

Select Board Meeting
Monday, June 13th, 2022, 6:50 p.m.
Nowak Room, Town Offices
10 Front Street, Exeter NH 03833

Meeting in the Nowak Room at the Town Office Building. For virtual access, see instructions below.

Watch this meeting on Channel 22, or EXTV Facebook <https://www.facebook.com/ExeterTV>, or YouTube <https://www.youtube.com/c/ExeterTV98>.

To access the meeting via Zoom, click this link: <https://exeternh.zoom.us/j/88323732506>

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 – Zoning Board of Adjustment
3. Public Comment
4. Proclamations/Recognitions
 - a. Proclamations/Recognitions
5. Approval of Minutes
 - a. Regular Meeting: May 31st, 2022
6. Appointments
7. Discussion/Action Items
 - a. Public Hearing: Friends of Coastal Waters School
 - b. Proposed Stoney Brook Development: Garrepy Planning Consultants
 - c. Accept Locality Equipment Purchase Grant - \$50,000 – Justin Pizon, Assistant Fire Chief
 - d. Primex CAP Agreements 2023-2025
 - e. Pickleball/Tennis – Greg Bisson, Parks/Recreation
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: 6/10/22 Town Office, Town Website

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

AGENDA SUBJECT TO CHANGE

Board Interviews



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

Interview w/SB
6/13/22
6:50 pm

Statement of Interest Boards and Committee Membership

Committee Selection: _____

New Re-Appointment Regular Alternate

Name: David H. Mirsky Email: dmirsky@comcast.net

Address: P.O. Box 1063, Exeter NH 03833 Phone: 603-303-7421

Registered Voter: Yes No

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

I have work on the Exeter Zoning Board of Adjustment as both an alternate and regular member. I am an attorney. Admitted to the Massachusetts Bar in 1991 and admitted to the New Hampshire Bar in 1992. I was a judicial law clerk in the US District Court for the District of New Hampshire for the Hon. Stone Perine from Sept 1992 to Sept 1994, and for the Hon. Joseph A. DiCristo, Jr. as a temporary emergency law clerk in 1995.

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: David H. Mirsky Date: 6/7/22

To be completed by Select Board upon appointment:

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

Proclamations/Recognitions

Town of Exeter, New Hampshire

A Proclamation

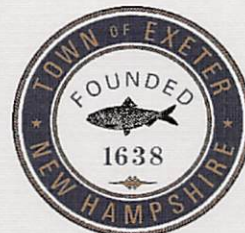
In the year of our Lord, Two Thousand and Twenty-Two

Arbor Day

June 21, 2022

- Whereas,* In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and
- Whereas,* this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and
- Whereas,* Arbor Day is now observed throughout the nation and the world, and
- Whereas,* trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and
- Whereas,* trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and
- Whereas,* trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and
- Whereas,* trees, wherever they are planted, are a source of joy and spiritual renewal.
- Now, therefore,* I, Niko Papakonstantis, Select Board Chair of the Town of Exeter, do hereby proclaim the 21st of June, 2022 as Arbor Day in the Town of Exeter, and I urge all citizens to celebrate Arbor Day by supporting efforts to protect our trees and woodlands, and
- Further,* I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.
- Dated this* 21st day of June, 2022

Niko Papakonstantis,
Select Board Chair, Exeter, NH



Minutes

Select Board Meeting
Monday May 31, 2022
6:50 PM
Nowak Room, Town Offices
Draft Minutes

1. Call Meeting to Order

Members present: Julie Gilman, Lovey Roundtree Oliff, Niko Papakonstantis, Nancy Belanger, and Molly Cowan. Town Manager Russ Dean, Assistant Town Manager Melissa Roy, Public Works Director Jennifer Perry, Town Planner Dave Sharples, Fire Chief Eric Wilking, and Health Officer James Murray were also present at this meeting.

The meeting was called to order by Mr. Papakonstantis at 6:50 PM, and the Board went to the Wheelwright Room for an interview.

2. Board Interviews

- a. Bob Dudra for the Rec Advisory Board

The Board reconvened at 7:02 PM.

3. Public Comment

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

4. Proclamations/Recognitions

- a. Mr. Papakonstantis thanked the members of the Memorial Day Parade Committee and Public Safety for a successful parade.
- b. Mr. Papakonstantis recognized several tree companies which came to do pro bono work on Swasey Parkway for Arbor Day: Cornerstone Tree, Curtis Tree Care, Piscataqua Landscaping, and Northeast Tree Care and Landscaping. This work would have totaled almost \$20,000. He also thanked the current and former members of the Swasey Parkway Committee who helped out.
- c. Mr. Papakonstantis attended an awards luncheon for the New England American Public Works Association where Jennifer Perry was presented with an award.

5. Approval of Minutes

- a. Regular Meeting: May 9, 2022

MOTION: Ms. Belanger moved to approve the Select Board meeting minutes of May 9, 2022 as presented. Ms. Oliff seconded. Ms. Cowan was not present for the vote. The motion passed 4-0.

6. Appointments and Resignations

MOTION: Ms. Belanger moved to accept the resignation of Dick Matthews from the Recreation Advisory Committee. Ms. Oliff seconded. Ms. Cowan was not present for the vote. The motion passed 4-0.

7. Discussion/Action Items

a. COVID 19 Update

Public Health Officer James Murray said Covid-19 numbers are on the rise. Reported numbers are probably lower than actual numbers, due to a high level of home testing. Exeter Hospital reported increased pressure on their resources. According to the PEA Covid dashboard, there are 7 cases in isolation on campus. There are 84 active cases in Exeter. The guidance for Covid-19 has not changed. There's a new tool, Paxlovid, which is a prescription drug for those with symptoms of Covid-19.

Mr. Papakonstantis asked if children 5-11 can now get a booster. Mr. Murray said yes, with the Pfizer vaccine. Mr. Papakonstantis asked if the Hospital has brought back masks, and Mr. Murray said he thinks masks have been required there all along.

Fire Chief Eric Wilking said the Covid data sources are becoming more and more scattered. NH has dropped to a weekly analysis of numbers, so we're relying on the WMUR dashboard and we're not sure how reliable that is. He will continue to present updates, but with caveats about reliability.

b. Community Power Update

Lew Hitzrot of the Community Power Aggregation Committee discussed the timeline and steps for the Community Power project leading up to the intended launch in April/May 2023. He will bring back the JPA Amendment and the Electric Aggregation Plan Amendment to the Select Board next month.

c. Intersection Evaluation Report

Town Engineer Paul Vlasich said that in 2019, the town approved an intersection study at \$50,000. The study started in 2020 around the time of Covid. He introduced Project Manager Greg Bakos from VHB Engineering, who gave a summary of the findings.

Mr. Bakos said that VHB considered traffic operations and collected crash data regarding the intersections listed in the 2018 Master Plan and 2019 Warrant Article. For traffic operations, they looked at any intersection delay, based on historical peak hour data, field observations, town input and historical Google Maps images. For safety analysis, they ranked 88 intersections based on 5-year crash data.

Ms. Cowan arrived at this time (7:35 PM).

Mr. Bakos said the #1 intersection is at 101 and Epping Road, but this area is State-owned. #2 is Front Street and Water Street. Crash data doesn't necessarily bear out the intersections named in the 2018 Master Plan. They did not get crash severity data, which would be important. They decided to focus on the four Warrant Article intersections: Water/Front Street, Front/Pine/Linden Street, Water/High/Clifford/Franklin Street, and Winter/Railroad/Columbus Ave.

Regarding Water/Front Street, the turning movements by the bandstand and heavy volume lead to frustration and risk taking. The bandstand impacts sightlines. Diagonal parking on the north side is very close to the travel lane.

Crashes are high but the severity is probably low, due to low-speed conditions. It's laid out well. It's limited on possible improvements without totally revamping it. For small improvements, the striped area could be cobbled to force cars away from the bandstand when turning. There's also the option of re-stripping the diagonal parking at more of an angle, but we may lose 1-2 parking spaces.

Regarding Front/Pine/Linden Street, coming out of Pine and Linden there's a wide paved area with conflicting movements. It's likely that this would have more severe crashes since Front Street is free-flow and cars are going faster. VHB proposes a roundabout here, which would provide better crosswalk locations and slow down people on Front Street. They don't believe signals would be warranted here. This would be a fairly expensive solution, estimated at around \$550,000 in 2021, and the cost likely has escalated. A low-cost alternative was not found. There would be some right of way acquisitions, but the park would not be impacted.

