITEMS. ALL EQUIPMENT AND FURNISHINGS TO BE REMOVED AND NOT SCHEDULED FOR RELOCATION SHALL BE STORED IN A LOCATION TO BE COORDINATED WITH THE OWNER.

KEY DEMO NOTES

- 1 CAREFULLY REMOVE EXISTING PRE-CAST CONCRETE PANELS TO BE REUSED AT EXISTING BRICK FACADE
- 2 CAREFULLY REMOVE EXISTING PORTION OF BRICK WALL FOR NEW WINDOW OPENING. ALL BRICK IS TO BE SALVAGED FOR REUSE IN THE PROJECT. TOOTH IN SALVAGED BRICK AROUND WINDOW OPENING AS NECESSARY
- 3 REMOVE EXISTING WINDOW
- 4 CAREFULLY REMOVE EXISTING PORTION OF BRICK WALL FOR NEW DOOR OPENING. ALL BRICK IS TO BE SALVAGED FOR REUSE IN THE PROJECT. TOOTH IN SALVAGED BRICK AROUND DOOR OPENING AS NECESSARY
- 5 REMOVE EXISTING DOOR AND FRAME
- 6 REMOVE EXISTING WOODEN FRAME STRUCTURE IN ITS ENTIRETY. PREP THE OPENING FOR NEW SIDING, GLASS DOORS AND BRICK INTERIOR DOORS
- 7 CAREFULLY REMOVE EXISTING BRICK TO MAKE ROOM FOR RELOCATED PRE-CAST CONCRETE PANEL. PREP EXISTING PORTION OF BRICK TO BE REUSED
- 8 REMOVE EXISTING WOODEN STAIR AT ALLEYWAY
- 9 REMOVE EXISTING CONCRETE BLOCK FROM BRICKWORK WINDOW OPENINGS. PREP FOR GLASS BLOCK

DEMOLITION NOTES

- 1 THE INTENT OF THE DRAWINGS IS TO INCLUDE ITEMS IN BRACKETS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE DEMOLITION WORK. THE DEMOLITION CONTRACTOR SHALL VERIFY ALL DRAWINGS AND CAREFULLY VERIFY EXISTING CONDITIONS FOR COORDINATION BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY.
- 2 ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL, STATE AND NATIONAL SAFETY CODES.
- 3 ALL WORK SHALL BE DONE IN AN ORDERLY AND PROFESSIONAL MANNER. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK TO BE DONE BY SUBCONTRACTORS WITH LOCAL AUTHORITIES, STATE AGENCIES OR UTILITY COMPANIES THAT HAVE JURISDICTION OVER THE PROJECT DURING DEMOLITION OPERATIONS.
- 4 DURING ALL PHASES OF THE WORK, DO NOT OBTAIN THE SERVICES AND FUNCTIONS OF ADJACENT AND NEARBY EXISTING UTILITIES UNLESS WITH ADEQUATE NOTICE, COMMUNICATION AND COORDINATION WITH ALL AGENCY SCHEDULES WITH NEIGHBORING TRADING BUSINESSES. GC TO COORDINATE WORK SCHEDULES WITH THE NEARBY OWNERS.
- 5 PROVIDE SEPARATE WASTE DISPOSAL LISTS AND TAPPS TO ALL AGENCIES. GC SHALL OBTAIN APPROVAL OR OWNER FOR ITEMS RELATED TO THE REMOVAL OF ITEMS, INCLUDING SUCH AS LOCATION OF DUMPSTERS PRIOR TO THE REMOVAL OF ITEMS. DO NOT REMOVE ACCUMULATIONS OF SOILS AND ASBESTOS MATERIALS.
- 6 GC SHALL COORDINATE RESPONSIBLE WASTE MANAGEMENT OF DEMOLISHED MATERIALS. SEE WASTE MANAGEMENT NOTE IN LEAD AND PAINT.
- 7 ALL WORK SHALL BE DONE IN AN ORDERLY AND PROFESSIONAL MANNER. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK TO BE DONE BY SUBCONTRACTORS WITH LOCAL AUTHORITIES, STATE AGENCIES OR UTILITY COMPANIES THAT HAVE JURISDICTION OVER THE PROJECT DURING DEMOLITION OPERATIONS.
- 8 GC TO HAVE A WALK-DOWN WITH OWNER AND ARCHITECT TO VERIFY THE EXTENT OF SALVAGE ITEMS BEFORE DEMOLITION. ALL BRICK THAT IS REMOVED FOR NEW WINDOW AND DOOR OPENINGS SHALL BE REMOVED CAREFULLY TO BE SALVAGED FOR REUSE IN THE PROJECT. GC SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION ITEMS. ALL EQUIPMENT AND FURNISHINGS TO BE REMOVED AND NOT SCHEDULED FOR RELOCATION SHALL BE STORED IN A LOCATION TO BE COORDINATED WITH THE OWNER.
- 9 GC TO PROVIDE TEMPORARY SUPPORT AS REQUIRED AT ALL BRACING WALL LOCATIONS, EXTERIOR WALLS, EXTERIOR OPENINGS, AND REAR EXTERIOR WALL ON SITE BY GC. COORDINATE WITH STRUCTURAL ENGINEER AS REQUIRED.
- 10 ALL DISCREPANCY, MECHANICAL, PLUMBING AND ELECTRICAL TO BE REMOVED AND RELOCATED AS REQUIRED.
- 11 CLEAN AND REPAIR ALL SURFACES.

Revised	Date

As Issued	Author	Checked By	Project No.	Date
			2002005	07/29/21

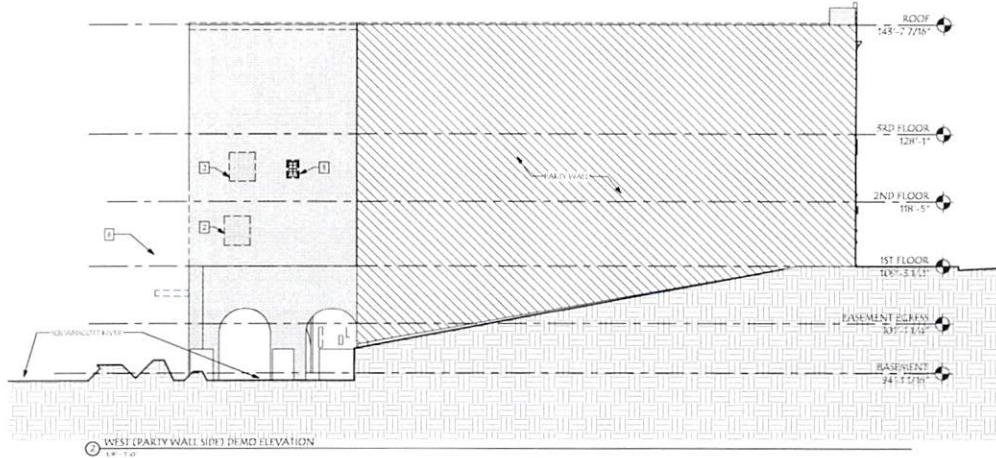
Scale	Drawn By	Checked By	Project No.	Date

DEMOLITION ELEVATIONS

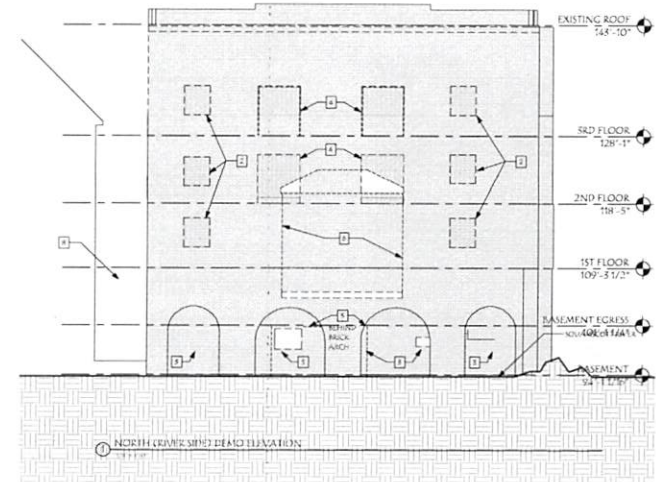
AD2.00

IOKA THEATER

55 WATER STREET
 EXETER, NH 03833



WEST PARTY WALL SECTION DEMO ELEVATION
 1.00



NORTH CURVE WEST DEMO ELEVATION
 1.00

PROJECT WASTE MANAGEMENT

GC SHALL COORDINATE RESPONSIBLE WASTE MANAGEMENT FOR THIS PROJECT BY PROVIDING A WASTE MANAGEMENT PLAN TO REMOVE AND RECYCLE CONSTRUCTION WASTE. BY CONTRACTING WITH A RECYCLING CONTRACTOR AND BY SEPARATING AND RECYCLING CONSTRUCTION MATERIALS ITEMS TO BE RECYCLED: SHEETROCK, AT MINIMUM.

- 1 CONCRETE AND MASONRY
- 2 PLYWOOD, OSB & PARTICLE BOARD
- 3 GARDENED WRECK PACKAGING
- 4 UNPAINTED WOOD
- 5 PAINT
- 6 GLASS
- 7 PLASTICS
- 8 METALS INCLUDING SOFTS, DOORS AND BATHROOM PARTITIONS
- 9 STEELS

GC TO DETERMINE IF LEAD PAINT EXISTS. IF LEAD PAINT EXISTS, GC TO FOLLOW ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR REMEDIATION, DEMOLITION, AND DISPOSAL. NOTIFY AND COORDINATE WITH PAH AND CHNELL.

DEMOLITION LEGEND

DASHED LINES INDICATE ELEMENTS TO BE REMOVED U.O.N.
 GC TO HAVE A WALK-THRU WITH OWNER AND ARCHITECT TO VERIFY THE EXTENT OF SALVAGED ITEMS BEFORE DEMOLITION. GC SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLISHED ITEMS. ALL EQUIPMENT AND FURNISHINGS REMOVED AND NOT TO BE REUSED FOR RELOCATION SHALL BE STORED IN A LOCATION TO BE COORDINATED WITH THE OWNER.

KEY DEMO NOTES

- 1 CAREFULLY REMOVE EXISTING PRE-CAST CONCRETE PANELS TO BE RE-INSTALLED AT EXISTING BRICK FACADE
- 2 CAREFULLY REMOVE EXISTING PORTION OF BRICK WALL FOR NEW WINDOW OPENING. ALL BRICK IS TO BE SALVAGED FOR RE-USE IN THIS PROJECT. REMOVE SALVAGED BRICK AROUND WINDOW OPENING AS NECESSARY
- 3 REMOVE EXISTING WINDOW
- 4 REMOVE EXISTING WINDOW
- 5 CAREFULLY REMOVE EXISTING PORTION OF BRICK WALL FOR NEW DOOR OPENING. ALL BRICK IS TO BE SALVAGED FOR RE-USE IN THIS PROJECT. REMOVE SALVAGED BRICK AROUND DOOR OPENING AS NECESSARY
- 6 REMOVE EXISTING DOOR AND FRAME
- 7 REMOVE EXISTING WOOD FRAME STAIR TREAD IN ITS ENTIRETY. KEEP THE OPENING FOR NEW EXISTING GLASS DOORS AND MAKE INTERNAL WOOD FLOOR
- 8 CAREFULLY REMOVE EXISTING BRICK TO MAKE ROOM FOR ALLOCATED PRE-CAST CONCRETE PANEL. FIELD VENTILATION DEPTH OF BRICK TO BE REMOVED
- 9 REMOVE EXISTING WOODEN STAIR AT ALL FLOOR
- 10 REMOVE EXISTING CONCRETE BLOCK FROD PREVIOUS WINDOW OPENING. PREP FOR GLASS BLOCK

DEMOLITION NOTES

- 1 THE INTENT OF THIS DRAWING IS TO INCLUDE (IF SO) IN SPACE NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE DEMOLITION WORK. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR FINALS AND CAREFULLY VERIFY EXISTING CONDITIONS FOR COORDINATION BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL, STATE AND NATIONAL SAFETY CODES.
- 2 ALL WORK SHALL BE DONE IN AN ORDERLY AND PROFESSIONAL MANNER. THE DEMOLITION CONTRACTOR IS RESPONSIBLE TO COORDINATE WORK TO BE COMPLETED WITH LOCAL, AUTHORITY, STATE AGENCIES OR UTILITY COMPANIES THAT MAY HAVE JURISDICTION OVER THIS PROJECT DURING DEMOLITION OPERATIONS.
- 3 DURING ALL PHASES OF THE WORK, DO NOT INTERFERE WITH THE DELIVERABLES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANT BUSINESSES WITHOUT ADEQUATE NOTICE, COMMUNICATION, AND COORDINATION. NOTIFY AND COORDINATE WITH NEIGHBORING TENANTS PRIOR TO WORK. GC TO COORDINATE REMOVE WASTE DEWINS WITH THE BUILDING OWNER.
- 4 PROVIDE SUITABLE WASTE DISPOSAL UNITS AND EMPTY REGULARLY. GC SHALL OBTAIN APPROVAL OF OWNER FOR TRUCKS RELATED TO THE REMOVAL OF TRASH, INCLUDING EACH TRUCK'S ALLOCATION OF PERMITS FROM THE REGIONAL OFFICE. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS. GC SHALL COORDINATE RESPONSIBLE WASTE MANAGEMENT OF UNWANTED MATERIALS. SEE WASTE MANAGEMENT NOTE BELOW.
- 5 ANY WALL, PARTITION, FLOOR, CEILING OR CONSTRUCTION NOT SCHEDULED FOR DEMOLITION WHICH IS DAMAGED OR REMOVED BY WORKING OPERATIONS TO BE REPAIR AND PREPARE REMAINING WALLS AND FLOORS TO RECEIVE NEW FINISHES AS REQUIRED.
- 6 GC TO HAVE A WALK-THRU WITH OWNER AND ARCHITECT TO VERIFY THE EXTENT OF SALVAGED ITEMS BEFORE DEMOLITION. GC SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLISHED ITEMS. ALL EQUIPMENT AND FURNISHINGS REMOVED AND NOT TO BE REUSED FOR RELOCATION SHALL BE STORED IN A LOCATION TO BE COORDINATED WITH THE OWNER.
- 7 GC TO PROVIDE TEMPORARY SUPPORT AS REQUIRED AT ALL REMAINING WALL LOCATIONS. EXTERIOR WALLS EXISTING OPENING AND PARTS ARE TO BE REMOVED ON SITE IN PLACE. COORDINATE WITH STRUCTURAL ENGINEER AS REQUIRED. ALL ASSOCIATED MECHANICAL, PLUMBING AND ELECTRICAL TO BE REMOVED AND RELOCATED AS NECESSARY.
- 8 CLEAN AND PREPARE ALL SURFACES.

Revisions	Description	Date

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Project No.:	2020205
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	AD2.01

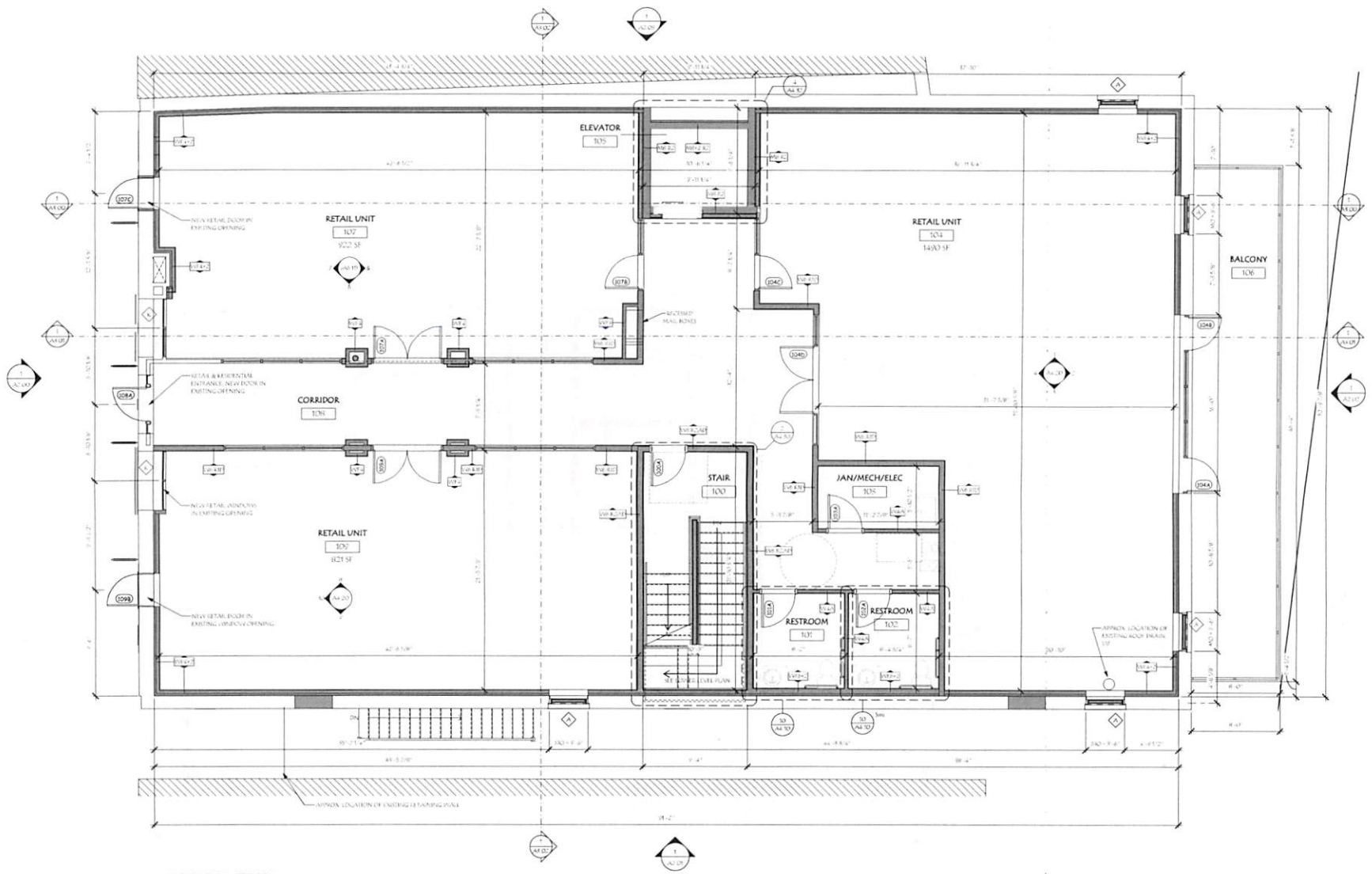
IOKA THEATER
 55 WATER STREET
 EXETER, NH 03833

Revision	Description	Date

Scale:	As Indicated
Drawn By:	WB
Checked By:	MCA
Project No.:	2002026
Date:	07/29/21

Title:	FIRST FLOOR PLAN
Sheet:	A1.01

10/25/2021 10:02:42 AM



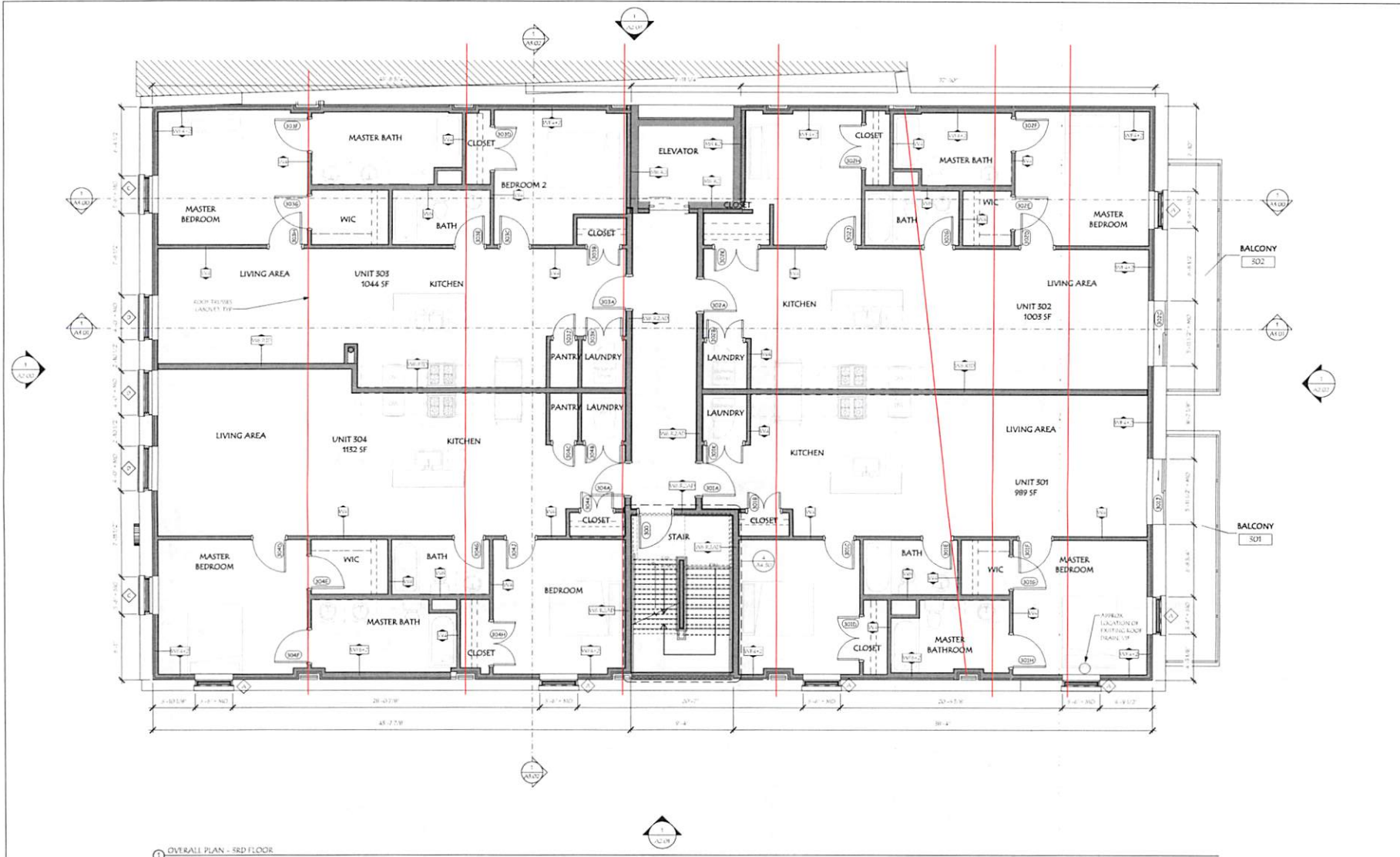
1 OVERALL PLAN - 1ST FLOOR
 04'-11 1/4"

GENERAL PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS INDICATED BY ARCHITECT. IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THIS DRAWING.
2. REFER TO ALL SAFETY DRAWINGS FOR ADDITIONAL INFORMATION.
3. REFER TO ALL FINISH SCHEDULES FOR FINISHES, MATERIALS, CEILING, FLOOR, AND WALL FINISHES. REFER TO ALL FINISH SCHEDULES FOR FINISHES, MATERIALS, CEILING, FLOOR, AND WALL FINISHES.
4. REFER TO ALL FINISH SCHEDULES FOR FINISHES, MATERIALS, CEILING, FLOOR, AND WALL FINISHES.
5. ACCESS CLEARANCES ARE INDICATED AT ALL ACCESSIBLE FIXTURES AND EQUIPMENT.
6. EXTERIOR FINISHES ARE GIVEN FROM FACE OF BRICK OR CONCRETE TO FACE OF BRICK OR CONCRETE.
7. INTERIOR FINISHES ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.
8. ALL DOORS SHALL BE INSTALLED WITH HINGED SIDE OF FINISHED OPENING & FACE ADJACENT WALL OR CONCRETE WITHIN WALL, UNLESS NOTED OTHERWISE.
9. ALL DOORS AND WINDOWS WITH FINISHES MUST OBTAIN COMMUNITY MANUFACTURING CLEARANCES, SEE SCHEDULE.
10. EXISTING DOORINGS ARE DIMENSIONED TO CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
11. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL REGULATIONS.
12. REFER TO ALL FINISH SCHEDULES FOR FINISHES, MATERIALS, CEILING, FLOOR, AND WALL FINISHES.
13. REFER TO ALL FINISH SCHEDULES FOR FINISHES, MATERIALS, CEILING, FLOOR, AND WALL FINISHES.
14. REFER TO SHEETS FOR UNIT PLANS & ENCLAVE PLANS.
15. TYPICAL INTERIOR WALL FINISHES IN THIS SET CONSTRUCTION TO BE TYPE WEA UNLESS NOTED OTHERWISE.
16. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL WALL AND COLUMN LOCATIONS AND DETAILS.
17. REFER TO DRAWING ADDENDUM FOR ADDITIONAL BRANDS AND UNITS NOTED OTHERWISE.
18. GRAPHIC CONVENTIONS AND ACCESSIBILITY ELEMENTS SHALL BE TO INTERIOR DRAWINGS FOR INTERIOR ELEMENTS AND FINISHES.

PLAN LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- ADJACENT BUILDING/GROUND



1 OVERALL PLAN - 3RD FLOOR
1/8" = 1'-0"

GENERAL PLAN NOTES

1. CRITICAL DIMENSIONS SHALL VARY ALL FIELD CONDITIONS AND DIMENSIONS, NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. REFER TO ALL SAFETY DRAWINGS FOR ADDITIONAL INFORMATION. SEE FINANCE DRAWING AD 10, AD 11, AD 20 & AD 21 FOR ADOP, CHANGING, AMENDING, FLOOR, CEILING, AND WALLS, EXTERIOR WALL & PARTITION TYPES AND FLOOR FINISHES.
3. ALL FINISHES SHALL BE AS SHOWN IN THE ARCHITECTURAL DRAWING PACKAGE FOR THIS PROJECT. IN CASE OF CONFLICT, THE INFORMATION SHOWN HEREIN SHALL PREVAIL.
4. REFER TO ALL FINISHES ONLY.
5. ACCESSIBLE CLEARANCES ARE REQUIRED AT ALL ACCESSIBLE FIXTURES AND EQUIPMENT.
6. EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF BRICK OR CONCRETE TO FACE OF BRICK OR CONCRETE, TYP.
7. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.
8. ALL DOORS SHALL BE INSTALLED WITH FINISHED SIDE OF FINISHED OPENING FROM ADJACENT WALL OR CENTERED WITHIN WALL, UNLESS NOTED OTHERWISE.
9. ALL DOOR OPENINGS FOR PASSAGE MUST MEET ACCESSIBILITY MANEUVERING CLEARANCES SEE SHEET AD 01.
10. REFER TO DRAWING AND DIMENSIONS TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
11. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL CODES.
12. REFER TO ALL FOR LOADS AND FRAME TYPES.
13. REFER TO ELEVATIONS AND PARTIAL OR WINDOW AND TRANSOM TYPES REFER TO SHEETS FOR UNIT PLANS & FINISH PLANS.
14. TYPICAL INTERIOR WALL PARTITION IS TYPE I/II CONSTRUCTION TO MEET VIBRATION NOTES OTHERWISE.
15. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL WALL AND COLUMN LOCATIONS AND DETAILS.
16. REFER TO DRAWING AND FOR ABRADED, FINISHES AND GRAPHIC CONVENTIONS AND ACCESSIBILITY LEGENDS.
17. REFER TO INTERIOR TRAILINGS FOR INTERIOR ELEVATIONS AND FINISHES.

GENERAL PLAN NOTES

1/8" = 1'-0"

PLAN LEGEND	
	EXISTING WALLS
	PROPOSED WALLS
	ADJACENT BUILDING COMPONENT

IOKA THEATER

55 WATER STREET
EXETER, NH 03833

Revision	Description	Date

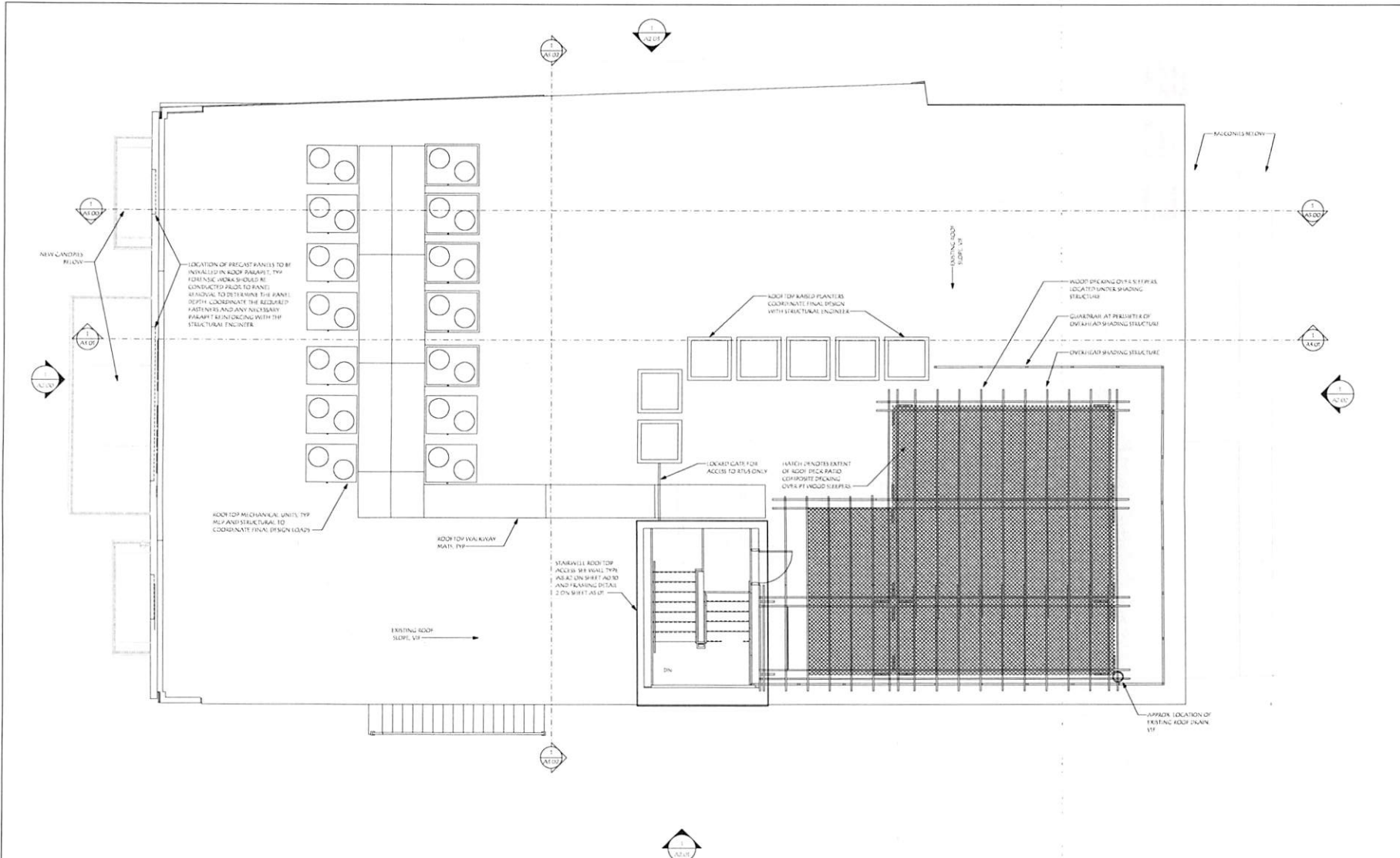
Scale:	As indicated
Drawn By:	MB
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Project No.:	2022026
Date:	07/27/21

TITLE
THIRD FLOOR PLAN

A1.03

IOKA THEATER

55 WATER STREET
 EXETER, NH 03835



OVERALL ROOF PLAN
 1 x 1 - 1/4"

GENERAL PLAN NOTES

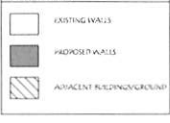
1. GENERAL CONTRACTOR TO LINE UP PAVED FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF FIELD DEVIATIONS AND DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. REFERENCE TO ALL OTHER DRAWINGS FOR ADDITIONAL INFORMATION. ALL NOTES DRAWN TO ADD TO AND NOT TO REPLACE CEILING, FLOORING, INTERIORS, EXTERIOR WALLS & PARTITIONS, ETC. AND ARE NOT TO BE USED AS A REFERENCE FOR THE MECHANICAL, ELECTRICAL, AND PLUMBING PACKAGES FOR THE SITE SPECIFIC INSTALLATION. SEE INFORMATION PROVIDED FOR ALL TRADES ONLY.
3. ACCESSORY CLEARANCES ARE REQUIRED AT ALL ACCESSORY FEATURES AND EQUIPMENT.
4. EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF BRICK OR CONCRETE TO FACE OF BRICK OR CONCRETE, UNLESS OTHERWISE NOTED OTHERWISE.
5. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.
6. ALL ROOFS SHALL BE INSTALLED WITH HANGERS AND FINISHED OPENING BY BRICK ADJACENT WALL OR CONCRETE WITH FINISH WALL UNLESS NOTED OTHERWISE.
7. ALL DOOR FINISHES FOR PASSAGEWAYS MUST MEET ACCESSIBILITY MANUFACTURING CLEARANCES BY SHIFTS AND

8. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
9. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL CONDITIONS.
10. REFER TO ME TO FOR DOOR AND FRAME TYPES.
11. REFER TO ELEVATIONS AND ANNOTATIONS FOR WINDOW AND FRAMED TYPES.
12. REFER TO SCHEDULES FOR UNIT PLANS & FINISHED PLANS.
13. TYPICAL INTERIOR WALL FINISHES TO BE FINISHED UNLESS NOTED OTHERWISE.
14. REFER TO SELECTION DRAWINGS ON STRUCTURAL WALLS AND COLUMN LOCATIONS AND FINISHES.
15. REFER TO DRAWING AND ALL FOR APPROXIMATIONS, SYMBOLS AND GRAPHIC CONVENTIONS AND ACCESSORY FINISHES.
16. REFER TO INTERIORS DRAWINGS FOR INTERIOR FINISHES AND FINISHES.

GENERAL ROOF PLAN NOTES

1. ANY ROOF TOP LIGHTINGS TO BE COMPLY WITH ALL LOCAL AND STATE CODES.
2. LOCATIONS AND ELEVATIONS OF ALL ROOF TOP LIGHTINGS TO BE COMPLY WITH ALL LOCAL AND STATE CODES.
3. CONFIRM THE EXISTING ROOF TOP FINISHES (FINISHED TO ROOF DRAIN AND THAT THERE IS NO HANGING ON THE ROOF).
4. EXISTING ROOF FINISHES AND ANY LEAKS SHOULD BE REPAIRED AND WARRANTEED AS NECESSARY.
5. IF A NEW ROOF IS INSTALLED, ALL PROTECTION BEAMS UNDER THE NEW ROOF MEMBRANE.
6. THE GC MUST BE RESPONSIBLE FOR THE EXISTING ROOF PARAPETS TO MEET CODES THAT THEY ARE SOUND AND COORDINATE FINISHES WITH ARCHITECT AND STRUCTURAL ENGINEER.

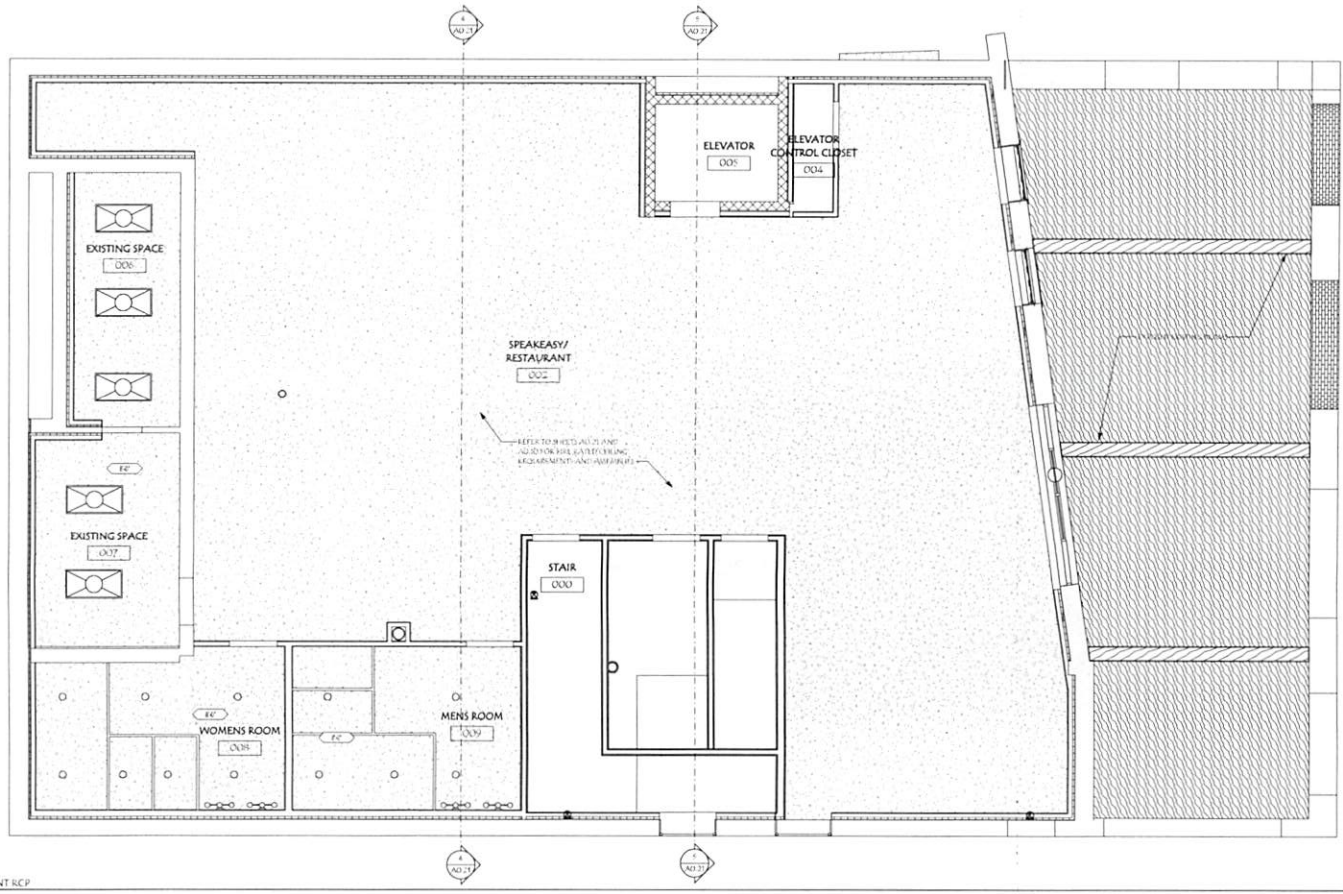
PLAN LEGEND



Revisions	Date

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	A1.04

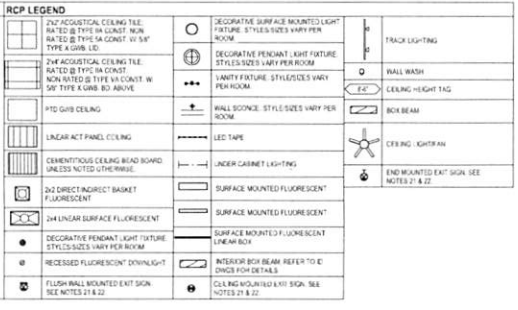


1 BASEMENT RCP
1.27.19.2

- REFLECTED CEILING PLAN NOTES**
1. REFLECTED CEILING PLAN SHALL FEATURE TYPE, STYLE, AND SIZE MARKINGS PER AIAA01. SEE ELECTRICAL DRAWINGS FOR FURTHER SCHEDULE.
 2. CEILING HEIGHT DIMENSIONS ARE FLOOR FINISHED FLOOR TO FINISH CEILING.
 3. ALL CENTER POINTS TO BE QUOTE UNQUOTE.
 4. ALL CENTER POINTS TO THE NOTATION OF THE STRUCTURAL FLOOR, CEILING AND ROOF CEILING AS SHOWN ON SHEET AND UNLESS TAGGED ON RCP.
 5. SEE ARCHITECTURAL SHEETS AND SCHEDULES FOR TYPICAL FINISHED CEILING TYPES.
 6. CENTER ALL VANITY FIXTURES OVER BATHROOM VANITY LIGHT.
 7. CENTER ALL LIGHT FIXTURES IN ROOMS UNQUOTE.
 8. CENTER ALL LIGHT FIXTURES IN CEILING UNQUOTE.
 9. ALL WALL WASH LIGHT FIXTURES TO BE 3'-0" FROM WALL UNQUOTE.
 10. HANGING FIXTURES ARE NOT SHOWN SHEET CEILING AND COORDINATE THINGS IN THE FIELD WITH OTHER TRADES.
 11. CENTER ALL FINISH FIXTURES IN CEILING UNQUOTE.
 12. ALL LIGHT FIXTURES SHALL PENETRATE FIRE RATED CEILING ASSEMBLY MEETING ALL REQUIREMENTS AS REQUIRED TO MAINTAIN GROUPED LIGHTING.
 13. SEE SHEET AD-01 FOR TYPICAL CEILING FIXTURES.
 14. SEE EDP FOR SCHEDULES FOR INFORMATION.
 15. REFER TO EDP FOR FINISH LOCATIONS FOR RESTROOM LOCATIONS.
 16. REFER TO EDP FOR FINISH LOCATIONS FOR RESTROOM LOCATIONS.
 17. REFER TO EDP FOR FINISH LOCATIONS FOR RESTROOM LOCATIONS.
 18. REFER TO EDP FOR FINISH LOCATIONS FOR RESTROOM LOCATIONS.
 19. REFER TO EDP FOR FINISH LOCATIONS FOR RESTROOM LOCATIONS.
 20. REFER TO EDP FOR FINISH LOCATIONS FOR RESTROOM LOCATIONS.
 21. REFER TO EDP FOR FINISH LOCATIONS FOR RESTROOM LOCATIONS.
 22. CENTER END POINTS TO END POINT NON-COVER ROOM. CENTER FINISH POINTS NOTED END POINT OVER ROOM.

