

Select Board Meeting
Monday, January 25th, 2021, 6:45 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/85992536092>
To access the meeting via telephone, call +1 646 558 8656 and enter Webinar 859 9253 6092
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. Board Interviews – Energy Committee, Arts & Culture Committee
3. Public Comment
4. Proclamations/Recognitions
 - a. Proclamations/Recognitions
5. Approval of Minutes
 - a. Regular Meeting: January 19th, 2021 - TBD
6. Appointments
7. Discussion/Action Items
 - a. Town Moderator Updates
 - b. Tree Committee – Activity Update and Proposed Tree Ordinance
 - c. Involuntary Lot Merger – 11 Bonnie Drive, Tax Map 65-43-1
 - d. Squamscott River Siphons Project Update – Public Works
 - e. COVID 19 Updates
8. Regular Business
 - a. Tax Abatements, Veterans Credits & Exemptions
 - b. Permits & Approvals
 - c. Town Manager's Report
 - d. Select Board Committee Reports
 - e. Correspondence
9. Review Board Calendar
10. Non-Public Session
11. Adjournment

Niko Papakonstantis, Chair
Select Board

Posted: 1/22/21 Town Office, Town Website

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

AGENDA SUBJECT TO CHANGE

Board Interviews



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

1/25/21 6:45 pm
Zoom Interview

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

To be completed by Select Board upon appointment:

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



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

1/25/21 6:55 pm
Zoom Interview

Statement of Interest Boards and Committee Membership

Committee Selection: Arts & Culture Committee Exeter

New Re-Appointment Regular Alternate

Name: Anne Kenny Email: amkennyart@comcast.net

Address: 3 Walnut St, Exeter Phone: 603-867-3988

Registered Voter: Yes No

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

I have been a huge supporter of the arts, music, literature, restaurants, businesses and Rec Dept. in Exeter

I have been asked by several people to apply to this committee. I offer an inclusive and positive view.

My vitae can be seen on my website www.industrialquilts.com

I am a studio artist at Art Up Front Street our website is www.artupfrontstreet.com

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

Signature: Date: 1-12-2021

To be completed by Select Board upon appointment:

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



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

1/25/21 7:30 pm
~~6:50 pm~~
Zoom Interview

Statement of Interest Boards and Committee Membership

Committee Selection: Arts and Culture Committee.

New X

Re-Appointment

Regular

Alternate

Name: Dawn Amey **Email:** dawnameydesigns@gmail.com

Address: 54B Lincoln Street, Exeter, NH 03833 **Phone:** 603-702-0029

Registered Voter: Yes X No

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

I'm an artists, community member and parent.

I have worked for Exeter small businesses for 10 years and was a member of Art Up Front Street for 4 years

Last October I started Local Dames Art Pop Up with another artist, Laura Harper Lake. LDAPU was started to help artists and local small businesses. Each pop up will be at a different local business and we will invite one or two artists from our community to join us. I am interested in helping to promote and facilitate artists and local businesses working together.

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

Signature: Dawn Amey Date: 1/11/21

To be completed by Select Board upon appointment:

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

Minutes

Town Moderator Updates

Tree Committee – Activity Update and Proposed Tree Ordinance

Update on Exeter's Tree Committee for the year 2020

- We are now officially part of our Conservation Commission and operate as an ongoing sub-committee, meeting monthly and reporting bimonthly to the Conservation Commission.
- One of our members also sits on the Conservation Commission
- We have a link on the town website where photos, videos and our members are listed. Exeternh.gov is the town link then go to the Conservation Commission, scroll down till you see the Tree City USA logo.
- Jay Perkins, our town Tree Warden has been a member of our committee since its inception.
- We are working to expand the educational component of this group to the local TV channel. Two events have been broadcast to the community so far.
- We continue our connection to Lincoln St. School's Green Team and their teachers with ongoing projects that continue even with hybrid/zoom schooling.
- We have done outreach to area neighborhoods to do tree plantings in local parks. (one project was delayed due to drought but will go forward in the spring we hope)
- A new project suggested by Kevin Breen has been a "Tree Walk and Talk". We did a trial run with just committee members. Our upcoming walks will be open as feasible to the public and filmed by our TV crew in town for all to learn from and enjoy.
- We are very lucky to have arborists and folks with a lot of expertise who have energized us in our work even as COVID-19 has challenged us. Trees and nature have been a gift that we have all taken to heart this past year.

Eileen Flockhart
Tree Committee Chairperson
2020

DRAFT

Town of Exeter Tree Ordinance

Preamble

Trees are one of Exeter's greatest natural resources, providing vital aesthetic, environmental, and economic benefits to our community. They line our streets, parks, playgrounds and backyards, creating a peaceful, pleasing environment by bringing the natural elements into our downtown and surrounding neighborhoods.

Trees are a vital part of our world, contributing to our environment by improving air quality, moderating local climate by providing shade and regulating temperature extremes, increasing wildlife habitat, preserving soil, assisting with water conservation, and improving the land's capacity to adapt to climate change.

Trees serve as an indicator of Exeter's health and livability, and they need to be managed, preserved, and protected for the economic and social wellbeing of our Town for current and future generations.

Given the importance of trees, it is appropriate to establish guidelines for the planning of trees in Exeter's public spaces. A Tree Committee was established in 2019 as a sub-committee of the Conservation Commission and has drafted this document (The Tree Ordinance) to provide guidance for achieving the purposes listed below.

Purpose

The purpose of this **tree ordinance** is to encourage the proper management of community trees within the Town of Exeter; **and** to establish a standard of care and provide clear guidance to Town officials, public utilities, arborists, and residents regarding the planning, planting, preservation, maintenance, care, and removal of trees on public land and public rights of way within the Town of Exeter; **and** to establish and assign proper authority regarding care of community trees on public land and public rights of way within the Town of Exeter.

Goals

The goals of the Tree Ordinance are to:

- Generate a master plan governing tree planting, maintenance and removal.
- Create and maintain a healthy, diverse, and noninvasive tree cover on our streets and in our parks.
 - Identify spaces where new trees would add to the natural resources of the Town.
 - Maintain a data base inventory of Exeter's street trees, to be updated annually.
 - Centralize tree management.
 - Encourage the formation of meaningful partnerships with local businesses, organizations, and residents to ensure the protection and proper maintenance of trees.
- Encourage good tree management on privately owned properties by providing information for property owners about the value of planting and maintaining appropriate trees in private spaces.
- Provide information and education for all Town residents about the value of providing public funds to achieve these goals.

Standards and Specifications

These need to be worked out but would include:

- A provision for public input in cases where significant trees on public property are to be removed.
- A line item in the budget for trees as part of the natural resources of Town.
- A requirement that contractors follow best practices for selecting, planting, and maintaining trees as part of any contract from the Town of Exeter.
- Determination of the authority for overseeing the work of contractors.
- Creation of an arborist position or funds to hire an arborist on a contract basis.
- Specific guidelines for cooperation between the Tree Committee and School Committees to ensure communication about trees on Exeter public school property.

DRAFT

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Goals

The goals of the Tree Ordinance are to:

- Provide information and education for all property owners on how to select appropriate trees for our region, understand tree health, and the value and methods for proper tree maintenance
- Generate a Community Tree Plan governing trees within Exeter town parks, public spaces and rights-of-ways. This plan shall include:
 - an annually updated inventory of Exeter's street trees and those areas deficient in tree canopy cover
 - a list of acceptable species, and
 - criteria for planting, maintenance and removal

Define the role of the Tree Committee and Tree Warden in implementing the Community Tree plan and establish a sufficient budget for plan implementation
~~Generate a master plan governing tree planting, maintenance and removal.~~

~~Create and maintain a healthy, diverse, and noninvasive tree cover on our streets and in our parks.~~

~~Identify spaces where new trees would add to the natural resources of the Town.~~

~~Maintain a data base inventory of Exeter's street trees, to be updated annually.~~

~~Centralize tree management.~~

~~Encourage the formation of meaningful partnerships with local businesses, organizations, and residents to ensure the protection and proper maintenance of trees.~~

~~Encourage good tree management on privately owned properties by providing information for property owners about the value of planting and maintaining appropriate trees in private spaces.~~

~~Provide information and education for all Town residents about the value of providing public funds to achieve these goals.~~

Standards and Specifications

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- A provision for public input in cases where significant trees on public property are to be removed.
- A line item in the budget for trees as part of the natural resources of Town.
- A requirement that contractors follow best practices for selecting, planting, and maintaining trees as part of any contract from the Town of Exeter.
- Determination of the authority for overseeing the work of contractors.
- Creation of an arborist position or funds to hire an arborist on a contract basis.
- Specific guidelines for cooperation between the Tree Committee and School

Committees to ensure communication about trees on Exeter public school property.

Involuntary Lot Merger – 11 Bonnie Drive



BUILDING DEPARTMENT

Douglas Eastman, Building Inspector/Code Enforcement Officer

DATE: December 15, 2020

MEMO TO: Russ Dean, Town Manager
Board of Selectmen

CC: Craig and Katherine Boudreau – property owner
Janet Whitten, Deputy Assessor

FROM: Douglas Eastman, Building Inspector/Code Enforcement Officer

RE: Application for “Restoration of Involuntarily Merged Lot”

Our office has received a “Restoration of Involuntarily Merged Lot” application for the property located at 11 Bonnie Drive (Tax Map Parcel #65-43-1), currently owned by Craig A. and Katherine A. Boudreau.