Ms. Gilman said she's wanted a roundabout here forever. It looks like it fits well in this space. Mr. Bakos said this is at the small end of recommended sizes, but it's compatible with this area. There would be a cobblestone area around the middle to accommodate tractor trailers. Mr. Papakonstantis asked how the construction of a roundabout would impact school access. Mr. Bakos said the construction would likely involve phasing, night work, and summer work. Ms. Belanger asked how access to the Church will be affected, and Mr. Bakos said the impact should be minimal. There would still be on-street parking outside of the area of the roundabout.

Regarding Water/High/Clifford/Franklin Street, there's an awkward geometry coming into the main road. Crashes here are due to conflicts, unusual angles, and high volumes of traffic on High Street. For low cost alternatives, VHB suggests bumping the corner at High and Clifford to slow traffic, and bumping out Franklin to shorten crosswalks. The report also looked at reversing the directions of the two side streets, but Public Works Director Jen Perry pointed out that the directions used to be reversed and cars would try to take a left on High Street to come down Clifford, causing delays.

Regarding Winter/Railroad/Columbus Ave, there are difficult geometries and a high speed access. The severity of crashes is likely high. For low cost improvements, moving the curb lines would allow the Winter Street drivers to move up a little and deflect the Winter Street vehicles approaching Columbus. For larger improvements, a roundabout would fit here and provide safer and better access for all approaches. VHB estimated the cost at \$630,000 in 2021. The town could also change the geometry of Winter Street to a TEE intersection, which would be less costly than the roundabout (\$350,000 in 2021).

Mr. Papakonstantis opened the discussion for public comment.

Leslie Haslam of Columbus Avenue asked why the process with changing the Brentwood Road/Columbus Ave/Epping Road intersection was so different from this process. Will there be any outreach to the abutters with these projects? Mr. Papakonstantis said if any of these went on the CIP, we would have public

meetings for comment. We've learned from the Brentwood Road project to communicate with abutters and the larger town. Ms. Haslam said she's in favor of the roundabouts, and spoke of her positive experiences with them.

Robert Ficara of 6 Columbus Ave asked about putting stop signs on both Railroad Ave and Winter Street to slow that traffic down. Mr. Bakos said it's not a bad idea. We don't usually put stop signs in for speed control, but it could be put in to help Columbus. It would likely be a decision for Public Works. Ms. Haslam said having people from Winter stop before Columbus would be huge. We should also put a sidewalk on Railroad Avenue.

Mr. Papakonstantis brought the discussion back to the Board.

Ms. Belanger said the intersection from the end of Railroad Ave to Front Street is also dangerous.

Ms. Cowan asked if the roundabout slows traffic down, and Mr. Bakos said yes, it will calm traffic in all directions.

Mr. Dean said we will take this set of recommendations and turn it into a CIP request, then go through normal CIP and budget process, unless the Board feels strongly about a particular idea. Mr. Papakonstantis said we should have a Select Board meeting where we invite public input on these proposals before making it a CIP proposal. Mr. Dean said possibly involving the Communications Advisory Committee. Ms. Belanger asked if abutters and affected neighborhoods can be notified, and Mr. Dean said we can look into it. Mr. Papakonstantis said he would like to find some postage in the budget to communicate with people about this. Mr. Dean suggested a survey. Mr. Papakonstantis said we should bring this back some time in July.

Mr. Vlasich said we got the Phase 2 of the intersection improvements program last year, so we have funding for the consultant to carry this further, or we can use a portion of this money to look at other intersections, such as the Master Plan intersections that were not addressed. Mr. Dean asked if some of these lower cost improvements could be done with the \$50,000; he also mentioned that they could potentially be done with ARPA funds. Mr. Papakonstantis asked for an estimate at the June meeting of how much the study of the next four intersections named in the report would cost.

d. Westside Drive Project Update

Paul Vlasich, the Town Engineer, said the Clean Water SRF planning portion of the Westside Drive project is just about complete. To close it out, we have to provide the Governor and Council with our funding. He introduced Cole Melendy of Underwood Engineers to discuss the project further.

Mr. Melendy said that Westside Drive is a loop road off of 111, near Brickyard Pond. This is part of the Phase III Infiltration and Inflow evaluation of 2013, which has been studied since 2013. This is an area with significant private I/I, or stormwater that goes into the sewers. Sumps and drains are connected to the sewer systems, which takes up sewer capacity and increases WWTF treatment and user costs. The project funding of \$100,000 consisted of \$75,000

from the NHDES CWSRF loan with principal forgiveness and \$25,000 from the Town Sewer Fund. There was a topo survey of road centerlines, a geotechnical evaluation, a condition assessment of the sewer, water, drainage and roadway, and building inspections for illicit sewer connections. There was public participation and involvement: We distributed a questionnaire to the neighborhood and held public meeting #1 in 2020 and public meeting 2 in 2021.

The recommended project components are drainage improvements, new sump pump collectors, water main replacements, and roadway improvements with pedestrian safety considerations. Rough estimates for the project are roadway and sidewalk at \$2,200,000, I/I and Stormwater at \$1,500,000, and Municipal Water Improvements at \$2,600,000, for a total project cost \$6,300,000. The project could go to Town Meeting in March 2023; if approved, there could be construction in FY 2023/2024. We will know more about the Clean Water SRF funding in July/August.

Mr. Dean asked about Grant Funding. Mr. Bakos said the stormwater component ranked #5 on the last ARPA round. We could mitigate stormwater impacts by reducing the impervious area.

Ms. Cowan asked if it would be worthwhile to have an education campaign about not hooking sump pumps up to the sewer. Mr. Bakos said that's certainly something we recommend. As part of the CSO long-term control plan update of 2017, the town did a resident mailer on that issue. Mr. Dean said we have an ordinance prohibiting sump pumps from connecting to the sewer, but the question is how to address it.

e. FY22 Paving Contract

Ms. Perry presented Bell & Flynn's proposal for paving in 2022. Jay Perkins and Paul Vlasich developed this list, and John Bell of Bell & Flynn has been able to propose the same unit pricing for all paving materials, but would be using an index adjustment used by NH DOT.

MOTION: Ms. Belanger moved to authorize the Town Manager to extend the contract with Bell & Flynn for 2022 at \$71.90 per ton for binder course, \$72.90 per ton for surface course, and \$73.90 per ton for urban compact course. Ms. Gilman seconded. The motion passed 5-0.

f. Public Safety Complex Discussion: Fire Substation

Town Planner Dave Sharples said when he talked with the Select Board in April about using 30-32 Court for a Police Station, it wasn't supported, so he's been focusing on the existing station at 20 Court Street and on 6 Continental Drive, which the town purchased in 2010, for a new Police Station. The next step is where the Fire substation would go. The Fire program needs 21,000 square feet to operate for the next 20-30 years. If there's a 6,000 square foot substation at 6 Continental, that would reduce the need for the square footage at 20 Court Street. We held a public forum May 4, which had about 12 attendees.

Fire Chief Eric Wilking said the current facility was completed in 1979, when Fire had 3 shifts of 4 members, for a total of 13 people; there are now 35 people working in this facility. The equipment is larger today. In 1980 Fire did 762 calls; last year, we had 4,000 calls. Three studies have indicated the need for some form of Fire presence in a portion of town that's not adequately served. We're looking for a response time of 4 minutes or less. CPSM analyzed the 2018-2019 statistics, and we met the 4 minute response time 1,600 times of 1,800 calls, or 84%. If we had a substation, 95% of calls could have had a 4 minute response time, and 94% of EMS calls. In recent years, there's been growth on the Epping Road corridor with 615 new living units and 400,000 square feet of industrial and commercial development added. The town's population has increased 50%, to just over 16,000. We do not propose hiring any new Firefighter/EMTs for the substation. Constructing the substation on Continental is critical and would raise the 4 minute response time from 84% to 95%.

After discussion, Mr. Papakonstantis said the consensus of the Board is that the town should continue pursuing the Police Station and Fire Substation on Continental Drive.

g. Bike/Pedestrian Plan

Dave Sharples said a town warrant article of \$25,000 was approved for a Bike and Pedestrian Master Plan for Exeter. He's looking to come up with a mini-CIP for these projects for the next 6 years. The cost would be \$27,000 but RPC is willing to bring \$4,500. He suggested approving the Town Manager to spend up to the \$25,000 in case we need more community outreach or other funding needs.

MOTION: Ms. Belanger moved to authorize the Town Manager to execute a contract with the Rockingham Planning Commission and to take any and all other action necessary to complete the Bike and Pedestrian Master Plan for an amount not to exceed \$25,000. Ms. Gilman seconded. The motion passed 5-0.