RCP LEGEND

2x2 ACoustICAL CEILING TILE RATED @ TYPE IN CONTACT WITH TYPE A GIBB. I.D.	2x4 ACoustICAL CEILING TILE RATED @ TYPE IN CONTACT WITH NON-FIRE @ TYPE IN CONTACT WITH TYPE A GIBB. I.D. ABOVE	PTC GIBB CEILING	LINEAR PANEL CEILING	CEMENTIOUS CEILING BOARD UNLESS NOTED OTHERWISE	2x2 DIRECT INGRESS BASKET FLUORESCENT	2x4 LINEAR SURFACE FLUORESCENT	DECORATIVE PENDANT LIGHT FIXTURE STYLES VARY PER ROOM	RECESSED FLUORESCENT DOWNLIGHT	FLASH WALL MOUNTED EXIT SIGN SEE NOTES 21 & 22
DECORATIVE SURFACE MOUNTED LIGHT FIXTURE. STYLES VARY PER ROOM	DECORATIVE PENDANT LIGHT FIXTURE STYLES VARY PER ROOM	VANITY FIXTURE. STYLES VARY PER ROOM	WALL SCONCE. STYLES VARY PER ROOM	LED TAPE	UNDER CABINET LIGHTING	SURFACE MOUNTED FLUORESCENT	SURFACE MOUNTED FLUORESCENT LINEAR BOX	SURFACE MOUNTED FLUORESCENT LINEAR BOX	INTERIOR BOX BEAM REFER TO EDP FOR DETAILS
TRACK LIGHTING	WALL WASH CEILING HEIGHT TAG	BOX BEAM	CEILING LIGHT FIXTURE	END MOUNTED EXIT SIGN. SEE NOTES 21 & 22					



REFLECTED CEILING PLAN NOTES
1. FINAL LIGHTING LAYOUT TO BE COORDINATED WITH THE ELECTRICAL ENGINEER.

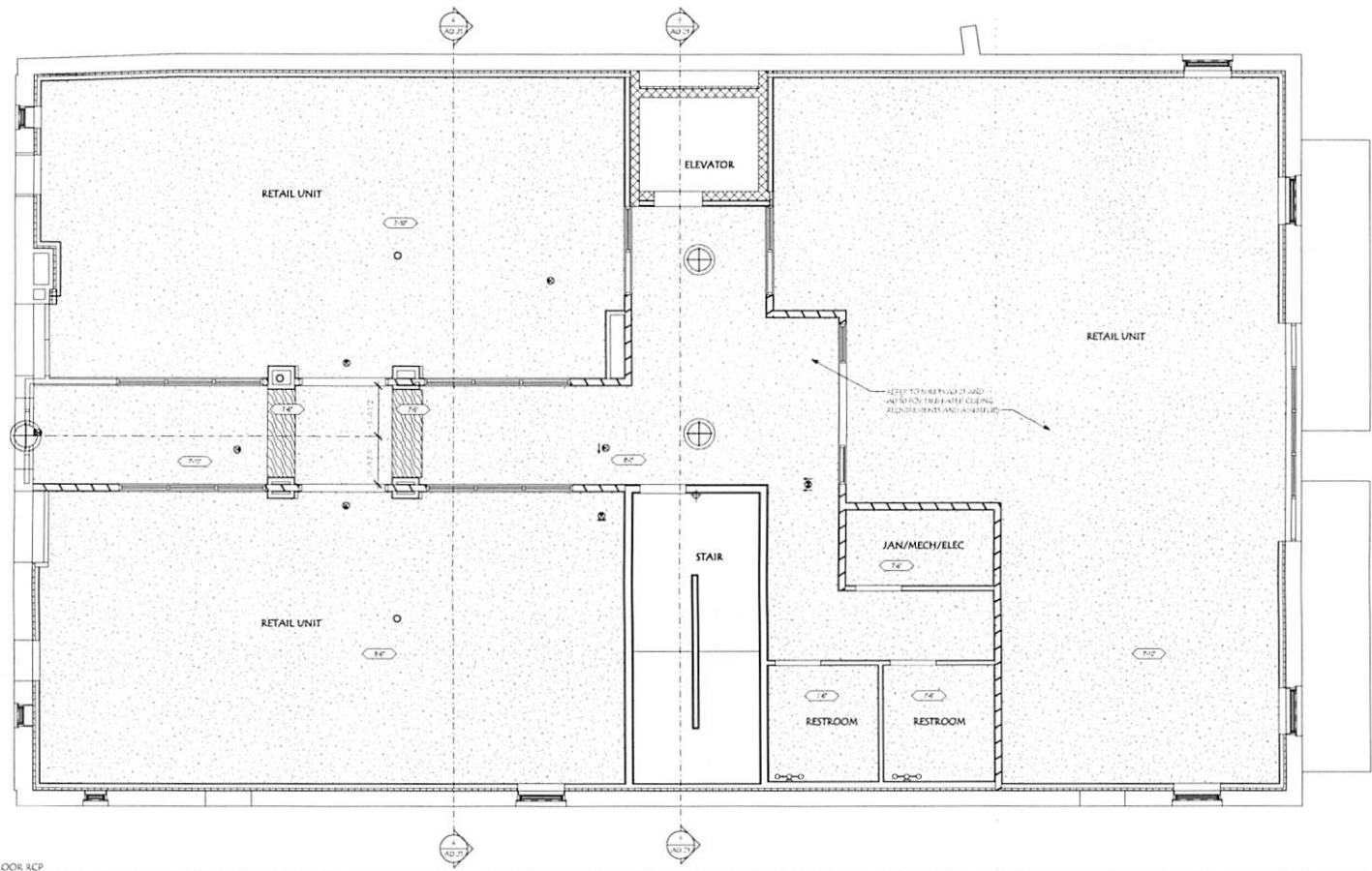
IOKA THEATER
55 WATER STREET
EXETER, NH 03825

Revisions	Description	Date

As included	Author	NCA
Scale	Drawn By	2020076
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	Project No.	
	Date	

IOKA THEATER

55 WATER STREET
 EXETER, NH 03833

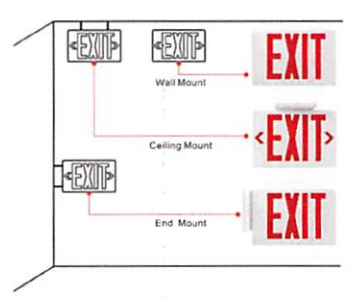
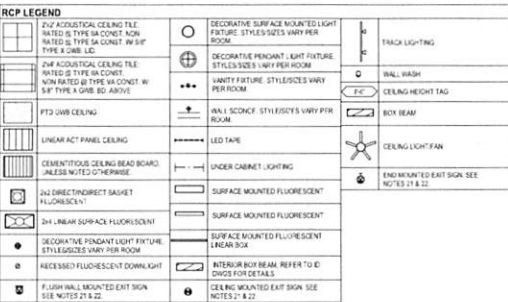


FIRST FLOOR RCP
 01/23/21

- REFLECTED CEILING PLAN NOTES**
- REFLECTED PENDANT LIGHTS: FINISH TYPE, STYLE AND SIZE MAY VARY PER ROOM. SEE ELECTRICAL DRAWING FOR FINISH SCHEDULE.
 - CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISH CEILING.
 - ALL CEILING FINISH TO BE GAW-1 UNF.
 - ALL GAW-1 UNF. TO THE BOTTOM OF THE STRUCTURE PER FLOOR CEILING AND FINISH CEILING AS SHOWN ON SHEET A1.01 UNLESS OTHERWISE NOTED.
 - SEE ARCHITECTURAL SHEETS FOR OTHER FINISH SCHEDULES AND NOTES.
 - CENTER ALL VANITY FIXTURES OVER BATHROOM VANITY UNF.
 - CENTER ALL LIGHT FIXTURES BY ROOM UNF.
 - CENTER ALL LIGHT FIXTURES IN CEILING UNF.
 - ALL WALL WASH LIGHT FIXTURES TO BE 2'-0" FROM WALL UNF.
 - WALL WASH HEADS ARE NOT FINISH, SEE FINISHING AND COORDINATE HEADS WITH FINISHING TRADES.
 - CENTER ALL SPINNER HEADS IN CEILING UNF.
 - ALL LIGHT FIXTURES THAT REQUIRE THE KATITE™ CEILING ASSEMBLY TO PROVIDE FUNCTIONALITY ARE REQUIRED TO MAINTAIN 1'-0" CLEARANCE.
 - SEE SHEET A1.01 FOR TYPICAL CEILING DETAILS.
 - SEE FINISH SCHEDULE FOR INFORMATION.
 - REFER TO THE DRAWING FOR SOURCE LOCATIONS.
 - NOTIFY A/E 2'-0" UNF.
 - PROVIDE CONTROL VANITIES FOR GAW CEILING PER SPECIFICATION.
 - REFER TO ELECTRICAL DRAWINGS FOR LIGHT LOCATIONS, COORDINATE WITH FINISHING TRADES AND VERIFY FOR VISIBILITY AND CODES.
 - REFER TO MECHANICAL DRAWINGS FOR FINISHING AND ELECTRICAL FOR EQUIPMENT.
 - REFER TO STRUCTURAL DRAWINGS FOR NOTES AND LOCATIONS OF STRUCTURAL ELEMENTS.
 - SEE REF ELEVATIONS FOR SOURCE LOCATIONS, FIN.
 - SEE A/E EXTENSION LOG AT CEILING JOINTS WITH EXIT SIGNS, SHEET 2-01 FOR FINISHING NOTES FOR FINISHING TRADES AND EXTENSION NOTES TO BE USED IN FINISHING HOUSE, A/E HAS.
 - CENTER AND MOUNTED EXIT SIGN OVER EXIST. CENTER EXIST WALL MOUNTED EXIT SIGN OVER EXIST.

RCP LEGEND

	DRY ACOUSTICAL CEILING TILE RATED @ TYPE VA CONST. NON RATED @ TYPE SA CONST. W/ 5/8" TYPE A GIB. G.C.		DECORATIVE SURFACE MOUNTED LIGHT FIXTURE. STYLES/SIZES VARY PER ROOM.		TRACK LIGHTING
	DRY ACOUSTICAL CEILING TILE RATED @ TYPE VA CONST. NON RATED @ TYPE SA CONST. W/ 5/8" TYPE A GIB. G.C. ABOVE		DECORATIVE PENDANT LIGHT FIXTURE. STYLES/SIZES VARY PER ROOM.		WALL WASH
	PTD UNF CEILING		VANITY FIXTURE. STYLES/SIZES VARY PER ROOM.		CEILING HEIGHT TAG
	LINEAR A/C PANEL CEILING		WALL SCONCE. STYLES/SIZES VARY PER ROOM.		BOX BEAM
	CEMENTITIOUS CEILING BOARD UNLESS NOTED OTHERWISE		LED TAPE		CEILING LIGHT FAN
	INDIRECT BASKET FLUORESCENT		UNDER CABINET LIGHTING		END MOUNTED EXIT SIGN. SEE NOTES 21 & 22.
	2x4 LINEAR SURFACE FLUORESCENT		SURFACE MOUNTED FLUORESCENT		SURFACE MOUNTED FLUORESCENT LINEAR BOX
	DECORATIVE PENDANT LIGHT FIXTURE. STYLES/SIZES VARY PER ROOM.		INTERIOR BOX BEAM. REFER TO DETAILS FOR DETAILS.		CEILING MOUNTED EXIT SIGN. SEE NOTES 21 & 22.
	RECESSED FLUORESCENT DOWNLIGHT				
	FLUSH WALL MOUNTED EXIT SIGN. SEE NOTES 21 & 22.				



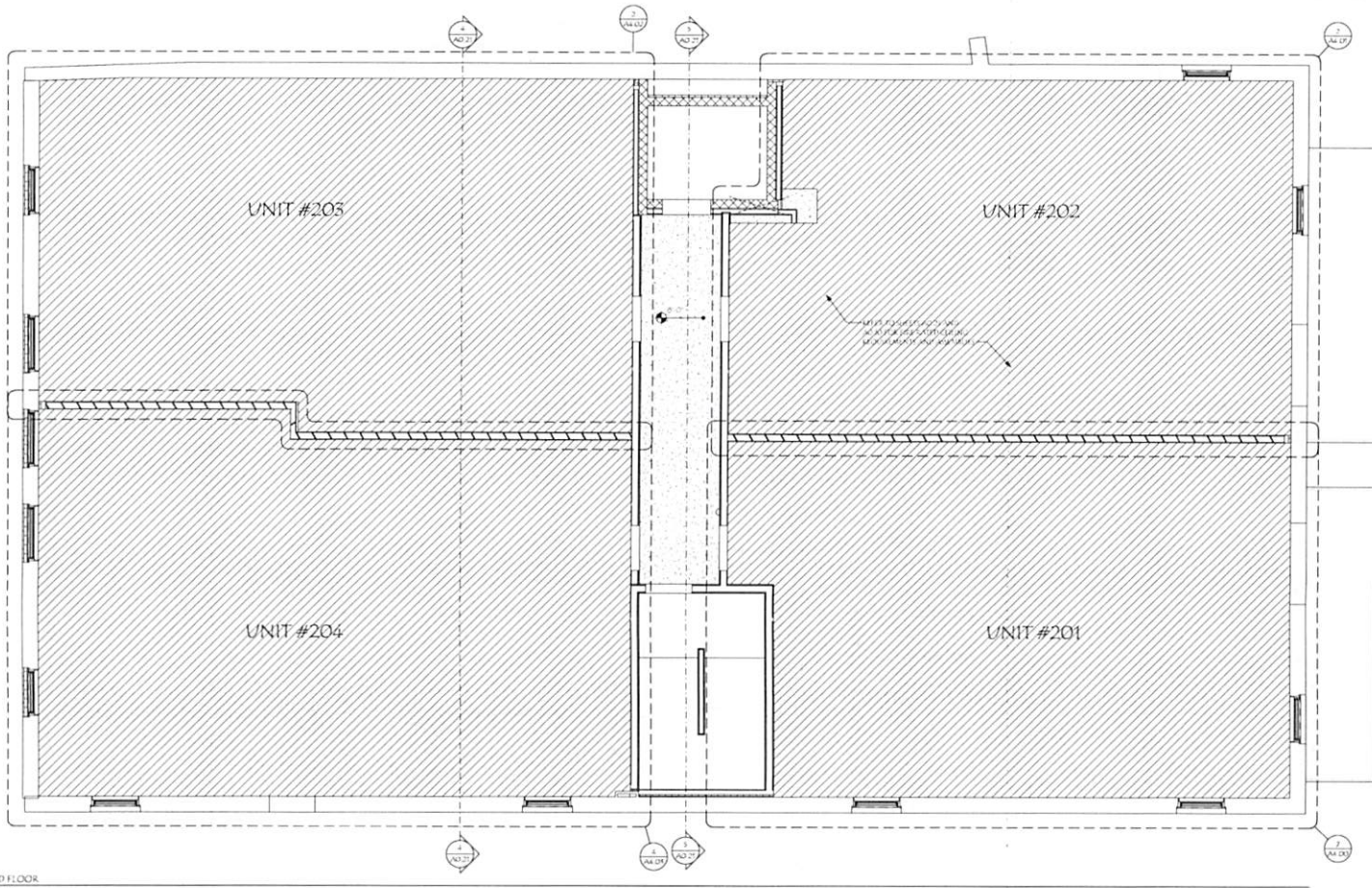
GENERAL REFLECTED CEILING PLAN NOTES

- FINAL LIGHTING LAYOUT TO BE COORDINATED WITH ELECTRICAL ENGINEER.

Revisions	Description	Date

As indicated	Scale	
WB	Drawn By	
NCA	Checked By	
2020015	Project No.	
01/23/21	Date	

Title: **REFLECTED CEILING PLANS**
 A1.21
 1/23/21 1:00:00 PM



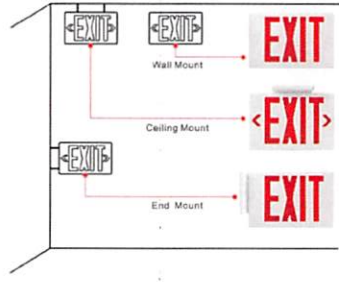
① 2ND FLOOR
1:1/1/1/1

REFLECTED CEILING PLAN NOTES

1. REFLECTED CEILING PLAN SHALL SHOW ALL FIXTURES AND DIMENSIONS PER ROOM. SEE ELECTRICAL DRAWING FOR FIXTURE SCHEDULE.
2. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO TOP OF CEILING.
3. ALL CEILING FINISH TO BE GYM LINER.
4. ALL GYM LINER TO BE BOTTOM OF THE STRUCTURE FOR FLOOR CEILING AND FLOOR CEILING ASSEMBLY ON WHEEL AND TO BE ENGAGED ON TOP.
5. SEE ARCHITECTURAL SHEETS AND NOTES FOR ELECTRICAL UNIT SIZES.
6. CENTER ALL VANITY FIXTURES UNDER BATH ROOM VANITY. END.
7. CENTER ALL LIGHT FIXTURES IN ROOM. END.
8. CENTER ALL LIGHT FIXTURES IN CEILING GRID END.
9. ALL GYM LINER LIGHT FIXTURES TO BE 2' APART MAX. END.
10. SKINNER HEADS ARE NOT TO EXCEED 1' FROM END AND COORDINATE HEADS IN THE TRAIL WITH THE TRACKS.
11. CENTER ALL SKINNER HEADS IN CEILING GRID.
12. ALL LIGHT FIXTURES THAT HAVE TRACKS SHALL HAVE CEILING ASSEMBLY MOUNTED TO BE PROTECTED TO BE SECURED TO MAIN STRUCTURE AS NOTED.
13. SEE SHEET A1.1 FOR TYPICAL CEILING DETAILS.
14. SEE 01/20/2018 SCHEDULE FOR DIMENSIONS.
15. REFER TO ELECTRICAL DRAWING FOR FIXTURE LOCATIONS.
16. REFER TO ELECTRICAL DRAWING FOR FIXTURE LOCATIONS.
17. REFER TO ELECTRICAL DRAWING FOR FIXTURE LOCATIONS.
18. REFER TO MECHANICAL DRAWING FOR FIXTURE SPECIFICATION.
19. REFER TO MECHANICAL DRAWING FOR FIXTURE SPECIFICATION.
20. REFER TO MECHANICAL DRAWING FOR FIXTURE SPECIFICATION.
21. REFER TO MECHANICAL DRAWING FOR FIXTURE SPECIFICATION.
22. CENTER ALL MOUNTED EXIT SIGNS UNDER CENTER OF EACH WALL. MOUNTED OUT SIGN TO FACE EXTERIOR.

RCP LEGEND

	2x4 INDUSTRIAL CEILING TILE MOUNTED TO TYPE VA CABINET WITH S/P TYPE X GIB. SEE ABOVE.		DECORATIVE SURFACE MOUNTED LIGHT FIXTURE. STYLE/SIZES VARY PER ROOM.		TRACK LIGHTING
	2x4 INDUSTRIAL CEILING TILE MOUNTED TO TYPE VA CABINET WITH S/P TYPE X GIB. SEE ABOVE.		DECORATIVE PENDANT LIGHT FIXTURE. STYLE/SIZES VARY PER ROOM.		WALL WASH
	PFD GIB CEILING		VANITY FIXTURE. STYLE/SIZES VARY PER ROOM.		CEILING HEIGHT TAG
	LINEAR ACT PANEL CEILING		WALL SCONCE. STYLE/SIZES VARY PER ROOM.		BOX BEAM
	CEMENTITIOUS CEILING BOARD UNLESS NOTED OTHERWISE.		LED TAPE		CEILING LIGHT FAN
	2x4 DIRECT INDIRECT BASALT FLUORESCENT		UNDER CABINET LIGHTING		END MOUNTED EXIT SIGN. SEE NOTES 21 & 22.
	2x4 LINEAR SURFACE FLUORESCENT		SURFACE MOUNTED FLUORESCENT		
	DECORATIVE PENDANT LIGHT FIXTURE. STYLE/SIZES VARY PER ROOM.		SURFACE MOUNTED FLUORESCENT LINEAR BOX		
	RECESSED FLUORESCENT DOWNLIGHT		INTERIOR BOX BEAM. REFER TO ID DWGS FOR DETAILS.		
	FLUSH WALL MOUNTED EXIT SIGN. SEE NOTES 21 & 22.		CEILING MOUNTED EXIT SIGN. SEE NOTES 21 & 22.		



GENERAL REFLECTED CEILING PLAN NOTES

1. FINAL LIGHTING LAYOUT TO BE COORDINATED WITH ELECTRICAL ENGINEER.

IOKA THEATER

55 WATER STREET
EXETER, NH 03835

Revisions	Date
Description	
Author	
Checker	
Drawn	
Scale	
Project No.	
Date	

As Included	Author	MCA
Drawn By	Checked By	2020076
Project No.	Date	07/29/21

Title: REFLECTED CEILING PLANS
A1.22
1:1/1/1/1



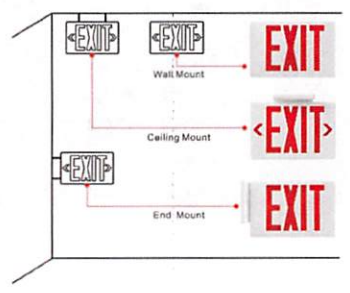
1 SLD FLOOR
 100' x 100'

- REFLECTED CEILING PLAN NOTES**
1. REFER TO FINISH SCHEDULE FOR TILE, FINISH AND SIZE. VARY PER ROOM. SEE ELECTRICAL DRAWING FOR FIXTURE SCHEDULE.
 2. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISH CEILING.
 3. ALL CEILING FINISH TO BE GYM LINER.
 4. ALL DIM. TAKE TO THE BOTTOM OF THE TRACK FOR RFA FLOOR CEILING AND RAILING CEILING AND FROM RAILING HEADS UNDER TRACK FOR RCP.
 5. RFA ARCHITECTURAL SHEETS AS NOTED FOR TYPICAL ENLARGED UNIT AREA.
 6. CENTER ALL LIGHT FIXTURES OVER RAIL ROOM CAVITY. END.
 7. CENTER ALL LIGHT FIXTURES IN RAILING END.
 8. CENTER ALL LIGHT FIXTURES IN CEILING GRID END.
 9. ALL WALL LIGHT FIXTURES TO BE 2'-0" FROM ALL END.
 10. SPREADER HEADS ARE NOT TO SPAN RFP PERMS. AND COORDINATE HEADS IN THE FOLLOWING ORDER: TRUSS.
 11. CENTER ALL SPREADER HEADS IN CEILING GRID.
 12. ALL LIGHT FIXTURES THAT EXPOSE FRAMES TO FLOOR/CEILING ASSEMBLY MUST BE PROTECTED AS NECESSARY TO MAINTAIN PROPER PARTING.

12. SEE SHEET AS RFA FOR TYPICAL CEILING DETAILS.
13. SEE RFP FINISH SCHEDULE FOR INFORMATION.
14. REFER TO RFP DRAWINGS FOR SOURCE LOCATIONS.
15. REFER TABLE 2.40' END.
16. PROVIDE CENTER POINTS FOR CMP. CEILING PER SPECIFICATION.
17. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE LOCATION. COORDINATE IN THE FIELD WITH LIGHTING SCHEDULE FOR AVAILABILITY.
18. REFER TO MECHANICAL DRAWINGS FOR ANY ELECTRICAL FOR EQUIPMENT.
19. REFER TO THE CEILING DRAWINGS FOR SIZE AND LOCATION OF TRACK LIGHTS (IF APPLICABLE).
20. SEE RFP ELEVATIONS FOR SOURCE LOCATION, TYP.
21. USE A 1'-0" EXTENSION GRID AT CEILING MOUNTED EXIT SIGN. OFFSET 2'-0" FOR END MOUNTED EXIT SIGN. OFFSET 4'-0" FOR END MOUNTED EXIT SIGN. USE 1'-0" IN BACK OF HOUSE AREAS.
22. CENTER END MOUNTED EXIT SIGN OVER RAIL ROOM CENTER FLOOR AREA. MUST BE END MOUNTED EXIT SIGN.

RCP LEGEND

	2x2 ACOUSTICAL CEILING TILE. RATIO @ TYPE BA CONST. RFA. RATIO @ TYPE BA CONST. IN RFP. TYPE X GIB. LD.		DECORATIVE SURFACE MOUNTED LIGHT FIXTURE. STYLE SIZES VARY PER ROOM.		TRACK LIGHTING
	2x4 ACOUSTICAL CEILING TILE. RATIO @ TYPE BA CONST. IN RFP. TYPE X GIB. LD. ABOVE.		DECORATIVE PENDANT LIGHT FIXTURE. STYLE SIZES VARY PER ROOM.		BALL ROOM
	PTD GIB CEILING		LINEAR CABINET LIGHTING		CEILING HEIGHT TAG
	LINEAR ACT PANEL CEILING		WHL. SOURCE. STYLE SIZES VARY PER ROOM.		BOX BEAM
	CEMENTITIOUS CEILING BEAD BOND. UNLESS NOTED OTHERWISE.		LED TAPE		CEILING LIGHT FAN
	2x2 DIRECT INDIRECT BASKET FLUORESCENT		SURFACE MOUNTED FLUORESCENT		END MOUNTED EXIT SIGN. SEE NOTES 21 & 22.
	2x4 LINEAR SURFACE FLUORESCENT		SURFACE MOUNTED FLUORESCENT LINEAR BOX		INTERIOR BOX BEAM. REFER TO D DIMS FOR DETAILS.
	DECORATIVE PENDANT LIGHT FIXTURE. STYLE SIZES VARY PER ROOM.		SURFACE MOUNTED FLUORESCENT LINEAR BOX		CEILING MOUNTED EXIT SIGN. SEE NOTES 21 & 22.
	RECESSED FLUORESCENT DOWN LIGHT				
	FLUSH WALL MOUNTED EXIT SIGN. SEE NOTES 21 & 22.				

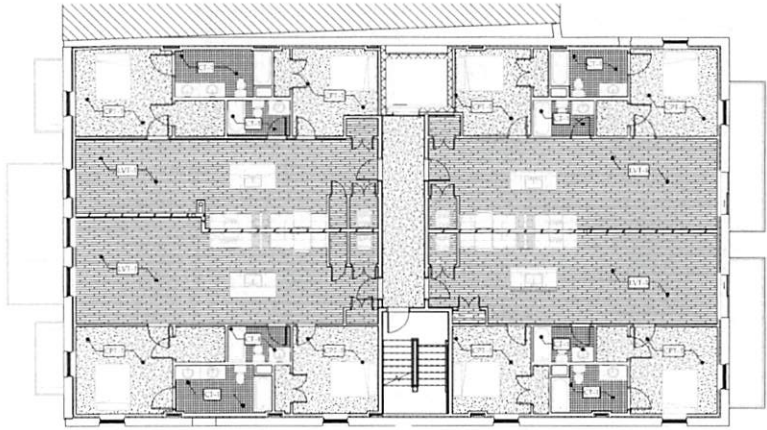


GENERAL REFLECTED CEILING PLAN NOTES
 1. FINAL LIGHTING LAYOUT TO BE COORDINATED WITH ELECTRICAL ENGINEER.

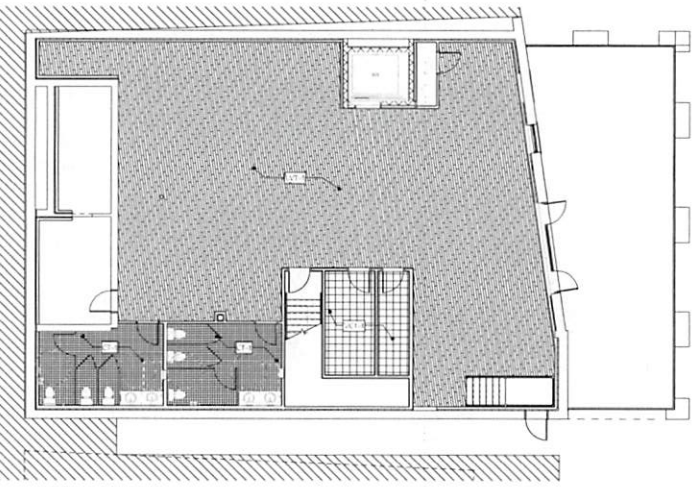
Revisions	Description	Date

Scale	As indicated
Drawn by	Author
Checked by	ACA
Project No.	2020076
Date	01/29/21

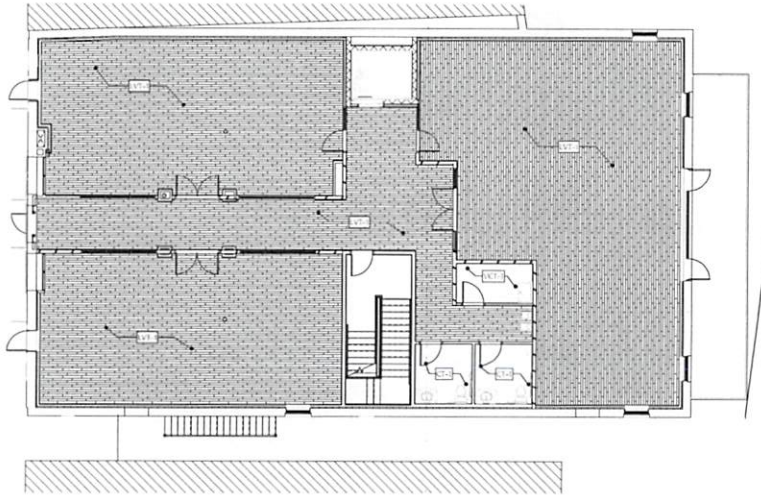
Title: **REFLECTED CEILING PLANS**
 A1.25



2ND & 3RD FLOORS - FINISH PLAN
1/8" = 1'-0"



BASEMENT - FINISH PLAN
1/8" = 1'-0"

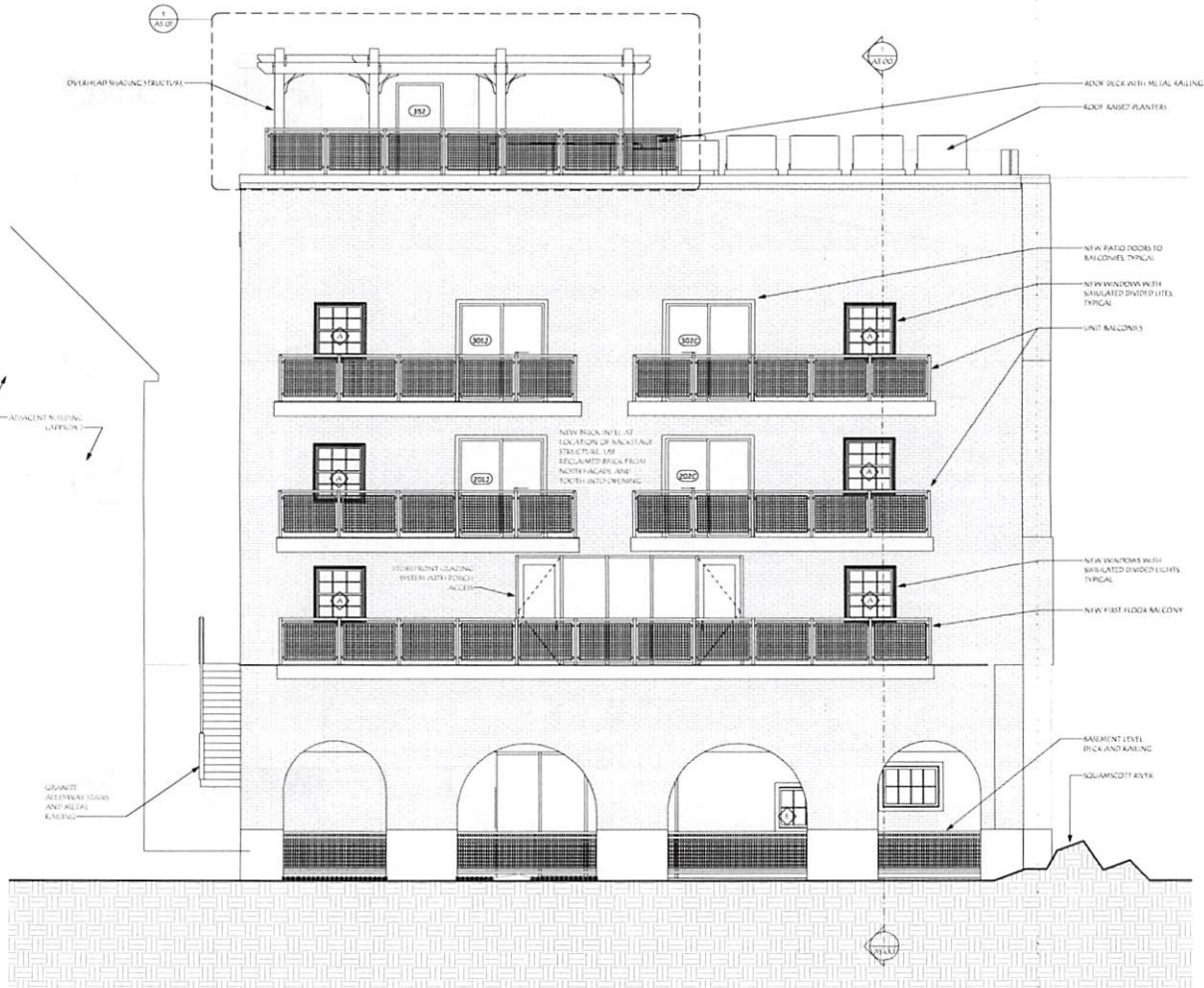


1ST FLOOR - FINISH PLAN
1/8" = 1'-0"

IOKA THEATER

55 WATER STREET
EXETER, NH 05855

Title: FINISH FLOOR PLANS	Scale:	1/8" = 1'-0"	Revisions:	Date:
	Drawn By:	WSB	Description:	
A1.30	Checked By:	MCA		
	Project No.:	2022026		
	Date:	01/27/21		



1 PROPOSED RIVER FRONT ELEVATION
 1/4" = 1'-0"

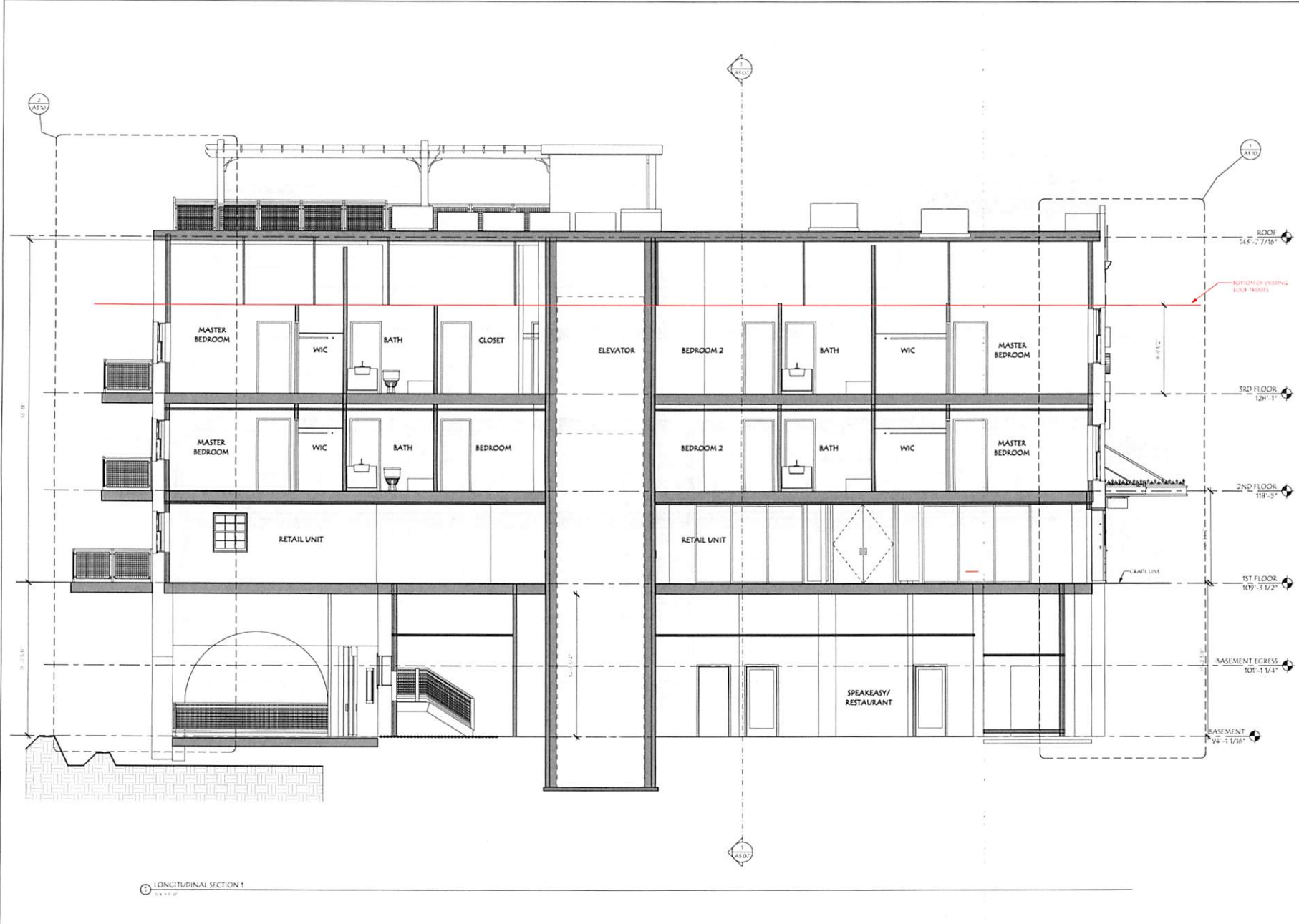
GENERAL NOTES
 1. POWER WASH ENTIRE BRICK FACADE AND REPOINT FACADE IN ENTIRETY
 2. RESTORE METAL CORNING AT BACK FACADE

IOKA THEATER
 55 WATER STREET
 EXETER, NH 03835

Scale	Drawn By	Checked By	Project No.	Date
1/4" = 1'-0"	ALCA	ALCA	2022076	01/29/21

Revisions	Description	Date

Title: **NORTH EXTERIOR ELEVATIONS**
 A2.02



LONGITUDINAL SECTION 1
1/4" = 1'-0"