In accordance with RSA 674:39-aa, this application is being submitted to the Select Board for consideration.

Please be advised that I have reviewed the application, supporting documents and the Town assessment records, all of which are attached for your review. I have determined that the Town discovered the “extra” lot in April 1998 and subsequently merged the two properties (Tax Map Parcel 65-43 and #65-43.1) in April 1999. I have also consulted with Deputy Assessor Janet Whitten and she concurs with these findings. I am recommending that the above-captioned lot be restored to its pre-merger status.

Once an agenda date has been determined for the required public hearing before the Select Board, abutter notification and posting of the legal notice, including publication in the newspaper, will be prepared by our office.

If you should have any questions, please feel free to contact my office.



Town of Exeter
 10 Front Street
 Exeter, NH 03833
 603-778-0591 Fax: 603-772-4709

Application for Restoration of Involuntarily Merged Lots
 Pursuant to RSA 674:39-aa

Property Location/Address	11 Bonnie Drive Exeter NH 03833		
Existing Tax map Number (Map-Block-Lot)	65-43-1		
Property Owner(s)	Craig A. Boudreau	Phone	603-770-1479
Property Owner(s)	Katherine A. Boudreau	Phone	603-770-8717
Property Owner Mailing Address	11 Bonnie Drive Exeter NH 03833		
Property Owner Email	boudreau426@aol.com		
Agent (If different from Property Owner)	_____		
Agent Phone	_____	Agent Email	_____
Agent Mailing Address	_____		

Instructions & general information for submitting Application:

In accordance with NH RSA 674:39-aa, any owner of lots merged by municipal action for zoning, assessing or taxation purposes prior to September 18, 2010 and without the consent of the owner may request that the lots be restored to their pre-merger status and all zoning and tax maps shall be updated to identify the pre-merger boundaries of said lots or parcels as recorded at the Rockingham County Registry of Deeds, provided:

- a. The request is submitted to the Exeter Select Board prior to December 31, 2021.
- b. No owner in the chain of title voluntarily merged his or her lots. If any owner in the chain of title voluntarily merged his or her lots, then all subsequent owners shall be stopped from requesting restoration. The municipality shall have the burden of proof to show that any previous owner voluntarily merged his or her lots.
- c. All decisions of the Exeter Select Board may be appealed in accordance with the provisions of RSA 676.
- d. The restoration of the lots to their pre-merger status shall not be deemed to cure any non-conformity with existing local land use ordinances.

The following fees shall be submitted with the application:

Application Fee:	\$ 50.00
Abutter Notices:	\$ 10.00 per abutter
Newspaper Notice:	\$ 25.00

The procedure for requesting the Restoration of Involuntarily Merged Lots is as follows:

- ✓ 1. Complete the *Application for Restoration of Involuntarily Merged Lots per RSA 674:39-aa*.
2. Attach copies of the following documents:
 - ✓ a. Most current deed(s) for the lots.
 - ✓ b. If property was obtained from an estate (inherited), attach copy of the statutory "Notice to Cities and Towns".
 - ✓ c. Copies of any recorded plans or surveys which may depict the "pre-merger" configuration of any lots.
 - d. Unless such information already exists in the town records, if any part of the existing map/lot is improved by a structure, the Applicant must provide a signed & stamped as-built survey which reflects (at a minimum) the following features:
 - (i) The location of all structures, including buildings, pools, fences, etc.
 - (ii) The location of all driveways, walkways and associated features.
 - (iii) The location of all water supply wells.
 - (iv) The approximate location of all septic tanks, leach beds or cesspools.
 - (v) The superimposed lines of the pre-merger lot lines as requested by the Applicant.
 - e. A list of the names and addresses of abutting lot owners in similar manner as required under RSA 676.
 - f. Any other documentation deemed relevant.
3. The Select Board's office shall forward copies of the relevant materials to the Town Assessor and Planning Department within three (3) days of application receipt for their review and comment.
4. The Assessor and Planning Department shall forward any comments to the Town Manager within five (5) days of receipt of the materials.
5. The Select Board shall schedule consideration of the Application at a Public Hearing during a regularly scheduled meeting within thirty (30) days of submittal. The Town shall send notice of the Application and the scheduled meeting date to the Applicant and abutting property owners at least seven (7) days before the scheduled meeting.
6. At the scheduled meeting, the Select Board will consider the Application, including recommendation of Town staff, input from abutters and the Applicant(s).
7. If upon review by the Select Board, the Board determines that additional information is required; up to an additional ten (10) days will be provided to produce the additional information.
8. Within forty-five (45) days from the date of submission, the Select Board shall render a decision on the Application at a meeting of the Select Board.
9. Within five (5) business days from the date of the Select Board's final decision, a copy of the written Notice of Decision shall be sent via regular mail to the Applicant(s) and shall be posted in both the Assessor's and Select Board's Offices.
10. The Notice of Decision shall state that any aggrieved party has the right to appeal the decision of the Select Board pursuant to RSA 676.
11. If the Application has been granted (in whole or in part), the appropriate changes will be noted on the Tax Maps and Assessor records. The Planning Department will be notified and provided with a copy of the plans approved by the Select Board and shall make appropriate notations as to the existence of the new lots in its files. The Notice of Decision will be recorded at the Registry of Deeds.

TOWN OF EXETER, N.H.

**APPLICATION FOR RESTORATION OF INVOLUNTARILY MERGED LOTS
PURSUANT TO RSA 674:39-aa**

The undersigned applicant requests that the Town of Exeter, New Hampshire, hereby restore the following parcels of land to their pre-merger status for the purposes of being assessed and treated for regulatory purposes as separate tracts or parcels of land:

Please identify, with reference to an attached recorded plan or survey which the Applicant believes may depict the "premerger" configuration of any lot, and to have existed prior to any "Involuntary Merger" (See. RSA 674:39-aa (1)), which the Applicants) wishes to restore to separate assessment.

Recorded Plan Name & Identified as: Plot Plan Henry Shepard & Charles
Drawn Date: April 1958
Recorded Plan #: 02680
KOirth Development

Acknowledgment: By submitting this application, the Applicant(s) acknowledges they wish to have an existing parcel on the Exeter Tax Map divided into two (2) or more previously existing parcels. Such action will be effective for tax purposes following approval of this Application. Such action may result in increased tax assessed value or supplemental tax liability for the current tax year. In addition, the Applicant(s) understands that the separate lots may not conform to existing zoning requirements, and that if any subsequent request for zoning variance is made by the Applicant or a subsequent owner, the fact that the parcel was previously part of other premises may affect one (1) or more factors which are considered when considering a variance (e.g., substantial justice).

If granted by the Town, the Notice of Decision and plan will be recorded at the Rockingham County Registry of Deeds.

Dated this day of November 30th, 2012.

C Baud
Owner Signature
Craig Boudreau
Print Name(s)

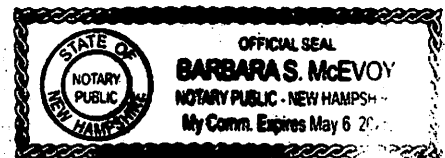
Katherine A Boudreau
Co-Owner Signature
Katherine A. Boudreau

STATE OF NEW
HAMPSHIRE
ROCKINGHAM, SS.

Then personally appeared the above named owners and acknowledged the forgoing to be his/her/their free act and deed, before me,

Barbara S. McEvoy
Notary Public/Justice of the Peace

My commission expires: 5/6/2025



Staff Use Only

Received by: ben

Date: 11/30/2020

Fees Collected: \$ 135.00
(✓ #4584)

Date of BOS Meeting _____

Disposition of the Application (For use by Selectmen/Assessor)

Existing Parcel Identification

TM# 65-43-1
Map-Block-Lot

11 Bonnie Drive
Street Address of Parcel

New Parcel Identification

Map-Block-Lot

Street Address of Parcel

Map-Block-Lot

Street Address of Parcel

Map-Block-Lot

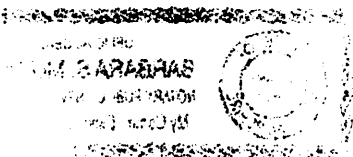
Street Address of Parcel

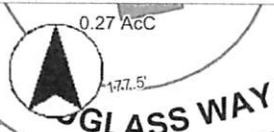
Map-Block-Lot

Street Address of Parcel

Map-Block-Lot

Street Address of Parcel





- Parcels
- NH Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Streets (Updated Feb 2015)
- Misc Streams
- Parcel Streams
- Open Water
- Buildings