8. Regular Business

a. Tax Abatements, Veterans Credits and Exemptions

MOTION: Ms. Gilman moved to approve a solar exemption for 85/71 in the amount of \$19,500 for FY 2023. Ms. Belanger seconded. The motion passed 5-0.

b. Permits & Approvals

Greg Bisson, the Parks and Rec Director, said the Select Board acceptance on May 9 of the donation from TEAM was conditional on the approval of the HDC, but there was no quorum at the HDC meeting. There's also an additional expense on concrete. Ms. Gilman said the HDC's approval isn't necessary because it's a governmental project.

MOTION: Ms. Belanger moved to accept the donation of a pre-fabricated gazebo from TEAM without the approval of the HDC. Ms. Gilman seconded. The motion passed 5-0.

MOTION: Ms. Belanger moved to approve additional \$1,500 in addition to the previously approved \$5,825 from the Parks Improvement Capital Reserve Fund. Ms. Gilman seconded. The motion passed 5-0.

Mr. Bisson said an irrigation company will install our new water fountains, at a cost of \$12,000 for five fountains. One new water fountain will go in at Townhouse Common.

MOTION: Ms. Belanger moved to approve an expenditure of \$12,000 from the Parks Improvement Capital Reserve Fund to complete the water fountains installation by Day's Landscaping. Mr. Papakonstantis seconded. Ms. Gilman had stepped away and was not present for the vote. The motion passed 4-0.

Mr. Bisson said we're planning to put in ADA compliant fencing at the lower tennis courts with AAA Fencing at a cost of \$1700. This work can be done in July.

MOTION: Ms. Belanger moved to expend \$1,700 from the Parks Improvement Capital Reserve Fund to complete the ADA gate expansion on the lower tennis courts by AAA Fencing. Mr. Papakonstantis seconded. Ms. Gilman had stepped away and was not present for the vote. The motion passed 4-0.

Mr. Dean said

c. Town Manager's Report

- i. The Friends of Coastal Waters are proposing a new school in the public technology park zoning district. The Select Board has the authority to hold a public hearing on the proposed use. The Planning Board held their public hearing May 26. Would the Board like to have a separate hearing? Ms. Belanger said there was a Planning Board concern about that intersection at High Street, the site of the old Tyco building. Their school day starts at 8:15, and the school will keep an eye on congestion. Some residents of that area were concerned about traffic and noise. There are no school buses, only parent drop off and pickup. There could be up to 325 students. There were two people from Acadia Lane present at the hearing. After discussion, Mr. Papakonstantis said the consensus is to have a separate public hearing.
- ii. We're working on the Town Offices building project, which involves the internal building of walls on the second floor.
- iii. He attended Jennifer Perry's award luncheon on May 18.
- iv. He is meeting with Public Works on the CIP review.
- v. At the State level, SB 401 passed, which will double our highway aid. \$1M for Police Body Cameras also passed. HB1221, State Retirement

Contribution, will make a 7.5% contribution, estimated at \$300,000 for the town this year. This contribution is just for one year.

- vi. The audit continues with field work.
- d. **Select Board Committee Reports**
 - i. Ms. Oliff had no report.
 - ii. Ms. Cowan had a Water/Sewer Advisory meeting, but they are having trouble getting a quorum to vote on abatements. The Committee had initial conversations to do a project similar to the work done in Jady Hill in another part of town. We had a person from a large apt complex talk about the rate at which they are charged. Mr. Dean said in the old water/sewer rate system, we used to charge more for meters based on size, but now they pay the same rate and have a tier system. Mr. Papakonstantis asked if the committee can hear from the applicants without a quorum, then present before the Select Board. Mr. Dean said yes, he thinks they can still make a recommendation. Ms. Gilman disagreed, saying they couldn't make a recommendation without a quorum. Mr. Dean suggested having the DPW make those recommendations to the Board. Mr. Papakonstantis suggested having the committee give a summary, rather than a recommendation, or having Ms. Cowan as the Select Board rep give a summary. Mr. Dean said to change the composition of the committee, we'd have to go back to Town Meeting.
 - iii. Ms. Gilman had no meetings. On the State level, HB307 would have prohibited towns from regulating the use of guns on public property, but it failed in committee. The Governor has vetoed a few things, including a policy prohibiting the requirement of facial coverings for schools. A 10 year transportation plan was approved.
 - iv. Ms. Belanger said the Conservation Commission talked about the Exeter Trail Race June 18, which has an average of 100 participants. There was trail work done; the volunteers repurposed some wood from donations for the bridging and the town only paid \$113 for screws. PS&H talked to this committee and the Planning Board; the Conservation Commission recommended approval and the Planning Board approved it. One trail will have to be closed down. At the Alewife Festival, the alewives were running. She didn't attend but it looked like a successful event. The Raynes Farm RFP barn work had no bids come in, so Kristin Murphy will reach out to LCHIP regarding next steps. At the Planning Board, there was a public hearing on the PEA multifamily site review. The biggest concern was fertilizer close to the riverbank. Approval was granted for 1 year, and the work has already started. A lot line adjustment for 14 Riverbend Circle was approved. There was an Election of Officers, but the positions remain the same. She attended the Communications Advisory meeting for Ms. Cowan, where they discussed a website refresh project which is in progress. We need to be ready to go with our social media policy. Mr. Papakonstantis asked if the committee can come to the

Select Board prior to the launch. Mr. Dean said it could possibly go live July 1. Each department will post its own material. The Library is separate. Mr. Dean acknowledged Mr. Glowacky's work on this project. Ms. Belanger said at the Housing Advisory Committee, there was a recap of regional conversation on housing and we talked about next steps, which include a Rockingham Planning Commission listening session. We're looking to unveil our storyboard map. At the Planning Board meeting, we heard about a minor subdivision on Drinkwater Road, PS&H, and Coastal Waters Charter School. The new former Baptist Church on Front Street was approved, with 11 condo units but no parking. There's no clear data on parking usage in this area. It could be a cumulative problem. We should consider issuing permits or other measures at a future Select Board meeting. A Senior BBQ is this Thursday at Swasey Parkway. RPC has a regional sustainability and resiliency program, which is having a webinar on Friday afternoon. The Planning Board voted to recommend to the Select Board to move forward with a parking study.

- v. Ms. Oliff left at this time.
- vi. Mr. Papakonstantis had no report.

e. Correspondence

- i. A letter from Exeter Sportsman's Club related to fulfilling the Director's obligation to come before the Board. Mr. Dean said the Director hasn't been here in years. Mr. Papakonstantis suggested having him come in September.
- ii. A US EPA letter regarding the Great Bay total nitrogen permit.
- iii. A notice from Xfinity on a cost increase for AMC+ on demand.

9. Review Board Calendar

- a. The next meetings are June 13 and 27.

10. Non-Public Session

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

11. Adjournment

MOTION: Ms. Belanger moved to adjourn. Ms. Gilman seconded. The motion passed 5-0 and the meeting was adjourned at 10:01 PM.

Respectfully Submitted,
Joanna Bartell
Recording Secretary

Appointments

Board and Committee Appointments
June 13th, 2022

Recreation Advisory Board

Bob Dudra, term to expire 4/30/24

Resignations

Bev Tappan, Sustainability Advisory Committee



Russ Dean <rdean@exeternh.gov>

SAC resignation

bevalan2@gmail.com <bevalan2@gmail.com>
To: Russ Dean <rdean@exeternh.gov>
Cc: Niko Papakonstantis <npapakonstantis@exeternh.gov>

Wed, Jun 8, 2022 at 3:48 PM

Please accept my resignation from SAC due
To my advanced age (96) and lack of transportation.

Beverly Tappan, RiverWoods Exeter

Discussion /Action Items

Public Hearing – Friends of Coastal Waters Charter School



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

June 1, 2022

Francis X. Bruton, III, Esquire
Bruton & Berube, PLLC
601 Central Avenue
Dover, New Hampshire 03820

Re: Planning Board Case #22-8 Friends of Coastal Waters
Public Hearing – Proposal for Chartered Public School
2 Holland Way, Exeter, N.H.
Tax Map Parcels #69-2

Dear Attorney Bruton:

Please be advised that at the meeting of May 26th, 2022, the Exeter Planning Board conducted a public hearing in accordance with NH RSA 674:54 to review a proposal by Friends of Coastal Waters to utilize the existing building located at 2 Holland Way for an educational facility.

The Board offered the following non-binding comments for consideration:

- School zone signs be investigated;
- The Board has concerns regarding the Holland Way/High Street/Hampton Road intersection and the school traffic may create additional safety concerns; and
- The Board encourages the school to continue to analyze traffic patterns and make any adjustments within your purview to improve safety.