IOKA THEATER

55 WATER STREET
EXETER, NH 03835

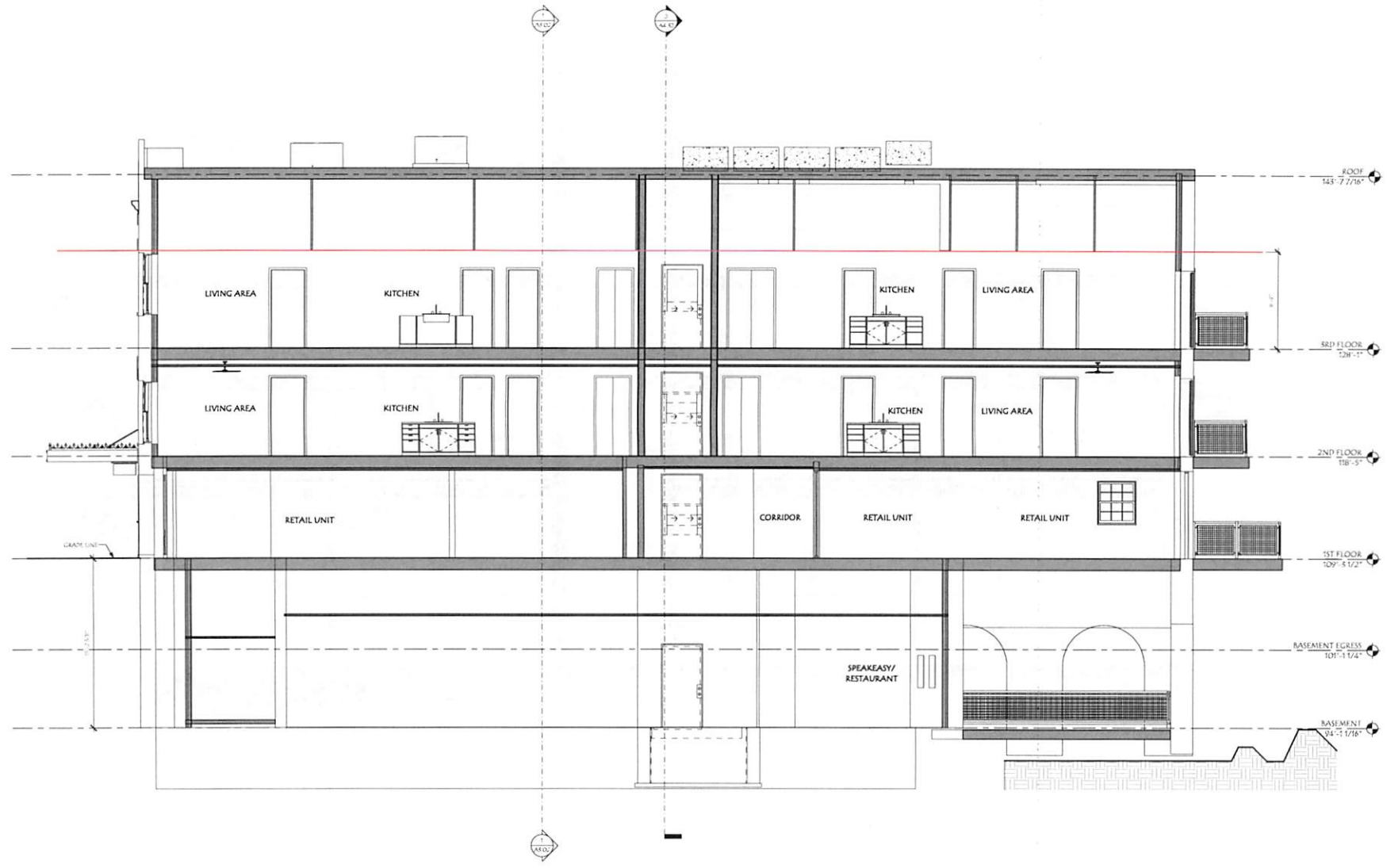
Revisions	Description	Date

Scale	1/4" = 1'-0"
Drawn By	PPS
Checked By	MCA
Project No.	2020076
Date	01/27/21

Title	BUILDING SECTIONS
Scale	A3.00

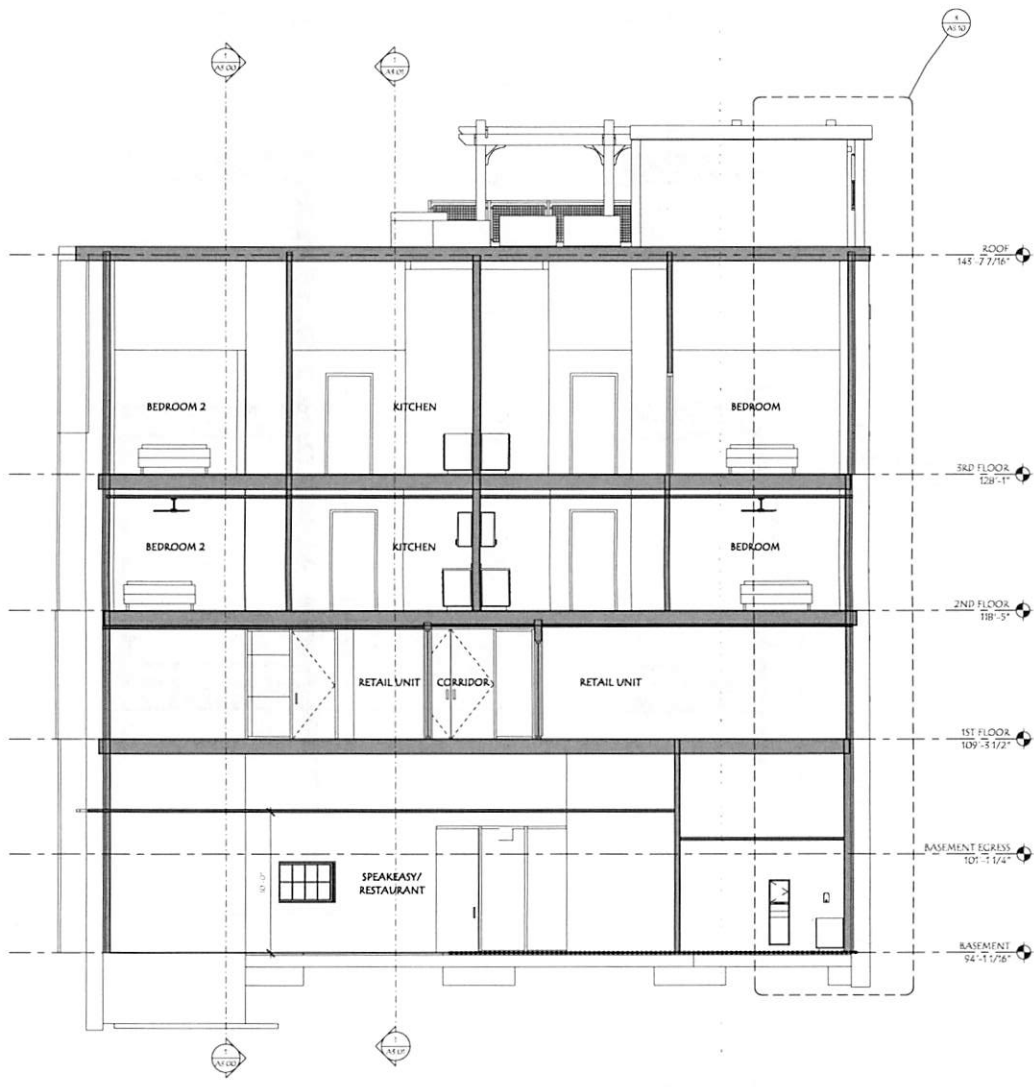
IOKA THEATER

55 WATER STREET
 EXETER, NH 03833



LONGITUDINAL SECTION 2
 1/4" = 1'-0"

Title	BUILDING SECTIONS		A3.01												
	Scale	1/4" = 1'-0"		Project No.											
Drawn By	Author	Checked By	Date												
	MCA		01/29/21												
Revisions	<table border="1"> <tr> <th>Number</th> <th>Description</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Number	Description	Date										Project No.	2020026
Number	Description	Date													
		Date	01/29/21												

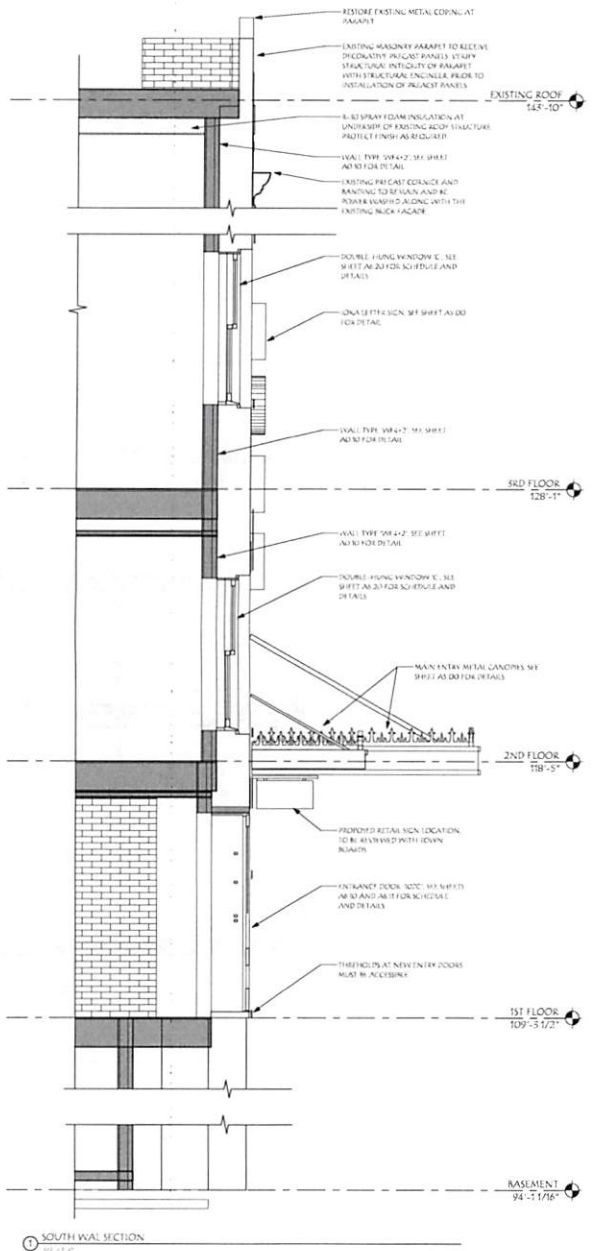
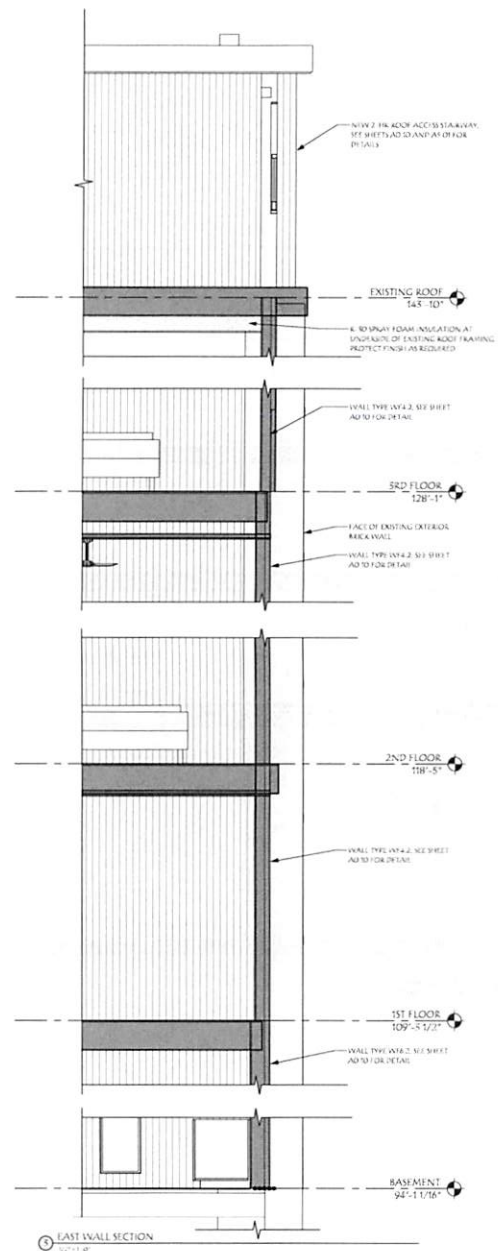
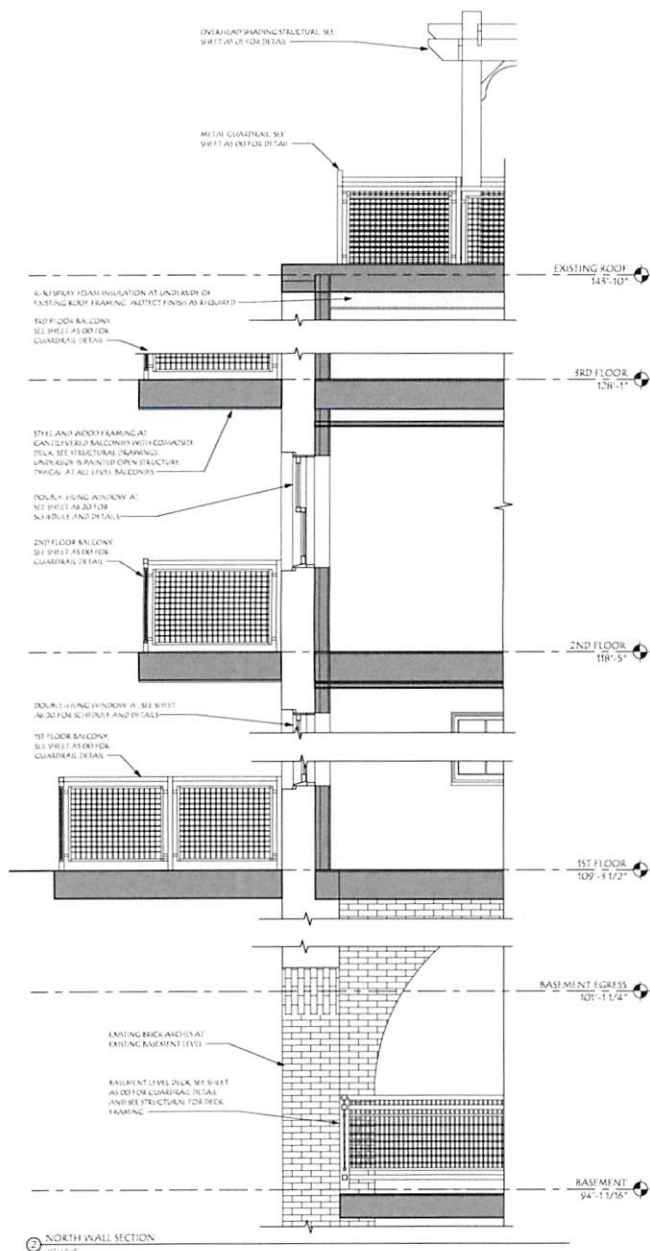


SECTION 3
14'-0"

IOKA THEATER

55 WATER STREET
 EXETER, NH 03835

Scale	1/4" = 1'-0"	
Drawn By	Author	
Checked By	NCA	
Project No.	2020005	
Date	01/29/21	
Revisions	Description	Date



MARKET SQUARE ARCHITECTS
Professional: NH 0385
PH: 603.752.0222

IOKA THEATER
55 WATER STREET
EXETER, NH 0385

Scale	Drawn By	Checked By	Project No.	Date
1/2" = 1'-0"	Author	MCA	2020076	07/27/21

Revisions	Description	Date

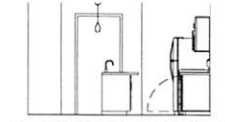
Title: **WALL SECTIONS**

Sheet: **A3.10**

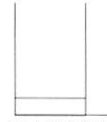
2021 Market Square Architects 07/27/21 07:13 PM

IOKA THEATER

55 WATER STREET
 EXETER, NH 03835



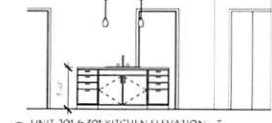
16 UNIT 201 & 501 KITCHEN ELEVATION - 4
 1/4" = 1'-0"



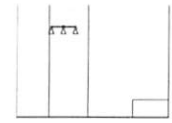
13 UNIT 201 & 501 MASTER BATHROOM ELEVATION 4
 1/4" = 1'-0"



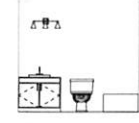
10 UNIT 201 & 501 BATHROOM ELEVATION 4
 1/4" = 1'-0"



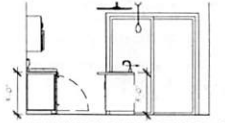
17 UNIT 201 & 501 KITCHEN ELEVATION - 5
 1/4" = 1'-0"



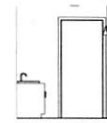
14 UNIT 201 & 501 MASTER BATHROOM ELEVATION 5
 1/4" = 1'-0"



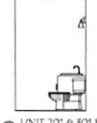
11 UNIT 201 & 501 BATHROOM ELEVATION 5
 1/4" = 1'-0"



14 UNIT 201 & 501 KITCHEN ELEVATION - 2
 1/4" = 1'-0"



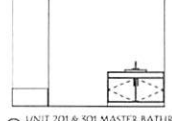
15 UNIT 201 & 501 MASTER BATHROOM ELEVATION 2
 1/4" = 1'-0"



12 UNIT 201 & 501 BATHROOM ELEVATION 2
 1/4" = 1'-0"



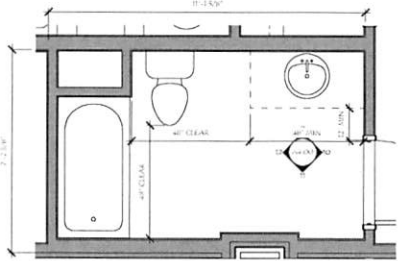
15 UNIT 201 & 501 KITCHEN ELEVATION - 1
 1/4" = 1'-0"



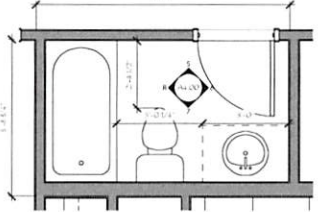
16 UNIT 201 & 501 MASTER BATHROOM ELEVATION 1
 1/4" = 1'-0"



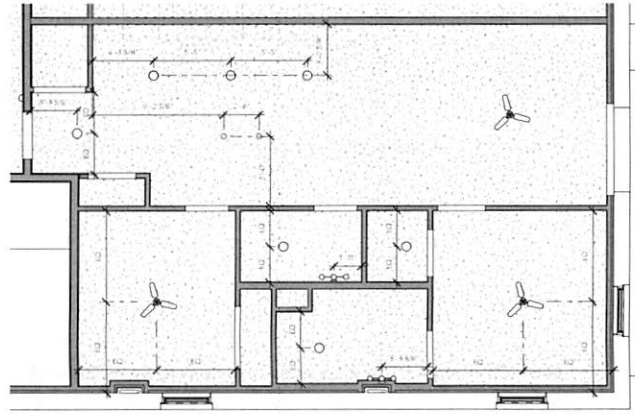
13 UNIT 201 & 501 BATHROOM ELEVATION 1
 1/4" = 1'-0"



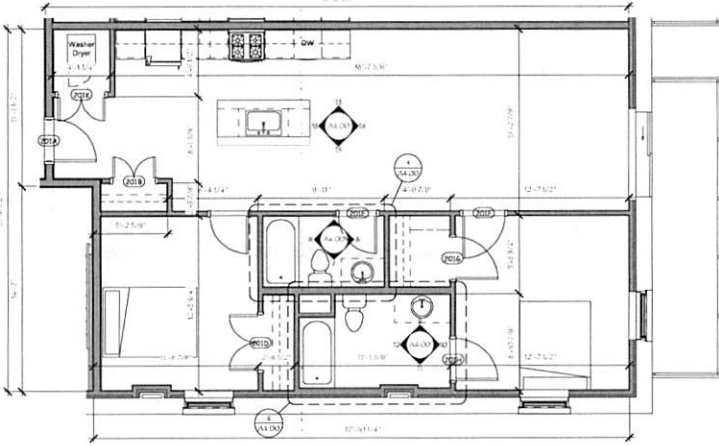
14 UNITS 201 & 501 MASTER BATHROOM PLAN
 1/4" = 1'-0"



13 UNITS 201 & 501 BATHROOM PLAN
 1/4" = 1'-0"



2 ENLARGED RCP - UNITS 201, 501
 1/4" = 1'-0"



1 ENLARGED PLAN - UNITS 201 & 501
 1/4" = 1'-0"

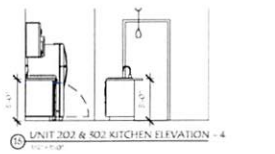
Revisions	Description	Date

Scale	As indicated
Drawn By	Author
Checked By	MCA
Project No.	2020016
Date	01/29/21

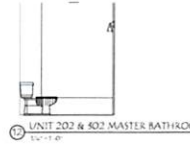
Title: ENLARGED UNIT PLANS, RCP AND ELEVATIONS
A4.00

IOKA THEATER

55 WATER STREET
 EXETER, NH 03833



16 UNIT 202 & 802 KITCHEN ELEVATION - 4
 1/4" = 1'-0"



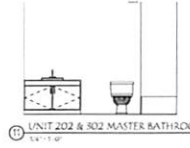
17 UNIT 202 & 802 MASTER BATHROOM ELEVATION 4
 1/4" = 1'-0"



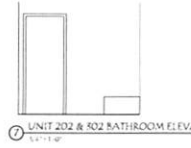
18 UNIT 202 & 802 BATHROOM ELEVATION 4
 1/4" = 1'-0"



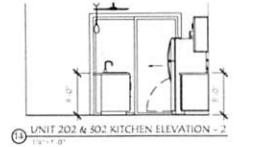
19 UNIT 202 & 802 KITCHEN ELEVATION - 5
 1/4" = 1'-0"



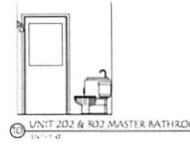
20 UNIT 202 & 802 MASTER BATHROOM ELEVATION 5
 1/4" = 1'-0"



21 UNIT 202 & 802 BATHROOM ELEVATION 5
 1/4" = 1'-0"



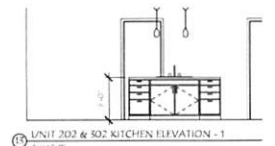
22 UNIT 202 & 802 KITCHEN ELEVATION - 2
 1/4" = 1'-0"



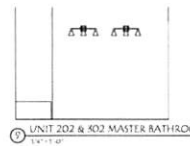
23 UNIT 202 & 802 MASTER BATHROOM ELEVATION 2
 1/4" = 1'-0"



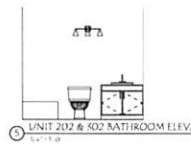
24 UNIT 202 & 802 BATHROOM ELEVATION 2
 1/4" = 1'-0"



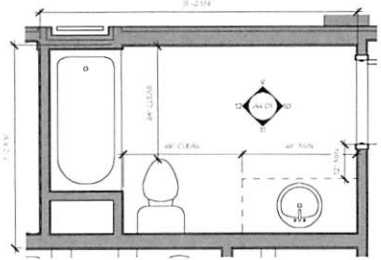
25 UNIT 202 & 802 KITCHEN ELEVATION - 1
 1/4" = 1'-0"



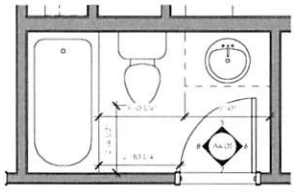
26 UNIT 202 & 802 MASTER BATHROOM ELEVATION 1
 1/4" = 1'-0"



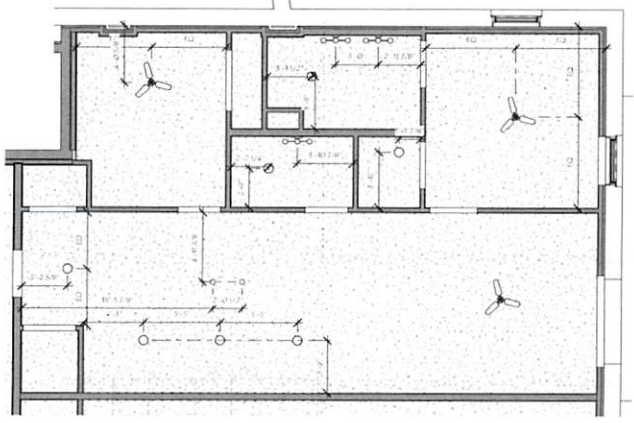
27 UNIT 202 & 802 BATHROOM ELEVATION 1
 1/4" = 1'-0"



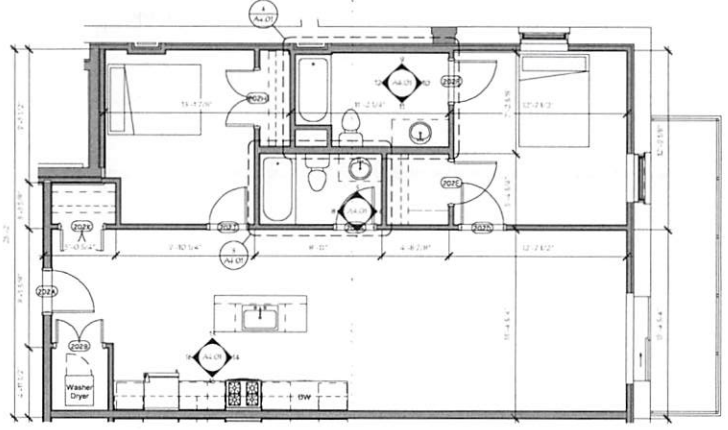
28 UNITS 202 & 802 ENLARGED MASTER BATHROOM PLAN
 1/2" = 1'-0"



29 UNITS 202 & 802 ENLARGED BATHROOM PLAN
 1/2" = 1'-0"



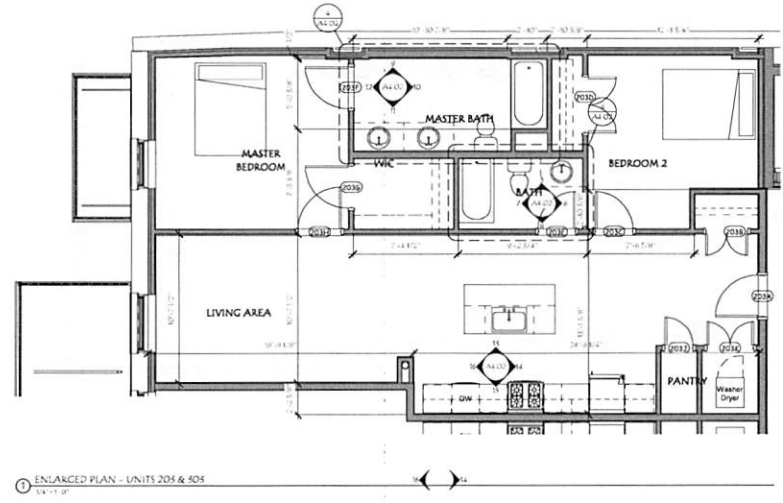
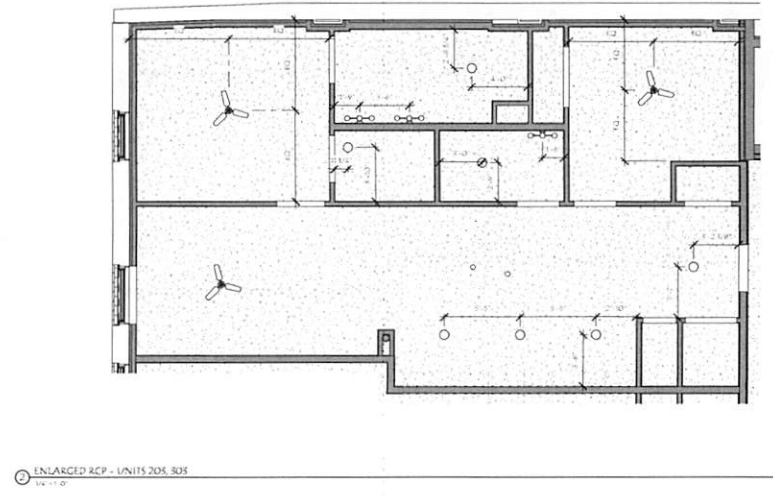
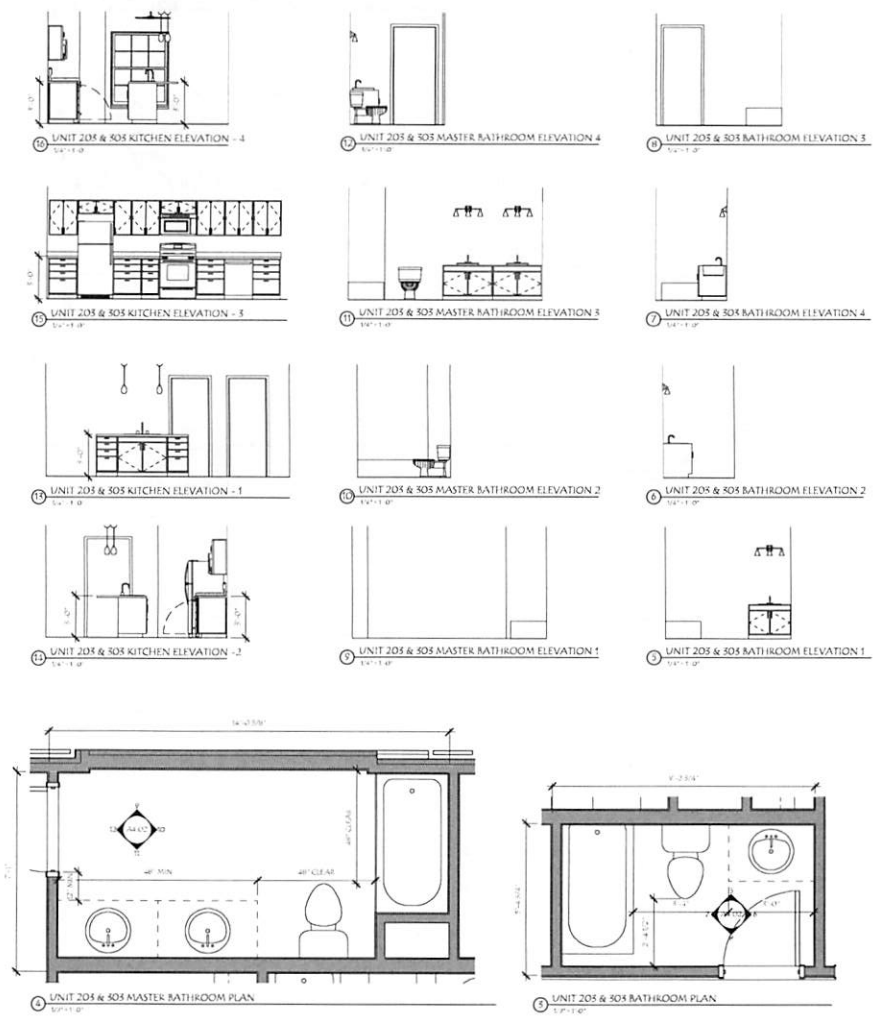
30 ENLARGED RCP - UNITS 202, 802
 1/4" = 1'-0"



31 ENLARGED PLAN - UNITS 202 & 802
 1/4" = 1'-0"

Title	Scale	As Indicated	Author	Revision	Description	Date
ENLARGED UNIT PLAN AND ELEVATIONS	A4.01	Drawn By	MCA			
		Checked By				
		Project No.	2020026			
		Date	07/29/21			

IOKA THEATER
 55 WATER STREET
 EXETER, NH 03855



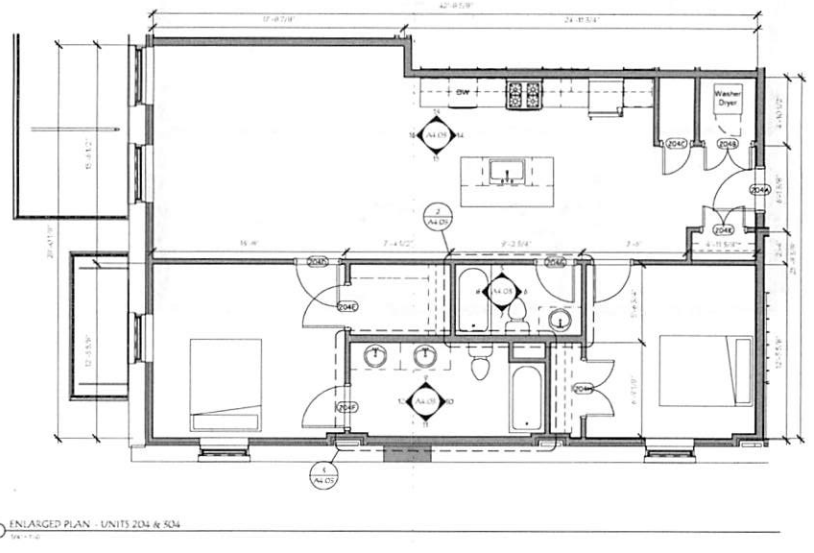
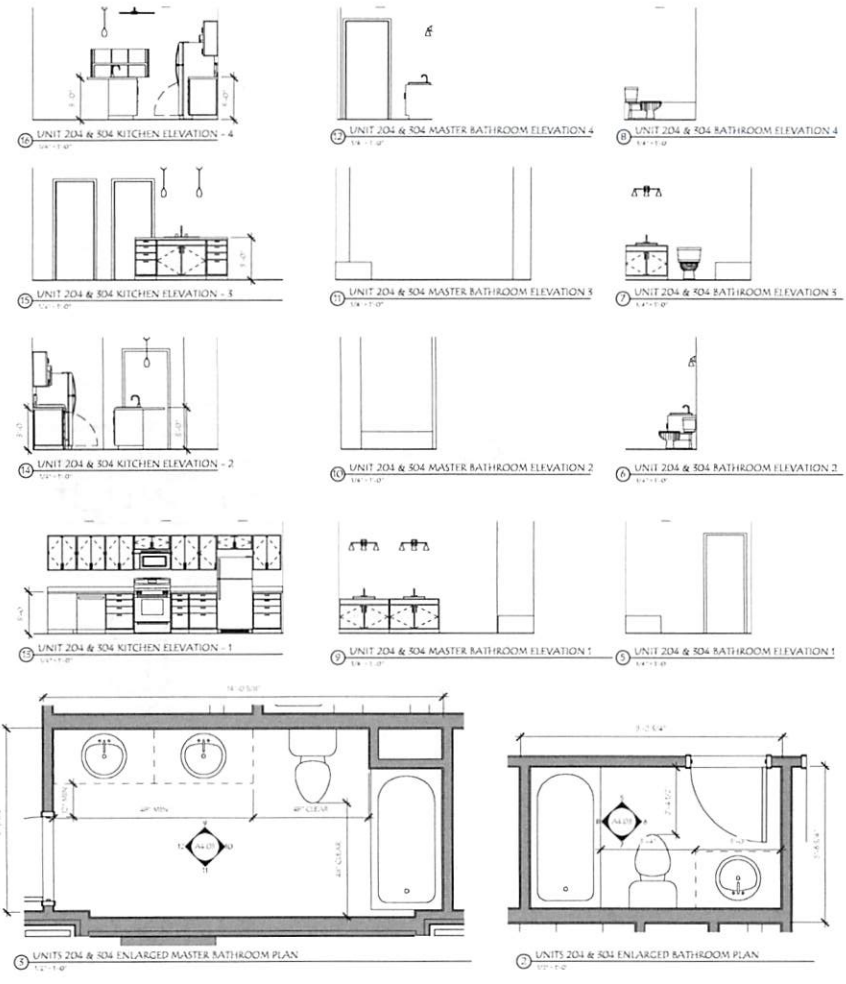
Revision	Description	Date

As indicated	PP	NCA	2020076	07/29/21
Scale:	Drawn By:	Checked By:	Project No.:	Date:

Title: ENLARGED UNIT PLAN AND ELEVATIONS
A4.02
 2020 Market Square Architects 1/25/2021 10:21 AM

IOKA THEATER

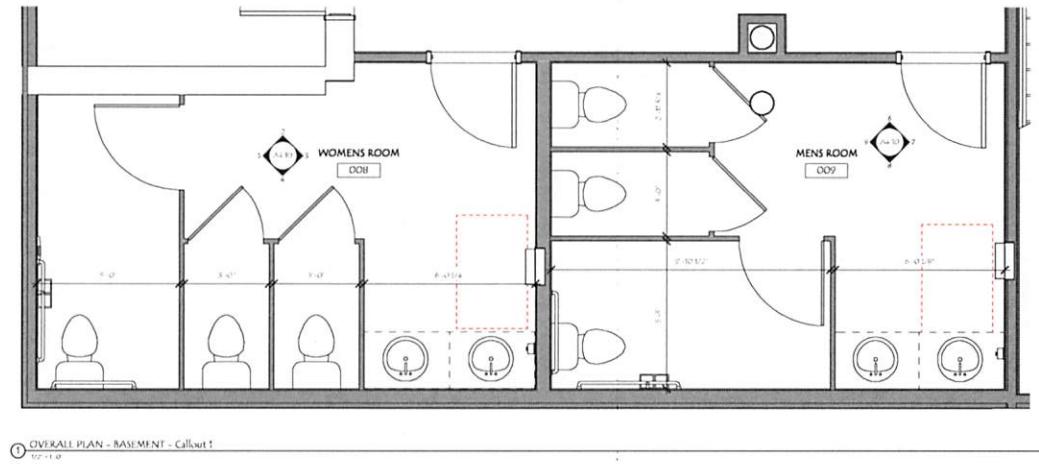
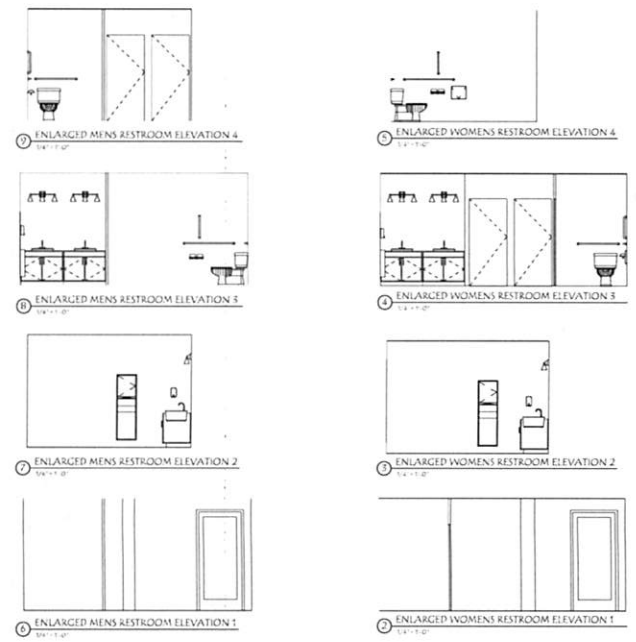
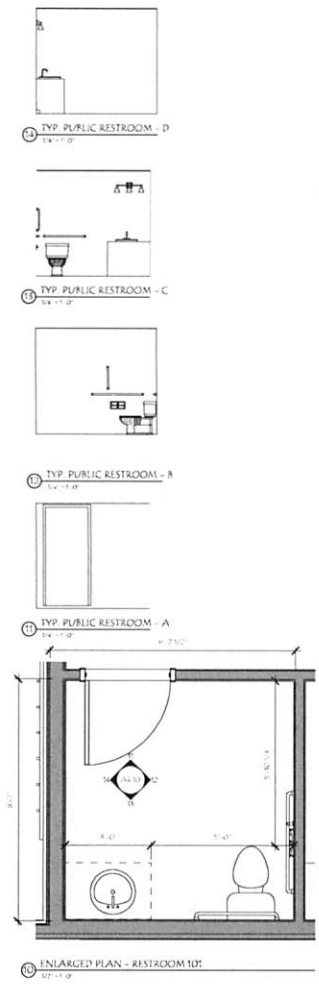
55 WATER STREET
 EXETER, NH 05855



Title	ENLARGED UNIT PLAN AND ELEVATIONS	A4.03
	2021 Market Square Architects 1/25/2021 10:27 AM	
Scale	As indicated	
Drawn By	Author	
Checked by	NCA	
Project No.	2020026	
Date	07/27/21	
Revisions	Description	Date

IOKA THEATER

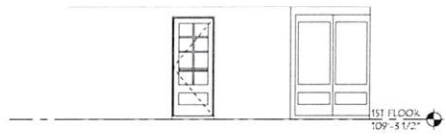
55 WATER STREET
 EXETER, NH 03855



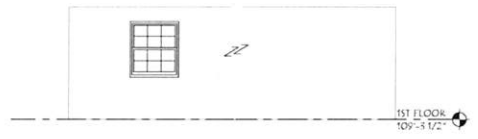
Revisions	Description	Date

Author	DA	MCA	2020075	07/29/21
Scale	Drawn By:	Checked by:	Project No.	Date

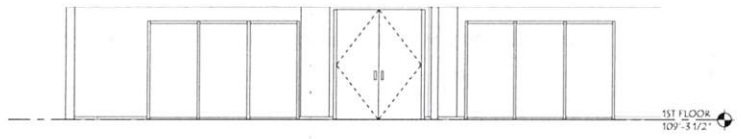
IOKA THEATER
 55 WATER STREET
 EXETER, NH 05855



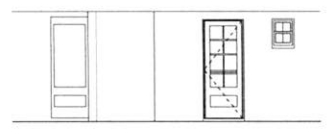
10 RETAIL 109 - 5
1/4" = 1'-0"



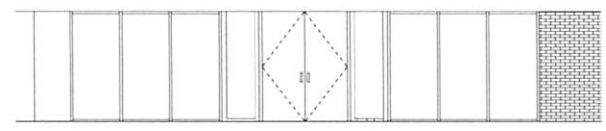
7 RETAIL 109 - 2
1/4" = 1'-0"



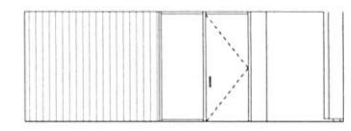
11 RETAIL 109 - 1
1/4" = 1'-0"



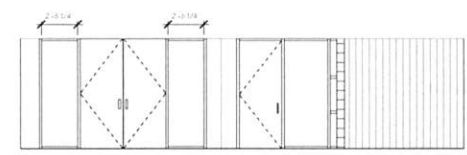
7 RETAIL 107 - 5
1/4" = 1'-0"