*65-118
RAP Realty Manchester
50 Atlantic Ave
Seabrook NH
03874*

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 11/30/2020 at 12:27 PM

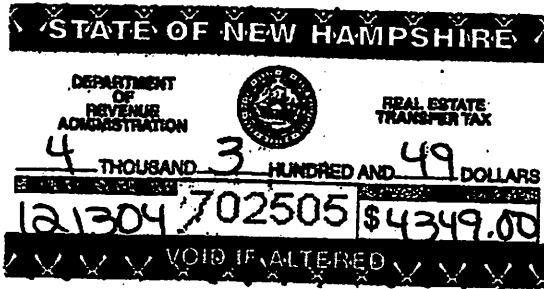
11 Bonnie Drive - Abutter Map

MAIL TO

BK 4409 PG 0282

M

Home Trust Title LLC
175 Canal St
Manchester NH 03101



101688

2004 DEC 13 AM 11:01

WARRANTY DEED

65/43/1

KNOW ALL MEN BY THESE PRESENTS, that, Frank L. Cadieux, an unmarried man, of P.O. Box 289, Stratham, New Hampshire 03885 and Thomas C. Cadieux, a married man, of 10 Pine Road, Brentwood, New Hampshire 03833, for consideration paid, grants to Craig A. Boudreau and Katherine A. Boudreau, husband and wife, of 11 Bonnie Drive, Exeter, New Hampshire 03833, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**, the following:

A certain tract or parcel of land situated in Town of Exeter, County of Rockingham, State of New Hampshire more particularly bounded and described as follows:

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Beginning at a point on the southerly sideline of said Bonnie Drive and twenty-five (25) feet easterly of the northeast corner of Lot "AA" as shown on Plot Plan entitled "Henry Shepard and Charles Koirth Development, Exeter, N.H., dated April 1958, T.A. Nowak, C.E." and recorded Rockingham Registry of Deeds as Plan # 02680; thence running north thirty-four degrees twenty-five minutes east (N 34° 25'E.) a distance of one hundred (100) feet along the southerly sideline of said Bonnie Drive to a point twenty-five (25) feet westerly of the northeast corner of Lot "CC" as shown on said Plan; thence running southerly a distance of one hundred (100) feet to a point at the southerly boundary of Lot "CC", said point being twenty-five (25) feet westerly of the southeasterly corner of Lot "CC", and said boundary being parallel to and twenty-five (25) feet distant from the easterly boundary of lot "CC" thence running south thirty-four degrees twenty-five minutes west (S. 3425'W.) a distance of one hundred (100) feet along the southerly boundary of lots "CC" and "BB" to a point twenty-five (25) feet easterly of the northwesterly corner of lot "BB"; thence running northerly a distance of one hundred (100) feet along lot "BB" to point begun at, said boundary being parallel to and twenty-five (25) feet distance from the westerly boundary of lot "BB".

289,900 11 Bonnie Dr

BK 4409 P6 0283

Meaning and intending to describe and convey the same premises as conveyed to Thomas C. Cadieux and Frank L. Cadieux by deed of Josephine H. Cadieux dated August 26, 1978 and recorded in the Rockingham County Registry of Deeds at Book 3235, Page 0387.

HOMESTEAD RIGHTS DO NOT APPLY TO THIS TRANSACTION.

Dated this 10th day of December, 2004

Thomas C. Cadieux

Thomas C. Cadieux

Frank L. Cadieux

Frank L. Cadieux

**STATE OF NEW HAMPSHIRE
COUNTY OF**

On this 10th day of December, 2004, before me, Genevieve Mackenzie, the undersigned officer, personally appeared Thomas C. Cadieux and Frank L. Cadieux, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein.

Genevieve Mackenzie
Justice of the Peace/Notary Public

GENEVIEVE MACKENZIE
Justice of the Peace
Commission Expires January 4, 2006

Abutters List[print this list](#)

Date: November 30, 2020

Subject Property Address: 11 BONNIE DR Exeter, NH
Subject Property ID: 065-043-0001

Search Distance: 50 Feet

Prop ID: 065-042-0000✓ Prop Location: 31 HAVEN LN Exeter, NH
Owner: HAUCK MICHAEL E
Co-Owner: FRANK DANIELLE M

Prop ID: 065-044-0000✓ Prop Location: 9 BONNIE DR Exeter, NH
Owner: CARDAMONE MATTHEW

Prop ID: 065-054-0000✓ Prop Location: 12 BONNIE DR Exeter, NH
Owner: OSBORN THOMAS
Co-Owner: SIMMONS HOLLY

Prop ID: 065-055-0000✓ Prop Location: 14 BONNIE DR Exeter, NH
Owner: RODRIGUEZ AQUILES
Co-Owner: WILKINS NANCY M

Prop ID: 065-056-0000✓ Prop Location: 29 HAVEN LN Exeter, NH
Owner: FRENCH ARTHUR & LUCILLE FAMILY TRUST
Co-Owner: FRENCH LUCILLE

Prop ID: 065-118-0000✓ Prop Location: 76 PORTSMOUTH AVE Exeter, NH
Owner: RAP REALTY MANCHESTER LLC
Co-Owner: ATTEN: R. WEISNEV50 Atlantic Avenue
Seabrook NH. 03874

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
CADIEUX JOSEPHINE H		1 Level	1 All Publ	1 Paved		Description	Code	Appraised Value	Assessed Value	2211 EXETER, NH
11 BONNIE DR						RES LAND	1010	37,500	37,500	
EXETER, NH 03833						RESIDNTL	1010	70,100	70,100	
		SUPPLEMENTAL DATA								
		Account #:	C0060R			Total:		107,600	107,600	
		CODE:	12							
		USE :	50							
		TYPE:	AcC							
		PLOT:								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/l	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CADIEUX JOSEPHINE H								Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								Total:		105,300	Total:			Total:		

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Type/Description	Amount	Code	Description	Number	Amount	Comm. Int.									
Total:		0														

NOTES												APPRAISED VALUE SUMMARY			
JC=OVERHEAD VENTING IN AS BM=FAIR COND-WATER DAMGE GREEN IG EXCEPT BSMNT-FAIR)												Appraised Bldg. Value (Card)		68,500	
												Appraised XF (B) Value (Bldg)		1,600	
												Appraised OB (L) Value (Bldg)		0	
												Appraised Land Value (Bldg)		37,500	
												Special Land Value		0	
												Total Appraised Card Value		107,600	
												Total Appraised Parcel Value		107,600	
												Exemption(s)			
												Net Total Appraised Parcel Value		107,600	

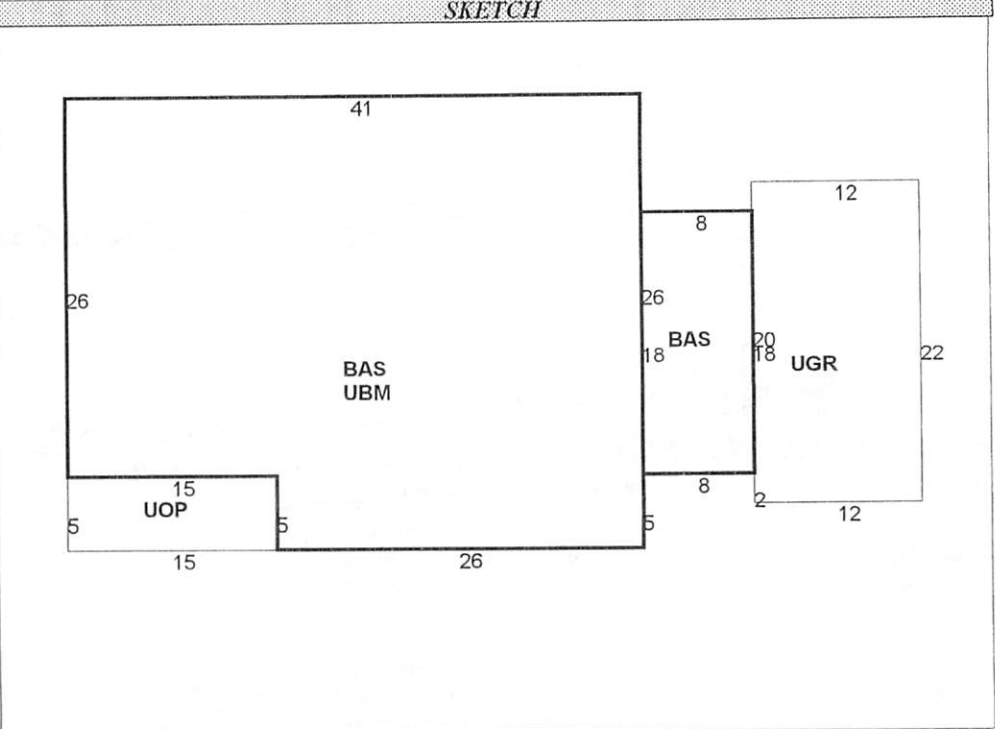
BUILDING PERMIT RECORD										VISIT/CHANGE HISTORY			
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	ID	Cd.	Purpose/Result	
									09/03/96	NR	00	Measur+Listed	

LAND LINE VALUATION SECTION																		
#	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value		
	1010	Single Fam	R-3				10,018.80	SF	4.15	1.00	5	1.00	40	.90		3.74	37,500	
Total Land Units							10,018.80	SF									Total Land Value	37,500