If you should have any questions, please do not hesitate to contact the Planning Department office at (603) 773-6114.

Sincerely,

Dave Sharples
Town Planner
(on behalf of the Chairman – Exeter Planning Board)

cc: Bill Libby, Friends of Coastal Waters
CPEX Park LLC, property owner
Douglas Eastman, Building Inspector/Code Enforcement Officer
Janet Whitten, Town Assessor

DS:bsm

Proposed Stoney Brook Lane Development – Garrepy Planning Consultants



June 09, 2022

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

RE: Stoneybrook Lane – Development Proposal, Water & Sewer Connection Request

Dear Russ,

We are looking forward to meeting with you and the Select Board on June 13th to discuss the development project for Tuck Realty Corporation and the potential connection to Exeter's water and sewer infrastructure. Please find the attached submittals which include, a concept from Jones & Beach Engineers for a 130-unit townhouse project located in Stratham on Stoneybrook Lane; Sewer Concept Plan from Weston & Sampson for the proposed development; and the 1985 Water & Sewer Agreement between Exeter and Stratham for Stoneybrook Lane.

We appreciate our recent discussions with you and other town officials regarding connection to water and sewer in Exeter. Meeting with the Select Board is an important next step in our permitting process. We believe that there are many benefits to the Town of Exeter that will be realized with the development of the project including; much needed housing (that will include a workforce component); valuable open space (located primarily in Exeter) to include tidal marsh land, nature trails and other passive recreation amenities, that will be permanently protected; impact fees paid to Exeter to offset needed infrastructure costs for water and sewer in Exeter; and long term user fees paid to Exeter from the project residents.

Please feel free to reach out to me with any question prior to the meeting.

Regards,

Mike Garrepy

GARREPY PLANNING CONSULTANTS, LLC

real estate planning & development

phone: 603.944.7530 email: garrepy.pc@gmail.com

WATER AND SEWER AGREEMENT

THIS AGREEMENT made the 22nd day of Apr , 1985 by and between the TOWN OF STRATHAM, a municipal corporation duly existing in the County of Rockingham, The State of New Hampshire, and the TOWN OF EXETER, a municipal corporation duly existing in said County and State,

WHEREAS STRATHAM voted at the Annual Town Meeting of March, 1972 to negotiate with Exeter to allow residents of Stratham to tie into Exeter's sanitary sewer line on Stoneybrook Lane in Exeter, and

WHEREAS the Town of Exeter has had a sewer agreement with Stratham since April 25, 1972, and

WHEREAS, the Town of Exeter is desirous of updating that agreement upon the anniversary date in order to establish an equitable rate structure, and

WHEREAS, the Town of Exeter is willing to allow sanitary sewerage to enter its system and to convey, treat, and dispose of the sewerage therefrom, and

WHEREAS, the Town of Exeter is willing to supply water to the street;

NOW THEREFORE, in consideration of the premises and the mutual promises hereinafter set forth, the parties agree as follows:

That upon adoption of this agreement by and between the Town of Stratham and the Town of Exeter, the Selectmen of the Town of Stratham will notify all owners of property presently connected to the system of the existence and conditions of the agreement;

That no connections to the sewer and water system shall be allowed unless authorized by the Selectmen of the Town of Exeter;

That connections authorized by the Board of Selectmen shall comply with the regulations of the Exeter Public Works Department and the connection fee shall be \$350.00 per service;

That water and sewer system uses shall conform to the regulations of the Exeter Public Works Department;

That this agreement shall be reviewed annually and shall continue in full force and effect from year to year until revoked; provided, however, that Exeter or Stratham may revoke this agreement, if in the opinion of the Exeter Selectmen or the Stratham Selectmen, continued participation should become unduly burdensome to Exeter or Stratham, but if revoked by Exeter, written notice thereof must be given to Stratham providing a reasonable time in which to make other arrangements.

In the event ownership of any building hooked to the Exeter sewer system changes, the new owners shall notify the Exeter Town Manager of the intended use for the building.

Schedule of User Fees:

a. Residential/Dwelling units

Sewer Rate: Normal Sewer Rate + \$150.00 annually
Water Rate: Normal water Rate

b. Commercial Users

Sewer Rate: Normal Sewer Rate + \$1,000.00 annually
Water Rate: Normal Water Rate

Definitions:

- a. Residential/Dwelling Unit:
Any building designed to be an abode constructed with living quarters or sleeping compartments;
- b. Commercial Building:
Any building occupied for the purpose for conducting business transactions whether retail, wholesale, service or otherwise.

IN WITNESS WHEREOF, the parties hereunto set their hands and seals by their respective Selectmen the day and year above set forth.

Witness:

[Handwritten signature]

TOWN OF EXETER

Richard M. Heath
Sherman E. Chester
Helen Carr Dix
Robert H. Stewart
Evelyn H. Farnowski

BOARD OF SELECTMEN

Witness:

Jayce A. Roane

TOWN OF STRATHAM

John A. Kuttar Jr.
Harnett B. Doherty
Gordon F. Barker

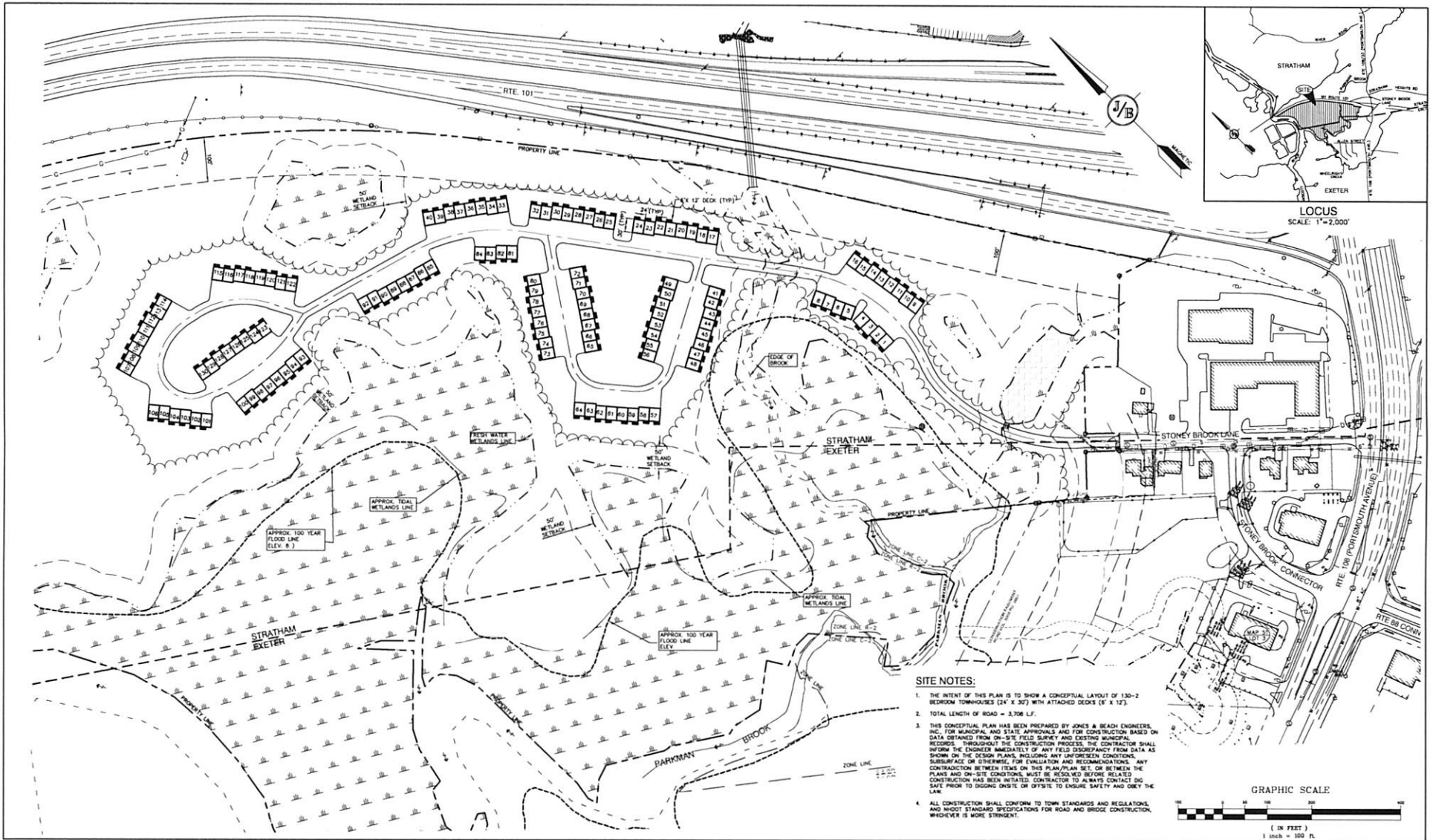
BOARD OF SELECTMEN

04/23/85

Attest:

Shirley W. Wynn
Notary Public

*Received in the office of Town Clerk
 on April 23, 1985
 Shirley W. Wynn, Town Clerk*



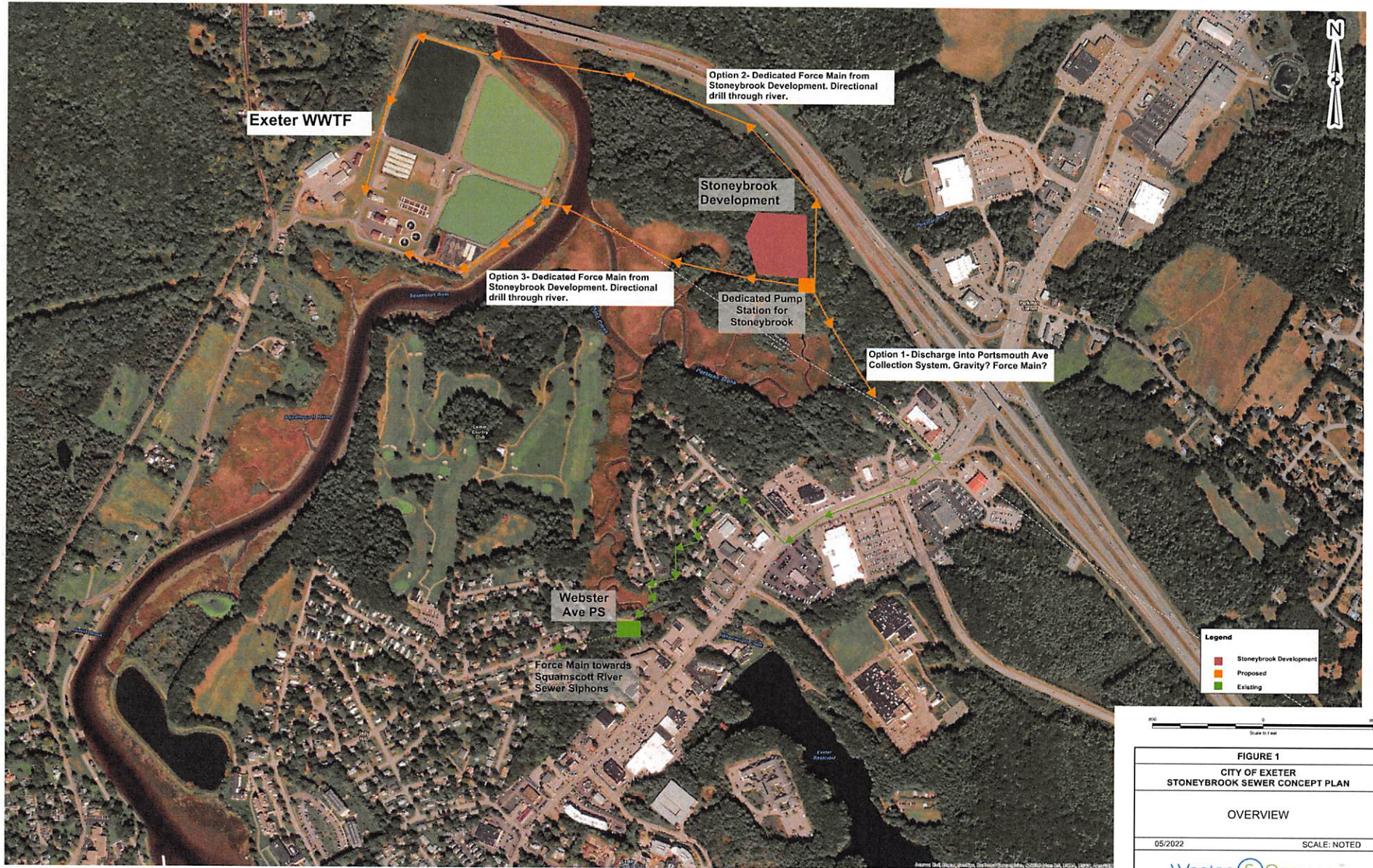
Design: LAZ | Draft: LAZ | Date: 5/18/21
 Checked: JAC | Scale: AS SHOWN | Project No.: 20720
 Drawing Name: 20720-CONCEPT 12.DWG
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
0	5/18/21	ISSUED FOR REVIEW	LAZ

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. | 603-777-4748
 PO Box 219 | FAX: 603-772-0227
 Stratham, NH 03885 | E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **CONCEPTUAL SITE PLAN**
 TAX MAP 4, LOT 1 & 7
 Project: **13 & 15 STONEY BROOK PLACE**
 TUCK REALTY CORPORATION
 PO BOX 190, EXETER, NH 03833
 Client:

DRAWING NO.: **C2**
 SHEET 2 OF 2
 JBE PROJECT NO: 20720



JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

LETTER OF TRANSMITTAL

Date: 02/23/2021	JBE Project No: 20720
Company: Exeter Town Manager	RE: 13 & 15 Stoney Brook Lane Stratham, NH Tax Map 4, Lots 1 & 7
Attn: Russell Dean	
10 Front Street Exeter, NH 03833	

Delivery Type: Delivery

We are sending you Attached Under separate cover via the following:

<u>COPIES</u>	<u>DOC. DATE</u>	<u>NO.</u>	<u>DESCRIPTION</u>
10	6/9/22	1	Development Proposal, Water & Sewer Connection Request
10	4/23/85	2	Water & Sewer Agreement
10	Rev. 5/19/21	C2	11x17 Conceptual Site Plan
10	Rev. 5/20/22	4	11x17 Weston & Sampson Sewer Concept Plan

THESE ARE TRANSMITTED as checked below:

For approval For your use As requested For review/comment

COMMENTS:

We request signature by the Planning Board Chairman. Thank you very much for your time.

Signed:
JONES & BEACH ENGINEERS, INC.

Wayne Morrill SM

Wayne Morrill
President

cc:

Memo

To: Select Board
From: Darren Winham, Doug Eastman
Date: 6.10.2022
Re: Proposed Stoney Brook Development

As senior town staff, we are vehemently opposed to the proposed Stoney Brook Development in its current form. For the past several years, town staff, elected and appointed officials and consultants have tried to analyze and determine what to do with the water and sewer capacities on the Portsmouth Avenue section of town. We understand the limitations in that area and feel that providing this proposed project with our valuable resources would be a mistake. Here's why:

- All of the proposed units developed would be in Stratham
- Exeter would not receive any property taxes from the project
- The potential project would cannibalize planned projects in Exeter proper, such as the Building B project (new owner Kane Company has a commercial user that purports to be moving in, bringing in a large workforce and plans to construct a new building adjacent to Building B; they use water in their processes)
- Exeter Hospital plans to expand and needs utilities
- The potential project would cannibalize potential future development in the section of Exeter.
- From DPW's report: "These revised sewer flows of the hospital and Stoney Brook-Stratham parcel will result in a reduction of 43,380 gpd available for the remainder of the sewer shed."

While we're suggesting the Select Board deny the utilities for the potential Stoney Brook Project in the manner requested (i.e. coming from Stoney Brook), we believe the water would need to come via a well and sewer could be ascertained via the facilities on the DPW site. This would likely require the project to connect via diagonal drilling under the Squamscott River. If this were done, the Town of Stratham would need to own the infrastructure as Exeter would have no legal standing to seek redress from Stratham property owners. Ergo, an inter-municipal agreement would have to be reached. Paul Vlasich, Town Engineer, pointed out several potential issues – such as nitrogen increase, logistics and other items – that may make this solution untenable as well.

Accept Locality Equipment Purchase Grant - \$50,000



EXETER FIRE DEPARTMENT

20 COURT STREET • EXETER, NH • 03833-3792 • (603) 773-6131 • FAX 773-6128

www.exeternh.gov

Advanced Life Support / EMS - Fire Suppression - Health Department - Emergency Management

INTEROFFICE MEMORANDUM

TO: RUSS DEAN, TOWN MANAGER
FROM: JUSTIN PIZON
SUBJECT: GRANT ACCEPTANCE AND EMS REVOLVING FUND EXPENDITURE
DATE: JUNE 6, 2022

Russ,

Can you please add this request to the next Select Board Meeting?