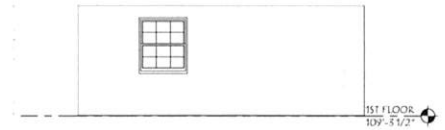
6 RETAIL 107 - 2
1/4" = 1'-0"



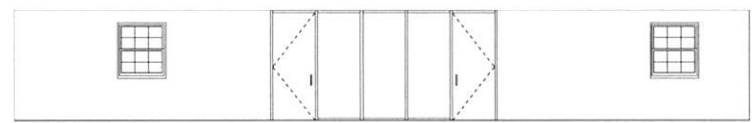
5 RETAIL 107 - 1
1/4" = 1'-0"



9 RETAIL 104 - 4
1/4" = 1'-0"



5 RETAIL 104 - 3
1/4" = 1'-0"



2 RETAIL 104 - 2
1/4" = 1'-0"

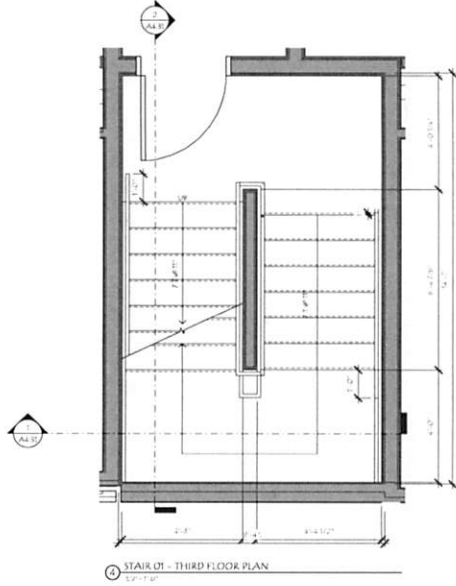


1 RETAIL 104 - 1
1/4" = 1'-0"

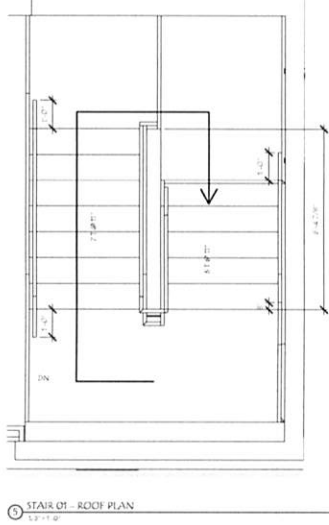
Revision	Description	Date

Scale	1/4" = 1'-0"
Drawn By	CMO
Checked By	MCA
Project No.	2020025
Date	07/29/21

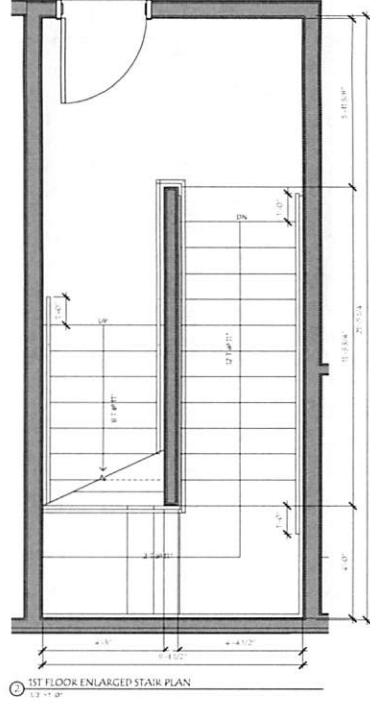
Title	INTERIOR ELEVATIONS
Sheet No.	A4.20



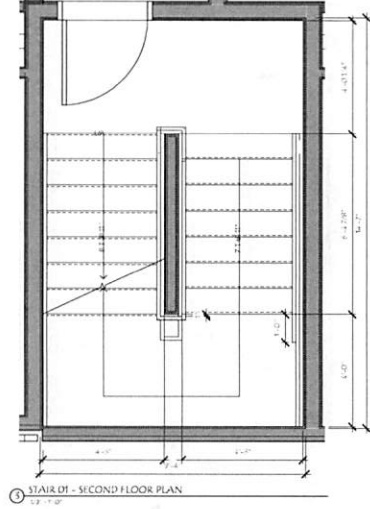
2 STAIR DECK - THIRD FLOOR PLAN
1/2" = 1'-0"



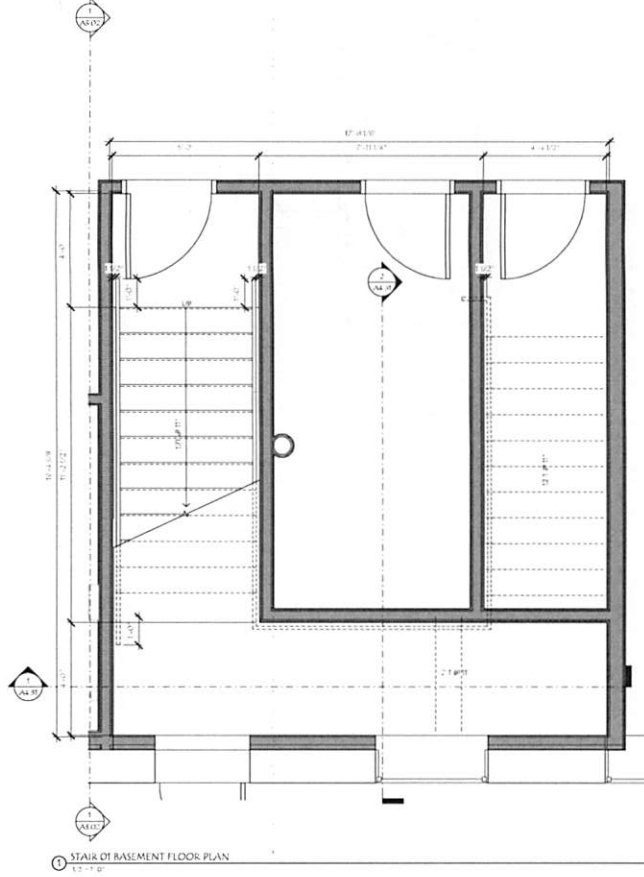
3 STAIR DECK - ROOF PLAN
1/2" = 1'-0"



1 1ST FLOOR ENLARGED STAIR PLAN
1/2" = 1'-0"



3 STAIR DECK - SECOND FLOOR PLAN
1/2" = 1'-0"



1 STAIR DECK - BASEMENT FLOOR PLAN
1/2" = 1'-0"

Title:
ENLARGED PLAN -
STAIR DECK

Scale:
1/2" = 1'-0"

Drawn By:
Checked By:
Project No:
Date:

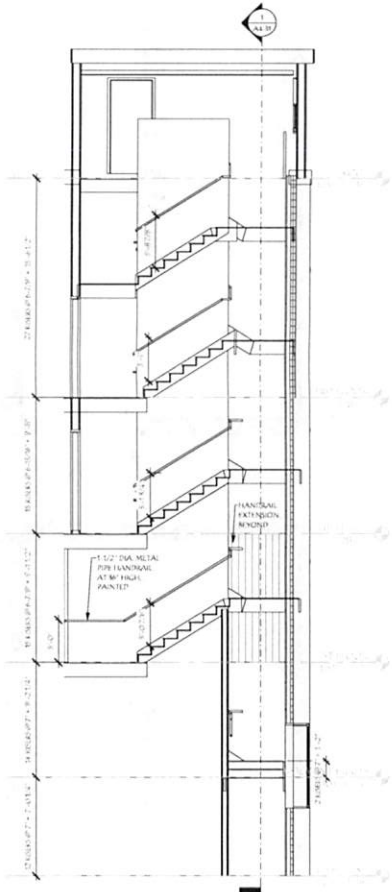
Author:
NCA
2000006
01/25/21

Revisions:
Description
Date

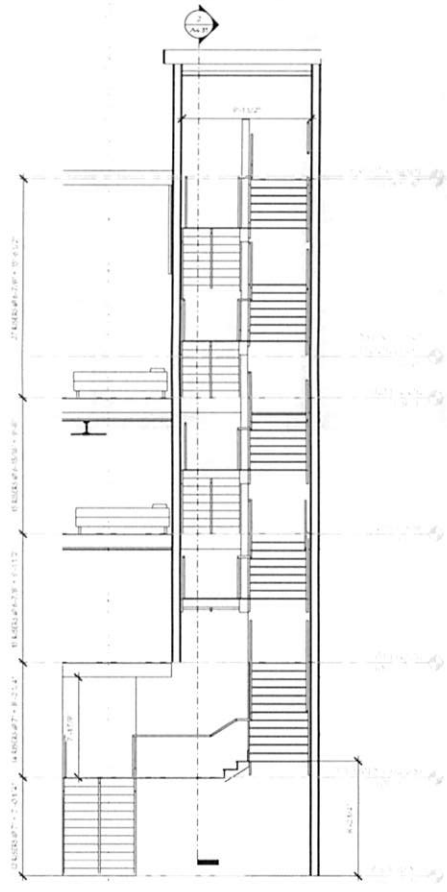
IOKA THEATER
55 WATER STREET
EXETER, NH 03835

MARKET
SQUARE
ARCHITECTS
100 CHURCH ST. 3RD FL.
PORTSMOUTH, NH 03801
PH: 603.882.8222

A4.30



STAIR 01 - SECTION 2
1/4" = 1'-0"



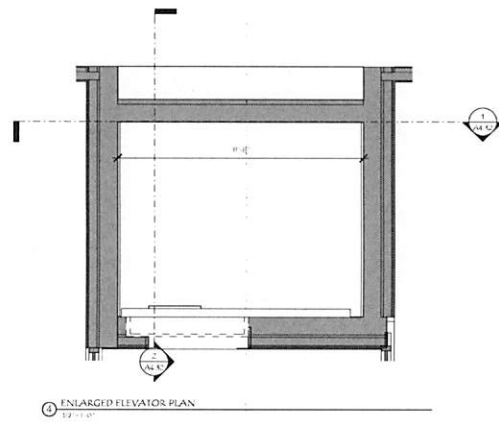
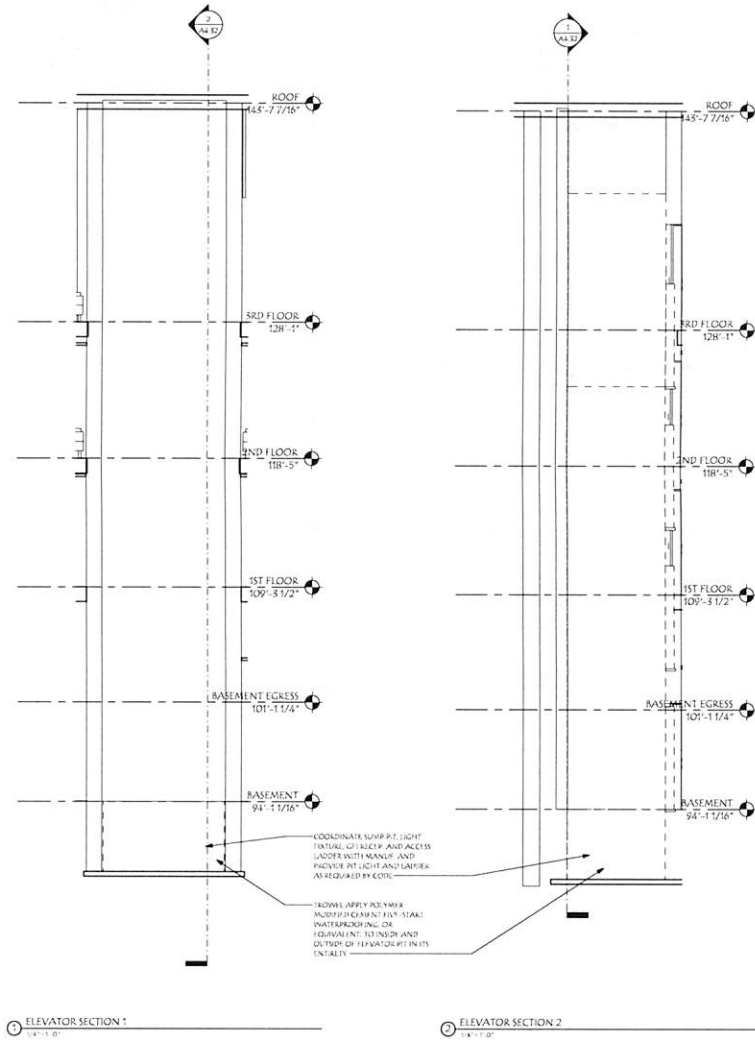
STAIR 01 - SECTION 1
1/4" = 1'-0"

IOKA THEATER
55 WATER STREET
EXETER, NH 03833

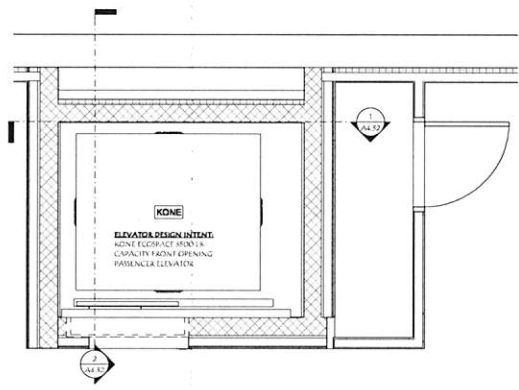
Revisions	Description	Date
1		

Scale:	1/4" = 1'-0"
Drawn By:	Aulbur
Checked by:	NCA
Project No:	2020005
Date:	07/27/21

Title:	VERTICAL CIRCULATION - STAIR 01
Sheet No:	A4.51



1 ENLARGED ELEVATOR PLAN
1/4" = 1'-0"



3 ELEVATOR - BASEMENT PLAN
1/4" = 1'-0"

IOKA THEATER

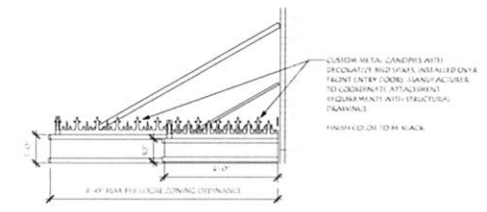
55 WATER STREET
 EXETER, NH 03833

Scale	Drawn By	Checked By	Project No.	Date
As indicated	WB	ACA	2020016	01/29/21
Revisions	Description	Date		

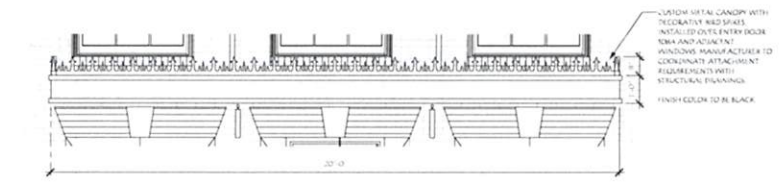
VERTICAL CIRCULATION - ELEVATOR	A4.32
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IOKA THEATER

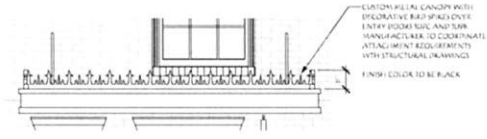
55 WATER STREET
 EXETER, NH 03833



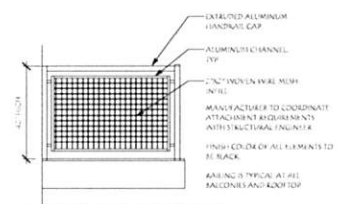
1 EAST ELEVATION - CANOPY DETAIL
 1/2" = 1'-0"
 CONTACT TED NEMETZ AT INDIAN LLC FOR PRICING: 603.433.5032, ted@indianllc.com, www.indianllc.com



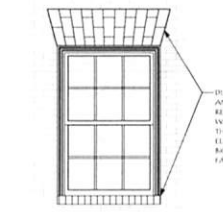
2 SOUTH ELEVATION - MAIN CANOPY
 1/2" = 1'-0"
 CONTACT TED NEMETZ AT INDIAN LLC FOR PRICING: 603.433.5032, ted@indianllc.com, www.indianllc.com



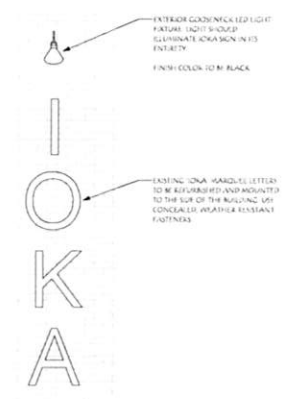
3 SOUTH ELEVATION - SIDE CANOPY
 1/2" = 1'-0"
 CONTACT TED NEMETZ AT INDIAN LLC FOR PRICING: 603.433.5032, ted@indianllc.com, www.indianllc.com



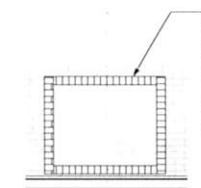
4 EAST ELEVATION - BALCONY RAILING
 1/2" = 1'-0"
 CONTACT TED NEMETZ AT INDIAN LLC FOR PRICING: 603.433.5032, ted@indianllc.com, www.indianllc.com



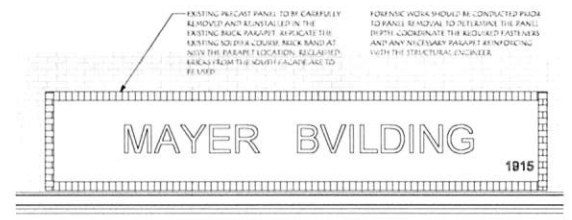
5 SOUTH ELEVATION - WINDOW DETAIL
 1/2" = 1'-0"



6 SOUTH ELEVATION - IOKA SIGN
 1/2" = 1'-0"



7 SOUTH ELEVATION - PRECAST PANEL
 1/2" = 1'-0"



8 SOUTH ELEVATION - MAYER BVILDING PANEL
 1/2" = 1'-0"

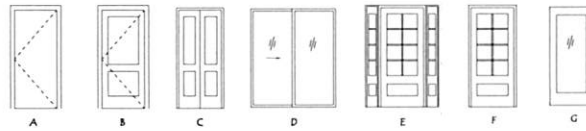
Revision	Description	Date

Scale	1/2" = 1'-0"
Drawn By	Aubur
Checked By	NCA
Project No	2020076
Date	01/27/21

A5.00

DOOR SCHEDULE												
NUMBER	LOCATION	SIZE		DOOR			FRAME			MIN. FIRE RATING	HARDWARE SET	COMMENTS
		HEIGHT	WIDTH	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH			
BASEMENT												
000A	STAIR	6'-8"	5'-0"	B	METAL	PAINTED	METAL	PAINTED				EXTERIOR DOOR, EGRESS
000R	STAIR	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED	90-MINUTE			
000C	SPEAKEASY/RESTAURANT	6'-8"	5'-0"	B	METAL	PAINTED	METAL	PAINTED				EXTERIOR DOOR, EGRESS
001A	STORAGE	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED	90-MINUTE			
001B	STORAGE	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED	90-MINUTE			
003A	SPEAKEASY/RESTAURANT	8'-10"	2'-11 1/2"	G	METAL	PAINTED	METAL	PAINTED				STOREFRONT GLASS
003B	SPEAKEASY/RESTAURANT	8'-10"	5'-0"	G	METAL	PAINTED	METAL	PAINTED				STOREFRONT GLASS
004A	ELEVATOR CONTROL CLOSET	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED				
007A	EXISTING SPACE	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED				
008A	WOMENS ROOM	7'-0"	5'-0"	B	WOOD	STAINED	METAL	PAINTED				
009A	MENS ROOM	7'-0"	5'-0"	B	WOOD	STAINED	METAL	PAINTED				
1ST FLOOR												
100A	STAIR	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED	90-MINUTE			EGRESS DOOR
101A	RESTROOM	7'-0"	5'-0"	B	WOOD	STAINED	METAL	PAINTED				
102A	RESTROOM	7'-0"	5'-0"	B	WOOD	STAINED	METAL	PAINTED				
103A	JAN/RESTROOM	7'-0"	5'-0"	B	WOOD	STAINED	METAL	PAINTED				
104A	RETAIL UNIT	7'-8"	5'-0"	G	GLASS		METAL	PAINTED				STOREFRONT GLASS
104B	RETAIL UNIT	7'-8"	5'-0"	G	GLASS		METAL	PAINTED				STOREFRONT GLASS
104C	RETAIL UNIT	7'-8"	5'-0"	G	GLASS		METAL	PAINTED				STOREFRONT GLASS
104D	RETAIL UNIT	7'-10"	6'-0"	G	GLASS		METAL	PAINTED				STOREFRONT GLASS
107A	RETAIL UNIT	7'-10"	6'-0"	G	GLASS		METAL	PAINTED				STOREFRONT GLASS
107B	RETAIL UNIT	7'-8"	5'-0"	G	GLASS		METAL	PAINTED				STOREFRONT GLASS
107C	RETAIL UNIT	7'-0"	2'-8"	F	WOOD/FIBER GLASS	PAINTED/STAINED	METAL	PAINTED				EXTERIOR DOOR, EGRESS
108A	CORRIDOR	6'-11 1/4"	5'-0"	E	WOOD/FIBER GLASS	PAINTED/STAINED	METAL	PAINTED				EXTERIOR DOOR, EGRESS, SIDEWALKS
109A	RETAIL UNIT	7'-10"	6'-0"	G	GLASS		METAL	PAINTED				STOREFRONT GLASS
109B	RETAIL UNIT	7'-0"	2'-10"	F	WOOD/FIBER GLASS	PAINTED/STAINED	METAL	PAINTED				EXTERIOR DOOR, EGRESS
2ND FLOOR												
200	STAIR	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED	90-MINUTE			EGRESS DOOR
201A	KITCHEN	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED	90-MINUTE			
201B	CLOSET	7'-0"	5'-0"	C	WOOD	STAINED	WOOD	STAINED				
201C	REDROOM	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
201D	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED	WOOD	STAINED				
201E	BATH	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
201F	LIVING AREA	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
201G	WIC	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
201H	MASTER BATH	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
201J	BALCONY	7'-0"	6'-0"	D	GLASS	STAINED	WOOD	STAINED				SLIDING PATIO DOOR
201K	LAUNDRY	7'-0"	5'-4"	C	WOOD	STAINED	WOOD	STAINED				
202A	KITCHEN	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED	90-MINUTE			
202B	LAUNDRY	7'-0"	5'-4"	C	WOOD	STAINED	WOOD	STAINED				
202C	BALCONY	7'-0"	6'-0"	D	GLASS		WOOD	STAINED				SLIDING PATIO DOOR
202D	MASTER BEDROOM	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
202E	WIC	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
202F	MASTER BATH	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
202G	BATH	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
202H	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED	WOOD	STAINED				
202J	REDROOM	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
202K	CLOSET	7'-0"	5'-0"	C	WOOD	STAINED	WOOD	STAINED				
203A	KITCHEN	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED	90-MINUTE			
203B	CLOSET	7'-0"	5'-0"	C	WOOD	STAINED	WOOD	STAINED				
203C	BEDROOM 2	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
203D	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED	WOOD	STAINED				
203E	BATH	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
203F	MASTER BATH	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
203G	WIC	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
203H	MASTER BEDROOM	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
203J	PANTRY	7'-0"	2'-0"	B	WOOD	STAINED	WOOD	STAINED				
203K	LAUNDRY	7'-0"	5'-4"	C	WOOD	STAINED	WOOD	STAINED				

DOOR SCHEDULE												
NUMBER	LOCATION	SIZE		DOOR			FRAME			MIN. FIRE RATING	HARDWARE SET	COMMENTS
		HEIGHT	WIDTH	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH			
BASEMENT												
204A	KITCHEN	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED				
204B	LAUNDRY	7'-0"	5'-4"	C	WOOD	STAINED	WOOD	STAINED				
204C	PANTRY	7'-0"	2'-0"	B	WOOD	STAINED	WOOD	STAINED				
204D	MASTER BEDROOM	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
204E	WIC	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
204F	MASTER BEDROOM	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
204G	BATH	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
204H	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED	WOOD	STAINED				
204J	REDROOM	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
204K	CLOSET	7'-0"	5'-0"	C	WOOD	STAINED	WOOD	STAINED				
1ST FLOOR												
300	STAIR	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED	90-MINUTE			EGRESS DOOR
301A	KITCHEN	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED	90-MINUTE			
301B	CLOSET	7'-0"	5'-0"	C	WOOD	STAINED	WOOD	STAINED				
301C	LAUNDRY/MECH	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
301D	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED	WOOD	STAINED				
301E	BATH	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
301F	MASTER BEDROOM	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
301G	WIC	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
301H	MASTER BATHROOM	6'-8"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
301J	BALCONY	7'-0"	6'-0"	D	GLASS		METAL	PAINTED				SLIDING PATIO DOOR
301K	LAUNDRY	7'-0"	5'-4"	C	WOOD	STAINED	WOOD	STAINED				
302A	KITCHEN	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED	90-MINUTE			
302B	LAUNDRY	7'-0"	5'-4"	C	WOOD	STAINED	WOOD	STAINED				
302C	BALCONY	7'-0"	6'-0"	D	GLASS		METAL	PAINTED				SLIDING PATIO DOOR
302D	MASTER BEDROOM	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
302E	WIC	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
302F	MASTER BEDROOM	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
302G	BATH	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
302H	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED	WOOD	STAINED				
302J	CLOSET	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
302K	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED	WOOD	STAINED				
304A	KITCHEN	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED	90-MINUTE			
305B	CLOSET	7'-0"	5'-0"	C	WOOD	STAINED	WOOD	STAINED				
305C	REDROOM 2	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
305D	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED	WOOD	STAINED				
305E	BATH	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
305F	MASTER BATH	6'-8"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
305G	WIC	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
305H	MASTER BEDROOM	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
305J	PANTRY	7'-0"	2'-0"	B	WOOD	STAINED	WOOD	STAINED				
305K	LAUNDRY	7'-0"	5'-4"	C	WOOD	STAINED	WOOD	STAINED				
304A	KITCHEN	7'-0"	5'-0"	B	METAL	PAINTED	METAL	PAINTED	90-MINUTE			
304B	LAUNDRY	7'-0"	5'-4"	C	WOOD	STAINED	WOOD	STAINED				
304C	PANTRY	7'-0"	2'-0"	B	WOOD	STAINED	WOOD	STAINED				
304D	MASTER BEDROOM	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
304E	WIC	7'-0"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
304F	MASTER BATH	6'-8"	5'-0"	B	WOOD	STAINED	WOOD	STAINED				
304G	BATH	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
304H	REDROOM	7'-0"	4'-0"	C	WOOD	STAINED	WOOD	STAINED				
304J	REDROOM	7'-0"	2'-8"	B	WOOD	STAINED	WOOD	STAINED				
304K	CLOSET	7'-0"	5'-0"	C	WOOD	STAINED	WOOD	STAINED				
ROOF												
352	STAIR	7'-0"	5'-0"	B								



DOOR LEGEND
1/4" = 1'-0"

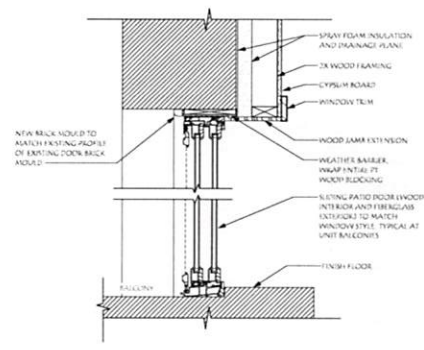
MARKET SQUARE ARCHITECTS
Professional Architects
200 Broadway, 3rd Floor
Boston, MA 02109
Tel: 617.267.1232

NOT FOR CONSTRUCTION

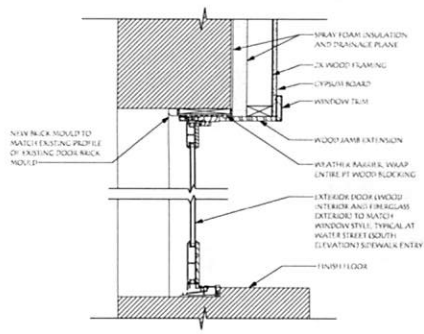
IOKA THEATER
55 WATER STREET
EXETER, NH 05855

Title: DOOR SCHEDULE AND DETAILS
Scale: 1/4" = 1'-0"
Drawn By: CAM
Checked By: MCA
Project No.: 2022026
Date: 07/27/21
Revision: Description

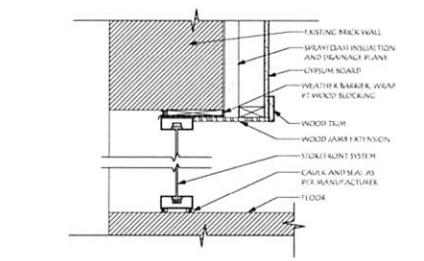
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© 2021 Market Square Architects 1.07.2021 8:43:18 AM



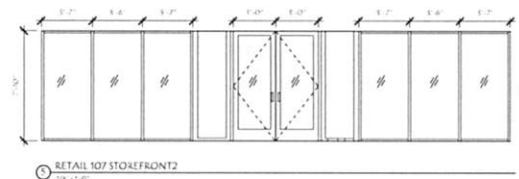
6 SLIDING DOOR DETAIL
1/2 - 1/4"



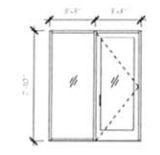
7 HINGED DOOR DETAIL
1/2 - 1/4"



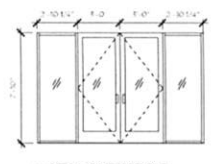
8 STOREFRONT DETAIL
1/2 - 1/4"



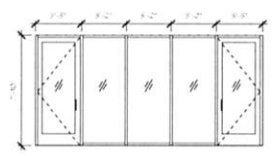
9 RETAIL 107 STOREFRONT 2
1/4 - 1/4"



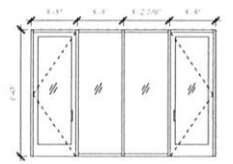
10 RETAIL 107 STOREFRONT
1/4 - 1/4"



11 RETAIL 104 STOREFRONT
1/4 - 1/4"



12 FIRST FLOOR STOREFRONT A RIVER
1/4 - 1/4"



13 BASEMENT STOREFRONT AT RIVER
1/4 - 1/4"

- GENERAL DOOR SCHEDULE NOTES**
1. FLOOR JOINT (TYPICAL) FOR ARCHITECT SCHEDULE PREFIX TO ROOM GRILE.
 2. C.C. TO COORDINATE ALL DOOR HEADLINE, CO. OR SELECTION AND INTERFERE (AS) OWNER AND ARCHITECT.
 3. PROVIDE JAMB EXTENSION AS REQUIRED.
 4. ALL INTERIOR AND EXTERIOR DOORS TO BE 1-5/8" THICK.
 5. ALL EXTERIOR WINDOWS AND DOOR PARTITIONS SHALL BE AS SHOWN ON PLANS AND ELEVATIONS.
 6. C.C. TO COORDINATE EXACT INTERIOR AND EXTERIOR DOOR MANUFACTURER, DRAWER AND ARCHITECT. IF NOT NOTED.
 7. SC - NEW GENE. HE - HOLLOW CORE. MH - METAL. HM - HOLLOW METAL. WP - WOOD.

- GENERAL WINDOW NOTES**
1. EXTERIOR DOOR PENETRATION MAX. DEFLECTION - 0.40"
 2. EXTERIOR WINDOW PENETRATION MAX. DEFLECTION - 0.40"
 3. EXTERIOR WINDOW MIN. SPIC - 0.40"
 4. SAFETY GLAZING REQUIRED IN BRINKING DOORS
 5. SAFETY GLAZING REQUIRED IN AN INDIVIDUAL, FIXED OR OPERABLE PARTS ADJACENT TO A POOL, INCLUDING ADJACENT WINDOWS WITHIN 24" OF THE VERTICAL EDGE OF THE POOL IN A CLOSED POSITION AND WITHIN THE BOTTOM EDGE 36" FROM 36" A.F.F.
 6. SAFETY GLAZING REQUIRED WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
 - EXTERIOR GLAZING INDIVIDUAL PARTS GREATER THAN 3'0"
 - TRAPED POSITION EDGE IS LESS THAN 36" A.F.F.
 - EXPOSED TO WINDS GREATER THAN 36" A.F.F.
 - ONE OR MORE PENETRATIONS GREATER THAN 1" HORIZONTALLY OF THE PLANE OF THE GLAZING.

Revisions	Description	Date

Author	CMO	MCA	2020005	07/29/21
Drawn By				
Checked by				
Project No.				
Date				

SCHEDULE OF SPECIAL INSPECTIONS

PROJECT: IOKA THEATER
 LOCATION: 55 WATER STREET, EXETER, NH 03855
 ARCHITECT OF RECORD (AOR): CHRISTINE O'BRIEN, AIA
 STRUCTURAL ENGINEER OF RECORD (SEOR): JEFFREY S. NARRUCK, PE

THIS STATEMENT OF SPECIAL INSPECTIONS IS SUBMITTED AS A CONDITION FOR PERMIT ISSUANCE IN ACCORDANCE WITH THE SPECIAL INSPECTION REQUIREMENTS OF THE 2003 INTERNATIONAL BUILDING CODE. IT INCLUDES A SCHEDULE OF SPECIAL INSPECTIONS AS WELL AS APPLICABLE TO THIS PROJECT AS WELL AS THE NAME OF SPECIAL INSPECTORS AND THE IDENTITY OF OTHER APPROVED AGENCIES WHO NEED TO BE NOTIFIED FOR CONDUCTING THESE SERVICES.

THE SPECIAL INSPECTOR SHALL KEEP RECORDS OF ALL INSPECTIONS AND SHALL FURNISH NOTIFICATION REPORTS TO THE BUILDING OFFICIAL, STRUCTURAL ENGINEER AND ARCHITECT OF RECORD. UNCOVERED DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR.

A FINAL REPORT OF SPECIAL INSPECTIONS BY THE SPECIAL INSPECTOR(S) DOCUMENTING COMPLETION OF ALL REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY.

THE SPECIAL INSPECTOR, WHO IS GENERALLY EMPLOYED BY THE PRIMARY TESTING AGENCY, MAY USE VARIOUS INSPECTORS WHO HAVE FAMILIARITY WITH REGULATORY OF BUILDING SPECIAL INSPECTIONS AND ALSO PERFORMED BY AGENTS AND ARE NOT EMPLOYED BY THE PRIMARY TESTING AGENCY. EACH OF THESE ADDITIONAL SPECIAL INSPECTORS SHALL ISSUE A FINAL REPORT FOR THEIR CATEGORY OF INSPECTION. ONLY AFTER THE FINAL REPORT(S) HAS/HAVE BEEN ISSUED BY THE SPECIAL INSPECTOR(S) CAN THE ARCHITECT AND/OR ENGINEER ISSUE FINAL APPROVALS FOR THE PROJECT COMPLETION.

JOB SITE SAFETY AND MEANS AND METHODS OF CONSTRUCTION ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

SCHEDULE OF SPECIAL INSPECTION SERVICES

THE FOLLOWING TABLES COMPILE THE REQUIRED SCHEDULE OF SPECIAL INSPECTIONS FOR THIS PROJECT. THE CONSTRUCTION DIVISIONS WHICH REQUIRE SPECIAL INSPECTIONS FOR THIS PROJECT ARE AS FOLLOWS:

SOILS AND FOUNDATIONS
 WOOD CONSTRUCTION
 STRUCTURAL STEEL
 MASONRY

INSPECTION AGENTS	FIRM	ADDRESS
1. SPECIAL INSPECTOR*	TBD	STREET ADDRESS CITY, STATE, ZIP PHONE
2. TESTING LABORATORY	TBD	STREET ADDRESS CITY, STATE, ZIP PHONE
3. STRUCTURAL ENGINEER	JEN ASSOCIATES, LLC	ONE ALUMINUM STREET PORTSMOUTH, NH 03801 PH: 603-433-3633

NOTE: THE INSPECTION AND TESTING AGENT SHALL BE ENGAGED BY THE OWNER OR THE OWNER'S AGENT, AND NOT BY THE CONTRACTOR OR SUBCONTRACTOR WHOSE WORK IS TO BE INSPECTED OR TESTED. ANY CONFLICT OF INTEREST MUST BE DISCLOSED TO THE BUILDING OFFICIAL, PRIOR TO COMMENCING WORK.

QUALIFICATIONS OF INSPECTORS AND TESTING TECHNICIANS

THE QUALIFICATIONS OF ALL PERSONNEL PERFORMING SPECIAL INSPECTION ACTIVITIES ARE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE CRITERIA OF ALL INSPECTORS AND TESTING TECHNICIANS SHALL BE PROVIDED BY REGULATION.

IT IS RECOMMENDED THAT THE PERSONS ADMINISTERING THE SPECIAL INSPECTIONS PROGRAM BE A PROFESSIONAL ENGINEER EXPERIENCED IN THE DESIGN OF BUILDINGS.

SOILS AND FOUNDATIONS

ITEM	AGENT NO.	SCOPE
1. SHALLOW FOUNDATIONS	1	VERIFY THAT QUALIFIABLE BEARING MATERIALS ARE REMOVED; VERIFY THE SOILS LOAD-BEARING CAPACITY CORRELATES WITH THAT IDENTIFIED IN THE CONSTRUCTION DOCUMENTS.
2. CONTROLLED STRUCTURAL FILL	NA	INSPECT COMPACTED FILL OPERATIONS TO VERIFY THE FILL MATERIAL, LIFT HEIGHTS, AND LEVEL OF COMPACTION ARE IN CONFORMANCE WITH THE REQUIREMENTS OF CONSTRUCTION.
3. DEEP FOUNDATIONS	NA	N/A
4. OTHER	NA	N/A

REINFORCED CONCRETE MASONRY

ITEM	AGENT NO.	SCOPE
1. MATERIAL CERTIFICATION	3	REVIEW CERTIFICATES OF COMPLIANCE FOR MASONRY UNITS, MORTAR MIX DESIGN AND STRENGTH TESTS, JOINT DESIGN AND STRENGTH TESTS, AND MANUFACTURER'S CATALOG DATA FOR JOINT REINFORCING AND METAL ACCESSORIES.
2. MIXING OF MORTAR AND GROUT	1	INSPECT THE PROPORTIONING AND MIXING OF MORTAR AND GROUT FOR CONFORMANCE WITH ACI 318.1R, SECTION 2.4 AND 2.6, AND THE CONSTRUCTION DOCUMENTS.
3. INSTALLATION OF MASONRY	1	INSPECT THE PLACEMENT OF MORTAR AND MASONRY UNITS FOR CONFORMANCE WITH ACI 318.1R, SECTION 2.3 AND THE CONSTRUCTION DOCUMENTS.
4. REINFORCEMENT INSTALLATION	1	INSPECT THE SIZE, CONDITION, LOCATION, AND PLACEMENT OF REINFORCEMENT FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND ACI 308.4R, SECTION 3.4.
5. GROUTING OPERATIONS	1	INSPECT THE PLACEMENT OF GROUT (INCLUDING GROUT VIBRATION) FOR CONFORMANCE WITH ACI 318.1R, SECTION 2.5 AND THE CONSTRUCTION DOCUMENTS.
6. WEATHER PROTECTION	1	INSPECT MASONRY PLACEMENT AND PROTECTION FOR CLAP PROTECT WITH ACI 308.4R, SECTION 3.4 AND THE CONSTRUCTION DOCUMENTS.
7. EVALUATION OF MASONRY STRENGTH	1	DETERMINE STRENGTH BY THE UNIT STRENGTH METHOD IN CONFORMANCE WITH ACI 308.4R, SECTION 3.4. PROVIDE MANUFACTURER TEST DATA AND CERTIFICATES FOR MASONRY UNITS, GROUT, METAL AND REINFORCING.
8. CONNECTIONS	1	VERIFY THAT CONNECTIONS OF THE MASONRY UNITS TO STRUCTURAL MEMBERS ARE PROVIDED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

WOOD CONSTRUCTION

ITEM	AGENT NO.	SCOPE
1. TRUSS FABRICATOR CERTIFICATION/QUALITY CONTROL PROCEDURES	N/A	VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES AND CONFORMS TO THE REQUIREMENTS OF THE TRUSS PLATE INSTITUTE (TPI) AND WOOD TRUSS COUNCIL OF AMERICA (WTA).
2. MATERIAL GRADING	3	REVIEW SPECIES AND GRADES OF LUMBER USED TO ENSURE COMPLIANCE WITH CONSTRUCTION DOCUMENTS.
3. CONNECTIONS	3	VERIFY THAT WOOD FRAME CONNECTIONS COMPLY WITH CONSTRUCTION DOCUMENTS AND SHOP DRAWINGS.
4. FRAMING DETAILS	3	VERIFY THAT THE FRAMING CONFIGURATION AND ALIGNMENT OF WALL FRAMING BELOW FLOOR AND ROOF FRAMING IS AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS. VERIFY PERMANENT TRUSS BRACING TO CONFORM WITH PROJECT REQUIREMENTS.
5. OTHER	N/A	VERIFY THAT FASTENERS OF ALL LATERAL LOAD RESISTING ELEMENTS SUCH AS SHEAR WALLS AND CHIMNEYS ARE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

STRUCTURAL STEEL

ITEM	AGENT NO.	SCOPE
1. FABRICATOR CERTIFICATION/QUALITY CONTROL PROCEDURES	1	VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES WHICH CONFORM TO THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION'S QUALITY CERTIFICATION PROGRAM. AISC CERTIFICATION SATISFIED THIS.
2. MATERIAL CERTIFICATION	1	REVIEW MILL CERTIFICATES FOR PLATE(S) AND SHAPES. REVIEW BOB MANUFACTURER'S CERTIFICATES OF COMPLIANCE FOR HIGH-STRENGTH BOLTS. REVIEW WELD MANUFACTURER'S CERTIFICATE OF COMPLIANCE FOR WELD FILLER MATERIAL.
3. BOLTING	1	INSPECT INSTALLATION OF HIGH-STRENGTH BOLTS FOR CONFORMANCE WITH THE SPECIFICATIONS FOR STRUCTURAL JOINTS (ASME AND/OR AISC BOLTS) BY THE RESEARCH COUNCIL ON STRUCTURAL BOLTS, AND THE CONSTRUCTION DOCUMENTS.
4. WELDING	1	PERFORM VISUAL INSPECTION OF ALL WELDS IN ACCORDANCE WITH AWS D1.1. SUBMIT WELDER QUALIFICATION STATEMENTS. ADDITIONALLY, THE TESTING AGENCY IS TO BE APPROVED BY THE ARCHITECT. INCLUDES PERFORM A VISUAL INSPECTION OF ALL FIELD WELDS. MULTIPASS WELDS OR BEVEL GROUVE THIN WALLS MUST BE SPOT TESTED AT A RATE OF ONE TEST PER MEMBER USING THE WASHCOTE PARTICLE METHOD. ONE HANDED INSPECTION (75% OF ALL FIELDS) AND SHOP FILL INSPECTION (100% OF ALL FIELDS) MUST BE PERFORMED USING THE ULTRASONIC METHOD.
5. SHEAR CONNECTORS	N/A	INSPECT SIZE, NUMBER, POSITIONING AND WELDING OF SHEAR CONNECTORS. INSPECT STEEL FOR FULL AND DEGREE FLASH. RING TEST ALL SHEAR CONNECTORS WITH A 1 LB HAMMER. RING TEST ALL QUESTIONSABLE STUDS TO 90 DEGREES.
6. STRUCTURAL DETAILS	1, 3	1) VERIFY THAT THE GENERAL GEOMETRY OF THE COLLECTED STEEL FRAME CONFORMS TO THE CONSTRUCTION DOCUMENTS AND APPROVED SHOP DRAWINGS. 2) RANDOM REVIEW.
7. METAL DECK	1	INSPECT WELDING AND SEC-LAP FASTENING OF METAL ROOF AND FLOOR DECK. VERIFY SIZE AND QUANTITY OF FASTENERS FOR CONFORMANCE WITH CONSTRUCTION DOCUMENTS. FREQUENCY: 10% OF FASTENING PATTERNS. SPOT CHECK 5% OF ALL WORK FOR SIZE AND TYPE OF FASTENERS.