CONSTRUCTION DETAIL						
Element	Cd.	Ch.	Description	Commercial Data Elements		
Style/Type	01		Ranch	Element	Cd.	Ch.
Model	01		Residential	Heat_AC		
Grade	03		Average	Frame Type		
Stories	1		1 Story	Baths/Plumbing		
Occupancy	01			Ceiling/Wall		
Exterior Wall 1	14		Wood Shingle	Rooms/Prtns		
2				% Comm Wall		
Roof Structure	03		Gable/Hip	Wall Height		
Roof Cover	03		Asph/F Gls/Cmp	CONDO/CO-OP DATA		
Interior Wall 1	03		Plastered	Description	Code	Factor
2				Cndo Cmplx		
Interior Floor 1	14		Carpet	Floor Adj		
2				Unit Locatn		
Heating Fuel	02		Oil	Numbr of Units		
Type	05		Hot Water	Numbr Levels		
Air Cnd Type	03		Central	% Ownership		
Bedrooms	03		3 Bedrooms	COST/MARKET VALUATION		
Bathrooms	1		1 Bathroom	Unadj Base Rate	50.00	
				Size Adj Factor	1.1529	
				Grade(Q)Index	1.01	
				Adj Base Rate	58.22	
				Bldg Value New	96,412	
				Year Built	1958	
				Effectve Year Built	1968	
				Nrml Physcl Dep	29	
				Functnl Obslnc	00	
				Eco/Ext Obslnc	00	
Total Rooms	5		5 Rooms	Specl Cnd Code		
Bath Type	02		Average	Specl Cnd %		
Kitchen Style	02		Average	Overall % Cndtn	71	
				Deprec Bldg Value		68,500

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)								
Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL1	FIREPLACE 1 S	B	1	2,200.00	68	1.00	100	1,600

BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,340	1,340	58.22	78,015
UBM	Basement, Unfinish	1,196	239	11.63	13,915
UGR	Garage, Unfinished	264	66	14.56	3,843
UOP	Porch, Open, Unfin	75	11	8.53	640
Ttl. Gross Liv/Lease Area		1,340	1,656	Bldg Value	96,413



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
ADIEUX, JOSEPHINE, H.						Description	Code	Appraised Value	Assessed Value
1 PINE RD RENTWOOD, NH 03833						RES LAND	1300	37,800	37,800
SUPPLEMENTAL DATA									
Account #		B1705R							
TYPE:									
USE:									
PLOT:									
CODE:									
						Total:		37,800	37,800

2211
EXETER, NH

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
ADIEUX, JOSEPHINE, H.							0	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								Total:			Total:			Total:		

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Type/Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:		0					

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APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	37,800
Special Land Value	0
Total Appraised Card Value	37,800
Total Appraised Parcel Value	37,800
Exemption(s)	
Net Total Appraised Parcel Value	37,800

NOTES

4/1/98 DISCOVERED EXTRA LOT/MAPPING CO.—BUILDBAB

See Computer 4/99 merged w/main lot

BUILDING PERMIT RECORD								VISIT/CHANGE HISTORY				
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION																
#	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1300	RES ACLNDV	R3				11,325.00 SF	3.71	1.00	5	1.00	40	0.90	4/98 NEW LOT /CARTOGRAM	3.34	37,800
Total Land Units							0.26 AC								Total Land Value	37,800

CONSTRUCTION DETAIL

SKETCH

Element	Cd.	Ch.	Description
Style/ Type			
Model			
Grade			
Stories			
Occupancy			
Exterior Wall 1			
2			
Roof Structure			
Roof Cover			
Interior Wall 1			
2			
Interior Floor 1			
2			
Heating Fuel			
Heating Type			
A/C Type			
Bedrooms			
Bathrooms			
Total Rooms			
Bath Type			
Kitchen Style			

Commercial Data Elements			
Element	Cd.	Ch.	Description
Heat && AC			
Frame Type			
Baths/Plumbing			
Ceiling/Wall			
Rooms/Prtns			
% Common Wall			
Wall Height			

CONDO/CO-OP DATA			
Element	Code	Description	Factor
Complex			
Floor Adj			
Unit Location			
Number of Units			
Number of Levels			
% Ownership			

COST/MARKET VALUATION			
Unadj. Base Rate			
Size Adj. Factor			
Grade (Q) Index			
Adj. Base Rate			
Bldg. Value New			
Year Built			
Eff. Year Built			
Nrml Physcl Dep			
Funcnl Obslnc			
Econ Obslnc			
Specil. Cond. Code			
Specil Cond %			
Overall % Cond.			
Deprec. Bldg Value			

MIXED USE

Code	Description	Percentage
1300	RES ACLNDV	100

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
Ttl. Gross Liv/Lease Area		0	0	0	Bldg Val:	

CURRENT OWNER				TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT					
CADIEUX THOMAS C FRANK L CADIEUX PO BOX 155 STRATHAM, NH 03885				1 Level	1 All Public	1 Paved		Description	Code	Appraised Value	Assessed Value	2211 EXETER, NH	
							RES LAND	1010	43,800	43,800			
							RESIDENTL	1010	74,200	74,200			
SUPPLEMENTAL DATA								Total				118,000	118,000
Account # C0060R TYPE: 12 USE: 50 PLOT: AcC CODE: GIS ID:													

VISION

RECORD OF OWNERSHIP				BK/VOL/PAGE	SALE DATE	u/a	v/c	SALE PRICE	V/C	PREVIOUS ASSESSMENTS (HISTORY)					
CADIEUX THOMAS C CADIEUX JOSEPHINE H				3235/0387	08/28/1997	U		0	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
						U		0		1998	1010	41,300	1997	1010	37,500
								0		1998	1010	74,200	1997	1010	70,100
										Total:		115,500	Total:		107,600

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Type/Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:							

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APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	72,600
Appraised XF (B) Value (Bldg)	1,600
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	43,800
Special Land Value	
Total Appraised Card Value	118,000
Total Appraised Parcel Value	118,000
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	118,000

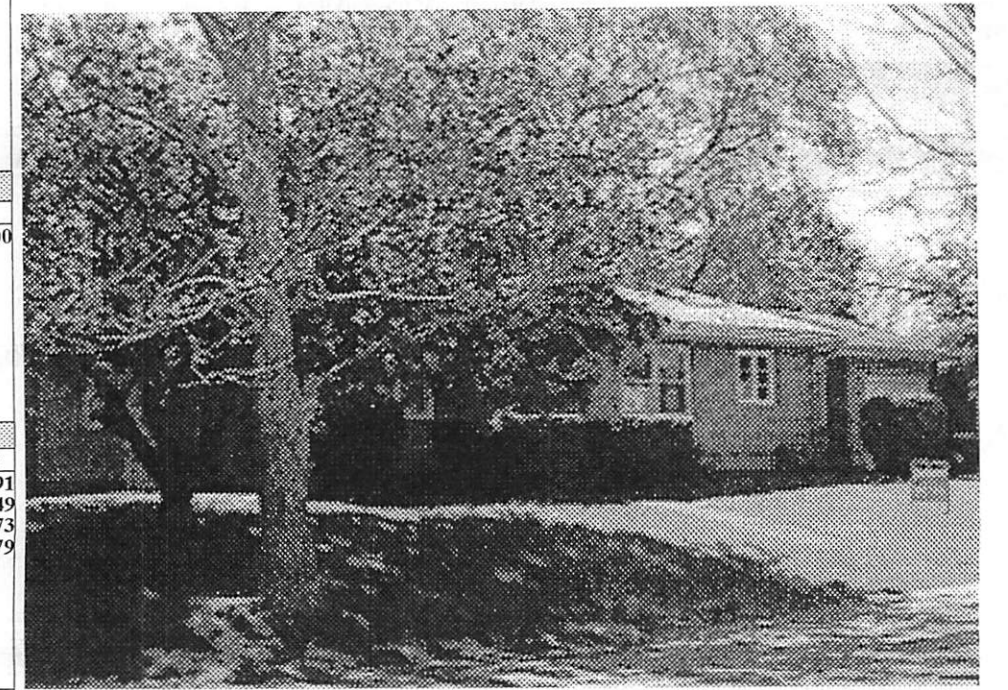
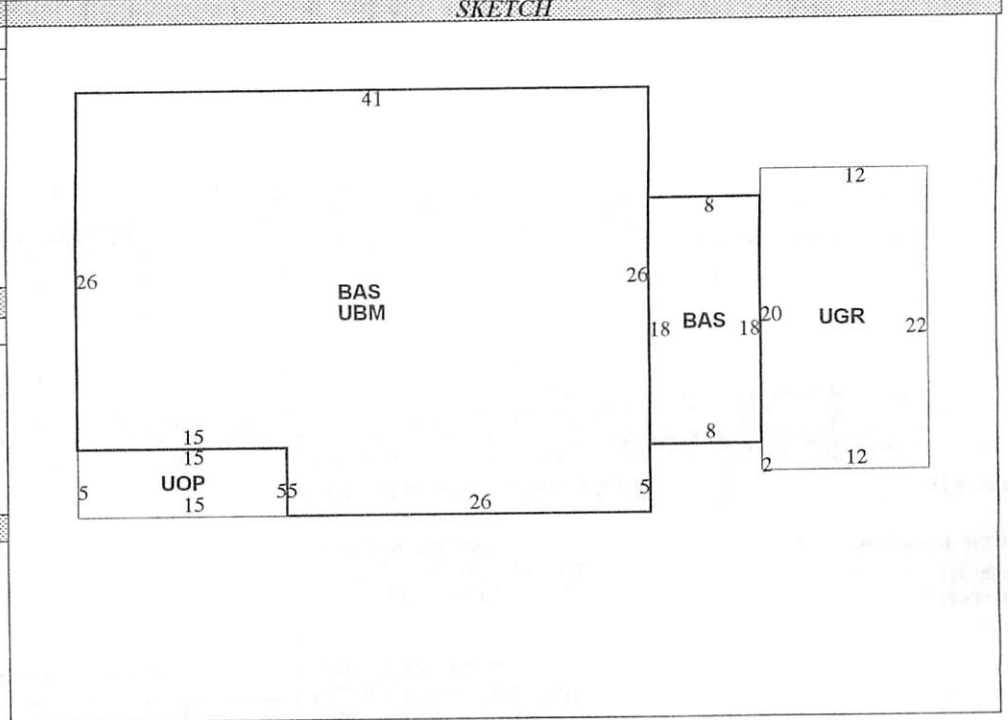
NOTES	
A/C-OVERHEAD VENTING IN BAS	.26 AC FOR A TOTAL OF .49
FBM=FAIR COND-WATER DAMGE	AC,JD
GREEN IG (EXCEPT BSMNT-FAIR)	NOTE: L&B
4/99 MERGED ABUTTING LOT	PLAN: SHEPARD & KOIRTH-55