I am happy to report that the Exeter Fire Department has been awarded a \$50,000 grant through the Locality Equipment Purchase Program to purchase 2 MTS Power Load systems through Stryker. These systems take away the need to lift a stretcher level before loading it into an ambulance. Studies have shown a 96% decrease in adverse cot events and a 100% reduction in injuries for those who use this system.

This grant requires the awardees to cover 10% of the total award. The total cost for 2 systems (Ambulance 1 and Ambulance 2) with a 3 year extended warranty is \$58,078.56.

First, we kindly ask the Select Board to consider accepting this grant. If the grant is accepted, we ask that \$8078.56 be expended from the EMS revolving fund. This satisfies our 10% obligation to receive the grant funds. As the grant stipulates, this is a reimbursement program. We will cover the full cost of the equipment and then submit the required documentation to the state seeking reimbursement. The grant has already been approved by the Governor & Council.

Attached I have provided an updated quote and brochure on the product for reference purposes.

Motion: To accept the Locality Equipment Purchase Program grant in the amount of \$50,000 for the purchase of 2 MTS Power Load systems to be installed in Ambulance 1 and Ambulance 2.

Motion: To expend \$8078.56 from the ambulance revolving fund which is the 10% matching obligation for the Locality Equipment Purchase Program grant and the additional funds required to purchase 2 MTS Power Load Systems based on Stryker quote# 10146884 dated June 7th, 2022.

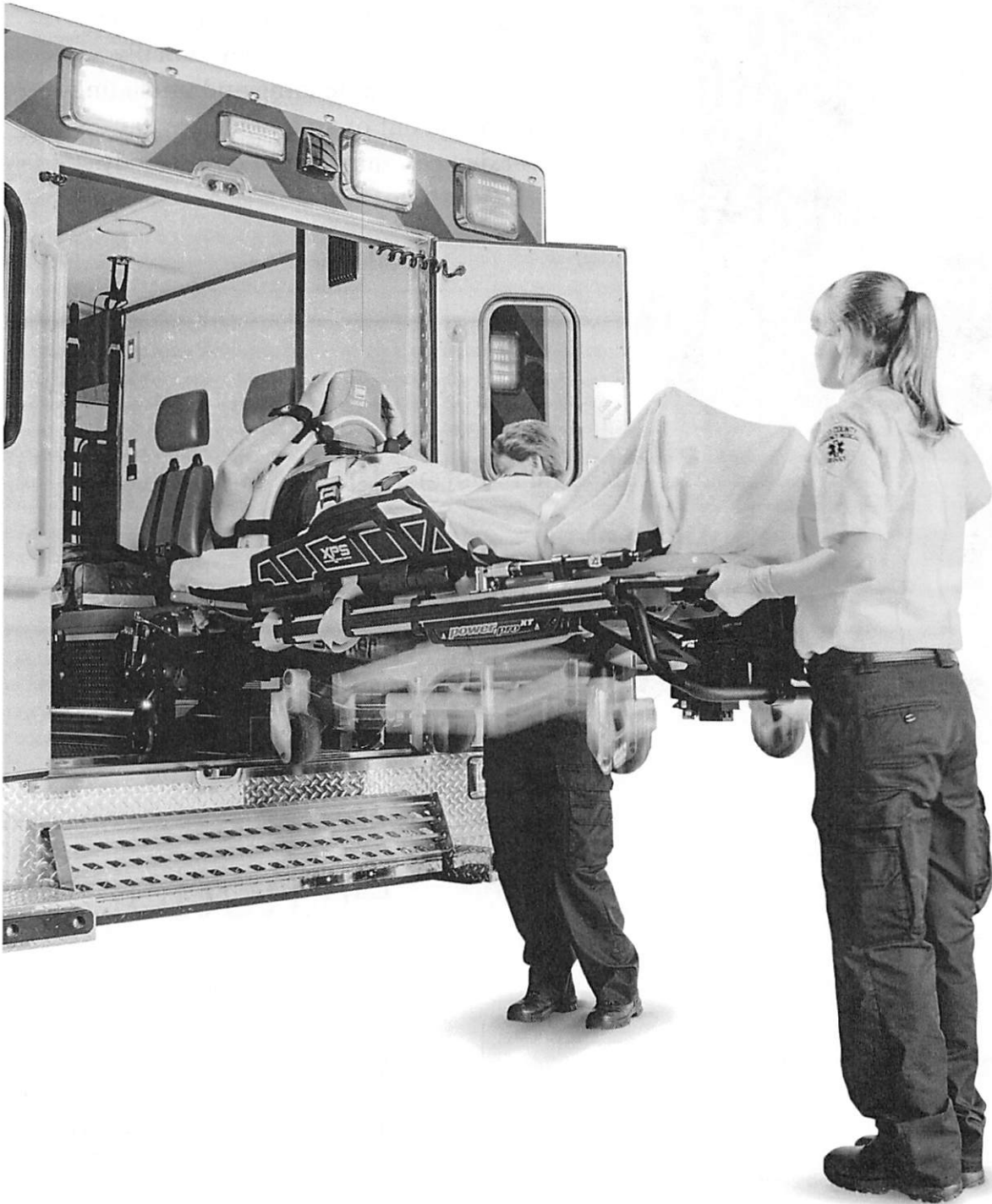
I look forward to presenting this request to the Select Board and thank you for your time,

Justin

"A Tradition of Service"

stryker

Powered loading system





Reduce the risk of injuries when loading and unloading cots

Being an EMS worker is a demanding job, both physically and emotionally. The repetition of loading and unloading cots in and out of an ambulance day after day can take its toll on the body.

Power-LOAD[®]
powered fastener system

Injury reductions

100%

reduction in cot related injuries saved one service \$545,500 in 4.5 years.⁴

99%

of those surveyed agree our Powered System has made their job easier.⁵

Adverse cot events reduced

96%

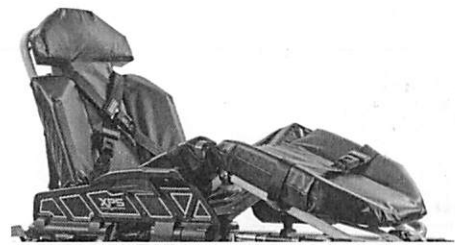
by one service with the assistance of the Power-LOAD cot fastener system and Power-PRO XT cot.⁶

1 in 4

1 in 4 EMS workers will suffer a career ending back injury within their first four years in the field¹. The number one cause – Lifting. Our Power-PRO XT powered ambulance cot utilizes a battery-powered hydraulic system effectively raising and lowering a cot at the touch of a button. Use of the Power-PRO XT has proven to reduce spinal loading, resulting in reduced injuries, lost or modified workdays and Workers' Compensation costs, and increased recruitment and retention.



Power-PRO[®] XT
powered ambulance cot



X-Restraint Package
Meets SAE J3027 dynamic
crash test safety standards.

Proven to save guarantee^{2,3}

100% reduction in
missed safety hooks

At Stryker we stand behind our products. For qualifying purchasers², upon standardization, Stryker offers a program that guarantees at least a **50% reduction** in cot-related injuries pertaining to raising, lowering, loading and unloading cots and **100% reduction** in missed safety hooks while unloading cots with the Power-PRO and Power-LOAD in full power operation. If not, Stryker will refund the price paid for the Power-PRO cots and Power-LOAD cot fastening systems.³

50% reduction
in cot related injuries

Power-PRO® XT

Specifications

Model Number	6506
Height¹ (infinite height positioning between lowest and highest position)	
Highest Position	41.5 in. (105 cm)
Lowest Position	14 in. (36 cm)
Length	
Standard	81 in. (206 cm)
Minimum	63 in. (160 cm)
Width	23 in. (58 cm)
Weight²	125 lb (57 kg)
Wheels	
Diameter	6 in. (15 cm)
Width	2 in. (5 cm)

¹ Height measured from bottom of mattress, at seat section, to ground level.

² Cot is weighed with one battery pack, without mattress and restraints.

³ 700 lb weight capacity with an unassisted lift capacity of 500 lb (Cot loads over 300 lb (136 kg) may require additional assistance to meet the set cot load height).

⁴ Can accommodate load decks up to 36 in. Load height can be set between 26 in and 36 in.

Stryker reserves the right to change specifications without notice.

The Power-PRO XT is designed to conform to the Federal Specification for the Star-of-Life Ambulance KKK-A-1822.

The Power-PRO XT is designed to be compatible with competitive cot fastener systems.