General Contracting Engineers
 One Adams Street
 Portsmouth, NH 03801
 Phone: (603) 434-6839
 www.jen.com

IOKA THEATER

55 WATER STREET
 EXETER, NH 03855

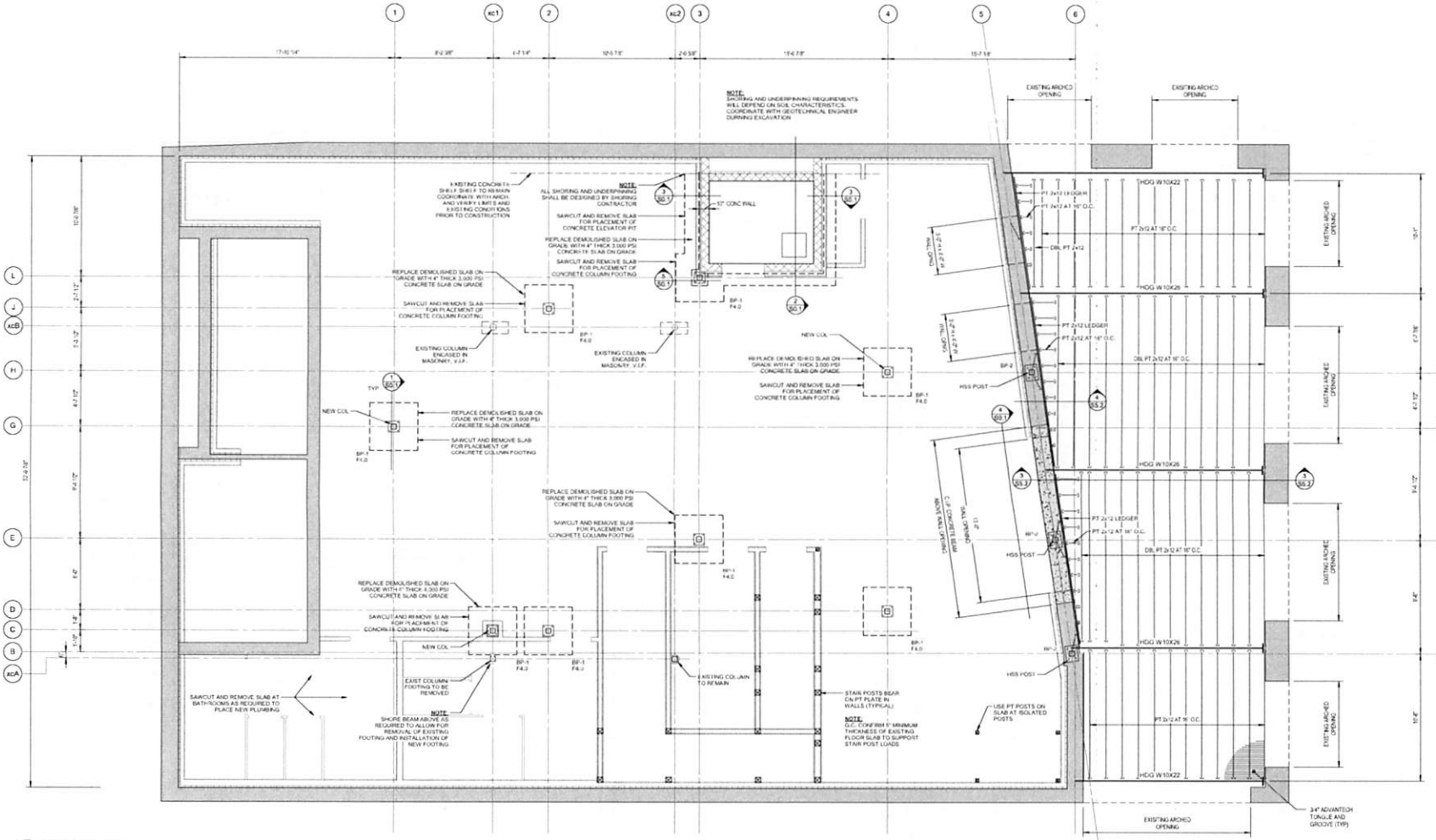
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Drawn By	JSC
Checked By	JSN
Project No.	200908
Date	1/28/2021

Epoch	1/28/2021
Description	

Title: SCHEDULE OF SPECIAL INSPECTIONS
 SN.1
 1/28/2021

IOKA THEATER

55 WATER STREET
 EXETER, NH 03835



1 FOUNDATION PLAN
 1/4" = 1'-0"

FOUNDATION PLAN NOTES

- SEE SHEET 04-B AND 04-1 FOR ADDITIONAL STRUCTURAL NOTES FOR SCHEDULE OF SPECIAL INSPECTIONS.
- G.C. SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. G.C. MAY CONTACT ENGINEER IF DIMENSIONAL CLARIFICATION IS NEEDED DUE TO SCALE OF DRAWINGS.
- GENERAL CONTRACTOR SHALL COORDINATE SLAB SLOPE, DRAIN REQUIREMENTS AND UNDERSLAB UTILITIES IF APPLICABLE.
- FOUNDATION CONTRACTOR SHALL FINISH TOP OF FOUNDATION WALL SMOOTH AND LEVEL.
- SAW CUT CONTROL JOINTS IN ALL SLABS AT MAXIMUM SPACING OF 42" ON CENTER.
- G.C. SHALL COORDINATE ALL FINAL SLAB SLOPE WITH ARCHITECT.

Revision	Description	Date
JDC		
JSN		

Approved: JDC JSN
 200908
 1/28/2021

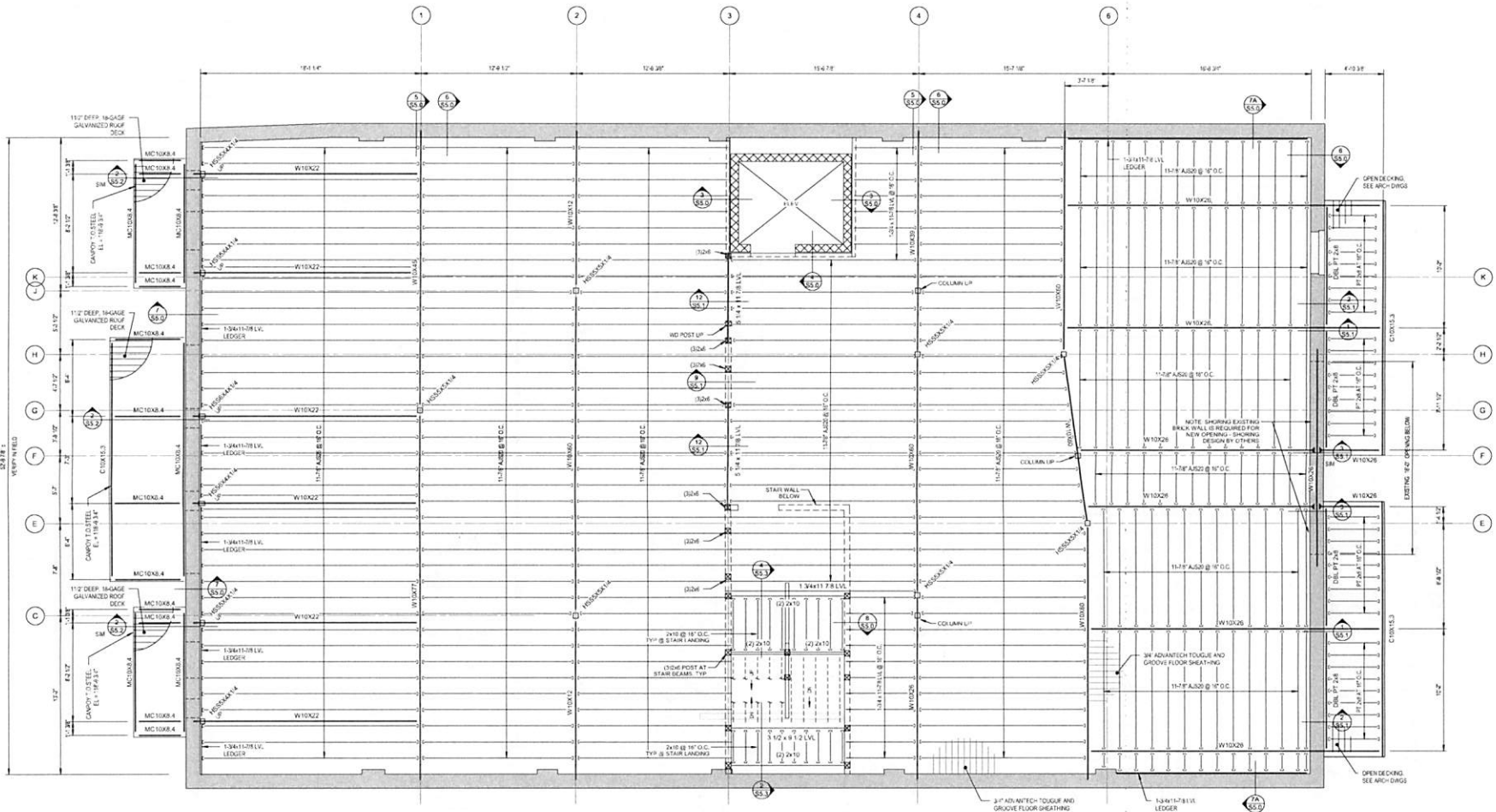
Scale: Drawn By: Checked By: Project No.: Date:

FOUNDATION PLAN

50.0

IOKA THEATER

55 WATER STREET
 EXETER, NH 03835



1 SECOND FLOOR FRAMING PLAN
 3/22/17 1/4" = 1'-0"

FRAMING PLAN NOTES

- SEE SHEET EN-1 AND EN-1 FOR ADDITIONAL STRUCTURAL NOTES FOR SCHEDULE OF SPECIAL INSPECTORS
- G.C. SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. G.C. MAY CONTACT ENGINEER IF DIMENSIONAL CLARIFICATION IS NEEDED DUE TO SCALE OF DRAWINGS
- ALL INTERIOR AND CORRIDOR BEARING WALL STUDS ARE SPACED 16" O.C. STUDS SHALL BE 24" UNLESS NOTED OTHERWISE
- PROVIDE 3/4" APA RATED JOINTS AND GROOVE SHEATHING. GUELD AND NAILED WITH LONG EDGE PERPENDICULAR TO SUPPORT. GAP SHEATHING EDGE 1/4" AS RECOMMENDED BY MANUFACTURER
- INTERIOR STAIR STRINGERS SHALL BE 2x12 AT 12" O.C. FASTEN EDGE STRINGERS TO WALL STUDS WITH (1) 1/2" DIA. X 6" LAG SCREW INTO EACH STUD
- NON-BEARING AND PARTITION WALLS ARE NOT SHOWN FOR CLARITY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL LAYOUTS AND DIMENSIONS
- SOME OPENINGS MAY NOT BE SHOWN ON THESE DRAWINGS FOR CLARITY. SEE ARCHITECTURAL DRAWINGS FOR ALL WINDOW AND DOOR OPENING LOCATIONS AND DIMENSIONS
- ADDITIONAL BLOCKING MAY BE REQUIRED FOR ARCH. OR OTHER PURPOSES. SEE ARCH. DRAWINGS
- BEARING WALLS AND STAIR WALLS SHALL HAVE BLOCKING AT 4'-0" O.C. ALSO PROVIDE TEMPORARY DIAGONAL BRACING UNTIL SHEATHING IS INSTALLED

TYPICAL HANGER SCHEDULE		
MEMBER	HANGER	
11-7/8" AISI 20	SIMPSON IT5250 11-AM TF	
11-7/8" AISI 20	SIMPSON IT5250 11-AM TF	
13-1/4" 11-7 E LVL	SIMPSON ITS1811 11-AM TF	

BUILDING ELEVATION CHART		
	T.O. FLOOR	T.O. STEEL
BASEMENT	54'-0"	NA
FIRST	102'-3 1/2"	102'-11 1/4"
SECOND	118'-0"	117'-3 3/4"
THIRD	126'-11"	127'-3 3/4"

BUILDING ELEVATIONS TYPICAL UNLESS NOTED OTHERWISE

Symbol	Description	Date

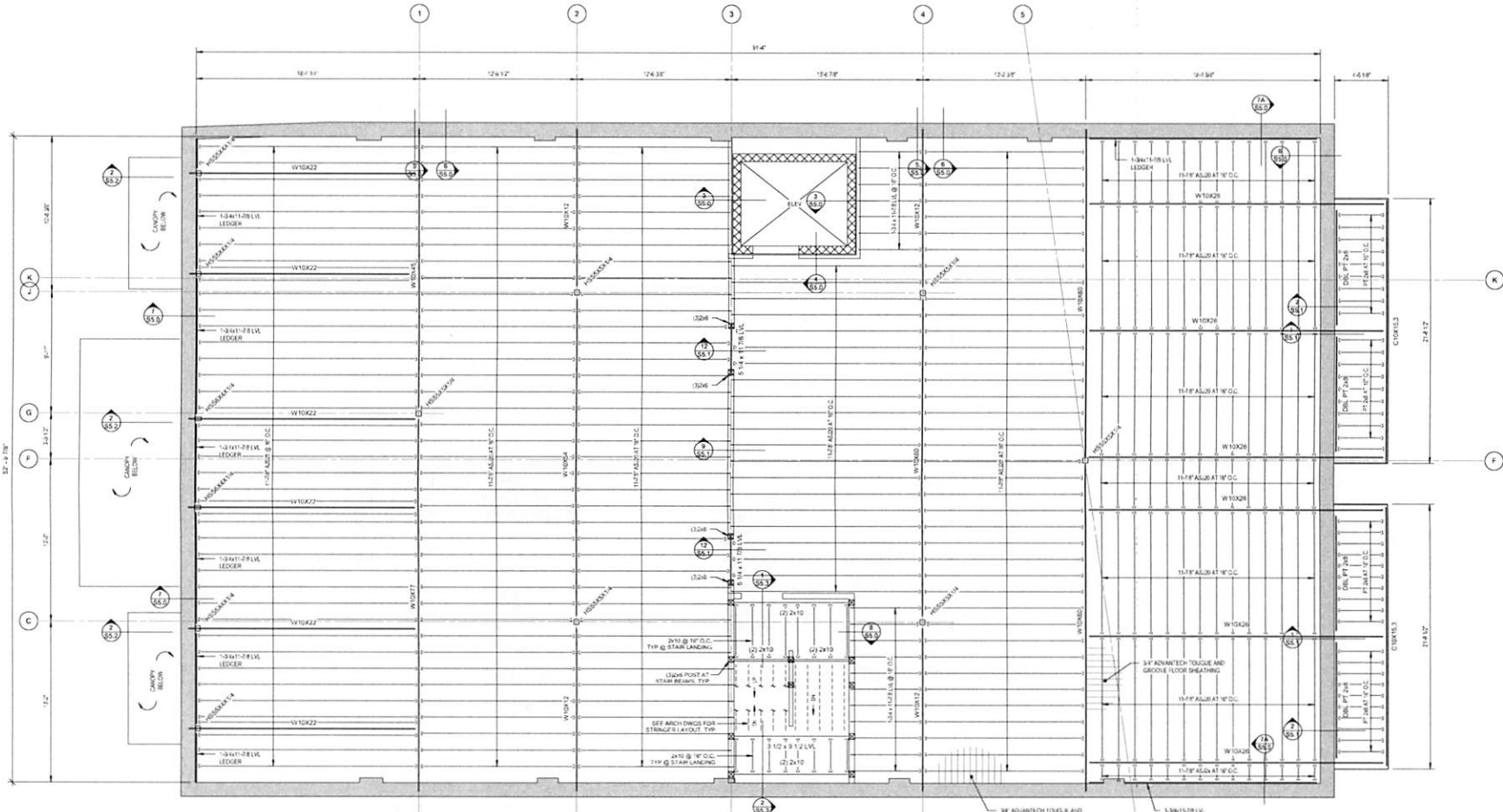
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Scale		
Drawn by		
Checked by		
Project No.	200908	
Date	1/28/2021	

Title
SECOND FLOOR FRAMING PLAN
 Scale
S2.0

IOKA THEATER

55 WATER STREET
 EXETER, NH 03885



1 THIRD FLOOR FRAMING PLAN
 S3.0 1/4" = 1'-0"

DRAWING PLAN NOTES

- SEE SHEET S1E AND S1F FOR ADDITIONAL STRUCTURAL NOTES FOR SCHEDULE OF SPECIAL INSPECTIONS.
- G.C. SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. G.C. MAY CONTACT ENGINEER IF DIMENSIONAL CLARIFICATION IS NEEDED DUE TO SCALE OF DRAWINGS.
- ALL INTERIOR AND CORRIDOR BEARING WALL STUDS ARE SPACED 16" O.C. STUDS SHALL BE 2W UNLESS NOTED OTHERWISE.
- PROVIDE 3/4" ANATED TONGUE AND GROOVE SHEATHING GULLED AND NAILED WITH LONG EDGE PERPENDICULAR TO SUPPORT. GAP SHEATHING EDGE VP AS RECOMMENDED BY MANUFACTURER.
- INTERIOR STAIR STRINGERS SHALL BE 2x10 AT 12" O.C. FASTEN EDGE STRINGERS TO WALL STUDS WITH 1/2" DIA. X 1" LAG SCREW INTO EACH STUD.
- NON-BEARING AND PARTITION WALLS ARE NOT SHOWN FOR CLARITY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL LAYOUTS AND DIMENSIONS.
- SOME OPENINGS MAY NOT BE SHOWN ON THESE DRAWINGS FOR CLARITY. SEE ARCHITECTURAL DRAWINGS FOR ALL WINDOW AND DOOR OPENING LOCATIONS AND DIMENSIONS.
- ADDITIONAL BLOCKING MAY BE REQUIRED FOR ARCH OR OTHER PURPOSES. SEE ARCH. DRAWINGS.
- BEARING WALLS AND STAIR WALLS SHALL HAVE BLOCKING AT 4'-0" O.C. ALSO PROVIDE TEMPORARY DIAGONAL BRACING UNTIL SHEATHING IS INSTALLED.

TYPICAL HANGER SCHEDULE	
MEMBER	HANGER
157F ASD 2S	SMIPSON I5235911-88 TF
157F ASD 2S	SMIPSON I5235911-88 TF
153 x 11.75 LVL	SMIPSON I51-88 TF

BUILDING ELEVATION CHART		
	T.O. FLOOR	T.O. STEEL
BASEMENT	4'-0"	NA
FIRST	10'-0 1/2"	10'-1 1/2"
SECOND	11'-0"	11'-0 3/4"
THIRD	12'-0"	12'-0 3/4"

BUILDING ELEVATIONS TYPICAL UNLESS NOTED OTHERWISE.

Revision	Description	Date
1	As indicated	

Scale	Drawn By	Checked By	Project No.	Date
1/4" = 1'-0"	JVC	JSN	200908	1/28/2021

Title: **THIRD FLOOR FRAMING PLAN**
 Scale: **S3.0**
 Date: 1/28/2021

IOKA THEATER

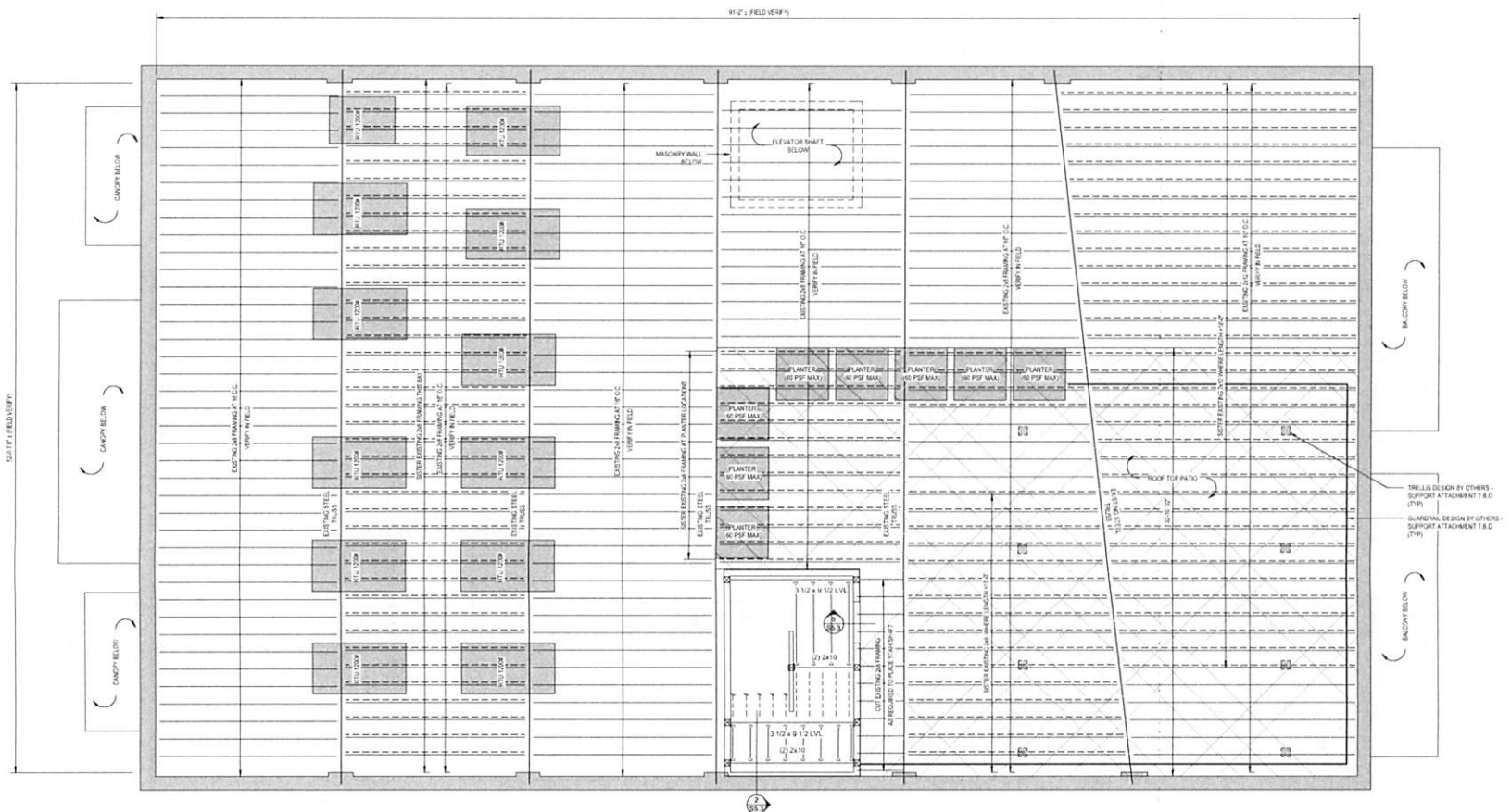
55 WATERS STREET
 EXETER, NH 03825

Revisions	Date

As Indicated			
Scale			
Drawn By			
Checked By			
Project No.	200008	Date	1/28/2021

Title	ROOF FRAMING PLAN
Scale	S4.0

2021 Market Square Architects 1/28/2021 10:50 AM

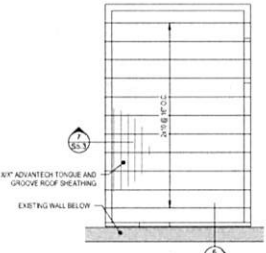


1 ROOF FRAMING PLAN
 S4.0 1/4" = 1'-0"

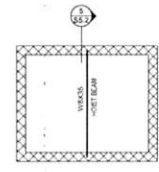
FRAMING PLAN NOTES

- SEE SHEET S4.1 AND S4.11 FOR ADDITIONAL STRUCTURAL NOTES FOR SCHEDULE OF SPECIAL INSPECTIONS.
- C.C. SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. C.C. MAY CONTACT ENGINEER FOR DIMENSIONAL CLARIFICATION IS NEEDED DUE TO SCALE OF DRAWINGS.
- ALL INTERIOR AND GORHDOR BEARING WALL STUDS ARE SPACED 16" O.C. STUDS SHALL BE 2W UNLESS NOTED OTHERWISE.
- PROVIDE 3/4" APA RATED TONGUE AND GROOVE SHEATHING, GLED AND NAILED WITH LONG EDGE PERPENDICULAR TO SUPPORT. GAP SHEATHING EDGE 1/4" AS RECOMMENDED BY MANUFACTURER.
- INTERIOR STAIR STRINGERS SHALL BE 2x12 AT 12" O.C. FASTEN EDGE STRINGERS TO WALL STUDS WITH (1) 1/2" DIA. X 6" LAG SCREW INTO EACH STUG.
- NON-BEARING AND PARTITION WALLS ARE NOT SHOWN FOR CLARITY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL LAYOUTS AND DIMENSIONS.
- SOME OPENINGS MAY NOT BE 5'-0" ON THESE DRAWINGS FOR CLARITY. SEE ARCHITECTURAL DRAWINGS FOR ALL WINDOW AND DOOR OPENING LOCATIONS AND DIMENSIONS.
- ADDITIONAL BLOCKING MAY BE REQUIRED FOR ARCH. OR OTHER PURPOSES. SEE ARCH. DRAWINGS.
- BEARING WALLS AND STAIR WALLS SHALL HAVE BLOCKING AT 4' O.C. ALSO PROVIDE TEMPORARY DIAGONAL BRACING UNTIL SHEATHING IS INSTALLED.

MEMBER	HANGER
1x10" AISI 24	SAMPSON ITS2.56 1" x 8" FF
1x10" AISI 24	SAMPSON ITS1.56 1" x 8" FF
1x3x 11-2" LVL	SAMPSON ITS1.81 1" x 8" FF



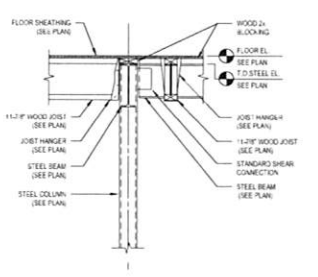
2 PARTIAL ROOF PLAN - STAIR
 S4.0 1/4" = 1'-0"



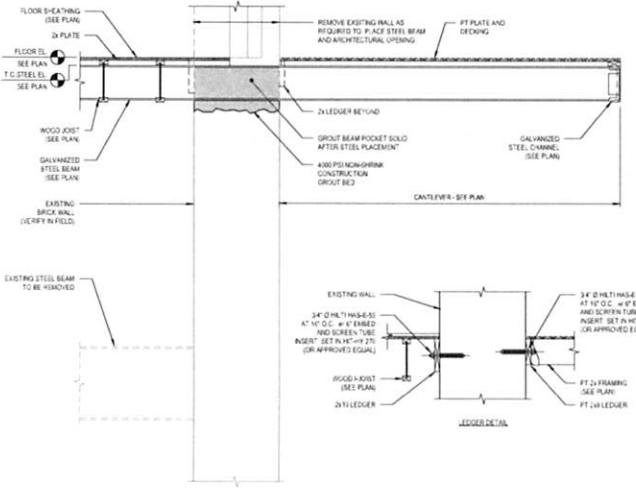
3 ROOF PLAN
 S4.0 1/4" = 1'-0"

	T.O. FLOOR	T.O. STEEL
BASEMENT	NA	NA
FIRST	100.3.17'	100.1.14'
SECOND	116.0'	115.0.34'
THIRD	126.11'	125.0.34'

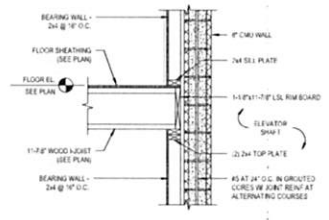
BUILDING ELEVATIONS TYPICAL UNLESS NOTED OTHERWISE



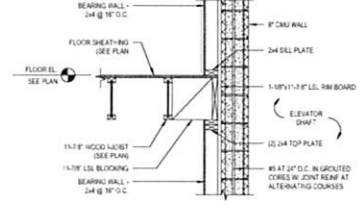
1 FRAMING DETAIL
SS.0 3/4" = 1'-0"



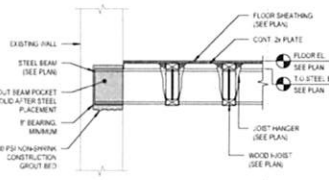
2 FIRST FLOOR FRAMING - CANTILEVERED BALCONY BEAM
SS.0 3/4" = 1'-0"



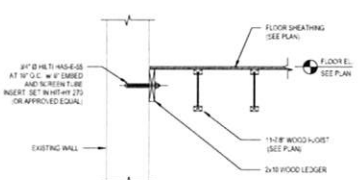
3 FLOOR FRAMING AT ELEVATOR
SS.0 3/4" = 1'-0"



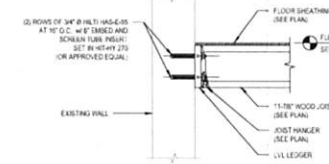
4 FLOOR FRAMING AT ELEVATOR
SS.0 3/4" = 1'-0"



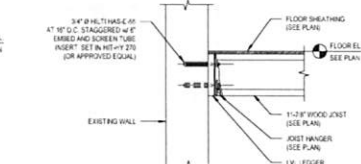
5 FLOOR FRAMING - BEAM POCKET INTO EXISTING MASONRY
SS.0 3/4" = 1'-0"



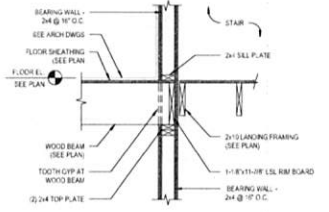
6 FLOOR FRAMING DETAIL
SS.0 3/4" = 1'-0"



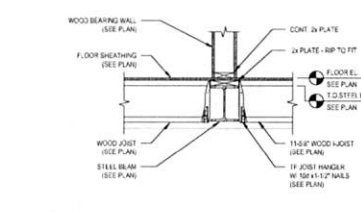
7 FRAMING DETAIL AT EXTERIOR WALL
SS.0 3/4" = 1'-0"



7A FRAMING DETAIL AT EXTERIOR WALL
SS.0 3/4" = 1'-0"



8 FLOOR FRAMING DETAIL
SS.0 3/4" = 1'-0"

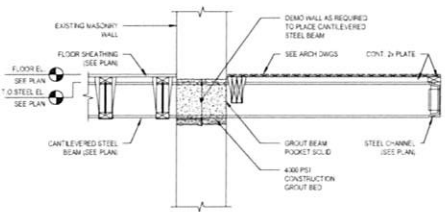


9 FLOOR FRAMING DETAIL
SS.0 3/4" = 1'-0"

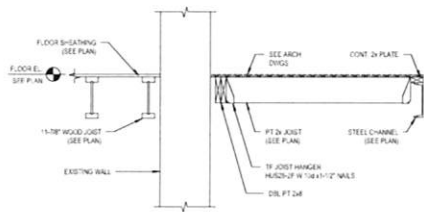
Revision	Description	Date

Scale	3/4" = 1'-0"
Drawn By	JNC
Checked By	JN
Project No.	200908
Date	1/28/2021

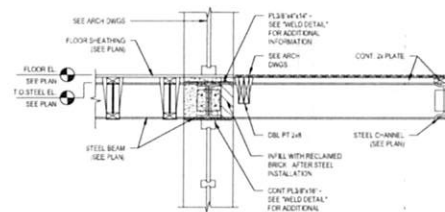
Title	FRAMING DETAILS
Price	\$5.0



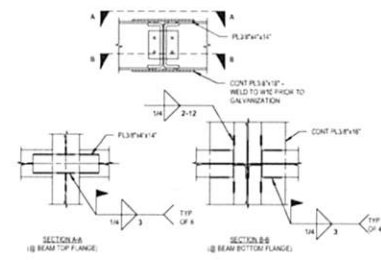
1 CANTILEVERED DECK FRAMING SECTION
SS.1 3/4\"/>



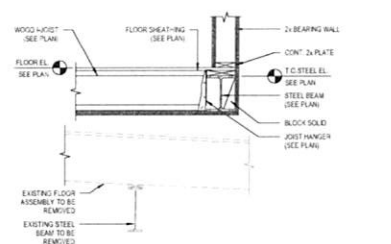
2 CANTILEVERED DECK FRAMING SECTION
SS.1 3/4\"/>



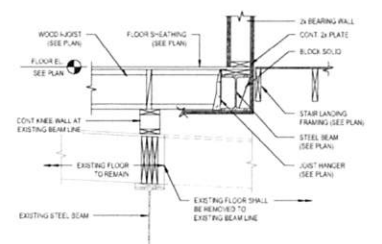
3 CANTILEVERED DECK FRAMING SECTION
SS.1 3/4\"/>



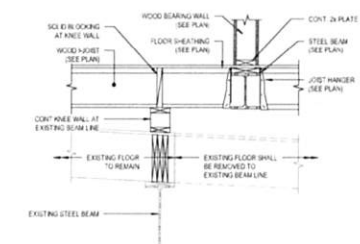
WELD DETAIL



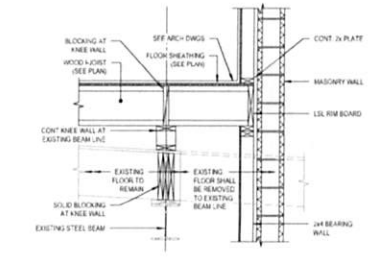
5 FLOOR FRAMING DETAIL
SS.1 3/4\"/>



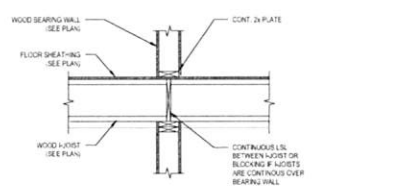
6 FLOOR FRAMING DETAIL
SS.1 3/4\"/>



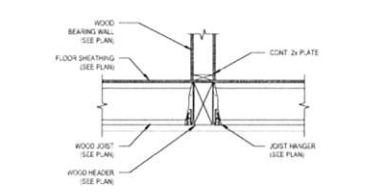
7 FLOOR FRAMING DETAIL
SS.1 3/4\"/>



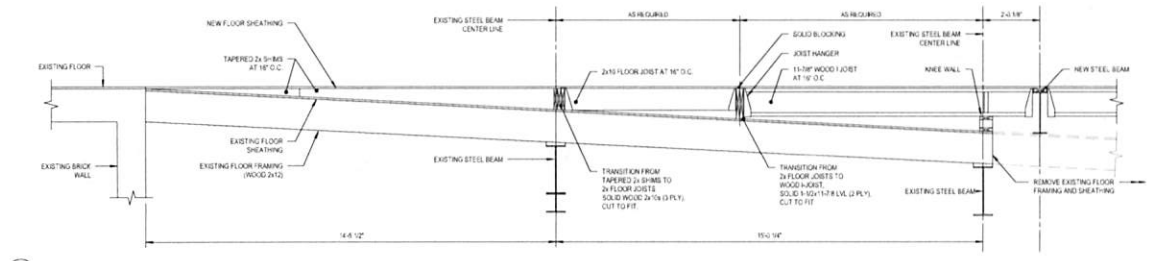
8 FLOOR FRAMING DETAIL AT ELEVATOR
SS.1 3/4\"/>



9 FLOOR FRAMING DETAIL AT BEARING WALL
SS.1 3/4\"/>



12 FLOOR FRAMING DETAIL AT BEARING WALL
SS.1 3/4\"/>



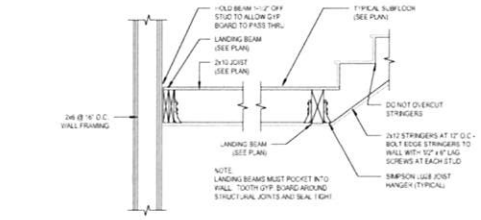
13 FLOOR OVERBUILD FRAMING DETAIL
SS.1 1/2\"/>

Revisions	Date

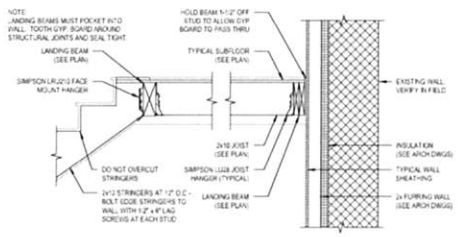
As indicated	JDC	JSN	200908	1/23/2022
Scale	Drawn By	Checked By	Project No.	Date

IOKA THEATER

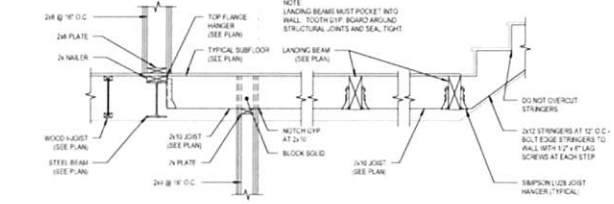
55 WATER STREET
 EXETER, NH 03835



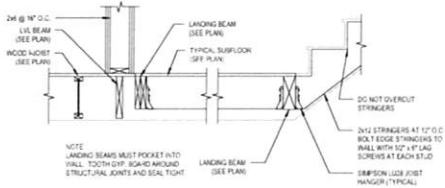
1 STAIR FRAMING DETAIL
 3/4" = 1'-0"



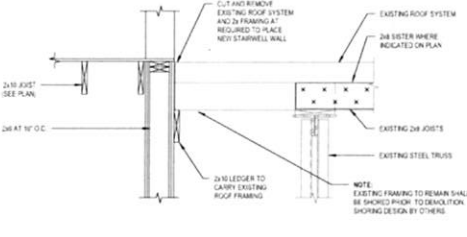
2 STAIR FRAMING DETAIL
 3/4" = 1'-0"



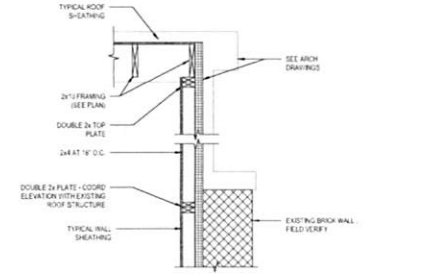
3 STAIR FRAMING DETAIL
 3/4" = 1'-0"



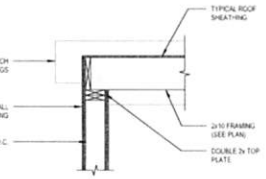
4 STAIR FRAMING DETAIL
 3/4" = 1'-0"



5 ROOF FRAMING SECTION
 3/4" = 1'-0"



6 STAIR PENTHOUSE FRAMING
 3/4" = 1'-0"



7 STAIR PENTHOUSE FRAMING
 3/4" = 1'-0"

Revision	Description	Date

Scale	5/8" = 1'-0"
Drawn By	JDC
Checked By	JSN
Project No.	200908
Date	1/28/2021

Title	FRAMING DETAILS
Scale	5/8" = 1'-0"

Discussion/Action Items

Mobile Vehicle Vending Permit Process & Application

Memo

To: Board of Selectmen
From: Darren Winham, Director
Date: 3.11.21
Re: Motor Vehicle Vending

The Town of Exeter's Motor Vehicle Vending section of our Commerce Regulations may need updating. My office has been receiving complaints regarding motor vehicle vendors occupying prime locations in public spaces that (a) take potential clientele away from high-rent paying businesses and (b) take up parking space for potential customers. Rents on first floor Water Street in Exeter now go between \$23 - \$30 per square foot, with most being on the high end of that range. These businesses feel it's unfair to compete against highly visible motor vendors that don't have their overhead and don't pay rent (or a mortgage) for a storefront. Some have even accused the Town of Exeter as "subsidizing their competition". Others have stated our existing fee structure is too low and that annual permits are too long, particularly if an issue arises, leaving the Town unable to address a remedy for up to a year. As visibility is one of the main drivers for consumers, Exeter's Economic Development Department has endeavored to find a solution that is fair to rent-paying retailers/restaurants and mobile vendors alike. While some have expressed a desire to do away with mobile vending, save for special events, the Department feels otherwise. Mobile vending, if equitably managed, can be a good economic driver. Please see the attachments and consider the proposed changes.