BUILDING PERMIT RECORD								VISIT/CHANGE HISTORY				
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	ID	Cd.	Purpose/Result
									9/3/96	NR	00	Measur+Listed

LAND LINE VALUATION SECTION																
B#	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	Single Fam	R-3				21,344.00 SF	2.28	1.00	5	1.00	40	0.90		2.05	43,800
Total Land Units							0.49 AC	Total Land Value							43,800	

000-0000

CONSTRUCTION DETAIL				Commercial Data Elements				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style/ Type	01		RANCH	Heat & AC				
Model	01		Residential	Frame Type				
Grade	03		Average	Baths/Plumbing				
Stories	1		1 Story	Ceiling/Wall				
Occupancy	01			Rooms/Prtns				
Exterior Wall 1	14		Wood Shingle	% Common Wall				
2				Wall Height				
Roof Structure	03		Gable/Hip	CONDO/MOBILE HOME DATA				
Roof Cover	03		Asph/F Gls/Cmp	Element	Code	Description	Factor	
Interior Wall 1	03		Plastered	Complex				
2				Floor Adj				
Interior Floor 1	14		Carpet	Unit Location				
2				Number of Units				
Heating Fuel	02		Oil	Number of Levels				
Heating Type	05		Hot Water	% Ownership				
AC Type	03		Central	COST/MARKET VALUATION				
Bedrooms	03		3 Bedrooms	Unadj. Base Rate		53.00		
Bathrooms	1		1 Bathroom	Size Adj. Factor		1.15290		
Total Rooms	5		5 Rooms	Grade (Q) Index		1.01		
Bath Type	02		Average	Adj. Base Rate		61.71		
Kitchen Style	02		Average	Bldg. Value New		102,192		
				Year Built		1958		
				Eff. Year Built		1968		
				Nrml Physcl Dep		29		
				Functl Obslnc		0		
				Econ Obslnc		0		
				Spec. Cond. Code				
				Spec. Cond %				
				Overall % Cond.		71		
				Deprec. Bldg Value		72,600		
MIXED USE								
Code	Description	Percentage						
1010	Single Fam	100						
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)								
Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL1	FIREPLACE 1 ST	B	1	2,200.00	1968		100	1,600
BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value		
BAS	First Floor	1,340	1,340	1,340	61.71	82,691		
UBM	Basement, Unfinished	0	1,196	239	12.33	14,749		
UGR	Garage, Unfinished	0	264	66	15.43	4,073		
UOP	Porch, Open, Unfinished	0	75	11	9.05	679		
Ttl. Gross Liv/Lease Area		1,340	2,875	1,656	Bldg Val:		102,192	



Property Location: BONNIE DR
 Vision ID: 100017

MAP ID: 65114311 *File*
 Other ID:

Bldg #: 1 Card 1 of 1

Print Date: 08/29/1999

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
CADIEUX, JOSEPHINE, H. THOMAS CADIEUX PO BOX 155 STRATHAM, NH 03885						Description	Code	Appraised Value	Assessed Value	2211 EXETER, NH
						RES LAND	1300	41,700	41,700	
SUPPLEMENTAL DATA						<i>To be deleted as of 4-1-99 included in 65-43-1</i>				
Account # B1705R		TYPE: USE: PLOT: CODE:								
GIS ID:						Total		41,700	41,700	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CADIEUX, JOSEPHINE, H.						0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								1998	1300	41,700						
								Total:		41,700	Total:			Total:		

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Type/Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:							

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APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	41,700
Special Land Value	
Total Appraised Card Value	41,700
Total Appraised Parcel Value	41,700
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	41,700

NOTES
 4/1/98 DISCOVERED EXTRA LOT/MAPPING CO.--BUILDBAB
5/10/00 Deleted MTL & Acct. on Vision

BUILDING PERMIT RECORD								VISIT/CHANGE HISTORY				
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION																
#	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1300	RES ACLNDV	R3				11,325.00 SF	4.09	1.00	5	1.00	40	0.90	4/98 NEW LOT /CARTOGRAPH	3.68	41,700
Total Land Units							0.26 AC								Total Land Value	41,700

CONSTRUCTION DETAIL				SKETCH				
Element	Cd.	Ch.	Description	Commercial Data Elements				
Style/ Type				Element	Cd.	Ch.	Description	
Model				Heat & AC				
Grade				Frame Type				
Stories				Baths/Plumbing				
Occupancy				Ceiling/Wall				
Exterior Wall 1				Rooms/Prtns				
2				% Common Wall				
Roof Structure				Wall Height				
Roof Cover				CONDO/MOBILE HOME DATA				
Interior Wall 1				Element	Code	Description	Factor	
2				Complex				
Interior Floor 1				Floor Adj				
2				Unit Location				
Heating Fuel				Number of Units				
Heating Type				Number of Levels				
AC Type				% Ownership				
Bedrooms				COST/MARKET VALUATION				
Bathrooms				Unadj. Base Rate			0.00	
Total Rooms				Size Adj. Factor				
Bath Type				Grade (Q) Index			0.00	
Kitchen Style				Adj. Base Rate			0.00	
				Bldg. Value New			0	
				Year Built			0	
				Eff. Year Built			0	
				Nrml Physcl Dep			0	
				Funcnl Obslnc			0	
				Econ Obslnc			0	
				Spec. Cond. Code				
				Spec. Cond %				
				Overall % Cond.			0	
				Deprec. Bldg Value			0	
MIXED USE								
Code	Description	Percentage						
1300	RES ACLNDV	100						
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)								
Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value		
Ttl Gross Liv/Lease Area		0	0	0	Bldg Val:			

Property Location: 11 BONNIE DR
 Vision ID: 1758

MAP ID: 65/143/1/
 Other ID: 0065 0043 0000

Bldg #: 1 Card 1 of 1

Print Date: 01/10/2005 16:03

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
BOUDREAU CRAIG A BOUDREAU KATHERINE A 11 BONNIE DR EXETER, NH 03833		Level	All Public	Paved		Description	Code	Appraised Value	Assessed Value
Additional Owners:		SUPPLEMENTAL DATA				RES LAND	1010	93,900	93,900
		Account # C0060R				RESIDNTL	1010	140,500	140,500
		TYPE: 12				<div style="text-align: center;">2211 EXETER, NH</div> <div style="text-align: center; font-size: 2em; font-weight: bold;">VISION</div>			
		USE: 50							
		PLOT: AcC							
		CODE:				Total: 234,400 234,400			
		GIS ID:							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	.C.	PREVIOUS ASSESSMENTS (HISTORY)								
BOUDREAU CRAIG A		4409/0282	12/10/2004	Q	I	289,900	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
CADIEUX THOMAS C		3235/0387	08/28/1997	U		0	1A	2004	1010	93,900	2003	1010	78,300	2003	1010	78,300
CADIEUX JOSEPHINE H				U		0		2004	1010	140,500	2004	1010	135,400	2003	1010	135,400
								Total:		234,400	Total:		213,700	Total:		213,700

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY			
Year	Type/Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor			
								<div style="text-align: right;"> Appraised Bldg. Value (Card) 138,300 Appraised XF (B) Value (Bldg) 2,200 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 93,900 Special Land Value Total Appraised Card Value 234,400 Total Appraised Parcel Value 234,400 Valuation Method: Cost/Market Valuation Net Total Appraised Parcel Value 234,400 </div>			
Total:											