Meets dynamic crash standards with Power-LOAD cot fastening system (AS/NZS-4535, BS EN-1789 and SAE J3027 with X-restraints) and Performance-LOAD cot fastening system (SAE J3027 with X-restraints).

Stryker Corporation or its divisions or other corporate affiliated entities own, use or have applied for the following trademarks or service marks: **Performance-LOAD, Power-LOAD, Power-PRO, Stryker**. All other trademarks are trademarks of their respective owners or holder.

The yellow and black color scheme is a registered trademark of Stryker Corporation

Articulation

Backrest	0–73°
Shock Position	+15°
Optional Knee Gatch	30°
Maximum Weight Capacity³	700 lb (318 kg)
Minimum Operator Required	
Occupied Cot	2
Unoccupied Cot	1
Recommended Fastener System	
Power-LOAD	Model 6390
Floor Mount	Model 6370 or 6377
Wall Mount	Model 6371
Recommended Loading Height⁴	Up to 36 in (91 cm)

Power-LOAD®

Specifications

Model Number	6390
Length	
Overall length	95 in (241 cm)
Minimum length	89.5 in (228 cm)
Width	24.5 in (62 cm)
Weight	
Total weight	211.5 lb (96.5 kg)
Floor plate assembly	16.5 lb (7.5 kg)
Anchor assembly	23 lb (10.5 kg)
Transfer assembly	67 lb (30.5 kg)
Trolley assembly	105 lb (48 kg)

Maximum weight capacity*	700 lb (318 cm)
Minimum operator required	
Occupied cot	2
Unoccupied cot	1
Recommended loading height	22 in to 36 in (56 cm to 91 cm)
Battery	12 VDC, 5 Ah lead acid battery (6390-001-468)

Stryker Corporation or its divisions or other corporate affiliated entities own, use or have applied for the following trademarks or service marks: **Flex Financial, Performance-PRO, Power-LOAD, Power-PRO, ProCare, SMRT, Stryker**. All other trademarks are trademarks of their respective owners or holder.

*Maximum weight capacity represents patient weight and accessories. Safe working load of 870 lb (395 kg) represents the sum of the cot total weight and patient.

The Power-LOAD Cot Fastener System is designed to conform to the Federal Specification for the Star-of-Life Ambulance KKK-A-1822.

1. Sanders, Mick J. (2011) Mosby's Paramedic Textbook (4th ed., p. 36)

2. Please contact your sales representative to see if you qualify for the EMS Guarantee.

3. Subject to the terms and conditions of EMS proven to save.

4. Reference: Stryker (2018). EMSSStat – Norman Regional Health System Case Study (Case Study on Power-PRO XT cots and Power-LOAD cot fastening systems). Retrieved from: <http://ems.stryker.com>

5. Reference: Stryker. (2012). Superior Ambulance Case Study [Case Study on Power-PRO XT cots]. Retrieved from: <http://ems.stryker.com>

6. Emergency Medical Services Authority. (2015). Risk Reduction Success Story: Utilization of the Stryker Power-LOAD Cot Fastener System in the EMSA System. Tulsa, Oklahoma and Oklahoma City, Oklahoma: Emergency Medical Services Authority. *Data provided by EMSA

3800 E. Centre Avenue
Portage, MI 49002 USA
t: 269 329 2100
toll free: 800 327 0770



PowerLOAD

Quote Number: 10146884

Remit to: **Stryker Medical**

Version: 1

P.O. Box 93308
Chicago, IL 60673-3308

Prepared For: EXETER FIRE DEPT

Rep: Shane Donnelly

Attn:

Email: shane.donnelly1@stryker.com

Phone Number: (774) 502-9462

Quote Date: 06/07/2022

Expiration Date: 09/05/2022

Delivery Address

End User - Shipping - Billing

Bill To Account

Name: EXETER FIRE DEPT

Name: EXETER FIRE DEPT

Name: EXETER FIRE DEPT

Account #: 1071829

Account #: 1071829

Account #: 1071829

Address: 20 COURT ST

Address: 20 COURT ST

Address: 20 COURT ST

EXETER

EXETER

EXETER

New Hampshire 03833

New Hampshire 03833

New Hampshire 03833

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	639005550001	MTS POWER LOAD *INCLUDES FLOOR PLATE*	2	\$24,244.08	\$48,488.16
2.0	6506700001	6506 PWRLD COMPAT UPGRADE KIT	2	\$1,500.00	\$3,000.00
3.0	77100003	ProCare Cot Upgrade or Install	2	\$332.00	\$664.00
Equipment Total:					\$52,152.16

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
---------	-------------	-----	------------	--------------

ProCare Products:

#	Product	Description	Qty	Sell Price	Total
4.1	76011PT	ProCare Power-LOAD Prevent Service: Annual onsite preventive maintenance inspection and unlimited repairs including parts, labor and travel with battery coverage for MTS POWER LOAD	2	\$2,963.20	\$5,926.40
ProCare Total:					\$5,926.40

Price Totals:

Grand Total: \$58,078.56

Prices: In effect for 30 days



PowerLOAD

Quote Number: 10146884
Version: 1
Prepared For: EXETER FIRE DEPT
Attn:

Remit to: **Stryker Medical**
P.O. Box 93308
Chicago, IL 60673-3308
Rep: Shane Donnelly
Email: shane.donnelly1@stryker.com
Phone Number: (774) 502-9462

Quote Date: 06/07/2022
Expiration Date: 09/05/2022

Terms: Net 30 Days

Contact your local Sales Representative for more information about our flexible payment options.

PENDING APPROVAL

Capital Terms and Conditions:

Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's Acute Care capital terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html. A copy of Stryker Medical's Emergency Care capital terms and conditions can be found at <https://www.strykeremergencycare.com/terms>.

PENDING APPROVAL

Primex CAP Agreements 2023-2025



June 6, 2022

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

RE: Contribution Assurance Program (CAP) for CY 2023 – CY 2025 for the Workers' Compensation Program

Dear Russ:

Primex³ is pleased to offer the **Town of Exeter** the option of participating in the **Contribution Assurance Program (CAP)** for the next three coverage period years. **For members who have demonstrated commitment to the Primex³ pool, CAP provides stability by creating a limit on your Workers' Compensation contributions for future renewals.**

We are pleased to offer you a **CAP Agreement** that provides you budgetary assurance through **December 31, 2025**. (See enclosed **CAP Agreement and Resolution**.) **Please return your executed CAP Agreement and Resolution on or before July 21, 2022, to ensure your participation in CAP for the upcoming October 15, 2022 Renewal.**

The percentage listed is a maximum increase; actual increases will not exceed that percentage and may be lower, based on each member's performance. Performance still impacts contribution amounts, so it remains important for both Primex³ and our members to leverage our partnership to effectively manage risks and any claims that occur.

Our goal has always been to provide members with the best programs at the best value. **CAP** provides predictable contributions in the Workers' Compensation Program that you and your taxpayers can count on for budgetary stability.

Please contact me or your Member Services Consultant with questions at 800-698-2364.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Weber".

Carl Weber
Director of Member Services

Trust. Excellence. Service.

Bow Brook Place, 46 Donovan Street ■ Concord, NH 03301-2624
(603) 225-2841 ■ (800) 698-2364 ■ nhprimex.org

**Workers' Compensation
Contribution Assurance Program (CAP) Agreement
THIS AGREEMENT AMENDS AND EXTENDS YOUR MEMBERSHIP AGREEMENT
PLEASE READ CAREFULLY**

Primex³ is offering members in our **Workers' Compensation Program** an opportunity to stabilize their annual contributions through participation in our Contribution Assurance Program (**CAP**). **CAP** is offered to members who qualify, providing them predictability by limiting the annual contribution increase during a defined period of years (**CAP Period**). By signing this Agreement, you agree to extend your Membership Agreement for **three (3) years** and Primex³ agrees, with limited exception¹, that your annual contribution increase will not exceed six percent (6%) of the prior year's contribution. Because performance matters with Primex³, you may realize an annual increase that is less than the **CAP** through sound risk management and stable underwriting exposures.

We are offering this opportunity so that our members can extend their commitment to pooling through the Primex³ programs. Participation in **CAP** for each year of the **CAP Period** is conditioned upon a three-year commitment to participation in the Primex³ Workers' Compensation Program.