Attached: Existing motor vehicle vending ordinance; Motor vehicle vending ordinance proposed update, and; Existing and proposed change to motor vehicle vending fees and permit lengths.

C. Motor Vehicle Vendors: A vendor selling from a motor vehicle shall not:

- 1. Conduct his motorized business in such a way as would restrict or interfere with the ingress or egress of the abutting property owner or tenant, create or become a public nuisance, increase traffic congestion CHAPTER 8 COMMERCE REGULATIONS TOWN OF EXETER, NH 03833-2792 or delay, or constitute a hazard to traffic, life or property, or an obstruction to adequate access to Fire, Police or Town/State vehicles;**
- 2. Stop, stand, or park his vehicle upon any street for the purpose of selling or sell on any street under any circumstances during the hours when parking, or stopping or standing has been prohibited or is prohibited by statute by signs or curb markings or ordinance;**
- 3. Remain in any one location for longer than is authorized by the parking ordinances of the Town unless specifically authorized to do so. In areas not covered by the parking ordinances, parking shall be limited to thirty (30) minutes.**

C. Motor Vehicle Vendors:

1. A vendor selling from a motor vehicle shall not conduct his motorized business in such a way as would restrict or interfere with the ingress or egress of the abutting property owner or tenant, create or become a public nuisance, increase traffic congestion or delay, or constitute a hazard to traffic, life or property, or an obstruction to adequate access to Fire, Police or Town/State vehicles;
2. A vendor selling from a motor vehicle shall not stop, stand, or park his vehicle upon any public location, public parking space or public street for the purpose of selling on any public location, public parking space or public street under any circumstances during the hours when parking, or stopping or standing has been prohibited or is prohibited by statute by signs or curb markings or ordinance;
3. A vendor selling from a motor vehicle shall not remain in any one location for longer than is authorized by their approved Peddling – Soliciting – Vending 802 permit and/or by the parking ordinances of the Town unless specifically authorized to do so by the Select Board or designee.
4. Unless otherwise approved by the Select Board or designee, motor vehicle vendors in the Waterfront Commercial (WC) or Downtown (C-1) Districts will be limited to the designated spaces in the public parking lot abutting Town House Common (please see image below).
5. Signage at the Town House Common spaces will identify them as reserved for motor vehicle vendors including a website that allows potential parkers to see a schedule of reserved dates and times for mobile vending. When not permitted for vendors, parking is permitted. During times vending is reserved, violators will be towed at the owner's expense.
6. Unless otherwise approved by the Select Board or designee, mobile vehicle vending will only be allowed between the hours of 8:00 AM and 8:00 PM.
7. Peddling – Soliciting – Vending 802 permits for motor vehicle vending must be applied for at least two (2) weeks prior to use.
8. Daily, weekly, monthly, and quarterly permit applications must specify the dates and times and preferred location. Monthly and quarterly applications can use general language as long as it is consistent, such as "every Saturday between 9:00 AM and 4:00 PM".

Town House Common designated spaces.





802.3 Procedure for Obtaining Permit

Persons or entities subject to this Ordinance shall apply during normal business hours (8:00AM-4:30PM at the Town Office) to the Office of the Selectmen or designee for a permit, utilizing the application form prescribed. If vending food, the applicant must first obtain all applicable licenses from the Exeter Health Department located at the Exeter Fire Department. The application for the permit shall include, but is not limited to, the following information:

Omit of items a. through j.

Existing Language

k. a non-refundable permit fee of twenty-five (\$25) dollars per day, one hundred (\$100) dollars per week, or two hundred fifty (\$250) dollars per year or any part thereof, payable at the time of application.

Proposed Change

k. a non-refundable permit fee of twenty-five (\$25) dollars per day, one hundred (\$100) dollars per week, one hundred and fifty (\$150) dollars per month or two hundred (\$200) dollars per quarter, payable at the time of application.

Discussion/Action Items

**Re-Open Temporary Dining
Governor's Emergency Order #40, Exhibit C, Section A**

Memo

To: Board of Selectmen
From: Darren Winham, Director
Date: 3.11.21
Re: Reopen for Temporary Outdoor Dining

Beginning in May 2020 and per Governor Sununu's Emergency Order #40 Exhibit C, Section A, the Town of Exeter opened for Temporary Outdoor Dining and closed for same on December 31, 2020 (in most cases). While open, this was a boon to Exeter businesses and a bright spot for residents and visitors during the pandemic. Please consider reopening, starting immediately, for temporary outdoor dining under the same conditions. Neighboring towns have already opened owing to the recent nice weather and we should as well. The Economic Development Department's specific request is that the Town of Exeter allow businesses to utilize private and/or public spaces for temporary outdoor dining subject to the conditions of Emergency Order #40, add (or continue) the Town of Exeter as additionally insured for at least \$1 million on their insurance policies, submit to sign-off by relevant town departments and follow all other existing regulations and ordinances. Terms of reopening should remain in effect until December 31, 2021 unless Governor Sununu terminates Emergency Order #40.

Discussion/Action Items

Economic Development Department Update

Discussion/Action Items

Fiscal Year 2020 Year End Budget Report



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

TO: SELECT BOARD AND MELISSA ROY, INTERIM TOWN MANAGER
FROM: DOREEN CHESTER, FINANCE DIRECTOR
SUBJECT: BUDGET VS ACTUAL RESULTS (UNAUDITED) AS OF 12/31/20 & 12/31/19
DATE: MARCH 15, 2021

General Fund Budget vs. Actual Revenues and Expenses

General Fund Revenues

For the year ended, December 31, 2020, (“current year”) General Fund (“GF”) actual revenues are \$20.99M versus budgeted revenues of \$20.26M, resulting in additional revenue of \$726.5K over the prior year, 2019.

Highlights of General fund revenues through December 31, 2020 are as follows:

- **Property Tax Revenues**
 - Town property tax revenues are \$13.3M
 - **2020 Property taxes billed:** \$53.6M, Town portion \$13.3M
 - **Tax Assessments** paid to Exeter School District \$17.95M, Exeter Region Cooperative School District \$19.45M and Rockingham County \$2.02M
 - **Property taxes collected** were stronger than expected in 2020. As of December 31, 2020, property taxes collected are \$51.7M or 96.5%.
 - **Other property taxes** of \$113.5K:
 - Current Use Tax \$65.3K, Yield Tax \$2.4K, PILOT \$44K, and other miscellaneous taxes of \$1.8K
- **Motor Vehicle Revenues:** \$3.1M (flat year over the prior year)
- **Building & Permit Fees:** \$241.1K (\$207.4K or 49% decrease from the prior year due to less projects and building material shortages during the pandemic)
- **Other Permits and Fees:** \$215K (\$5K or 2% decrease from the prior year)
- **State Revenue Sharing** \$144.7K (Reinstated in 2019) (\$14.3K or 9% drop from the prior year)
- **Meals & Rooms Tax Revenue,** \$778.3K (slight decrease of \$1K from prior year)
- **State Highway Block Grant:** \$304.6K (\$6.5k or 2% decrease from the prior year)
- **State Cares Act Grants for Elections** \$60K (to defray the added operating costs due to Covid-19)
- **Other State Grants:** Historical \$20K and RERP \$8,500
- **GOFERR Grant-** \$3362.5K unanticipated Federal revenue allocated to the Town as part of the Coronavirus Relief Fund. The grant covered increased salaries and additional expenses necessary to combat Covid-19.
- **FEMA Grant** – this federal grant of \$16.5K helped to supplement the extra costs of the pandemic not covered by the GOFERR Grant. More FEMA funds will be available in 2021.
- **First Responder Stipend** (a Federal reimbursement type grant that provided \$300 per week for certified police officers and firefighters for 8 weeks and 2 days) The total reimbursement is \$126.5K

TOWN OF EXETER – BVA REVENUE & EXPENDITURES 2020 VS 2019 (UNAUDITED)

- **Income from Departments:** \$1.2M (\$76K or 8% increase over the prior year)
 - Increases are due to a one- time HealthTrust surplus distribution to members,\$97K(Town portion), vehicle insurance claims,\$26K, workers compensation and other insurance reimbursements, \$12K, police security alarm revenue, \$7K, police admin detail fee increase of \$6K, increased refuse fees of \$69K for blue bags is offset by decreases in miscellaneous one-time revenue of \$133K from LED lighting program in 2019 and, \$14K less in Police SRO revenue due to school closures in 2020.
- **Sale of Town Property:** \$50K (decrease of \$82.3K or 62% of deeded property from the prior year)
- **Interest Income:** \$54.5K (decrease of \$78.8K or 79% from prior year due to tanking interest rates (2.35% to .4%, because of the pandemic economy)
- **Town Rental Revenues:** \$27K (decrease of \$8K due to curtailment of town building rentals due to Covid-19 and the Simpson Estate property being vacated by the former Fire Chief in June 2020)
- **Transfers in from other Funds** is \$405K as follows:
 - EMS Revolving Fund \$ 204K (95% of EMS Revolving Fund Balance)
 - Great Dam excess bond proceeds \$ 18K (applied against GF debt service for Great Dam)
 - Court Street excess bond proceeds,\$ 82K (applied against GF debt service for Court Street)
 - Trustee of Trust Funds \$100K (from the sick leave trust for 2020 retirements)

Amounts voted from fund balance are shown separately as a note, because they do not effect current year net income. These amounts are warrant articles voted from the fund balance to pay for the Sick Leave Trust, \$100K and Snow/Ice Non-CRF Funds, \$50K. Funds are held and invested by the Trustee of Trust Funds.

General Fund Expenditures

General Fund expenditures are \$ 18.7 M or 92% spent against the budget of \$20.3M (including warrant articles) through December 31, 2020. Current year expenditures are \$195K lower than prior year expenses of \$18.9M.

General Government Group (BOS, TM, HR, Legal, TC, EL and MO)

- **General government group** expenditures versus budget are \$892K or 94% spent against the budget at the end of the current year. Compared to the prior year, actual spending was \$24K more in FY20.
 - **Select Board** expenses are \$21K or 95% expended. Expenses have decreased by \$2.3K due to a one-time expense for laptops for the Select Board in 2019.
 - **Town Manager** expenses are \$239K or 98% spent in the current year. Expenses are \$13.8K higher than the prior year due to budgeted increases in wages, taxes and benefits.
 - **Human Resources** expenses are \$90K or 60% spent in FY20 and reflects a decrease of \$12K from the prior year. Budgeted part-time wages are included for the entire 2020 year, but there are only actual expenses in the first two quarters of FY20 for the part-time HR Assistant. A part-time assistant worked from June 2019 through June 2020 and resigned. Due to the Covid-19 pandemic, the position was not filled during 2020. The intention is to fill the position in 2021.
 - **Legal expenses** are \$103K or 129% spent due to more general legal expenditures in FY20.
 - **Town Clerk** expenses are \$344K or 97% spent in the current year and reflect an increase of \$12K over the prior year. Increases are due to budgeted wages, taxes and benefits, \$9K and a \$3K increase in postage expense.

TOWN OF EXETER – BVA REVENUE & EXPENDITURES 2020 VS 2019 (UNAUDITED)

Finance Group (Finance, Tax, Assessing and IT)

- **Finance group** expenditures are \$ 918K or 95% spent against the current year budget versus prior year expenditures of \$864K or a 98% and reflects an overall increase of \$24.4K.
 - **Finance** expenditures are \$319K or 97% spent with a \$16K or 5% increase over the prior year. The increase is due to higher benefits, \$12K due to insurance plan changes, increases in actuarial contract services, \$7K due to triennial OPEB reporting required, software costs, \$3K in 2020 offset by water and sewer allocations, \$6K.
 - **Tax Collection** expenses are \$97K or 84% spent and reflects a \$3K decrease from the prior year. Contract services for temporary help has decreased by \$15K and deeded property has decreased by \$1.2K from the prior year and are offset by higher budgeted wages, taxes and benefits of \$8.3K and other general expense increases of \$5K.
 - **Assessing** expenses are \$249K or 98% spent at the end of the year and reflects a \$27K increase over the prior year. The increase is due to a one-time Vision software upgrade in 2020.
 - **Information Technology** expenses are \$242K or 95% spent at the end of the year. As compared to the prior year, expenses are up \$14K. Increases include budgeted wages, taxes and benefits, \$10K, contract services, \$10K and GIS services, \$ 4K, phone utilization, \$3K and Internet services, \$2K offset by a decrease in capital outlay of computer equipment, \$15K in FY20.

Planning, Other Boards and Building Inspection and Economic Development Departments

- **Planning, Inspection/Code Enforcement, other Boards and Commission** expenses are \$491K or 86% spent against the budget for current year versus \$545K or 100% spending in the prior year and reflects a \$54K decrease from the prior year.
 - **Planning** expenses are \$240K or 87% spent in the current year and \$13K less than the prior year. Budgeted wages, benefits and taxes have increased by \$7K; planning studies are also up by \$6K due to the impact fee study. Increases are offset by a \$20K decrease in MTAG grant matching expenses in the current year.
 - **Inspections/Code Enforcement** expenses are \$239K or 90% spent at the end of the year and is \$16K less than the prior year. Part-time wages and taxes are \$24K less in 2020 due to the retirement of the part-time electrical inspector and the job not filled and a reduction in budgeted hours for other part-time employees. The decrease is offset by an \$8K increase in budgeted wages, taxes and benefits for full-time employees
 - **Historic District Commission** expenses are \$22K less in 2020, because there are not any grant matching expenses. In the prior year, there was a historical grant expense of \$22K.
 - **Economic Development** expenses are \$140.9K or 93% and are relatively flat over the prior year expense of \$ 139.8K. Budgeted increases of \$ 4K in wages, taxes and benefits are offset by the decrease of \$3K in part-time wages not budgeted in 2020 for an intern.

TOWN OF EXETER – BVA REVENUE & EXPENDITURES 2020 VS 2019 (UNAUDITED)

Police Department

- **Police department** expenditures are \$3.5M or 93% spent against budget. Expenditures are \$22K more than the prior year.
 - **Police Administration** spending is \$817K or 101% spent in the current year and \$133K more than the prior year.
 - There is a \$106K budget increase for wage taxes and benefits, which includes unanticipated wages for First Responder Stipends of \$7.5K. Reimbursements for the First Responder Stipends were paid by the federal government under the CARES Act and are recorded in the general fund revenue section to offset expenses.
 - Other increases include a new copier contract \$16K, vehicle maintenance. \$5K, munitions \$4K and other general expenses, \$2K.
 - **Police Staff Division** expenses are \$540K or 86% versus \$611K or \$71K less than the prior year.
 - Wages, benefits and taxes per union contract represent a net increase \$13K. Full-time wages were down by \$12K due to turnover of a detective in the staff division at the beginning of the second quarter of 2020 and replaced with a promotion from within at the beginning of the third quarter of 2020. These expenses are offset by an \$18K increase in health insurance due to plan changes. First Responder Stipends were \$9K and offset by lower overtime wages of \$2K.
 - A decrease of \$84K is due to a change in the administration of prosecutorial services. The police department is using in-house staff and some contract services instead of using Rockingham County prosecutorial services in FY20.
 - **Patrol Division** has expended \$1.77M or 95% of versus \$1.808M in the prior year, which reflects a decrease of \$28K.
 - Wages, taxes and benefits have increased per union contract and net to \$21K. Regular wages and overtime decreased by \$27K. The patrol division experienced multiple employee turnover throughout the current year. A sergeant retired at the beginning of the year, two patrol employees resigned during the year, one at year-end and the animal control officer resigned at the end of the third quarter in FY20. One patrol officer was replaced in 2020 and one officer was promoted to a detective in the staff division. The animal control position remains open, because it is a unique position to fill.
 - Capital outlay for vehicles has decreased by \$35K in the current year, due to a one-time purchase that was budgeted in the patrol division in the prior year. Fuel has decreased by \$11K due to lower contracted fuel costs and investigation costs have decreased by \$3K.
 - **Communications/Dispatch Division** expenses are \$360K or 86% and reflects a decrease of \$10K from the prior year.
 - Wages, taxes and benefits have decreased by \$25.8K due to new hires that replaced an employee that retired and another who terminated at lower hourly rates.
 - Equipment maintenance, equipment repairs have decreased by \$9.1K and \$4.2K, respectively and are offset by a one-time expense of \$ 28.7K in capital outlay for the CCTV system upgrade.

TOWN OF EXETER – BVA REVENUE & EXPENDITURES 2020 VS 2019 (UNAUDITED)

Fire Department

- Fire Department expenses are \$3.8M or 95% spent in the current year versus \$3.75M or 97% spent in the prior year resulting in an overall \$50.5K increase over the prior year.
 - Fire Administration expenses are \$507K or 85% expended reflecting a decrease of \$56K from the prior year.
 - Wages, taxes and benefits decreased by \$48.5K due to the retirement of the Fire Chief at the end of April 2020 and not replaced until July 2020. The fire chief position was filled with a promotion from assistant chief and that position was left vacant through the end of the current year.
 - Physicals and conference rooms have decreased by \$4K and \$2.5K. Other general expenses have decreased by \$1K.
 - Fire Suppression expenses are \$3.1M or 98% spent versus \$3M in the prior year, which is an increase of \$96K.
 - Budgeted wages, taxes and benefits per union contract have increased by \$49K over the prior year.
 - Unanticipated First Responder Covid-19 Stipends of \$62K were paid to all certified firefighters during the first and second quarters of FY20. The expense is 100% offset by revenue received from the Federal Cares Act and recorded in the general fund.
 - Other increases include education and training, \$17K, vehicle maintenance, \$19K, and protective equipment of \$9.8K.
 - Decreases include a one-time prior year purchase for \$18.9K to replace the overhead track, hose replacement, \$7K, equipment purchase of \$10K, fire alarm and prevention supplies, \$7K and fuel, \$4K.

Public Works Department

- Public Works Department expenditures are \$4.97M or 89% spent versus \$5.3M or 99% spent against budget in the prior year representing a \$334K decrease from the prior year.
 - DPW Administration expenses are \$347K or 84% spent in the current year versus \$373.5K or 99% in the prior year, which is a \$26K decrease from the prior year. Wages, taxes and benefits decreased by \$51K in the current year due to the resignation of the engineering technician in late January and not replaced through the end of the current year. The decrease is offset with increased contract services of \$25K for Lassel Architects for the Public Works Facility Program.
 - Highways and Streets Department expenses are \$1.81M or 86% spent against current year budget versus \$1.96M in the prior year and a net decrease of \$ 138K.
 - Wages, taxes and benefits have increased by \$56K, but are offset by decreases in road paving, \$140K, sidewalk curbing, \$15K, asphalt reclamation \$10K, bridge repairs, \$7K, storm drain repair, \$5K, equipment rentals \$5K, dam maintenance, \$4K and other maintenance of \$8K.
 - Street Lights expenses are \$165K or 97% versus \$181K or 106% in the prior year. The result is a \$15.8K savings in the current year. There was a LED streetlight replacement program in FY19 that contributed to lower electricity bills in FY20. This account represents electric expenditures for all street and traffic lights of the Town. Electricity was \$7.3K less and street light maintenance was \$ 8.5K less than budgeted in the current year.

TOWN OF EXETER – BVA REVENUE & EXPENDITURES 2020 VS 2019 (UNAUDITED)

- **Solid Waste** expenses are \$ 1.35M or 104% versus \$1.28M. Trash collection and recycling are the highest expenditures in this department. Currently trash and recycling costs have risen to \$76/ton and 21/ton plus the cost of a truck, which is \$24K/month. Total solid waste contract costs in FY20 are \$1M and in FY19 were \$981.3K, which has increased \$20K Blue bag expense for the Town is \$154. These are sold by the Town to help offset the cost of solid waste. Blue bag revenues are \$662K for FY20.
- **Snow and Ice** budget expenses are \$243.5K or 73% in the current year versus \$465K or 148% in the prior year with a decrease of \$221K in the current year.
 - Snow and ice expenses vary from year-to-year depending upon the number and severity of winter storms. Current year snow and ice expenditures is below prior year spending by \$221K due to less winter storms in 2020 versus 2019.
- **Maintenance Department** expenses are \$797K in the current year versus \$817 in the prior year and have dropped by \$20K.
 - Wages and taxes have decreased by \$37K due to the resignation of the HVAC technician in January of 2020. The position was not able to be replaced and remained vacant through the end of the current year. Changes in health, dental and life insurance plans also contributed a \$22K decrease.
 - Maintenance projects are up by \$28K from the prior year due to work done on the deferred Town Hall cupola from the prior year.
 - Town buildings and structures are part of the maintenance department budget. It includes cleaning, repairs and utility costs of all town buildings, train station, Powder House, Raynes Farm Barn, Historical Society and other. The year over year decrease is approximately \$1K.
- **Public Works Garage** expenses are \$180K or 66% spent versus \$ 188K or 71% spent in the prior year with a net decrease of \$8.3K.
 - Wages and taxes decreased by \$5K due to the retirement of a mechanic at the beginning of FY20 that left two openings for mechanics. One mechanic position was filled in February 2020 and the other could not be filled and remained open for the rest of the year. Benefits increased by \$18K due to changes in insurance plans.
 - Mechanics tools decreased by \$15K, vehicle maintenance decreased by \$4K and the fuel dispensing system expenses decreased by \$2K.

Welfare

Welfare expenditures are \$75K or 103% versus prior year expenses of \$74 or 108% .

- There was a large uptick in the number of cases handled by the Town's welfare department in 2019 and the levels increased during 2020. The Town, in conjunction with local charities have assisted residents with heat, electricity, gas, rents, medical and food expenses as well as other miscellaneous expenses.
- In 2020, the Town received \$22K in funds from the Wentworth Trust to help offset welfare expenses. This donation increased by \$4.4K over the prior year. The revenue is recorded in the general fund as welfare reimbursements under Income from Departments.

TOWN OF EXETER – BVA REVENUE & EXPENDITURES 2020 VS 2019 (UNAUDITED)

Human Services expenses are \$103K in 2020. These expenditures are used to fund local non-profit organizations that assist in helping Exeter residents in need. The local non-profits often work closely with the Town's welfare department.

Parks & Recreation

- **Parks & Recreation** expenditures to date are \$545K or 97% in the current year compared to \$531K or 99% in the prior year.
 - Recreation expenses are \$336K in FY20 and \$22K more than the prior year. Budgeted increases for wages, taxes and benefits is \$20K, a new line item in FY20 for senior programming services is \$1K and other miscellaneous expenses of \$1K represent the total increase.
 - Parks expense are \$209K or 96% compared to the prior year at \$218K, which is a decrease of \$9K. Wages, taxes and benefits increased by \$4.6K per union contract and contracted services for park lawn care, repairs and cleanups increased by \$8K. These expenses are offset by an \$18K decrease in lawn mowing and grooming equipment purchased in FY19.

Debt Service

- Debt service expense for capital projects is \$1.05M or 100% versus \$1.04M or 100% in the prior year. Debt service expense has slightly increased in the current year. Commencement of debt service for Recreation Park Design and Salem St. Utilities added \$58K and \$7K; respectively in expenses in the current year. Bond anticipation note interest for the Library project added \$59K in 2020. These are offset by \$80K due to the retirement of the Norrisbrook Culvert and Jady Hill Phase II debt in 2019 and declining interest for older bonds in the amount of \$36K.

General Fund Net Income as of December 31, 2020 is \$2.29M versus \$1.37M in the prior year. All of the items affecting net income are discussed in the revenue and expense sections above.

TOWN OF EXETER – BVA REVENUE & EXPENDITURES 2020 VS 2019 (UNAUDITED)

Water Fund Budget vs. Actual Revenue and Expenditures**Water Fund Revenues**

- Water Fund (“WF”) enterprise revenues are \$3.82M or 107% collected against budget as of the current year-end. Water fund revenues for the prior year were \$3.65M or 111%. The \$159K or 4% increase over the prior year is due to the leveling out water rate increases that occurred in 2019.
 - Water consumption charges are \$3.1 M in the current year, which exceeded projections by \$183K. Prior year water consumption charges are \$116.5K or 4% and are \$116.5 less than the current year.
 - Water service charges are \$609K and have exceeded projections by \$60K. There is an increase of \$22K over the prior year.
 - Water impact fees are \$37K and \$24K greater than the prior year.
- **Water fund receivables** are currently \$366.5K as of December 31, 2020. The amount includes current year billings of \$366.3K with a very small amount of receivables over 90 days.

Water Fund Expenses

- Water Fund expenses are \$ 3.35M or 94% spent against budget through the end of the year and have increased by \$50K over the prior year.
 - **Water Administration** is \$377K or 96% spent against budget. There is a \$37K variance over the prior year expense of \$340K. Wages, taxes and benefit have a budgeted increase of \$45K. Wages in this department represent water administration employees and allocated wages from DPW Administration, Town Manager and IT. Increased wages are offset by decreases in public notices, \$3K, consulting services, \$2K, education and training \$2K and other miscellaneous expense decreases of \$1K.
 - **Water Billing** expenditures are \$ 159K or 89% and are relatively flat year over year with a \$1K variance. There is a \$3K decrease in part-time wages and an increase of \$1K in regular full-time wages in this division.
 - **Water Distribution** expenses are 779K or 93% compared to the prior year \$ 751K or 100% spent against the budget and reflects a \$12K decrease. Wages, benefits and taxes increased by \$44K per union contract. These increases are offset by a decrease in purchases of metering and backflow equipment , \$ 22K, pump station tower and distribution system maintenance costs were down by \$18K and \$16K; respectively.
 - **Water Treatment** expenses are \$772K or 95% spent against the budget compared to last year’s expenditures of \$752K, which reflects a \$20K increase. Wages, taxes and benefits have increased by \$9K. Other increases include electricity, \$7.5K, lab equipment and supplies, \$7K, natural gas, \$4K and software contracts for water SCADA of \$4.8K. These expenses are offset by decreases in chemicals. \$10.6K and other various expense decreases of \$1.7K.
 - **Water Debt Service** expense is \$1.15M and has increased slightly by \$2K over the prior year. New debt service commenced in FY20 for Salem Street Utility Design, \$37K and Surface Water TTHM, \$100K. These increases are offset by a bond retirement in FY19 for water meter replacement, \$108K and decreased interest on older projects of \$27K.
- **Water Fund Net Income**
 - Water fund net income is \$670.8K in the current year versus \$367.6K in the prior year. It represents a \$303.3K increase over the prior year. All of the factors affecting net income are discussed in detail in the revenue and expense sections above.

TOWN OF EXETER – BVA REVENUE & EXPENDITURES 2020 VS 2019 (UNAUDITED)

Sewer Fund Budget vs. Actual Revenues and Expenditures**Sewer Fund Revenues**

- Sewer Fund (“SF”) revenues are \$6.28M or 82% collected against the budget. Prior year revenues are \$4.33M or 153% collected. The overall increase in revenue of \$2M over the prior year is due to sewer rate increases from 2019 that are leveling out. Although there is a sizeable increase in revenues year over year, an annual debt service payment of \$4.3M for the new Wastewater Treatment Plant has placed new demands for a higher revenue stream.
 - State sewer grant revenues were anticipated to be approximately \$861K in 2020. The grant payment from the State of NH was targeted to offset the debt service costs of the new wastewater treatment plant. Unfortunately, the grant was tabled by the Governor due to the pandemic.
 - Sewer usage charges are \$5.33M or 87% collected fell \$823.8K short against the budget of \$6.15M in the current year.
 - Sewer service charges are \$579.8K and 102% or \$10.8K higher than projected.
 - Sewer interest charges in the current year are \$21.9K versus the prior year of \$12K.
 - A new revenue stream for sewer septage fees was created in 2020, which yielded \$143.5K in revenue. A septage receiving station was established at the Town’s wastewater treatment plant to receive and treat septic tank content from local contractors.
 - Sewer lien revenue is \$195K and is a new procedure instituted for uncollected sewer bills greater than 30 days.
- **Sewer fund receivables** are \$852K as of December 31, 2020. Current sewer receivables is approximately \$503K and receivables over 60 days are approximately \$389K
 - Part of the issue in 2020 is the water shut-off moratorium placed upon utilities by Governor’s orders due to the pandemic. The Town was not able to send shut-off notices to ratepayers and shut-off water from March-July 2020. The moratorium was lifted in mid-July 2020, but there were many ratepayers well beyond 30 days in arrears for both water and sewer utilities.
 - Because sewer services cannot be shut-off, the Town has begun placing sewer liens on homes/businesses that do not pay their sewer bills within 30 days or more. It has been an effective practice, because sewer receivables began dropping during the end of the first quarter in 2021.

Sewer Fund Expenses

- **Sewer Fund expenses** are \$ 7.4M or 96% spent in the current year versus prior year expenses of \$3.0M or 107% spent. The increase in expenses is \$4.3M over the prior year.
 - **Sewer Administration** expenses are \$462K or 111% spent in the current year compared to \$383K or 98% spending in the prior year reflecting an increase of \$78K over the prior year. Parallel to water administration, budgeted wages, taxes and benefits have increased by \$45K. Wages in this department represent water administration employees and allocated wages from DPW administration, Town Manager and IT. Consulting services have increased by \$28K for the engineering charges for wastewater asset management. Legal expenses have increased by \$7K due to professional services needed for Great Bay Permit Fees. Increases are offset by a decrease in property insurance of \$2K.
 - **Sewer Billing** expenses are similar to water billing which are flat at \$156K for both years. Full-time wages, taxes and benefits have increased by \$2K and are offset by a \$3K decrease in part-time wages not needed in FY20.

TOWN OF EXETER – BVA REVENUE & EXPENDITURES 2020 VS 2019 (UNAUDITED)

- **Sewer Collection** expenses are \$665K or 99.9% compared to the prior year of \$ 578K or 87% expended creating a variance of \$ 87K. The variance is attributable to budgeted increases per union contract for wages, taxes and benefits, \$23K, pipe relining, \$79.5K, CSO monitoring, \$13.5K and manhole maintenance, \$23K. The increases are offset by decreases in electricity, \$25K, I/I Abatement \$ 17K and pump control maintenance, \$4K, grit removal, \$2.5K and other general expenses, \$3.5K.
- **Sewer Treatment** expense is \$1.2M or 80% compared to \$ 899K in the prior year and represents an increase in expenses of \$274K.
 - The current year variance of \$274 is due to increases in wages, taxes and benefits, \$128K related to additional staff needed to run the plant. Other cost increases are and solids handling \$151K, building maintenance \$10K and chemicals, \$4K. These costs are offset by decreases in equipment maintenance, \$5K, industrial pretreat, \$4K, electricity, \$3K, natural gas, \$ 2K and outfall dredging \$2K.
 - The new wastewater treatment plant that went online in late 2019 dramatically affected the sewer treatment budget. This budget supports operating costs and debt service expense of the wastewater treatment plant.
 - Major cost components of the new plant are additional wastewater technicians, electricity for lagoon aerators; laboratory testing, equipment maintenance, wastewater treatment chemicals, natural gas for heating buildings and fuel for generators.
- **Sewer Fund Debt Service** is \$4.8M, which is an increase of \$3.9M over the prior year and is attributable to the added debt service for the wastewater treatment plant as different contracts within the project begin to enter the completion phase in 2020.
- **Capital Outlay** expenses are \$87K or 83% spent in the current year and is \$28K less than the prior year. Prior year expenses such as a pump replacement for Front Street, \$17.5K, aerator replacement, \$14.5, valve replacements \$ 8K, flow monitoring, \$5.5K, GIS work order system, \$4K, parts and equipment purchases, \$37.5 are offset by the deferment of a vehicle purchase in FY20 of \$59K.
- **Sewer Fund Net Deficit)**
 - Sewer Fund Net Deficit for the current year is \$984.4K versus the prior year at \$1.3M in deficit. The sewer fund is running in a negative position due to underwhelming revenue collections and lack of State Aid Grants to offset debt service for the wastewater treatment plant. Sewer rate adjustments may be needed in 2021. All of the factors affecting the net deficit are discussed in the revenue and expense sections.

TOWN OF EXETER – BVA REVENUE & EXPENDITURES 2020 VS 2019 (UNAUDITED)

Revolving Funds - Budget vs. Actual Revenues and Expenses**Cable Television Revolving Fund (“CATV”)**

- CATV revenues are \$147K versus \$149K as of December 31 2020 and 2019, respectively. The difference of \$2K represents a 1% decrease year over year.
- **Wages, taxes and benefits expense** is \$103K in the current year compared to \$101K in the prior year. Full time wages have increased by \$2.9K and benefits have increased by \$7.4K due insurance plan changes. There is an \$8.3K decrease in part-time wages in 2020 due to less work available for part-time CATV workers during the pandemic. Full-time wages, taxes and benefits are allocated: 40% to CATV, 50% to IT, 5% to Water and 5% to Sewer.
- **General expenses** are \$56K in the current year versus \$85K in the prior year represent a \$29K decrease. In 2019, purchases made for government tri-caster equipment, \$21K, improved audio in the Nowak room for televised meetings, \$ 6K and other miscellaneous capital outlay of \$2K made up the variance.
 - Operating expense for CATV include costs to run channels 13, 22 and 98, contracted and legal services, capital outlay, internet services, software and equipment maintenance. These costs are reflected in general expenses.
- **Net Deficit** is \$12.2K in the current year versus net deficit of \$36.6K in the prior year. Since the fund is a self-supporting fund, future expenses should be carefully reviewed on an annual basis to insure the fund does not continue to be in a deficit position at the end of the year.

Recreation Revolving Fund (“RR”)

Recreation Revolving Fund Revenues are \$121K in the current year versus \$717K collected in the prior year. The revenue decline of \$596K is a direct result of the Covid-19 pandemic in 2020.

Recreation Revolving Fund programs were not able to fully operate as it did in prior years due to the Covid-19 pandemic. Most programs, events and trips were cancelled for health and safety reasons. Some new and safe programming was added to help support the community.

- One new program called Care Kids was added to recreation programming to provide safe childcare in July and August of FY20. Revenues derived from this program are approximately \$23K.
 - The recreation department applied for a CCRSP Childcare grant through the Federal Cares Act and received \$19K in revenues to offset the costs of the Care Kids program.
 - Some programs that were able to run were golf camp, drama classes, adult softball, and Lego challenge and movie nights.

TOWN OF EXETER – BVA REVENUE & EXPENDITURES 2020 VS 2019 (UNAUDITED)

Recreation Revolving Fund Expenses

- **Wages, taxes and benefits** are \$37K compared to \$256K in the prior year resulting in a decrease of \$219K for this category. Limited seasonal staff was needed to run the Care Kids Programming and other programming described above.
- **General expenses** typically include costs directly related to recreation programs as well as pool chemicals, water bills, printing, advertising and pool food expenses. These expenses are \$202K or 62% in the current year compared to \$477K or spent in the prior year, because of limited programming in FY20.
- Capital outlay of \$100K in the current year was expended from recreation impact fees for the construction of the Gilman Park Pavilion and Kids Park renovations. Capital outlay is offset by \$100K in recreation impact fees.

Net Deficit: The Recreation Revolving Fund ended 2020 with a net deficit of \$119K compared to the prior year deficit of \$16K due to the pandemic environment described above. Please note that “Capital Outlay-RR” is offset by \$100K in recreation impact fees used in 2020 and \$ 97K in recreation impact fees used in 2019. Revenues for these impact fees are reported in recreation revolving fund income as the Town receives them and may not be reflected in the current year revenue.

EMS Revolving Fund

- **EMS Revolving Fund Revenue**
- Ambulance revenue is \$480K for the current year compared to \$ 581K in the prior year. EMS revenues have decreased by \$100K or 17% in the current year. The revenue decrease is a result of decreased call volume in 2020.
- The EMS revolving fund received a one-time revenue of federal stimulus funds of \$ 26K to help support ambulance transportation and care for patients with Covid-19.
- **EMS expenses** are \$345K or 97% spent versus prior year of \$377 or 107% spent which is a decrease of \$32K from the prior year.
 - **Wages, taxes and benefits** are \$178K or 93%% spent versus \$197K or 106% spent against prior year. These expenses are lower by \$19K as a result of less call volume in 2020.
 - **General Expenses** are \$167K versus the prior year of \$180K resulting in a decrease of \$12K.
 - Decreases in ambulance refunds, \$1.3K, fuel \$1.4 K, third party collections fees, \$4.9K and purchase of a CPR compressor. \$10.7K in 2020 account for the drop in expenses. Offsets to the decrease are higher paramedic training costs, \$ 3.1K, emergency medical supplies, \$ 1K and contracted training of \$1K and other miscellaneous expenses adding up to \$1K.
- **Current year net income** is \$161K in the current year versus \$204K in the prior year before transfers out to the general fund. The EMS Fund transfers 95% of the fund balance to the general fund each year.