NOTES	
.26 AC FOR A TOTAL OF .49 AC,JD NOTE: L&B PLAN: SHEPARD & KOIRTH-55 (EXCEPT BSMNT-FAIR) 4/99 MERGED ABUTTING LOT	

BUILDING PERMIT RECORD							VISIT/CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	ID	Ca.	Purpose/Result
									9/10/04	EB	00	Measur+Listed
									5/26/04	EB	01	Measur+2Visit
									9/3/96	NR	00	Measur+Listed

LAND LINE VALUATION SECTION																	
#	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value	
1	1010	Single Fam	R-3				21,344.00	SF	4.89	1.00	5	1.00	45	0.90		4.40	93,900
Total Card Land Units							0.49	AC	Parcel Total Land Area:			0.49	AC	Total Land Value			93,900

CONSTRUCTION DETAIL

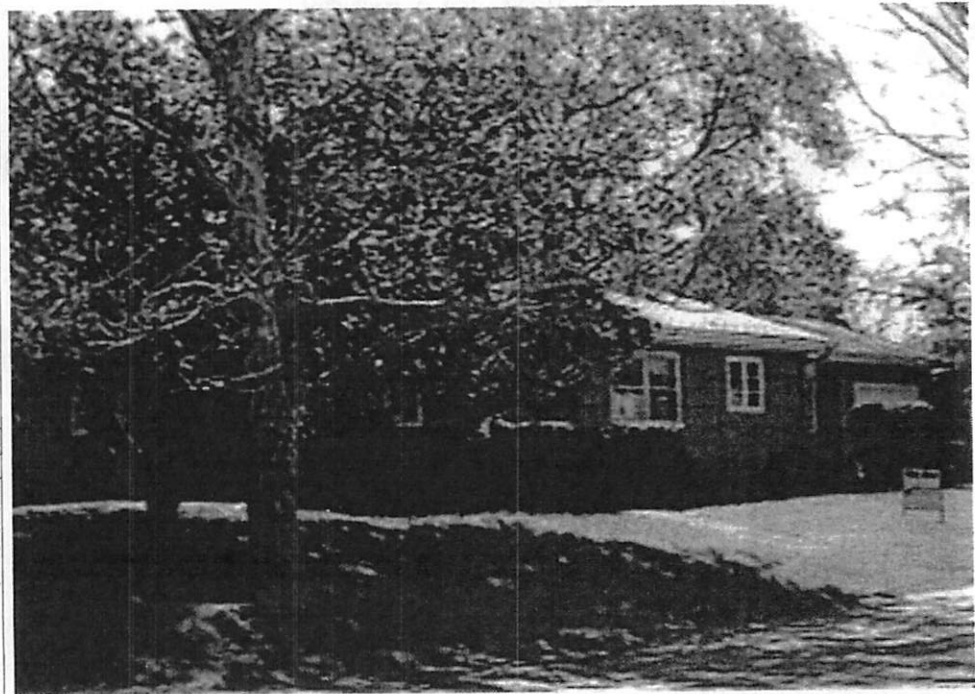
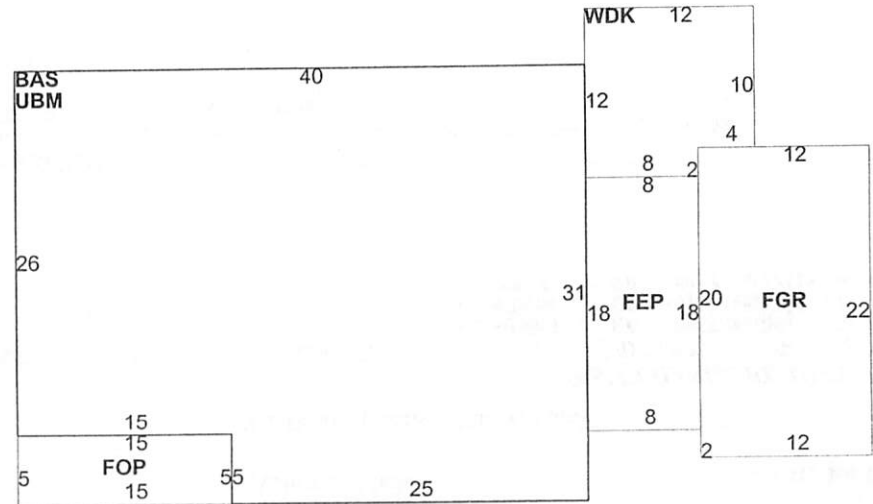
SKETCH

Element			Commercial Data Elements				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style/Type	01		Ranch	Heat & AC			
Model	01		Residential	Frame Type			
Grade	03		Average	Baths/Plumbing			
Stories	1		1 Story	Ceiling/Wall			
Occupancy	01			Rooms/Prtns			
Exterior Wall 1	25		Vinyl Siding	% Common Wall			
2				Wall Height			
Roof Structure	03		Gable/Hip	CONDO/MOBILE HOME DATA			
Roof Cover	03		Asph/F Gls/Cmp	Element	Code	Description	Factor
Interior Wall 1	03		Plastered	Complex			
2				Floor Adj			
Interior Floor 1	14		Carpet	Unit Location			
2				Number of Units			
Heating Fuel	02		Oil	Number of Levels			
Heating Type	05		Hot Water	% Ownership			
A/C Type	01		None	COST/MARKET VALUATION			
Bedrooms	03		3 Bedrooms	Unadj. Base Rate		117.00	
Bathrooms	1		1 Bathroom	Size Adj. Factor		1.16296	
Total Rooms	5		5 Rooms	Grade (Q) Index		0.98	
Bath Type	02		Average	Adj. Base Rate		133.35	
Kitchen Style	02		Average	Bldg. Value New		216,027	
				Year Built		1958	
				Eff. Year Built		1968	
				Nrml Physcl Dep		36	
				Functl Obslnc		0	
				Econ Obslnc		0	
				Specl. Cond. Code			
				Specl Cond %			
				Overall % Cond.		64	
				Deprec. Bldg Value		138,300	

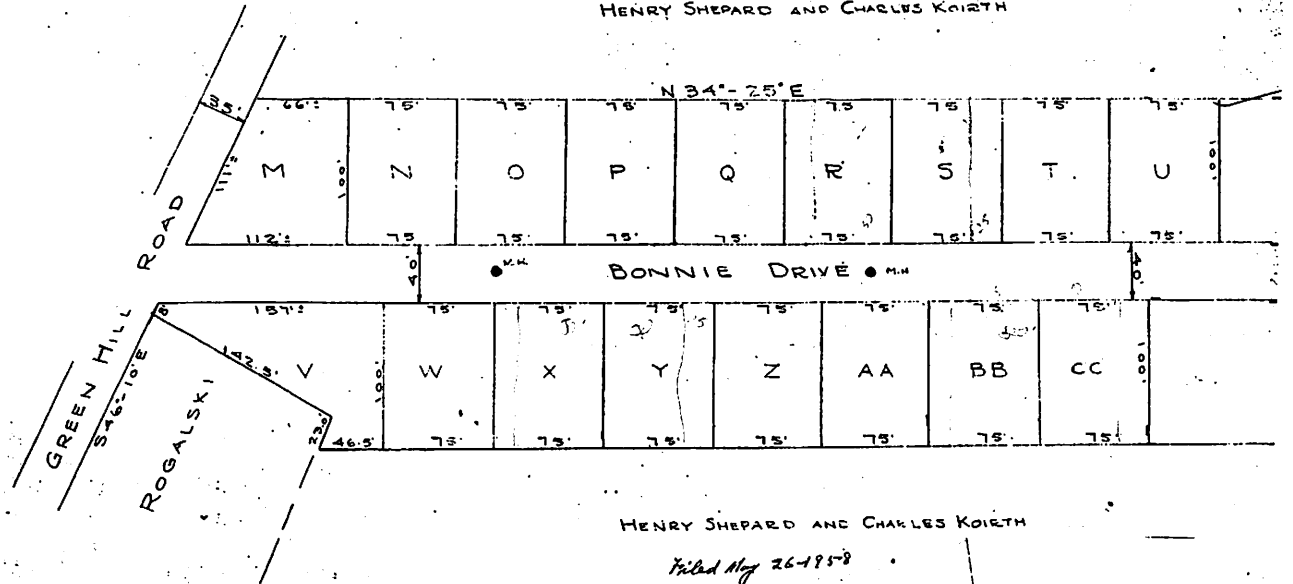
MIXED USE		
Code	Description	Percentage
1010	Single Fam	100

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value	
FPL1	FIREPLACE 1 ST	B	1	3,500.00	1968		100	2,200	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,165	1,165	1,165	133.35	155,353
FEP	Porch, Enclosed, Finished	0	144	101	93.53	13,468
FGR	Garage, Framed	0	264	92	46.47	12,268
FOP	Porch, Open, Finished	0	75	15	26.67	2,000
UBM	Basement, Unfinished	0	1,165	233	26.67	31,071
WDK	Deck, Wood	0	136	14	13.73	1,867
Ttl. Gross Liv/Lease Area		1,165	2,949	1,620	Bldg Val:	216,027



HENRY SHEPARD AND CHARLES KOIRTH



HENRY SHEPARD AND CHARLES KOIRTH

Filed May 26-1958


PLOT PLAN
HENRY SHEPARD & CHARLES KOIRTH
DEVELOPMENT
EXETER, N.H.



SCALE 1 INCH = 50 FT APR 1958
T.A. NOWAK, C.E.

Squamscott River Siphons Project Update – Public Works

**TOWN OF EXETER
MEMORANDUM**

TO: Select Board
FROM: Town Manager 
RE: Squamscott River Siphons Project
DATE: January 25th, 2021

The Department of Public Works will give the Board an update at Monday night's meeting on the Squamscott River Siphons project approved by the voters in 2020. The condition of the existing siphons has revealed greater requirements for repairs. Work to date on the project will be discussed Monday evening.

COVID 19 Updates

Weekly FD Report
Friday, January 22
Russ,

- Numerous EMS and Fire calls during the week, with nothing notable.
- Daily statewide COVID19 numbers have remained steady all week. This past week NH had 5,516 positive tests for a daily average of 788, and there have been 65 COVID19 related deaths statewide recorded. Rockingham County recorded 8 deaths this past week.
- Exeter has had 53 new positive tests since last Friday. Our running total since early March is now 506, with 55 cases considered active.
- The vaccination process is in the last few days of Group 1A, healthcare, 1st Responders and residents of long term care facilities. To date, all Exeter public safety... PD, Fire/EMS, dispatchers, and office support staff have received their first dose of the vaccine if they wanted one. There remains a very small number of employees, that did not wish to receive the vaccine at this time.
- As reported in the media, the state will begin vaccinating open Group 1B, any resident over 65 years of age, anyone that has been deemed medically vulnerable, those living in congregate residential housing, such as homeless shelters, and corrections officers.
- We have been asked if Exeter Fire AEMTs and Paramedics would be able to assist in mobile vaccination clinics in Exeter and identified locations contiguous to Exeter.
- We have the ability to pay details from a fund and seek reimbursement. The grant funding would be separate from our 2021 operating budget.
- Many Fire/EMS and PD employees will receive their second dose of the vaccine on Tuesday and Wednesday of next week.

Tax Abatements, Credits & Exemptions

List for Select Board meeting January 25, 2021

Veteran Credits

Map/lot	Location	Amount	
95/64/12	13 Lindenshire Ave	2,000.00	disability
65/73	9 Bittersweet Lane	500.00	

Abatements

Map/lot	Location	Amount	
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Solar Exemption

Map/lot	Location	Amount	
62/81	41 Brentwood Road		
62/58	46 Brentwood Road		
63/53	42 Epping Road		
62/17	70 Washington Street		
74/142	40 Washington Street		
64/22	28 Park Street		
82/30	12 Gill Street		
64/11	22 Green Street		
104/63	9 Marilyn Ave		

Permits & Approvals

66 Main Street, Suite B
Plymouth, NH 03264

International Drive
Portsmouth, NH



Telephone: (603) 279-0352
Toll Free: (866) 501-0352

all@mrgov.com
www.mrigov.com

January 11, 2021

Russell Dean, Town Manager
Town of Exeter
10 Front Street
Exeter, NH 03833

Re: Professional Services Agreement – Assessing Services

Dear Mr. Dean

This letter will serve as a Supplement to MRI's Professional Services Agreement for general assessing services dated September 22, 2014, by editing paragraphs III and V as shown below:

Paragraph III Fees

“The sum \$8,958.33 billed monthly for 2021.”

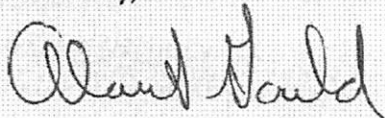
Paragraph V Term

“This agreement shall remain in force and effect from January 1, 2015 through June 30, 2021. This agreement shall renew for an additional six months on July 1, 2021 unless terminated pursuant to the original terms of the agreement.”

If you find this satisfactory, please sign and return this document via email.

Thank you for the opportunity to be of continuing service to the Town of Exeter.

Sincerely,



Alan S. Gould
President

**Approved for the Town of
Exeter, NH by its Town Manager:**

Russell Dean, Town Manager

Date: _____



PROFESSIONAL SERVICES AGREEMENT

I. PARTIES TO THE AGREEMENT

This Agreement, dated September 22nd 2014, is intended to provide a professional consulting relationship for services to the **TOWN OF EXETER, NEW HAMPSHIRE (Client)** to be provided by **MUNICIPAL RESOURCES, INC. (MRI)**, and is lawfully entered into between the Client, by its Town Manager, Russell Dean, and Select Board Chairman, Julie Gilman, and MRI, by its President, Donald R. Jutton. The Client's contact person responsible for administering this agreement is the Town Manager, Russell Dean.

II. SCOPE OF WORK

To provide on-going oversight, coordination, and management for the Tax Assessing operations to assist the Select Board in fulfillment of their duties and responsibilities related to the assessment and taxation of real property throughout the Town of Exeter.

The services to be provided include the following:

Completion of the 2015 and the 2020 statistical updates as required to satisfy the requirements of the NH DRA.

Adequately attend to, manage, and maintain the following operational elements of the Assessing Office: exemptions, credits, current use, land use change tax (LUCT), timber and gravel yield taxes, and all other statutory assessing obligations.

Conduct careful measuring, listing, and valuation of new or newly modified properties as identified by the issuance of permits or any other applicable source.

Perform field inspections on all properties that have transferred during each year of the contract period, and investigate and verify the circumstances surrounding all sales as required by the DRA.

Perform field inspections on 25% of the real estate parcels in the community in the second through fifth year of this agreement so that all properties have been inspected and field verified at least once within the four year cycle.

Conduct field inspections and other studies necessary to responsibly review and make written recommendations to the Selectmen for adjudication of all abatement requests filed in each year of this agreement.

Meet with taxpayers wishing to discuss their valuations, answer questions, and explain the practices and procedures employed in real property assessment as reasonably required.

Meet with the Town Manager, Municipal Administrators, Department Heads, and/or Select Board upon request.

Represent the Town of Exeter and its best interest in all abatements or appeals.

Meet and work with State Monitors as necessary to ensure the Town is meeting all certification requirements of the DRA and to maintain positive and responsive working relationships.

Perform annual assessment to sales ratio studies for the purpose of informing the Select Board/Assessors of the need for revaluation, partial revaluation, or statistical update to be or remain compliant with RSA 75:8 – Revised Inventory.

Work with, support, and see to the maintenance of the Vision CAMA System currently licensed by the Town.

- Conduct a cyclical review of 25% of the properties per year in 2016, 17, 18, and 19.
- MRI will support, train, and mentor the current Assessing Clerk, Janet Whitten, through a process that leads to her certification as a New Hampshire Assessor. A process that will take approximately 5 years.

The Town may terminate this agreement if the Town and the Select Board decide to reinstitute in-house capacity. Pursuant to Addendum A, Section F, the Town will be afforded the opportunity to hire MRI's Team Leader, Paul McKenney, directly as a municipal employee without penalty.

During the term of this Agreement, the Town staff will be responsible for getting ownership transfers, exemptions, and all other data into the Town billing system, and for the input of ownership transfers and other data into the CAMA system. The Town staff will also provide photocopies of building permits and any other applicable information for each property to be



reviewed, and will provide other clerical/administrative assistance. It is also expected that any questions or issues that arise, whether originating from a Town official, employee, or taxpayer, will be brought to MRI's attention at the earliest opportunity, so that it may be dealt with expeditiously. With regard to field inspections, MRI will make an initial visit to each property; if someone is present at the time of the visit, an interior inspection will be attempted. However, in all cases, MRI will measure the exterior of the improvements. In those cases where the interior is not viewed on the initial visit, a list will be provided so the Town staff can send a letter requesting an appointment for an interior inspection. If no interior inspection is accommodated by the property owner, MRI will estimate the interior on the basis of the best information available and annotate the property card accordingly. It is expected that all work can be accomplished within 3 days per week on average, with time varying considerably from month.

In 2015 and 2020, the analysis associated with the statistical updates will require a separate (sub)-contract per DRA rules; however, the total cost of the separate (sub)-contracts will be covered in the fees and charges below. Also, if as a result of new legislation and/or new DRA or ASB rules/guidelines, fewer or more services are required, a supplemental scope of work will need to be mutually agreed upon.

III. FEES AND CHARGES

The monthly fee indicated below will be paid by the 10th of each month. Any reimbursable charges and other extras (see Special Conditions below) will be invoiced in the month following the expense and will be paid within 30 days of invoice. Invoices not paid within 30 days will accrue interest at the rate of 1.5% per month.

- A. The sum of \$105,000 for 2015;
- B. The sum of \$107,500 for 2016;
- C. The sum of \$110,000 for 2017;
- D. The sum of \$112,500 for 2018;
- E. The sum of \$115,000 for 2019; and
- F. The sum of \$117,500 for 2020.

Use of a consultant's personal vehicles for field work will be documented and billed at the IRS rate in effect at that time.

Preparation and presentation of the defense of values above the local level are not included in the monthly fee schedule. After securing authorization to proceed from the Town Manager, MRI will bill for such services at \$125 per hour, except for the defense of utility values, where the cost will be \$175 per hour.

To the extent technical assistance is required from the Town's software vendors, or others knowledgeable of the assessing/tax collection systems and practices, the Town shall be



responsible to pay directly all such costs. MRI shall cooperate fully in an effort to keep any required technical support costs as low as possible.