Town of Exeter

General Fund Revenues (unaudited)
As of December 31, 2020 and 2019

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General Fund Revenues Description	Current Year 2020 Budget vs Actual				Prior Year 2019 Budget vs Actual				Comparison of Actuals	
	2020 Budget	Actual Revenue 12/31/2020	\$ Budget Variance (Over) /Under	% Collected	2019 Budget	Actual Revenue 12/31/2019	\$ Budget Variance (Over) /Under	% Collected	2020 vs 2019 \$ Variance	2020 vs 2019% Variance
Property Tax Revenue	\$ 13,285,745	\$ 13,282,762	\$ 2,983	100%	\$ 12,322,615	\$ 12,449,053	\$ (126,438)	101%	\$ 833,709	7%
Motor Vehicle Permit Fees	3,080,000	3,090,723	(10,723)	100%	3,025,000	3,091,272	(66,272)	102%	\$ (549)	0%
Building Permits & Fees	205,000	241,143	(36,143)	118%	425,000	448,561	(23,561)	106%	\$ (207,418)	-49%
Other Permits and Fees	210,000	215,187	(5,187)	102%	210,000	220,164	(10,164)	105%	\$ (4,977)	-2%
State Revenue Sharing	144,707	144,707	-	100%	158,990	158,990	-	0%	\$ (14,283)	-9%
Meals & Rooms Tax Revenue	778,371	778,371	-	100%	779,375	779,375	-	100%	\$ (1,004)	-0.1%
State Highway Block Grant	304,624	304,590	34	100%	311,502	311,037	465	100%	\$ (6,447)	-2%
GOFERR Grant	-	362,525	(362,525)	100%	-	-	-	-	\$ 362,525	100%
FEMA	16,505	16,505	-	100%	-	-	-	-	-	-
Other State Grants/Reimbursements	25,000	208,467	(183,467)	834%	24,306	46,273	(21,967)	190%	\$ 162,194	667%
Income from Departments	1,000,000	1,160,936	(160,936)	116%	1,000,000	1,136,843	(136,843)	4%	24,093	2%
Sale of Town Property	50,000	50,000	-	100%	132,250	132,250	-	100%	(82,250)	-62%
Interest Income	55,000	54,500	500	99%	100,000	133,266	(33,266)	133%	(78,766)	-79%
Rental & Misc Revenues	145,000	26,687	118,313	18%	27,382	35,447	(8,065)	129%	(8,760)	-32%
Revenue Transfers In/Out	305,585	405,297	(99,712)	133%	550,437	774,206	(223,769)	141%	(368,909)	-67%
Total General Fund Revenues	\$ 19,605,537	\$ 20,325,895	\$ (736,863)	104%	\$ 19,066,857	\$ 19,716,737	\$ (649,880)	103%	\$ 609,158	3%
Appropriations for Warrant Articles	663,164	663,164	-		545,793	545,793			117,371	22%
Gross Revenues & Appropriations	\$ 20,268,701	\$ 20,989,059	\$ (736,863)	104%	\$ 19,612,650	\$ 20,262,530	\$ (649,880)	103%	\$ 726,529	3.7%

Town of Exeter
General Fund Expenses (unaudited)
As of December 31, 2020 and 2019

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DEPARTMENT	Current Year 2020 Budget vs Actual				Prior Year 2019 Budget vs Actual				Comparison of Actuals	
	2020 Budget	Actual Expenses 12/31/20	\$ Budget Variance Under/ (Over)	% Spent	2019 Budget	Actual Expenses 12/31/19	\$ Budget Variance Under/ (Over)	% Spent	2020 vs 2019 \$ Variance	2020 vs 2019% Variance
Total General Government	\$ 948,110	\$ 892,164	\$ 55,946	94%	\$ 888,729	\$ 867,724	\$ 21,005	98%	24,440	3%
Total Finance	963,748	918,286	45,462	95%	887,925	864,285	23,640	97%	54,001	6%
Total Planning & Building	568,810	490,804	78,006	86%	545,581	545,441	140	100%	(54,637)	-10%
Total Economic Development	151,341	140,952	10,389	93%	144,879	139,816	5,063	97%	1,136	1%
Total Police	3,743,027	3,498,079	244,948	93%	3,766,754	3,476,419	290,335	92%	21,660	1%
Total Fire	3,986,921	3,801,384	185,537	95%	3,878,826	3,750,927	127,899	97%	50,457	1%
Total Public Works	5,585,091	4,974,122	610,969	89%	5,377,593	5,308,209	69,384	99%	(334,087)	-6%
Total Welfare	73,052	75,261	(2,209)	103%	68,171	73,915	(5,744)	108%	1,346	2%
Total Human Services	103,805	103,430	375	100%	106,625	106,625	-	100%	(3,195)	-3%
Total Parks & Recreation	562,592	545,343	17,249	97%	538,375	531,952	6,423	99%	13,391	3%
Total Other Culture/Recreation	32,000	18,986	13,014	59%	32,002	31,901	101	100%	(12,915)	-40%
Total Library	1,032,885	1,012,365	20,520	98%	1,024,921	1,024,921	-	100%	(12,556)	-1%
Total Debt Service	1,055,140	1,050,613	4,527	100%	1,045,774	1,042,758	3,016	100%	7,855	1%
Total Capital Outlay & Leases	421,159	425,755	(4,596)	101%	526,169	579,042	(52,873)	110%	(153,287)	-26%
Payroll Benefits & Taxes	377,856	480,139	(102,283)	127%	262,306	344,014	(81,708)	131%	136,125	40%
Transfers out-Swasey Parkway						7,392			(7,392)	
Total General Fund Expenses	\$ 19,605,537	\$ 18,427,683	\$ 1,177,854	94%	\$ 19,094,630	\$ 18,695,341	\$ 406,681	98%	\$ (267,658)	-1%
Warrant Articles	\$ 663,164	\$ 272,501	\$ 390,663	41%	\$ 518,020	\$ 200,134	\$ 317,886	39%	72,367	36%
Total Expenditures	\$ 20,268,701	\$ 18,700,184	\$ 1,568,517	92%	\$ 19,612,650	\$ 18,895,475	\$ 724,567	96%	\$ (195,291)	-1%
Net Income/ (Deficit)	\$ -	\$ 2,288,875	\$ (2,305,380)	100%	\$ -	\$ 1,367,054	\$ (1,374,447)	-7%	921,820	67%
Amounts Voted from Fund Balance	\$ 150,000	\$ 150,000	\$ -	100%	\$ 535,592	\$ 531,802	\$ 3,790	100%	\$ (381,802)	-72%

Town of Exeter
 Water Fund Revenues & Expenses (unaudited)
 As of December 31, 2020 and 2019

DRAFT

Description	Current Year				Prior Year				Comparison of Actuals		Notes
	2020 Budget	Actual Revenue 12/31/2020	\$ Budget Variance (Over) /Under		2019 Budget	Actual Revenue 12/31/2019	\$ Budget Variance (Over) /Under		2020 vs 2019 \$ Variance	2020 vs 2019% Variance	
			Under/	(Over)			Under/	(Over)			
Water Fund Revenues											
Water Enterprise Revenues	\$ 3,552,795	\$ 3,816,695	\$ (263,900)	107%	\$ 3,282,057	\$ 3,657,564	\$ (375,507)	111%	\$ 159,131	4%	Water Consumption Fees, Service Charges, Impact Fees and Misc. Fees
Appropriations for Warrant Articles	\$ 200,000	\$ 200,000	-	100%	\$ 20,890	\$ 20,890	-	100%	179,110	0%	
Water Fund Revenues & Appropriations	\$ 3,752,795	\$ 4,016,695	\$ (263,900)	107%	\$ 3,302,947	\$ 3,678,454	\$ (375,507)	111%	\$ 338,241	9%	Water Consumption Fees, Service Charges, Impact Fees and Misc. Fees
Water Fund Expenditures											
DEPARTMENT											
Water Administration	\$ 393,161	\$ 376,938	\$ 16,223	96%	\$ 367,994	\$ 339,658	\$ 28,336	92%	\$ 37,280	11%	Staff Administration Wages & General Expenses
Water Billing	\$ 179,553	\$ 159,651	\$ 19,902	89%	\$ 165,173	\$ 160,404	\$ 4,769	97%	\$ (753)	0%	Billing Wages and associated expenses
Water Distribution	\$ 836,826	\$ 779,210	\$ 57,616	93%	\$ 805,979	\$ 791,386	\$ 14,593	98%	\$ (12,176)	-2%	Water Distribution Wages and Expenses
Water Treatment	\$ 813,514	\$ 771,930	\$ 41,584	95%	\$ 752,226	\$ 751,460	\$ 766	100%	\$ 20,470	3%	Water Treatment Wages and Expenses
Water Fund Debt Service	\$ 1,164,650	\$ 1,152,439	\$ 12,211	99%	\$ 1,062,113	\$ 1,150,156	\$ (88,043)	108%	\$ 2,283	0%	Debt Service for Water Fund
Water Fund Capital Outlay	\$ 165,091	\$ 105,721	\$ 59,370	64%	\$ 128,572	\$ 102,603	\$ 25,969	80%	\$ 3,118	3%	Includes vehicles, WTP maintenance and capital
Total Water Fund Expenses before Warrant Articles	\$ 3,552,795	\$ 3,345,889	\$ 206,906	94%	\$ 3,282,057	\$ 3,295,667	\$ (13,610)	100%	\$ 50,222	2%	Total Expenses
Warrant Articles	\$ 200,000		\$ 200,000		20,890	15,239	\$ 5,651	0%	\$ (15,239)	0%	
Grand Total of Water Fund Expenses	\$ 3,752,795	\$ 3,345,889	\$ 406,906	89%	3,302,947	3,310,906	\$ (7,959)	100%	\$ 34,983	1%	
Net Income/(Deficit)	\$ -	\$ 670,806	\$ (670,806)	100%	\$ -	367,548	(367,548)	100%	303,258	83%	

Town of Exeter										
Sewer Fund Revenues & Expenses (unaudited)										
As of December 31, 2020 and 2019										
DRAFT										
Description	Current Year				Prior Year				Comparison of Actuals	
	2020 Budget	Actual Revenue 12/31/2020	\$ Budget Variance (Over) /Under	% Collected	2019 Budget	Actual Revenue 12/31/2019	\$ Budget Variance (Over) /Under	% Collected	2020 vs 2019 \$ Variance	2020 vs 2019% Variance
Sewer Fund Revenues										
State Grant Revenue	\$ 888,281	\$ (33,821)	\$ 922,102	-4%	\$ 16,421	\$ 21,844	\$ (5,423)	133%	(55,665)	-255%
Sewer Enterprise Revenues	\$ 7,686,605	\$ 6,285,016	\$ 1,401,589	82%	\$ 2,839,579	\$ 4,334,479	\$ (1,494,900)	153%	2,006,202	46%
Appropriations for Warrant Articles	150,000	150,000	-	100%	20,890	20,890	-	-	129,110	618%
Sewer Fund Revenues & Appropriations	\$ 7,836,605	\$ 6,435,016	\$ 1,401,589	82%	\$ 2,876,890	\$ 4,497,607	\$ (1,500,323)	156%	\$ 2,135,312	47%
Sewer Fund Expenditures										
DEPARTMENT	Current Year				Prior Year				Comparison of Actuals	
	2020 Budget	Actual Expenses 12/31/20	\$ Budget Variance Under/ (Over)	% Spent	2019	Actual Expenses 12/31/19	\$ Budget Variance Under/ (Over)	% Spent	2020 vs 2019 \$ Variance	2020 vs 2019% Variance
Sewer Administration Expense	417,513	462,099	(44,586)	111%	390,983	383,919	7,064	98%	\$ 78,180	20%
Sewer Billing Expense	176,328	156,801	19,527	89%	162,398	156,716	5,682	97%	\$ 85	0%
Sewer Collection Expense	668,202	665,403	2,799	100%	665,456	578,074	87,382	87%	\$ 87,329	15%
Sewer Treatment Expense	1,470,475	1,172,929	297,546	80%	924,358	899,059	25,299	97%	\$ 273,870	30%
Sewer Fund Debt Service Expense	4,848,995	4,816,970	32,025	99%	576,124	881,359	(305,235)	153%	\$ 3,935,611	447%
Sewer Fund Capital Outlay Expense	105,092	87,315	17,777	83%	127,571	115,292	12,279	90%	\$ (27,977)	-24%
Total Sewer Fund Expenses	7,686,605	7,361,517	325,088	96%	2,846,890	3,038,857	(191,967)	107%	\$ 4,322,660	142%
Sewer Fund Warrant Articles	150,000	57,858	92,142	39%	30,000	15,329	14,671	0%	\$ 42,529	277%
Total Sewer Expenses and Warrant Articles	\$ 7,836,605	\$ 7,419,375	\$ 417,230	95%	\$ 2,876,890	\$ 3,054,186	\$ (177,296)	106%	\$ 4,365,189	143%
Net Income/(Deficit)	\$ -	\$ (984,359)	\$ 984,359		\$ -	\$ 1,443,421	\$ (1,323,027)		\$ (2,229,877)	-154%

Town of Exeter
 CATV Revolving Fund- Revenue & Expenses (unaudited)
 As of December 31, 2020 and 2019

DRAFT

Description	Current Year				Prior Year				Comparison of Actuals	
	2020 Budget	Actual 12/31/20	\$ Variance	% Variance	2019 Budget	Actual 12/31/19	\$ Variance	% Variance	2020 vs 2019 \$ Variance	2020 vs 2019 % Variance
	Cable Franchise Fees	150,000	147,260	2,740	2%	153,050	149,416	3,634	2%	(2,156)
Tech/AV Service Fees	-	-		100%		320	(320)	100%	(320)	-100%
Total CATV Revenue	150,000	147,260	2,740	2%	153,050	149,736	3,314	2%	(2,476)	100%
CATV Expenses										
Wages, Taxes & Benefits	\$ 132,183	\$ 103,396	\$ 28,787	78%	\$ 124,689	\$ 101,294	\$ 23,395	81%	\$ 2,102	2%
General Expenses	\$ 78,921	\$ 56,070	\$ 22,851	71%	\$ 64,691	\$ 85,057	\$ (20,366)	131%	(28,987)	-34%
Total CATV Expenses	\$ 211,104	\$ 159,466	\$ 51,638	76%	\$ 189,380	\$ 186,351	\$ 3,029	98%	(26,885)	-14%
Net Income/(Deficit)	\$ (61,104)	\$ (12,206)	\$ (48,898)	20%	\$ (36,330)	\$ (36,615)	\$ 285	101%	\$ 24,409	-67%

Town of Exeter

Recreation Revolving Fund Revenues & Expenses(unaudited)

DRAFT

As of December 31, 2020 and 2019

Description	Current Year				Prior Year Restated				Comparison of Actuals	
	2020 Budget	Actual 12/31/20	\$ Variance	% Variance	2019 Budget	Total Actuals 12/31/19	\$ Variance	% Variance	2020 vs 2019 \$ Variance	2020 vs 2019% Variance
Total Revenue	\$ 656,500	121,244	\$ (535,256)	18%	\$ 641,002	\$ 716,801	\$ 75,799	112%	\$ (595,557)	-83%
Wages, Taxes & Benefits	\$ 240,625	\$ 37,318	\$ 203,307	16%	\$ 241,100	\$ 255,886	\$ (14,786)	106%	\$ (218,568)	-85%
General Expenses	\$ 328,010	\$ 202,719	\$ 125,291	62%	\$ 398,350	\$ 477,448	\$ (79,098)	120%	\$ (274,729)	-58%
Total Rec Revolving Expenses	\$ 568,635	\$ 240,037	\$ 328,598	42%	\$ 639,450	\$ 733,334	\$ (93,884)	115%	\$ (493,297)	-67%
Net Income/(Deficit)	\$ 87,865	\$ (118,793)	\$ (206,658)	-135%	\$ 1,552	\$ (16,533)	\$ (18,085)	-1065%	\$ (102,260)	619%

Town of Exeter
 Ambulance Revolving Fund - Revenues & Expenses (unaudited)
 As of December 31, 2020 and 2019

DRAFT

	Current Year				Prior Year				Comparison of Actuals	
	2020 Budget	Actual 12/31/20	\$ Variance	% Variance	2019 Budget	Actual 12/31/19	\$ Variance	%Variance	\$ Variance	%Variance
Total EMS Revolving Revenue	\$ 566,000	\$ 505,929	\$ 60,071	89%	\$ 556,000	\$ 580,788	\$ (24,788)	104%	\$ (74,859)	-13%
Wages, Taxes & Benefits	\$ 191,496	\$ 178,445	\$ 13,051	93%	\$ 186,188	\$ 197,306	\$ (11,118)	106%	\$ (18,861)	-10%
EMS-Capital Outlay	\$ -	\$ -	-	0%	\$ -	\$ 10,712	\$ (10,712)	#DIV/0!	(10,712)	-100%
General Expenses	\$ 164,368	\$ 167,032	\$ (2,664)	102%	\$ 167,904	\$ 179,969	\$ (12,065)	107%	\$ (12,937)	-7%
Total Expenses	\$ 355,864	\$ 345,477	\$ 10,387	97%	\$ 354,092	\$ 377,275	\$ (23,183)	107%	\$ (31,798)	-8%
Net Income/(Deficit)	\$ 210,136	\$ 160,452	\$ 70,458	76%	\$ 201,908	\$ 203,513	\$ (47,971)	101%	\$ (43,061)	-21%

Town of Exeter
 Analysis of Property Tax/Liens Receivable
 As of 12/31/20 and 12/31/19

DRAFT

<u>Type</u>	<u>Bill Year</u>	Balance		<u>\$</u>	<u>%</u>
		<u>Outstanding</u> <u>as of</u> <u>12/31/20</u>	<u>Outstanding</u> <u>as of</u> <u>12/31/19</u>		
Lien	2009	\$ 403	\$ 403	-	0%
Lien	2010	839	839	-	0%
Lien	2011	6,189	6,189	-	0%
Lien	2012	5,604	5,604	-	0%
Lien	2013	11,848	11,961	(113)	(1)%
Lien	2014	18,973	20,335	(1,362)	(7)%
Lien	2015	27,038	29,247	(2,209)	(8)%
Lien	2016	61,491	111,847	(50,356)	(45)%
Lien	2017	99,203	180,717	(81,514)	(45)%
Lien	2018	199,008	309,078	(110,070)	(36)%
Lien	2019	518,935	1,173,793	(654,858)	(56)%
	Subtotal	\$ 949,531	\$ 1,850,013	\$ (900,482)	(49)%
Tax	2020	1,865,534	-	1,865,534	N/A
	Subtotal	\$ 1,865,534	\$ -	\$ 1,865,534	
Grand Total		\$ 2,815,065	\$ 1,850,013	\$ 965,052	52.16%

Taxes receivable were 96.5% collected or \$51.7M for 2020 property tax billings..

As of 02/28/21, property taxes receivable for 2020 are 98% collected.

**Analysis of Accounts Receivable Aging - Water & Sewer
December 31 . 2020 and 2019**

	<u>Current</u>	<u>31-60 Days</u>	<u>61-90 Days</u>	<u>Over 90 Days</u>	<u>Total</u>
As of 12/31/20	\$ 868,126	\$ 47,341	\$ 54,080	\$ 288,464	\$ 1,258,011
Percent Outstanding	69%	4%	4%	23%	100%
As of 12/31/19	\$ 1,038,025		\$ 98,274	\$ 157,761	\$ 1,294,060
Percent Outstanding	80%	0%	8%	12%	100%
Increase/(Decrease)	\$ (169,899)	\$ 47,341	\$ (44,194)	\$ 130,703	\$ (36,049)
% Increase/(Decrease)	-16%	0%	0%	45%	-3%

Accounts receivable over 90 days have increased by \$130K or 45% from the prior year. The increase is partially due to the inability for the Town to do shut-offs, due to the Governor's orders during 2020 due to the pandemic. The year 2020 created a climate of unemployment and left some water and sewer ratepayers with the inability to pay.

Current Year

Breakdown of Water/Sewer Accounts Receivable Outstanding by Year: As of June 30, 2020

<u>Year</u>	<u>Water</u>	<u>Sewer</u>	<u>Total</u>	<u>Percent of Total</u>
2008		226	226	0.02%
2009	4	140	144	0.01%
2010	(270)	173	(97)	-0.01%
2011		1,046	1,046	0.08%
2012		206	206	0.02%
2013		209	209	0.02%
2014		217	217	0.02%
2015		231	231	0.02%
2016		232	232	0.02%
2017		427	427	0.03%
2018		4,911	4,911	0.39%
2019	446	31,106	31,552	2.51%
*2020	366,323	852,384	1,218,707	96.88%
Total	366,503	891,508	1,258,011	100%

Discussion/Action Items

MS-232 Voted Appropriations



Report of Appropriations Actually Voted

Exeter

For the period beginning January 1, 2021 and ending December 31, 2021

Form Due Date: 20 Days after the Annual Meeting

GOVERNING BODY CERTIFICATION

This is to certify that the information contained in this form, appropriations actually voted by the town/city meeting, was taken from official records and is complete to the best of our knowledge and belief. Under penalties of perjury, I declare that I have examined the information contained in this form and to the best of my belief it is true, correct and complete.

Name	Position	Signature
Daryl Browne		
Molly Cowan		
Julie D. Gilman		
Lovey Roundtree Oliff		
Niko Papakonstantis		

This form must be signed, scanned, and uploaded to the Municipal Tax Rate Setting Portal:
<https://www.proptax.org/>

For assistance please contact:
NH DRA Municipal and Property Division
(603) 230-5090
<http://www.revenue.nh.gov/mun-prop/>



Appropriations

Account	Purpose	Article	Appropriations As Voted
General Government			
4130-4139	Executive	08	\$276,549
4140-4149	Election, Registration, and Vital Statistics	08	\$376,768
4150-4151	Financial Administration	08	\$983,295
4152	Revaluation of Property	08	\$1
4153	Legal Expense	08	\$80,000
4155-4159	Personnel Administration	08	\$529,104
4191-4193	Planning and Zoning	08	\$252,109
4194	General Government Buildings	08	\$1,214,664
4195	Cemeteries	08	\$1
4196	Insurance	08	\$69,424
4197	Advertising and Regional Association		\$0
4199	Other General Government		\$0
General Government Subtotal			\$3,781,915
Public Safety			
4210-4214	Police	08,11	\$3,424,193
4215-4219	Ambulance		\$0
4220-4229	Fire	08	\$3,734,966
4240-4249	Building Inspection	08	\$271,392
4290-4298	Emergency Management	08	\$49,429
4299	Other (Including Communications)	08,11	\$381,059
Public Safety Subtotal			\$7,861,039
Airport/Aviation Center			
4301-4309	Airport Operations		\$0
Airport/Aviation Center Subtotal			\$0
Highways and Streets			
4311	Administration	08	\$459,358
4312	Highways and Streets	08	\$2,017,597
4313	Bridges		\$0
4316	Street Lighting	08	\$169,000
4319	Other	08	\$311,190
Highways and Streets Subtotal			\$2,957,145
Sanitation			
4321	Administration		\$0
4323	Solid Waste Collection	08	\$1,388,385
4324	Solid Waste Disposal		\$0
4325	Solid Waste Cleanup		\$0
4326-4328	Sewage Collection and Disposal		\$0
4329	Other Sanitation		\$0
Sanitation Subtotal			\$1,388,385



Appropriations

Account	Purpose	Article	Appropriations As Voted
Water Distribution and Treatment			
4331	Administration		\$0
4332	Water Services		\$0
4335	Water Treatment		\$0
4338-4339	Water Conservation and Other		\$0
Water Distribution and Treatment Subtotal			\$0
Electric			
4351-4352	Administration and Generation		\$0
4353	Purchase Costs		\$0
4354	Electric Equipment Maintenance		\$0
4359	Other Electric Costs		\$0
Electric Subtotal			\$0
Health			
4411	Administration	08	\$119,196
4414	Pest Control	08	\$2,651
4415-4419	Health Agencies, Hospitals, and Other		\$0
Health Subtotal			\$121,847
Welfare			
4441-4442	Administration and Direct Assistance	08	\$73,120
4444	Intergovernmental Welfare Payments		\$0
4445-4449	Vendor Payments and Other	08	\$106,720
Welfare Subtotal			\$179,840
Culture and Recreation			
4520-4529	Parks and Recreation	08	\$580,176
4550-4559	Library	08	\$1,081,267
4583	Patriotic Purposes	08	\$15,000
4589	Other Culture and Recreation	08	\$18,500
Culture and Recreation Subtotal			\$1,694,943
Conservation and Development			
4611-4612	Administration and Purchasing of Natural Resources		\$0
4619	Other Conservation	08,16	\$60,039
4631-4632	Redevelopment and Housing		\$0
4651-4659	Economic Development	08	\$147,302
Conservation and Development Subtotal			\$207,341



Appropriations

Account	Purpose	Article	Appropriations As Voted
Debt Service			
4711	Long Term Bonds and Notes - Principal	08	\$999,616
4721	Long Term Bonds and Notes - Interest	08	\$374,599
4723	Tax Anticipation Notes - Interest	08	\$1
4790-4799	Other Debt Service		\$0
Debt Service Subtotal			\$1,374,216
Capital Outlay			
4901	Land		\$0
4902	Machinery, Vehicles, and Equipment	08	\$400,870
4903	Buildings		\$0
4909	Improvements Other than Buildings	04,12,13	\$4,697,629
Capital Outlay Subtotal			\$5,098,499
Operating Transfers Out			
4912	To Special Revenue Fund		\$0
4913	To Capital Projects Fund	03	\$1,010,000
4914A	To Proprietary Fund - Airport		\$0
4914E	To Proprietary Fund - Electric		\$0
4914O	To Proprietary Fund - Other		\$0
4914S	To Proprietary Fund - Sewer	03,05,10	\$11,205,364
4914W	To Proprietary Fund - Water	03,06,09	\$7,554,184
4915	To Capital Reserve Fund	14,15,17,19	\$251,300
4916	To Expendable Trusts/Fiduciary Funds		\$0
4917	To Health Maintenance Trust Funds		\$0
4918	To Non-Expendable Trust Funds		\$0
4919	To Fiduciary Funds		\$0
Operating Transfers Out Subtotal			\$20,020,848
Total Voted Appropriations			\$44,686,018

Discussion/Action Items

Select Board Representatives to Town Committees

Tax Abatements, Veterans Credits & Exemptions

List for Select Board meeting March 15, 2021

Abatement

Map/Lot/Unit	Location	Amount	
95/64/255	12 Peach St	\$1,339.60	
103/4	113 Linden St	Denial	Map/Lot correction from March 1st meeting
98/25	1 Split Rock Road	\$1,329.81	
65/8	10 Douglass Way	Denial	

Solar Exemption

Map/Lot/Unit	Location		
85/29	7 Shady Ln		
52/53	120 Portsmouth Ave		
73/149/3	9 Veterans Way		
83/1	4 Chadwick Lane		
64/28/1	8 Summer St		
73/117	188 Front St		
89/19	63 Hampton Road		
74/143	42 Washington St		
85/34	4 Meadow Lane		
52/83	16 Downing Ct		
70/142/1	1A Drinkwater Rd		

Veteran's Credit

Map/Lot/Unit	Location	Amount	
52/96	21 Allen St	500.00	
70/32	4 Wheelwright Ave	500.00	
83/76	8 Grove Street	500.00	

Elderly Exemption

Map/Lot/Unit	Location	Amount	
69/27	5 Wayside Dr	\$ 236,251	

Disable Exemption

Map/Lot/Unit	Location	Amount	
95/64/326	62 Hilton Ave	\$ 125,000	

Permits and Approvals



Application for Fireworks/Parade Requests

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

Phone: 603-778-0591 Fax: 603-777-1514

Email: sriffle@exeternh.gov

Fireworks
 Parade

Other _____

Liability Insurance Required: Certificate of Insurance to be submitted with completed application. Required Amounts: General Liability/Bodily Injury/Property Damage (combined): \$300,000-\$1,000,000 with additional personal injury of \$300,000; the Town of Exeter must be listed as an additional insured.

If permit involves overnight use of blocking off an area then it is suggested to have them in place before dark, applicants are responsible for all barricades.

Applicant Information:

Name: Florence Russher Address: 5 Pine St.
Town/State: Exeter, NH Phone: 603-674-5440 Email: florancerussher@gmail.com

Organization/Company Information:

Name: Exeter Memorial Day Parade Address: Town
Town/State/Zip: Exeter, NH 03833 Phone: 603-674-5440
Describe Activity: Parade
Describe Location: Swasey to start + end up in the Exeter Cemetery
Date(s) of Activity: Memorial Day (May 31st 2021) Time of Activity: 8:00 A.M.
Blocking Off: (location and quantity of parking spaces) Parkway road + lawn in Swasey.

[Signature] _____ 3/11/2021
Applicant Signature Date

Highway Superintendent: _____ Date _____

Code Enforcement: _____ Date _____

Police Chief: _____ Date _____

Fire Chief: _____ Date _____

This permit is issued for the purpose indicated and shall be valid only during the times/dates indicated on this permit. As authorized by the Board of Selectmen/Designee:

_____ Date _____



TOWN OF EXETER

32 COURT STREET • EXETER, NH • 03833 • (603) 773-6151 • www.exeternh.gov

Special Event Application

The Town of Exeter requires licensing for all Special Events where the Select Board is the licensing authority. Return all Special Event applications to Exeter Parks and Recreation, at 32 Court Street, Exeter NH.

For information or questions concerning the application call 603-773-6151 or email mroy@exeternh.gov. Special Event License (Reference RSA 286 1-5, Town Ordinance Chapter 807)

TYPE OF EVENT: *Special Event*

LOCATION: *Bandstand*

Organization Name: *TEAM - Town Exeter Arts Music / Arts Industry Alliance*

Organization Address: *111R Water Street, Exeter, NH*

Event Representative Name: *Scott Ruffner*

Event Representative Title: *Director* Phone # *603-512-8396*

Day of Contact Name: *Same* Day of Contact Phone # *Same*

Event Representative Email: *TownExeterArtsMusic@gmail.com*

EVENT DETAILS

Dates of Event: *May 7th, June 4th, July 2nd, Aug 6th, Sept 3rd, Oct 1st*

Start Time: *4pm* End Time: *7pm*

Name of Event: *First Friday Live Music On The Bandstand*

Number of Anticipated Attendees (Including Volunteers and Staff): *There are no attendees, the music is a backdrop to walkers and shoppers downtown.*

Describe the Proposed Event: **Live Music on Bandstand in support of downtown shops, businesses, art galleries, and restaurants. There is no gathered crowd.**

Blocking Off Road(s): **No**

WILL YOUR EVENT INVOLVE ANY OF THE FOLLOWING?

Food/Beverage/Concessions/Vendors/sales (inspection by Health Officer) **No**

Alcoholic Beverages Served **No**

State Liquor Permit Received Yes No Date Rcvd: _____

Town Liquor Permit Approved Yes No Date Rcvd: _____

Electronic sound amplification equipment, speakers, public address system (must follow noise ordinance) **Yes**

Propane/Charcoal BBQ grills (inspection by Health Officer) **No**

Electrical set up/ electrical cords run to the site (inspection needed by Electric Inspector) **No**

Fire pits, bonfires, kindle fire, campfire and other outdoor burning (must have permit from Fire Department) **No**

Tents/canopies If so, list quantity and size **No**

Animals at the event. If so, describe **No**

Motorized Vehicles. If so, describe **No**

1. Site Plan: Please attach a drawing of the event layout, including parking, facilities, vendor setup etc. **N/A**

2. Security/Crowd Control Plan: Describe how you plan to manage event goers while not surpassing the maximum seating capacity of indoor events or how you will secure, control, and assure compliance with laws and licensing conditions in the case of an outdoor event. **N/A**

3. Traffic Control/ Parking Plan: The estimated number of vehicles, provisions for parking, number of police officers or employees necessary to control traffic, type and location of any signs, and any other accommodations or procedures planned to handle attendees and their vehicles. **N/A**

4. Fire Emergency Plan: The estimated number of occupants of all indoor events to assure compliance with the laws and permit rules and conditions required by the NH State Fire Code and its adopted references for places of assembly. **N/A**

5. Ambulance/ Medical Service Plan: Detail the on-site emergency medical services and transportation plan. **N/A**

6. Ticket Distribution Plan: Outline the distribution of tickets prior to the event and/or at the time and place of the event, including provision for a limitation on ticket sales to maintain required occupancy levels and provision for the refund of ticket costs in the event of cancellation of the event. **N/A**

7. Sanitary Facilities Plan: A plan appropriate for the number of attendees, which will include information relative to portable toilet facilities, trash containers, and a provision that the property and surrounding areas and roadways shall be cleared of all debris within 12 hours following the event. **N/A**

8. Food Service Plan: A food service plan, which may require review and acceptance by the Exeter Health Officer or a vendor permit from the Fire Department. Please list what types of food will be served and where it will be served within the facility. **N/A**

9. Special Duty Service Fees: The application fee does not include the cost of Fire or Police protection/detail, or any other extra Town expense required to protect the health and safety of the public which can reasonably be attributed to the event. All such costs associated with the use of active and stand-by emergency and other services provided by the Town of Exeter, or by other towns' emergency services, shall be borne by the applicant, promoter or sponsor.

After the event, billing for the Special Duty Services will be based on actual hours incurred by Town personnel. The total will be invoiced. A history of non-payment or late payment of any application fee and or Special Duty Services is grounds to deny your request for future event permits. **N/A**

10. Liability Insurance Required: Certificate of Insurance and endorsement/provisions to be submitted with completed application. Required Amounts: General Liability/Bodily Injury/Property Damage: \$1,000,000 per occurrence, \$2,000,000 aggregate; the Town of Exeter must be listed as additionally insured. **On file with the town offices**

11. A performance bond for events over 5,000 participants per day and or other security acceptable to the Town may be required in an amount equal to the amount estimated for Special Duty Services Fees as described above. **N/A**

Special Event COVID - 19 Addendum

Permit applicants are required to meet all current State of NH and Town of Exeter Covid-19 requirements as of the date of the event. Guidelines are constantly changing due to the nature of Covid -19 and any applicant must be willing to adjust as guidelines change.

Organizers need to follow any additional specific guidance created by the State NH if relevant to their event. (For example Festivals/Fairs, Food Service Industry, Performances, etc.)

- Provide a written documentation detailing how the event will follow all current Town and State guideline regarding the use of facemasks for attendees, volunteers, performers, and staff. **Musicians will follow all town and state guidelines for use of masks**
- Provide written documentation of how the organizers will provide education and training around safe practices as it relates to hygiene, sanitation (cleaning and disinfection policies), and illness policies outlined in the New Hampshire Universal Guidelines. **N/A**
- Provide a map indicating how the event will be spread out to adhere to the 6' social distancing rule. **N/A**
- Provide a written plan of how you will promote social distancing of at least 6 ft for all organizers, vendors, performers and attendees at all times. **N/A**

- Provide a written plan of how you will disseminate and collect the Town of Exeter COVID-19 Waiver that all vendors, performers, staff and volunteers are required to sign. [Online Google Doc](#)

- Provide a written plan as to how your organization shall provide and require the review of the following documents/links to all volunteers, performers, staff and vendors: [Online Google Doc](#)
 - CDC Guidance for businesses and employers
 - CDC Guidance for cleaning and disinfection
 - Universal Guidelines for All New Hampshire Employers and Employees
 - CDC Use of Cloth Face Coverings
 - If providing Food Services, follow Food Service Industry guidance. Follow ServSafe COVID-19 training guidelines if applicable. Each volunteer, staff, performer and vendor must sign a document indicating that they have received & reviewed the above documents and shall do their best to abide by the above mentioned guidelines. Copies of said documents are required to be turned into the Exeter Parks and Recreation 48 hours prior to the event.

- When feasible vendors should consider plexiglas/display changes/protective measures for displaying product.

- Only the vendor can handle products and should place customer purchases away from other products.

- Only one shopper under the tent at a time to prevent overcrowding and adhering to 6' social distancing

- Provide foot traffic flow patterns to meet social distancing requirements. This includes marking 6 ft social distancing spaces any place participants may be waiting in a line.

- All food vendors will complete the “ServSafe COVID-19 Precautions Training Video” and will provide a copy of the certificate to the Town and the sponsoring organization. (Health Officer can provide link)

- There may be times when singers, musicians, emcees, auctioneers, etc. cannot wear masks given the nature of their roles. They should follow the “Additional Process Guidance for Presenting Venues and Performers” in the Performing Arts Venue guidance.

- Commonly touched surfaces, work areas, and public areas should be frequently cleaned and disinfected according to CDC guidance at a minimum every 2 hours and at the end of each shift.

- Assign dedicated staff (i.e. a safety officer) to monitor and ensure compliance with social distancing, hand hygiene, cloth face covering use, and other protective actions.

- Adhere to all NH travel guidance for performers and exhibitors from out of state.

- Require all volunteers, performers, staff, and vendors to report any symptoms of COVID-19 or close contact to a person with COVID-19 to the lead contact person. Vendors and Volunteers should not attend events if they feel sick.

- Vendors, performers, staff, and volunteers should be screened on arrival of each event by asking if the individual has any of the following symptoms of COVID-19:
 1. Fever (a documented temperature of 100.4 degrees Fahrenheit or higher) or are feeling feverish
 2. Respiratory symptoms such as a runny nose, nasal congestion, sore throat, cough, or shortness of breath;
 3. General body symptoms such as muscle aches, chills, and severe fatigue;
 4. Gastrointestinal symptoms such as nausea, vomiting, or diarrhea; or
 5. Changes in your sense of taste or smell?

6. Have you been in close contact with someone who is suspected or confirmed to have had COVID-19 in the past 10 days? (Note: healthcare workers caring for COVID-19 patients while wearing appropriate personal protective equipment are not considered to have a close contact exposure and should answer “No” to this question).

7. Have you traveled on non-essential travel in the past 10 days outside of New Hampshire, Vermont, Maine, Massachusetts, Connecticut, or Rhode Island (this includes any international travel or travel by cruise ship and any domestic travel, within the US, outside of NH, VT, RI, CT, MA or ME, regardless of the mode of transportation)?

- Any volunteer, performer, staff, or vendor with any COVID-19 symptoms, those who report close contact with someone suspected or confirmed with COVID-19, or those reporting travel risk factors should not be allowed into the event.
- Person(s) with suspect or confirmed COVID-19 must stay home until symptom based criteria are met for discontinuation of isolation.
- Alcohol-based hand sanitizer/portable wash stations must be made readily available and must be placed with frequency throughout the grounds/ facility including on entry, in key walkways, in food and beverage locations, in restrooms, at transportation points, at checkout locations, and at exits. Hand sanitizer must also be provided in non-public settings as well.
- Vendors and volunteers must wear masks at all times and vendors must wear gloves when serving customers.
- An isolation area shall be identified and communicated to all vendors and volunteers at the beginning of each event for those that develop symptoms during the event.
- Vendors, organizers and volunteers are required to have way to sanitize/ wash their hands

- Organizers should have a communication plan to inform attendees prior to their visit about health and safety practices at the event and other information attendees need upon arrival. Plans may include: websites, social media, email or other electronic communication, such as reservations or confirmations, and print.
- Signage must be prominently posted at entrance(s) informing attendees about symptoms of COVID-19 and social distance requirements; to practice frequent hand hygiene/washing; and wear a cloth face covering over mouth and nose to protect others (see Universal Guidelines for sample language).
- Attendees should be limited to no less than six feet distancing from the edge of a performance area. Singing or wind instrument performances should follow audience spacing detailed in performing arts venue guidance. Attendees should remain in their seats and performers should not physically interact with audience. More space should be considered when larger performance groups are present.
- Indoor venue admissions should be limited to 50% occupancy, or to the number of people where at least 6 feet of physical distancing is able to be consistently maintained between people or groups of close household contacts when seated in the auditorium, whichever number is lower.



Special Event Application

By signing below, I confirm that all information provided herein and in all attachments as true and accurate, acknowledge that this application will not be reviewed by the Recreation Department until considered complete by Town review staff, and state that all liability for this event is assumed and accepted by the applicant.

Print Name Scott Ruffner Organization TEAM / Arts Industry Alliance

Applicant Signature *Scott Ruffner* Date 3/10/2021

I also confirm that I am responsible for all costs incurred for this event including all special duty police, fire and health/safety services. All services must be paid in full upon receipt of the invoice. If not paid in full, the Town will charge 2% interest per month.

The Town may request/sue for legal expenses if the Town has to go to collections for unpaid amounts. I am responsible for all fees, which may include interest, attorney and court fees.

The Town reserves its rights to pursue all available legal remedies for damage to Town property or violation of any laws, rules or conditions applicable to use of Town property. In addition, such conduct may result in revocation of permission and/or denial of future requests for permission to use Town property.

It is understood that this is a temporary permit in which can be revoked, eliminated or extended due to the fluidity of COVID-19 and/or non-compliance.

Print Name Scott Ruffner

Applicant Signature *Scott Ruffner* Date 3/10/2021

FOR OFFICE USE ONLY

Cost For Event: \$ _____
Entered Into RecTrac: Yes No
Sent Invoice: Yes No
Received Insurance: Yes No

DEPARTMENT HEAD SIGNED OFF

Police Chief	DPW
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Via Email <input type="checkbox"/>	Via Email <input type="checkbox"/>
Health Inspector	Parks & Rec
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Via Email <input type="checkbox"/>	Via Email <input type="checkbox"/>



TOWN OF EXETER

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Special Event Application

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For information or questions concerning the application call 603-773-6151 or email mroy@exeternh.gov. Special Event License (Reference RSA 286 1-5, Town Ordinance Chapter 807)

TYPE OF EVENT: *Special Event*

LOCATION: *Swasey Parkway*

Organization Name: *TEAM - Town Exeter Arts Music / Arts Industry Alliance*

Organization Address: *111R Water Street, Exeter, NH*

Event Representative Name: *Scott Ruffner*

Event Representative Title: *Director* Phone # *603-512-8396*

Day of Contact Name: *Same* Day of Contact Phone # *Same*

Event Representative Email: *TownExeterArtsMusic@gmail.com*

EVENT DETAILS

Dates of Event:

Saturday, May 22nd, 2021

Saturday, June 19th, 2021

Saturday, July 17th, 2021

Saturday, August 21st, 2021

Saturday, September, 18th, 2021 (Season Ending Equinox Fest)

Start Time: 11am End Time: 7pm

Name of Event: Exeter Arts & Music Fest

Number of Anticipated Attendees (Including Volunteers and Staff):

1,000 - 1,500 over course of the day

Describe the Proposed Event: Once a month Exeter Arts & Music event in the park with Covid restrictions, featuring local artists, performers, musicians, food vendors, non profits and businesses.

Blocking Off Road(s): Yes / If necessary, Swasey Pkwy is currently closed.

WILL YOUR EVENT INVOLVE ANY OF THE FOLLOWING?

Food/Beverage/Concessions/Vendors/sales (inspection by Health Officer) Yes

Alcoholic Beverages Served

We are working with Darren Winham on potentially featuring an Exeter-based brewery at our events to help them out during these difficult times. We will wait to see what the upcoming outdoor dining legislature is before making a decision. Either TEAM and/or the Brewery will submit the seperate State and Town Permits if we move forward, and we will amend the event map and application to reflect this.

State Liquor Permit Received Yes No Date Rcvd: _____

Town Liquor Permit Approved Yes No Date Rcvd: _____

Electronic sound amplification equipment, speakers, public address system (must follow noise ordinance) Yes

Propane/Charcoal BBQ grills (inspection by Health Officer) No

Electrical set up/ electrical cords run to the site (inspection needed by Electric Inspector) No

Fire pits, bonfires, kindle fire, campfire and other outdoor burning (must have permit from Fire Department) **No**

Tents/canopies If so, list quantity and size **Yes / Appx 25 - 30 10x10 tents**

Animals at the event. If so, describe **No**

Motorized Vehicles. If so, describe **No**

1. Site Plan: Please attach a drawing of the event layout, including parking, facilities, vendor setup etc. **Attached**

2. Security/Crowd Control Plan: Describe how you plan to manage event goers while not surpassing the maximum seating capacity of indoor events or how you will secure, control, and assure compliance with laws and licensing conditions in the case of an outdoor event.

Our event is stretched out over the course of a long 7+ hour day, staggering attendees and keeping crowd numbers moderate during any given time. We have TEAM tents at both of ends of the park for check in and management purposes.

3. Traffic Control/ Parking Plan: The estimated number of vehicles, provisions for parking, number of police officers or employees necessary to control traffic, type and location of any signs, and any other accommodations or procedures planned to handle attendees and their vehicles.

Our event pages and website contain maps to public parking lots and on street parking areas. We have never had a problem with overflow or illegal parking at our events.

4. Fire Emergency Plan: The estimated number of occupants of all indoor events to assure compliance with the laws and permit rules and conditions required by the NH State Fire Code and its adopted references for places of assembly. **N/A**

5. Ambulance/ Medical Service Plan: Detail the on-site emergency medical services and transportation plan. **Call 911 / Park will be accesible to emergency vehicles.**

6. Ticket Distribution Plan: Outline the distribution of tickets prior to the event and/or at the time and place of the event, including provision for a limitation on ticket sales to maintain required occupancy levels and provision for the refund of ticket costs in the event of cancellation of the event. **N/A**

7. Sanitary Facilities Plan: A plan appropriate for the number of attendees, which will include information relative to portable toilet facilities, trash containers, and a provision that the property and surrounding areas and roadways shall be cleared of all debris within 12 hours following the event.

There will be portable toilet facilities at both ends of the park, and trash containers throughout the park. See event map for locations. TEAM always leaves the park cleaner than we found it !

8. Food Service Plan: A food service plan, which may require review and acceptance by the Exeter Health Officer or a vendor permit from the Fire Department. Please list what types of food will be served and where it will be served within the facility.

We work closely with James Murray on food service permits, rules and regulations. Food will be local restaurants and food trucks, with options for all dietary needs. See event map for food vendor locations.

9. Special Duty Service Fees: The application fee does not include the cost of Fire or Police protection/detail, or any other extra Town expense required to protect the health and safety of the public which can reasonably be attributed to the event. All such costs associated with the use of active and stand-by emergency and other services provided by the Town of Exeter, or by other towns' emergency services, shall be borne by the applicant, promoter or sponsor.

After the event, billing for the Special Duty Services will be based on actual hours incurred by Town personnel. The total will be invoiced. A history of non-payment or late payment of any application fee and or Special Duty Services is grounds to deny your request for future event permits. N/A

10. Liability Insurance Required: Certificate of Insurance and endorsement/provisions to be submitted with completed application. Required Amounts: General Liability/Bodily Injury/Property Damage: \$1,000,000 per occurrence, \$2,000,000 aggregate; the Town of Exeter must be listed as additionally insured. On file with the town offices

11. A performance bond for events over 5,000 participants per day and or other security acceptable to the Town may be required in an amount equal to the amount estimated for Special Duty Services Fees as described above. N/A

Special Event COVID - 19 Addendum

Permit applicants are required to meet all current State of NH and Town of Exeter Covid-19 requirements as of the date of the event. Guidelines are constantly changing due to the nature of Covid -19 and any applicant must be willing to adjust as guidelines change.

Organizers need to follow any additional specific guidance created by the State NH if relevant to their event. (For example Festivals/Fairs, Food Service Industry, Performances, etc.)

- Provide a written documentation detailing how the event will follow all current Town and State guideline regarding the use of facemasks for attendees, volunteers, performers, and staff.

We will work closely with James Murray to make sure we are following the latest protocols on masks the day of the event. We will post the town mandate on our website and event pages, and have it displayed at our TEAM tents at the event, as well as have masks available to attendees.

- Provide written documentation of how the organizers will provide education and training around safe practices as it relates to hygiene, sanitation (cleaning and disinfection policies), and illness policies outlined in the New Hampshire Universal Guidelines.

All vendors will be provided with these state policies and sign off on a waiver that they have read and understand their responsibilities. Parks & Rec provides a Google Doc form that keeps record of who has signed off. We will have sanitation stations in the park, and wipes available at all bathrooms and vendors.

- Provide a map indicating how the event will be spread out to adhere to the 6' social distancing rule. **Attached**

- Provide a written plan of how you will promote social distancing of at least 6 ft for all organizers, vendors, performers and attendees at all times.

All vendor tents will be separated by a minimum of 10 ft. There will be signage throughout the park reminding people of 6ft social distancing.

We will work with James Murray once again to ensure that the appx 275ft x 75ft LAWN area in front of the pavilion, which also contains 9 socially distanced park benches around the perimeter, will stay within SD guidelines for attendees. Volunteers in orange TEAM t-shirts will be monitoring this area.

The pavilion stage is appx 20x30 ft and allows for plenty of safe space for performers. There are ramps and exit points on both sides of the stage to allow for minimized interaction during load in and set up. The professional sound tech will be sanitizing all equipment and staging areas in between performances. See attached map.

- Provide a written plan of how you will disseminate and collect the Town of Exeter COVID-19 Waiver that all vendors, performers, staff and volunteers are required to sign. [Online Google Doc](#)

- Provide a written plan as to how your organization shall provide and require the review of the following documents/links to all volunteers, performers, staff and vendors: [Online Google Doc](#)

- CDC Guidance for businesses and employers

- CDC Guidance for cleaning and disinfection

- Universal Guidelines for All New Hampshire Employers and Employees

- CDC Use of Cloth Face Coverings

- If providing Food Services, follow Food Service Industry guidance. Follow ServSafe COVID-19 training guidelines if applicable. Each volunteer, staff, performer and vendor must sign a document indicating that they have received & reviewed the above documents and shall do their best to abide by the above mentioned guidelines. Copies of said documents are required to be turned into the Exeter Parks and Recreation 48 hours prior to the event.

[All Food Vendors supply James Murray with their ServeSafe certificates and everyone will sign off on Google Doc.](#)

- When feasible vendors should consider plexiglas/display changes/ protective measures for displaying product.

- Only the vendor can handle products and should place customer purchases away from other products.
- Only one shopper under the tent at a time to prevent overcrowding and adhering to 6' social distancing
- Provide foot traffic flow patterns to meet social distancing requirements. This includes marking 6 ft social distancing spaces any place participants may be waiting in a line.
- All food vendors will complete the "ServSafe COVID-19 Precautions Training Video" and will provide a copy of the certificate to the Town and the sponsoring organization. (Health Officer can provide link)
- There may be times when singers, musicians, emcees, auctioneers, etc. cannot wear masks given the nature of their roles. They should follow the "Additional Process Guidance for Presenting Venues and Performers" in the Performing Arts Venue guidance.
- Commonly touched surfaces, work areas, and public areas should be frequently cleaned and disinfected according to CDC guidance at a minimum every 2 hours and at the end of each shift.
- Assign dedicated staff (i.e. a safety officer) to monitor and ensure compliance with social distancing, hand hygiene, cloth face covering use, and other protective actions.
- Adhere to all NH travel guidance for performers and exhibitors from out of state.
- Require all volunteers, performers, staff, and vendors to report any symptoms of COVID-19 or close contact to a person with COVID-19 to the lead contact person. Vendors and Volunteers should not attend events if they feel sick.

- Vendors, performers, staff, and volunteers should be screened on arrival of each event by asking if the individual has any of the following symptoms of COVID-19:
 1. Fever (a documented temperature of 100.4 degrees Fahrenheit or higher) or are feeling feverish
 2. Respiratory symptoms such as a runny nose, nasal congestion, sore throat, cough, or shortness of breath;
 3. General body symptoms such as muscle aches, chills, and severe fatigue;
 4. Gastrointestinal symptoms such as nausea, vomiting, or diarrhea; or
 5. Changes in your sense of taste or smell?
 6. Have you been in close contact with someone who is suspected or confirmed to have had COVID-19 in the past 10 days? (Note: healthcare workers caring for COVID-19 patients while wearing appropriate personal protective equipment are not considered to have a close contact exposure and should answer “No” to this question).
 7. Have you traveled on non-essential travel in the past 10 days outside of New Hampshire, Vermont, Maine, Massachusetts, Connecticut, or Rhode Island (this includes any international travel or travel by cruise ship and any domestic travel, within the US, outside of NH, VT, RI, CT, MA or ME, regardless of the mode of transportation)?

- Any volunteer, performer, staff, or vendor with any COVID-19 symptoms, those who report close contact with someone suspected or confirmed with COVID-19, or those reporting travel risk factors should not be allowed into the event.

- Person(s) with suspect or confirmed COVID-19 must stay home until symptom based criteria are met for discontinuation of isolation.

- Alcohol-based hand sanitizer/portable wash stations must be made readily available and must be placed with frequency throughout the grounds/ facility including on entry, in key walkways, in food and beverage locations, in restrooms, at transportation points, at checkout locations, and at exits. Hand sanitizer must also be provided in non-public settings as well.

- Vendors and volunteers must wear masks at all times and vendors must wear gloves when serving customers.
- An isolation area shall be identified and communicated to all vendors and volunteers at the beginning of each event for those that develop symptoms during the event.
- Vendors, organizers and volunteers are required to have way to sanitize/ wash their hands
- Organizers should have a communication plan to inform attendees prior to their visit about health and safety practices at the event and other information attendees need upon arrival. Plans may include: websites, social media, email or other electronic communication, such as reservations or confirmations, and print.
- Signage must be prominently posted at entrance(s) informing attendees about symptoms of COVID-19 and social distance requirements; to practice frequent hand hygiene/washing; and wear a cloth face covering over mouth and nose to protect others (see Universal Guidelines for sample language).
- Attendees should be limited to no less than six feet distancing from the edge of a performance area. Singing or wind instrument performances should follow audience spacing detailed in performing arts venue guidance. Attendees should remain in their seats and performers should not physically interact with audience. More space should be considered when larger performance groups are present.
- Indoor venue admissions should be limited to 50% occupancy, or to the number of people where at least 6 feet of physical distancing is able to be consistently maintained between people or groups of close household contacts when seated in the auditorium, whichever number is lower.



Special Event Application

By signing below, I confirm that all information provided herein and in all attachments as true and accurate, acknowledge that this application will not be reviewed by the Recreation Department until considered complete by Town review staff, and state that all liability for this event is assumed and accepted by the applicant.

Print Name **Scott Ruffner**

Organization **TEAM / Arts Industry Alliance**

Applicant Signature

Scott Ruffner

Date

3/10/2021

I also confirm that I am responsible for all costs incurred for this event including all special duty police, fire and health/safety services. All services must be paid in full upon receipt of the invoice. If not paid in full, the Town will charge 2% interest per month.

The Town may request/sue for legal expenses if the Town has to go to collections for unpaid amounts. I am responsible for all fees, which may include interest, attorney and court fees.

The Town reserves its rights to pursue all available legal remedies for damage to Town property or violation of any laws, rules or conditions applicable to use of Town property. In addition, such conduct may result in revocation of permission and/or denial of future requests for permission to use Town property.

It is understood that this is a temporary permit in which can be revoked, eliminated or extended due to the fluidity of COVID-19 and/or non-compliance.

Print Name **Scott Ruffner**

Applicant Signature

Scott Ruffner

Date

3/10/2021

FOR OFFICE USE ONLY

Cost For Event: \$ _____

Entered Into RecTrac: Yes No

Sent Invoice: Yes No

Received Insurance: Yes No

DEPARTMENT HEAD SIGNED OFF

Police Chief

Yes No

Via Email

Health Inspector

Yes No

Via Email

DPW

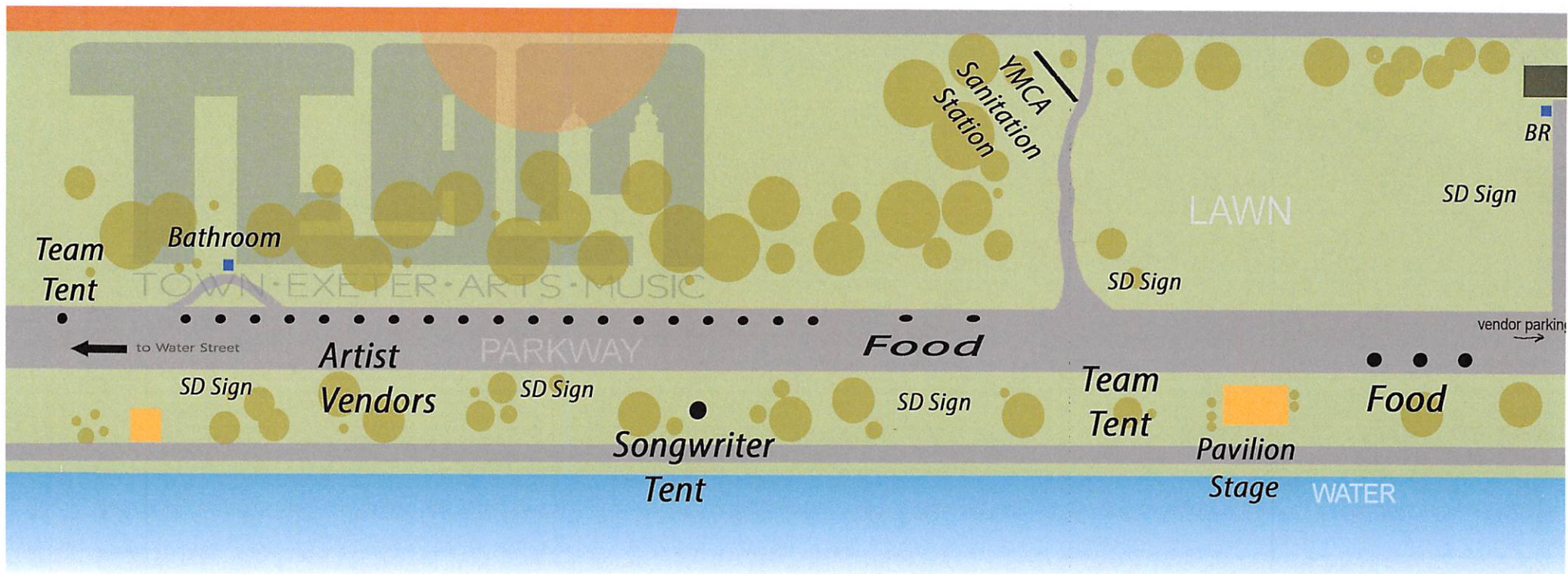
Yes No

Via Email

Parks & Rec

Yes No

Via Email



Town Manager's Report

Select Board Committee Reports

Correspondence



Big Brothers
Big Sisters.
OF NEW HAMPSHIRE

Town Manager's Office

MAR 08 2021

Stacy W. Kramer, CEO

Received

Hi Russell —

I wanted to reach out to thank you again for your continued support of 1:1 mentoriz. I know things continued to get tight, especially ones this past year's this really has an impact for a's. Thank you for stickiz with us.

Stacy

TOGETHER, WE ARE DEFENDERS OF POTENTIAL



bbsnh.org



Doug Eastman <deastman@exeternh.gov>

BOS FYI

PB projects - 2021 construction

2 messages

Jennifer Mates <jmates@exeternh.gov>

Tue, Mar 2, 2021 at 3:51 PM

To: Allison Rees <arees@underwoodengineers.com>, Jordan Brock <jbrock@underwoodengineers.com>, David Sharples <dsharples@exeternh.gov>

Cc: Barbara Mcevoy <bmcevoy@exeternh.gov>, Paul Vlasich <pvlasic@exeternh.gov>, Matt Berube <mberube@exeternh.gov>, Steve Dalton <sdalton@exeternh.gov>, Jay Perkins <jperkins@exeternh.gov>, Doug Eastman <deastman@exeternh.gov>, Kristen Murphy <kmurphy@exeternh.gov>

Hi Allison,

Yes, the magical "Construction Season" is upon us! Here's a list of PB projects as best as I can remember.

Dave, let me know if I missed anything.

Ongoing construction projects:

Wayside Dr dentist
Palmer & Sicard, Holland Way
Franklin St condos
Bramble Meadow residential
Ray Farm residential
69 Main St (they requested a bond release)

Approved projects that have not started yet:

Exeter Hospital Cancer center (starting 3/2021)
PEA dorms
Riverwoods addition
Patricia Ave subdivision (likely to start in April)
Primrose School (McKay Dr)
Rose Farm subdivision (a lot of conditions of approval still need to be met)
Seacoast Mental Health Center
Gateway at Exeter (legal challenges?)
People's Bank 1 Center St (parking lot)
173 Water St (property for sale?)
Ioka building (no UE inspection)
120 Kingston Rd subdivision (no UE inspection)
47 Hampton Rd (no UE inspection)
John West Rd subdivision (no UE inspection)

Approved but not likely to start in 2021:

2 Meeting Place (multi-use building, still working on funding)
1 Rockingham St residential

Thanks,
Jen

Jennifer Mates, P.E.
Assistant Town Engineer
Public Works Department
13 Newfields Road
Exeter, NH 03833
(603) 418-6431

American Rescue Plan

The American Rescue Plan provides direct assistance to families, invests in vaccine distribution, ensures schools have the resources to resume in-person learning safely, and supports small businesses. This package will finally help us defeat this virus, and help Granite Staters who have lost so much rebuild and move forward.

An average family will receive a [\\$3,000 tax cut from the American Rescue Plan](#), with most relief going to low - and middle-income homes.

Individuals earning \$91,000 or less will receive [70% of the tax benefits](#) in this package

The poorest 20% of Americans will see a [20% boost in their income](#) as a result of the American Rescue Plan.

There is broad, bipartisan support for the American Rescue Plan. A [Morning Consult/Politico Poll](#) today showed that 75% of Americans, including 59% of Republicans, approve of the American Rescue Plan.

Providing Relief for Working Families, Children, and Unemployed Americans

The American Rescue Plan will deliver immediate relief to working families who are bearing the brunt of this crisis by:

- Providing \$1,400 direct payments for those making under \$75,000 a year
 - [\\$1.5 billion in direct relief will come to New Hampshire individuals and families.](#)
- Making the child tax credit fully refundable and increases the size of the credit from \$2,000 per child to \$3,000 (\$3,600 for each child under age 6). This will allow the parents of 27 million children who currently don't earn enough to receive the full value of the tax credit.
 - Experts estimate this policy will cut the child poverty rate in half.
 - [This will lift 8,000 New Hampshire children out of poverty and provide tax relief to the families of 220,000 New Hampshire children.](#)
- Extending unemployment benefits which are currently set to expire on Sunday through September 6, including a supplemental \$300 per week.
 - [This will provide struggling Granite Staters \\$17 million per week through Labor Day.](#)
- Exempting up to \$10,200 in unemployment benefits received in 2020 from federal income taxes for households earning less than \$150,000
- Expanding Pandemic Unemployment Assistance Program for individuals who don't qualify for regular state unemployment benefits and Pandemic Emergency Unemployment Compensation for those individuals who have exhausted their normal benefits. Both programs will be extended through September 6.

Vaccinating Americans and Beating the Pandemic

The American Rescue plan will mount a national vaccination plan to set up community vaccinating sites nationwide and take measures to combat the virus, including testing, tracing, and addressing the shortages of PPE by:

- Providing over \$20 billion to establish a national COVID-19 vaccination program and improve the administration and distribution of vaccinations, including:
 - \$7.5 billion for the CDC to prepare, promote, distribute, administer, monitor, and track COVID-19 vaccines.
 - \$7.5 billion for FEMA to establish vaccination sites across the country.
- Requiring coverage of COVID-19 vaccines and treatments in the Medicaid program at zero cost-sharing and increase the FMAP to 100 percent for vaccine administration through one year after the end of the PHE
- Allocating \$51 billion to expand testing, contact tracing, and mitigation and related Activities
- Funding the Defense Production Act to close the gap in domestic manufacturing to fulfill U.S. public health needs.
 - Specifically, the bill provides \$10 billion to boost domestic production of critical PPE, secure supply chains and increased capacity for vital vaccine production and to help onshore production of rapid COVID-19 tests.

Safely Re-Opening Schools

The American Rescue Plan makes necessary investments to safely re-open schools, support higher education, and aid schools and libraries which have been essential to hybrid and remote learning by:

- Providing \$130 billion to states and school districts for immediate and long term relief so they can work with public health experts to safely re-open schools and make up for lost time in the classroom. This includes:
 - **\$350 million for New Hampshire public schools.**
 - Repairing ventilation systems, reducing class sizes and implementing social distancing guidelines, purchasing personal protective equipment, and hiring support staff to care for students' health and well-being.
 - Ensuring 20 percent of the funding that schools receive must be reserved to address and remediate learning loss among students.
 - Requiring states to award K-12 funds to local school districts no later than 60 days after receipt and school districts to develop plans that ensure schools return to in person learning
 - Dedicating \$800 million to help meet the needs of homeless young people;
 - Funding evidence-based summer enrichment at \$1.3 billion and afterschool support initiatives also at \$1.3 billion;
 - Allocating \$3 billion for Individuals with Disabilities Education Act (IDEA);

- Directing \$40 billion to institutions of higher education to help make up for lost revenue due to the pandemic. Requires institutions to dedicate at least half of their funding for emergency financial aid grants to students to help prevent hunger, homelessness and other hardships facing students as a result of the pandemic.
- Giving an additional \$7.1 billion to reimburse schools and libraries – central points for connectivity in many communities – to purchase equipment such as hotspots, internet service, and computers on behalf of students and patrons. This equipment is essential for homework when in-person classes resume, as well as for hybrid and remote learning.

Expanding Health Coverage and Lower Costs

The American Rescue Plan significantly expands subsidies in the ACA Marketplace and makes health care coverage more affordable for middle class families by:

- Expanding the subsidies in the ACA Marketplaces to cover more middle class families and to be more generous for those already receiving them, for 2021 and 2022.
 - Specifically, it removes the current cap that makes any family with income above 400% of the poverty level ineligible for any subsidies.
 - Under the bill, no one will have to pay more than 8.5 percent of their income for a silver plan in the ACA marketplaces.
 - It also provides that individuals below 150% of the poverty level pay no premiums at all compared to 4% of their income currently.
 - **The average New Hampshire family will see their premiums decrease by \$291 per month.**
- Ensuring that any individual who receives unemployment at any point in 2021 is treated as if their income were 133% of the poverty level for the purposes of the ACA marketplace subsidy. As a result, they can purchase an ACA silver plan for zero premium.
- Helping individuals who lose their job and choose to use COBRA to continue their existing employer-sponsored health coverage by providing a 100% subsidy.
 - Currently, those who would like to choose COBRA are required to pay the full cost of their coverage, including the employer
- Providing \$4 billion to expand behavioral and mental health services
- Providing significant funding to address health disparities and protect vulnerable populations
- Mobilizing a public health jobs program to support the COVID-19 response to hire an additional 100,000 full-time employees into the public health workforce

Helping Americans Have Access to Housing and Food

The American Rescue Plan provides support to individuals struggling to pay their rent, keep their lights on, and feed their families by:

- Providing \$27.5 billion for Emergency Rental Assistance, to help ensure struggling families continue to have a safe place to live during this pandemic
 - **New Hampshire will receive \$152 million in emergency assistance.**

- Providing \$10 billion to help homeowners struggling to afford their housing as a result of the pandemic
- Allocating \$4.75 billion to state and local governments to work on homelessness
- \$5 billion to help those in need pay utility bills
- Extending SNAP maximum benefits by 15 percent (through September 30, 2021)
- Maintaining and expanding the Pandemic-EBT (P-EBT) Program and investing more than \$5 billion in P-EBT so that low-income families have access to school meals and food assistance during both the school year and summer months
- Expanding access to the USDA's Child and Adult Care Food Program (CACFP) at emergency homeless shelters to ensure more young adults can access needed nutrition support.

Supporting Small Businesses, Non-Profits, and Restaurants

The American Rescue takes significant steps to support small businesses owners and non-profits as they continue to recover from the economic crisis by:

- Providing an additional \$7.25 billion for the Paycheck Protection Program and expanding eligibility to include non-profits of all sizes and types, except for 501(c)4 lobbying organizations
- Creating a Restaurant Revitalization fund with \$28.66 billion to offer assistance to restaurants and bars impacted by the pandemic.
- Providing an additional \$15 billion for targeted EIDL Advances to help those who applied for relief in 2020 but did not receive the full grant.
- Extending the Employee Retention Tax Credit to start-up businesses who were not in existence in 2019

Supporting First Responders and Other Essential Workers

The American Rescue Plan provides direct support to states and localities to help keep critical workers on the job by:

- Provides \$350 billion for new Coronavirus Relief Funds for states, localities, the U.S. Territories, and the Tribal Governments including
 - **\$1.08 billion to the State of New Hampshire**
 - **\$194 million to cities and towns in New Hampshire**
 - **\$264 million to counties in New Hampshire**
- Creating a \$10 billion Capital Project Fund to carry out critical capital projects directly enabling work, education, and health monitoring, including remote options, in response to the public health emergency

Protecting Veterans and Servicemembers

The American Rescue Plan makes key investments for veterans and servicemembers impacted by the pandemic by:

- Ensuring veterans will not have any copays or cost-sharing for preventative treatment or services related to COVID-19 going back to April 2020 and authorizes the VA to reimburse those veterans who already submitted payments for their care during this period.
- Including more than \$14.5 billion for VA to provide health care services and other related supports – including suicide prevention, Women’s health services, telehealth expansion, medical facility improvements – to eligible veterans and allows up to \$4 billion in spending for the Veterans Community Care Program.
- Providing nearly \$400 million for up to 12 months of retraining assistance for veterans who are unemployed as a result of the pandemic and do not have access to other veteran education benefits. This funding covers the cost of the rapid retraining program as well as a housing allowance for enrolled veterans.
- Including \$272 million for the VA to mitigate the impact of the coronavirus pandemic on the benefits claims and appeals backlog.
- Providing emergency paid sick leave for VA’s frontline and essential health workers.

Ensuring Accessible and Affordable Child Care for Families

The American Rescue Plan bolsters our countries child care system and increases accessibility for working families by:

- Providing \$39 billion to child care providers to help them safely re-open and provide financial relief for families struggling to cover tuition
 - **This includes \$367 million in new childcare funding for New Hampshire.**
- Improving the Child and Dependent Tax Credit by doubling the amount of child and dependent care expenses eligible for the credit up to \$8,000 for one qualifying individual and \$16,000 for two or more
- Increasing the annual funding level for child care entitlement to states from \$2.9 billion to \$3.5 billion
- Helping Head Start programs with an additional \$1 billion to equip facilities to safely stay open and hire more staff



Pam McElroy <pmcelroy@exeternh.gov>

Fwd: Swasey Parkway

1 message

Russ Dean <rdean@exeternh.gov>
To: Pam McElroy <pmcelroy@exeternh.gov>

Tue, Mar 9, 2021 at 1:49 PM

----- Forwarded message -----

From: **Kelley Jean Richards** <kgrautski@hotmail.com>
Date: Mon, Mar 8, 2021 at 3:36 PM
Subject: Swasey Parkway
To:

Dear esteemed Select Board members,

We are writing to urge you to consider keeping Swasey Parkway open only to pedestrians as a permanent option.

We live close to the Parkway and have seen the increased, positive enjoyment of the parkway by our citizens during the pandemic shutdown. It has been a welcome sight to see people of all ages enjoying our lovely waterfront area.

If traffic were to resume along the Parkway, vehicular traffic would limit its appeal to families for walks, bike rides, and picnics. Rather, it would likely be used again to circumvent traffic and cut through to Water Street.

Please consider keeping Swasey a pedestrian only zone. You might also consider creating a dog park at the far end (perhaps from the culvert out to the road?) that is fenced in for dog lovers to enjoy.

Many thanks for your hard work.
Kelley and Rob Richards



Pam McElroy <pmcelroy@exeternh.gov>

Fwd: Please keep Swasey Parkway Closed to Vehicles

1 message

Russ Dean <rdean@exeternh.gov>

Tue, Mar 9, 2021 at 1:49 PM

To: Pam McElroy <pmcelroy@exeternh.gov>

----- Forwarded message -----

From: Jill M <jillm2004dist@hotmail.com>

Date: Mon, Mar 8, 2021 at 12:16 PM

Subject: Please keep Swasey Parkway Closed to Vehicles

To: Jgilman@exeternh.gov <Jgilman@exeternh.gov>, mcowan@exeternh.gov <mcowan@exeternh.gov>, npapakonstantis@exeternh.gov <npapakonstantis@exeternh.gov>, Dbrowne@exeterNH.gov <Dbrowne@exeternh.gov>, loliff@exeternh.gov <loliff@exeternh.gov>, rdean@exeternh.gov <rdean@exeternh.gov>, jmurray@exeternh.gov <jmurray@exeternh.gov>

Hello Select Board,

I am writing to request that you continue to keep Swasey Parkway closed to vehicles and make it permanently closed to vehicles. Having the Parkway closed has allowed for many, from infants in strollers to senior citizens and all in between, to enjoy safely enjoy recreational opportunities, such as biking and roller blading.

Having Water Street right there, it is not an inconvenience to have the Parkway closed to vehicles.

I remember too often walking down the Parkway after the Summer Concerts or Movies having cars race down the Parkway, endangering families coming back from the event.

Thank you for your consideration,

Jill Mayo, 1 Patricia Ave, Exeter, NH



Pam McElroy <pmcelroy@exeternh.gov>

Fwd: Swazey Parkway Road

1 message

Russ Dean <rdean@exeternh.gov>
To: Pam McElroy <pmcelroy@exeternh.gov>

Tue, Mar 9, 2021 at 1:50 PM

----- Forwarded message -----

From: **Audrey J. D.** <audoreo777@gmail.com>

Date: Sun, Mar 7, 2021 at 10:55 PM

Subject: Swazey Parkway Road

To: Dbrowne@exeternh.gov <Dbrowne@exeternh.gov>, jgilman@exeternh.gov <jgilman@exeternh.gov>, jmurray@exeternh.gov <jmurray@exeternh.gov>, loliff@exeternh.gov <loliff@exeternh.gov>, mcowan@exeternh.gov <mcowan@exeternh.gov>, npapakonstantis@exeter.gov <npapakonstantis@exeter.gov>, rdean@exeternh.gov <rdean@exeternh.gov>

To: Exeter Town Selectmen:

Dear Selectmen,

My husband and I have enjoyed living and raising our two sons here in Exeter. A big reason for that is the variety of family friendly town events. Which get better every year- thank you!

We have heard that the select board is considering the idea of closing Swazey Park Road to cars on a long term basis and we wholeheartedly support this. Walking the road during the pandemic has demonstrated the benefits of this idea. The area by the river is one of the gems of our town and should be considered priceless. It is the worth the effort of the town planners to review the way in which our town can enjoy this area for many years in the future.

Thank you for your consideration, and we appreciate your public service and the many hours you spend improving our town.

Sincerely,

**Audrey and Phil Dean
Exeter, New Hampshire**



Pam McElroy <pmcelroy@exeternh.gov>

Fwd: Please keep Swasey Parkway open to pedestrian traffic only!

1 message

Russ Dean <rdean@exeternh.gov>

Tue, Mar 9, 2021 at 1:50 PM

To: Pam McElroy <pmcelroy@exeternh.gov>

----- Forwarded message -----

From: **Simonida Thurber** <simonida_thurber@hotmail.com>

Date: Sun, Mar 7, 2021 at 10:09 PM

Subject: Please keep Swasey Parkway open to pedestrian traffic only!

To: Jgilman@exeternh.gov <Jgilman@exeternh.gov>, mcowan@exeternh.gov <mcowan@exeternh.gov>, npapakonstantis@exeternh.gov <npapakonstantis@exeternh.gov>, Dbrowne@exeterNH.gov <Dbrowne@exeternh.gov>, loliff@exeternh.gov <loliff@exeternh.gov>, rdean@exeternh.gov <rdean@exeternh.gov>, jmurray@exeternh.gov <jmurray@exeternh.gov>

Dear Members of Exeter Select Board,

I am writing on behalf of my husband Chris and our two sons, Dacha (18) and Sava (16).

We live on Park Street, just up the hill from Swasey Parkway. We have always enjoyed different social events at Swasey Parkway - Farmer's Market, Summer Concert Series, different festivals, etc. This past year we have been particularly thankful to the Town of Exeter for opening the entirety of the Parkway to pedestrians. We exercised there, visited with friends, enjoyed seeing children playing and riding their bicycles. Even though the Parkway became fully opened to pedestrians out of necessity due to the COVID pandemic, we would strongly support keeping it open to pedestrians only in the future, well after the pandemic is over. We believe it would be a lovely addition to Exeter's charm and livelihood!

We understand that it is also important to consider the effect that may have on the motorized traffic through town. During this past year, we have never felt restricted by not being able to drive through Swasey Parkway. We always used Water Street/Route 85, which is only feet away, runs parallel to the Parkway, and is a much bigger road.

Swasey Parkway gave us the uplifting feeling of community during this last year. We would recommend and be in full support of permanently opening the Parkway to the pedestrian traffic only.

Sincerely,

Simonida, Chris, Dacha and Sava Thurber
32 Park Street, Exeter
603-778-0688



Pam McElroy <pmcelroy@exeternh.gov>

Fwd: Swasey parkway

1 message

Russ Dean <rdean@exeternh.gov>

Tue, Mar 9, 2021 at 1:51 PM

To: Pam McElroy <pmcelroy@exeternh.gov>

----- Forwarded message -----

From: **Jessica Christoferson** <jessica.christoferson@gmail.com>

Date: Sun, Mar 7, 2021 at 11:44 AM

Subject: Swasey parkway

To: <Jgilman@exeternh.gov>, <mcowan@exeternh.gov>, <npapakonstantis@exeternh.gov>, <Dbrowne@exeternh.gov>, <lolliff@exeternh.gov>, <rdean@exeternh.gov>, <jmurray@exeternh.gov>

Dear Select Board Members,

I'm writing in support of keeping Swasey parkway closed to vehicle traffic at all times. There are so many positives about having it closed, and I can't really think of a single reason to open it back up traffic. We've enjoyed being able to take our children there and not having to worry about them getting hit by a speeding car. It's also so wonderful to have the space for them to ride bikes, scooters, skateboards, etc.

I'd love to see this developed even further as a public spot adding picnic tables and even lines painted on the asphalt for 4 square and hopscotch.

Thank you for taking the time to consider these requests.

Sincerely,
Jessica Christoferson



Pam McElroy <pmcelroy@exeternh.gov>

Fwd: Swasey Parkway

1 message

Russ Dean <rdean@exeternh.gov>
To: Pam McElroy <pmcelroy@exeternh.gov>

Tue, Mar 9, 2021 at 1:51 PM

----- Forwarded message -----

From: Susan Drinker <sdrinker@me.com>
Date: Sat, Mar 6, 2021 at 7:07 PM
Subject: Swasey Parkway
To: <rdean@exeternh.gov>

My husband and I have been walking daily around town, but must say every stroll on the parkway is so joyful!! We absolutely love seeing seniors-families-friends-students walking. It has been the best decision ever to close the parkway to traffic! With water street running parallel, it is a perfect solution to open our BEAUTIFUL riverside to our community. I love seeing hopscotch and children learning to bike ride- all with no fear for families as it is a car free zone!!!

My husband and I were chatting this week and hoping this is a permanent positive change for our town!(maybe even some picnic benches!)

- I have sent a similar message to Dwane Staples, as he is a Swasey Park Trustee

I'm sending along photos I snapped this week on one of our walks

Sincerely, Susan Drinker
Sent from my iPhone



Pam McElroy <pmcelroy@exeternh.gov>

Fwd: Keep Swazey Closed

1 message

Russ Dean <rdean@exeternh.gov>

Tue, Mar 9, 2021 at 1:51 PM

To: Pam McElroy <pmcelroy@exeternh.gov>

----- Forwarded message -----

From: Lauren Budnick <laurenbudnick@yahoo.com>

Date: Sat, Mar 6, 2021 at 6:00 PM

Subject: Keep Swazey Closed

To: Jgilman@exeternh.gov <Jgilman@exeternh.gov>, mcowan@exeternh.gov <mcowan@exeternh.gov>, npapakonstantis@exeternh.gov <npapakonstantis@exeternh.gov>, Dbrowne@exeterNH.gov <Dbrowne@exeternh.gov>, loliff@exeternh.gov <loliff@exeternh.gov>, rdean@exeternh.gov <rdean@exeternh.gov>, jmurray@exeternh.gov <jmurray@exeternh.gov>

Hello!

I recently learned of an effort to keep Swazey Parkway closed to traffic and I couldn't agree more! I love this idea because it increases open space for children and families in the downtown area where we don't have to worry about our children being in traffic. Further, there's very little impact to drivers as Water Street is less than 100 feet away. If the last year has taught us anything it is to appreciate community and social connection. Swazey Parkway being open for families to spread out safely would make that possible like never before.

Thank you!

Lauren Drinker
Kingston Road



Pam McElroy <pmcelroy@exeternh.gov>

Fwd: Swasey Parkway

1 message

Russ Dean <rdean@exeternh.gov>

Tue, Mar 9, 2021 at 7:40 PM

To: Pam McElroy <pmcelroy@exeternh.gov>

----- Forwarded message -----

From: Courtney Skerritt <courtney.skerritt@gmail.com>

Date: Tue, Mar 9, 2021 at 7:29 PM

Subject: Swasey Parkway

To: <Jgilman@exeternh.gov>, <mcowan@exeternh.gov>, <npapakonstantis@exeternh.gov>, <Dbrowne@exeternh.gov>, <loliff@exeternh.gov>, <rdean@exeternh.gov>, <jmurray@exeternh.gov>

Greetings,

My name is Courtney Skerritt and I am a resident of Haven Lane in Exeter. I am writing to each of you in support of keeping Swasey Parkway a pedestrian thoroughfare.

With the parkway closed to motorized traffic, the park has been a safe place for all members of the community to gather safely. It is a place that brings tremendous value to our community - for biking, running, and walking. With Water Street running parallel to the parkway, there is space for cars to easily drive between downtown and Route 101 without disrupting the safe, open space Swasey Parkway has become for us all.

Thank you for considering my request that Swasey Parkway retain this safe, healthy environment as Exeter moves towards a post-pandemic era.

Sincerely,
Courtney Skerritt
Exeter, NH



Fwd: Swasey Parkway access

1 message

Russ Dean <rdean@exeternh.gov>

Thu, Mar 11, 2021 at 5:14 PM

To: Pam McElroy <pmcelroy@exeternh.gov>

For the packet

Melissa Roy
Town of Exeter

603-773-6151 | mroy@exeternh.gov

32 Court Street, Exeter NH 03833



Please consider your environmental responsibility. Before printing this e-mail message, ask yourself whether you really need a hard copy.

Create your own email signature

----- Forwarded message -----

From: **Devon Skerritt** <dmskerritt@gmail.com>

Date: Thu, Mar 11, 2021 at 9:40 AM

Subject: Swasey Parkway access

To: <Jgilman@exeternh.gov>, <mcowan@exeternh.gov>, <npapakonstantis@exeternh.gov>, <Dbrowne@exeternh.gov>, <loliff@exeternh.gov>, <rdean@exeternh.gov>, <jmurray@exeternh.gov>

Greetings Exeter Select Board members,

I am writing to share my desire that Swasey Parkway remain open only to pedestrian access on a more permanent basis. There are moves in municipalities and cities alike to become more pedestrian friendly, both for quality of life in spaces for recreation such as walking and biking but also to keep motor vehicle traffic focused on existing traffic patterns such as Water Street. I am unsure if Exeter has been collecting data, or what measurements are most important, to inform policy decisions about the Parkway. However, I would argue that even as we are hopefully in the beginning of the end of the pandemic, our community richly benefits from Swasey as a space for exercise, socially distant meeting, and ideally in the future for more community gatherings.

My family of 4 makes use of Swasey for running, walking, biking, rollerblading and have greatly appreciated not having to do so directly adjacent to vehicle traffic. We also enjoy attending community festivals and events such as the farmers market. I am unsure what the demands of traffic are that are not already met by Water Street, but I hope we can continue prioritizing Swasey as a community resource for people, not just for cars.

Sincerely,

Devon M. Skerritt
3 Haven Lane,
Exeter, NH

--
Devon M. Skerritt, Ed.D.
<https://www.linkedin.com/in/devonskerritt/>

Review Board Calendar

Non-Public Session

Adjournment