The annual fee will be invoiced in 12 equal monthly installments, in advance; commencing with a first billing on December 15, 2014, for the month of January 2015, and continuing forward. Expense reimbursement or defense fees will be billed in arrears each month, for the preceding month.

Third parties retained by MRI who or which are not MRI employees or affiliates, and as noted on any Supplement(s), will be invoiced at a cost sufficient to cover all charges and costs.

IV. MRI PERSONNEL IN CHARGE

Donald R. Jutton, President, will serve as principal-in-charge of this engagement. Paul McKenney will serve as the project team leader, supported by Scott Marsh and Gerard Quintal, and other MRI assessing staff as needed.

Gail Schillinger will serve as the Communication Liaison between the Client and MRI to expedite the flow of project information, to record and properly direct Client inquiries regarding the project, and to ensure that problems or issues that may arise during the engagement are addressed and resolved expeditiously. Please feel free to contact Ms. Schillinger regarding any matter related to this project at:

Gail H. Schillinger, Customer Liaison Representative
Municipal Resources, Inc.
120 Daniel Webster Highway
Meredith, NH 03253
(603) 279-0352, x-303
(866) 501-0352, X-303 TOLL FREE
gschillinger@mrigov.com

Communications or correspondence related to any problems, issues, or changes required for this project shall be directed to the Client at the following address:

Russell Dean, Town Manager
Town of Exeter
10 Front Street
Exeter, NH 03833

V. TERM

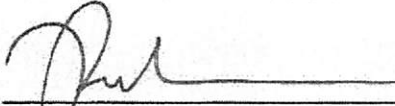
This agreement shall remain in force and effect from January 1, 2015 through December 31, 2020, unless extended by mutual agreement.



THIS CONTRACT IS SUBJECT TO THE PROVISIONS CONTAINED IN ADDENDUM I, ATTACHED HERETO AND INCORPORATED HEREWITH.

ACCEPTED AND AGREED

FOR THE TOWN OF EXETER



Russell Dean, Town Manager

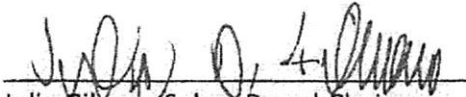
Date: 10/14/14

FOR MUNICIPAL RESOURCES, INC.



Donald R. Johnson, President

Date: 10/25/14



Julie Gillman, Select Board Chairman

Date: 10/26/14

ADDENDUM I

A. MUTUAL REPRESENTATIONS

MRI represents to the Client it is a duly constituted corporation under the laws of the State of New Hampshire and is authorized to do business within this State as a professional services corporation.

MRI has in force and effect general commercial liability and errors and omissions insurance coverage to protect the Client from accidents which MRI or its authorized representatives may cause to persons or property or from professional errors or omissions when performing under this agreement.

MRI has no liens or encumbrances which would adversely affect the ability of MRI to perform as stipulated under this agreement, its terms and conditions.

The Client represents to MRI that sufficient funds have been appropriated so it may retain and compensate MRI for the services provided for herein.

The Client's representative is authorized to enter into this agreement on behalf of the Client.

The Client is aware of no action, contemplated action, liability or other encumbrance which would limit or otherwise preclude the Client from freely entering into this agreement and compensating MRI for the services provided.

B. NOTICE OF CHANGE OF PERSONNEL

Except as otherwise provided below, the MRI consultants assigned to any scope of work or project will remain throughout the duration of that specific scope of work or project. MRI retains the right, and upon 30 days written notice, to remove from the project any of its consultants whom it believes can no longer suitably perform under its obligations to this agreement or any Supplement to it.

The Client, upon 30 days written notice, may request MRI to replace any of its consultants with another qualified representative.

C. ADMINISTRATION OF AGREEMENT MODIFICATIONS

In all cases where this agreement is modified or expanded a written Supplemental Scope of Work (Supplement) must be prepared which clearly defines the services to be provided and details the billing rates or amounts to be charged by MRI and paid by the Client. Supplements must be executed by the authorized representatives of the respective parties prior to any billable work being undertaken. The Supplement(s) shall identify:

The MRI officer or principal responsible for the successful delivery of services and/or project completion and the client's contracting official(s) or officer(s);

The specific details of the work to be performed;

The MRI personnel to be assigned;

The basis upon which MRI services are being retained, including the normal hourly rate(s), cost reduction considerations or the agreed upon fee(s) for the personnel assigned and/or the services provided;

The Client's contact person responsible for administering the Supplement, activities or project and the associated reporting requirements; and any special or other conditions such as time deadlines, special reporting requirements, budget limitations, or other similar constraints.

D. INDEMNIFICATION

MRI shall protect, indemnify and hold and save harmless Client, its officers, employees, officials, and agents from any and all claims, costs, causes, actions and expenses, including, but not limited to, legal fees (attorneys' and paralegals' fees and court costs) arising out of MRI's negligence in the provision of services to Client. MRI shall similarly protect, indemnify and hold and save harmless Client, its officers, employees, officials and agents against and from any and all claims, costs, causes, actions, and expenses, including, but not limited to, legal fees, incurred by reason of MRI's breach of any of its obligations under, or MRI's default of, any provision of this Agreement.

Client shall protect, indemnify, and hold and save harmless MRI, its agents, employees, and affiliates against and from any and all claims, costs, causes, actions, and expenses, including, but not limited to, legal fees (attorneys' and paralegals' fees and court costs) arising out of Client's negligence in fulfilling its obligations under this Agreement. Client shall similarly protect, indemnify and hold and save harmless MRI, its agents, employees, and affiliates against and from any and all claims, costs, causes, actions, and expenses, including, but not limited to, legal fees, incurred by reason of Client's breach of an of its obligations under, or Client's default of, any provisions of this Agreement.

E. INSURANCE

MRI has in force and shall maintain throughout this engagement the following insurance:



1. General Liability Insurance

MRI shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than \$1,000,000 each occurrence covering liability arising from premises, operations, independent contractors, products-completed operations, personal injury (including employment practices liability) and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract). If such CGL insurance contains a general aggregate limit, it shall apply separately to this project.

Client shall be named as an additional insured prior to beginning work and MRI shall furnish client with a Certificate(s) of Insurance executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above.

All Certificates shall provide for 30 days' written notice to the Client prior to the cancellation or material change of any insurance referred to thereon.

2. Professional Liability Insurance

MRI shall maintain professional liability and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each wrongful act arising out of the performance or failure to perform professional services.

3. Business Auto and Umbrella Liability Insurance

If applicable, MRI shall maintain business auto liability and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each accident. Such insurance shall cover liability arising out of any auto including owned, hired, and non-owned autos.

4. Workers Compensation Insurance

MRI shall maintain workers compensation and employers liability insurance. The commercial umbrella and/or employers liability limits shall not be less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease.

F. NON-SOLICITATION

MRI acknowledges that the Client may wish to offer Paul McKenney employment at some point in time during the contract or upon termination of this agreement. MRI has no objection and will assess no fee or penalty in such event.

The Client agrees that, for a period of one-year following the completion of the term of this agreement, they shall not, directly or indirectly, hire, solicit, or otherwise encourage any other MRI personnel or affiliates assigned to this agreement to leave MRI's employment.

If the client should wish to hire any MRI personnel or affiliate, other than Mr. McKenney, assigned to this Agreement it agrees to compensate MRI with payment in the amount of 25% of that person's 1st year total compensation package.

Initialed for Client: MD
Date: 10/14/14

Initialed for MRI: [Signature]
Date: 9/25/15

Initialed for Client: [Signature]
Date: 10/24/14



Correspondence



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

January 20, 2021

Donna Leroy
P.O. Box 416
Exeter, NH 03833

Dear Donna:

Please process a disbursement in the amount of \$10,416.93 payable to the Town of Exeter from the Swasey Parkway Maintenance Fund, Sub Account #111. This amount reimburses the Town for expenses paid by the Town on behalf of Swasey Parkway during 2020 in excess of the budget. I have enclosed a year-to-date budget as of 12/31/20.

Please let me know, if you have any questions. Thank you.

Sincerely,

Dwane Staples, 1/22/2021

Dwane Staples
Exeter Swasey Parkway Trustee Chair

**Town of Exeter
Swasey Parkway
YTD Expenditure Report: December 31, 2020**

ACCOUNT DESCRIPTION	BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% USED
Swasey Pkwy Sal/Wages PT	-	26.25	(26.25)	100.00
Swasey Pkwy -FICA	-	1.63	(1.63)	100.00
Swasey Pkwy-Medicare	-	0.38	(0.38)	100.00
Swasey Pkwy- Electricity	950.00	1,488.75	(538.75)	156.70
Swasey Pkwy Maintenance	<u>10,000.00</u>	<u>19,849.92</u>	<u>(9,849.92)</u>	<u>198.50</u>
Total Swasey Parkway	10,950.00	21,366.93	(10,416.93)	195.10

ACCOUNT DESCRIPTION	AMOUNT COLLECTED
<u>Swasey Permit Fees</u>	<u>1,300.00</u>