The following **CAP Period** years qualify for the Contribution Assurance Program (**CAP**):

CY 2023 January 1, 2023 through December 31, 2023
(maximum 6% increase over January 1, 2022 through December 31, 2022 contribution)

CY 2024 January 1, 2024 through December 31, 2024
(maximum 6% increase over January 1, 2023 through December 31, 2023 contribution)

CY 2025 January 1, 2025 through December 31, 2025
(maximum 6% increase over January 1, 2024 through December 31, 2024 contribution)

By signing this Agreement, the **Town of Exeter** agrees to extend its risk pool membership and participation in the Primex³ **Workers' Compensation Program** for three coverage period years, through **December 31, 2025**. The **Town of Exeter** agrees and understands it remains bound by and subject to the terms and conditions of the Membership Agreement, Public Entity Coverage Documents and Trust Agreement, and all Trust by-laws, policies and procedures.

¹ CAP protects the member from most contribution increases during the CAP period; i.e., those resulting from account underwriting, or directly caused by changes in the member's loss history, property and payroll exposures. For the protection of all members, CAP does not prevent Primex³ from raising contributions across the pool/program to meet the actuary's reserve funding recommendations in response to catastrophic events, investment losses, severe adverse claim development, reinsurance failure, legislative enactments, judicial opinions and administrative orders. In the rare and unlikely event CAP maximum increase limits must be exceeded to adequately fund reserves, Primex³ in fairness will provide members advance notice and the option of terminating the CAP Agreement.



The **Town of Exeter** agrees that the six percent (6%) maximum increase currently available for this **CAP Period** does not apply to any other year or period of years, and upon expiration of the **CAP Period** in this Agreement, any subsequent participation in a Primex³ **CAP** will be subject to underwriting review, membership criteria, **CAP** criteria, determination of contribution and the maximum increase in place for the subsequent **CAP Period**.

The **Town of Exeter** further acknowledges that by extending its Membership Agreement for three (3) coverage period years, the Public Entity Coverage Documents, General Conditions Section (L) ("Terminating Participation in Our Program(s)") is suspended during year one (1) and year two (2) of the three (3) year term, as there is no right to cancel or terminate during year one (1) and year two (2) but shall be reinstated for the end of year three (3).

The **Town of Exeter** agrees that failure to provide notice in strict accordance with the Public Entity Coverage Documents, General Conditions Section (L) shall result in automatic renewal of risk management pool membership and continuation in the Primex³ Workers' Compensation Program, but not continuation of **CAP** which must be separately offered and accepted.

Primex³ acknowledges that the **Town of Exeter** is a NH public entity which receives budgetary authorization for appropriations from an annual meeting of its legislative body and pertains to a fiscal year which commences on the following January 1 or July 1, of any given year. The **Town of Exeter** also acknowledges that it is legally required to carry insurance coverage. As such, if the legislative body, at such annual meeting for any years that are within the anticipated term of the contract, fails to approve such appropriation, and there are no other lawful means of funding the coverage, this contract may be terminated by the **Town of Exeter** by notice to Primex³ made within 30 days of the legislative action at which such funding initiative was defeated and such cancellation shall be effective as of the commencement on the following fiscal year or on the anniversary of the policy, whichever first occurs.

The **Town of Exeter**, however, agrees that it shall seek the requisite appropriations in good faith and that the availability of lower cost or otherwise preferable coverage alternatives during the term of this Agreement shall not constitute a good faith and permissible basis on which to fail to pursue the appropriations or assert that appropriations are unavailable. In the event of an early termination, the **Town of Exeter** agrees to return the difference between the **CAP** increase and the uncapped contribution.

By affixing my signature below, I am attesting, representing and warranting that I am a duly authorized representative of the governing body of the **Town of Exeter** with legal authority to contractually bind the **Town of Exeter** to the terms of this Agreement, and that I understand the commitment being made to membership in the Primex³ risk management pool and participation in the Workers' Compensation Program.

Authorized Representative of the
Governing Body

Title

Date

Print Name



RESOLUTION TO ENTER PRIMEX³ Workers' Compensation Contribution Assurance Program (CAP)

RESOLVED: To hereby accept the offer of the New Hampshire Public Risk Management Exchange (Primex³) to enter into its **Workers' Compensation Contribution Assurance Program (CAP)** as of the date of the adoption of this resolution, and to be contractually bound to all of the terms and conditions of Primex³ risk management pool membership during the term of the **Workers' Compensation Contribution Assurance Program (CAP)**. The coverage provided by Primex³ in each year of membership shall be as then set forth in the Coverage Documents of Primex³.

I attest that the foregoing is a true copy of the Resolution of the Governing Board of the **Town of Exeter** adopted on _____.

Board: _____
Title of Board

Signature: _____

Name: _____

Title: _____ duly authorized

Date: _____



June 6, 2022

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

RE: Contribution Assurance Program (CAP) for CY 2023 – CY 2025 for the Property & Liability Program

Dear Russ:

Primex³ is pleased to offer the **Town of Exeter** the option of participating in the **Contribution Assurance Program (CAP)** for the next three coverage period years. **For members who have demonstrated commitment to the Primex³ pool, CAP provides stability by creating a limit on your Property & Liability contributions for future renewals.**

We are pleased to offer you a **CAP Agreement** that provides you budgetary assurance through **December 31, 2025**. (See enclosed **CAP Agreement and Resolution**.) **Please return your executed CAP Agreement and Resolution on or before July 21, 2022, to ensure your participation in CAP for the upcoming October 15, 2022 Renewal.**

The percentage listed is a maximum increase; actual increases will not exceed that percentage and may be lower, based on each member's performance. Performance still impacts contribution amounts, so it remains important for both Primex³ and our members to leverage our partnership to effectively manage risks and any claims that occur.

Our goal has always been to provide members with the best programs at the best value. **CAP** provides predictable contributions in the Property & Liability Program that you and your taxpayers can count on for budgetary stability.

Please contact me or your Member Services Consultant with questions at 800-698-2364.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Weber".

Carl Weber
Director of Member Services

Trust. Excellence. Service.

Bow Brook Place, 46 Donovan Street ■ Concord, NH 03301-2624
(603) 225-2841 ■ (800) 698-2364 ■ nhprimex.org

**Property & Liability
Contribution Assurance Program (CAP) Agreement
THIS AGREEMENT AMENDS AND EXTENDS YOUR MEMBERSHIP AGREEMENT
PLEASE READ CAREFULLY**

Primex³ is offering members in our **Property & Liability Program** an opportunity to stabilize their annual contributions through participation in our Contribution Assurance Program (**CAP**). **CAP** is offered to members who qualify, providing them predictability by limiting the annual contribution increase during a defined period of years (**CAP Period**). By signing this Agreement, you agree to extend your Membership Agreement for **three (3) years** and Primex³ agrees, with limited exception¹, that your annual contribution increase will not exceed seven percent (7%) of the prior year's contribution. Because performance matters with Primex³, you may realize an annual increase that is less than the **CAP** through sound risk management and stable underwriting exposures.

We are offering this opportunity so that our members can extend their commitment to pooling through the Primex³ programs. Participation in **CAP** for each year of the **CAP Period** is conditioned upon a three-year commitment to participation in the Primex³ Property & Liability Program.

The following **CAP Period** years qualify for the Contribution Assurance Program (**CAP**):

CY 2023 January 1, 2023 through December 31, 2023
(maximum 7% increase over January 1, 2022 through December 31, 2022 contribution)

CY 2024 January 1, 2024 through December 31, 2024
(maximum 7% increase over January 1, 2023 through December 31, 2023 contribution)

CY 2025 January 1, 2025 through December 31, 2025
(maximum 7% increase over January 1, 2024 through December 31, 2024 contribution)

By signing this Agreement, the **Town of Exeter** agrees to extend its risk pool membership and participation in the Primex³ **Property & Liability Program** for three coverage period years, through **December 31, 2025**. The **Town of Exeter** agrees and understands it remains bound by and subject to the terms and conditions of the Membership Agreement, Public Entity Coverage Documents and Trust Agreement, and all Trust by-laws, policies and procedures.

¹ CAP protects the member from most contribution increases during the CAP period; i.e., those resulting from account underwriting, or directly caused by changes in the member's loss history, property and payroll exposures. For the protection of all members, CAP does not prevent Primex³ from raising contributions across the pool/program to meet the actuary's reserve funding recommendations in response to catastrophic events, investment losses, severe adverse claim development, reinsurance failure, legislative enactments, judicial opinions and administrative orders. In the rare and unlikely event CAP maximum increase limits must be exceeded to adequately fund reserves, Primex³ in fairness will provide members advance notice and the option of terminating the CAP Agreement.



The **Town of Exeter** agrees that the seven percent (7%) maximum increase currently available for this **CAP Period** does not apply to any other year or period of years, and upon expiration of the **CAP Period** in this Agreement, any subsequent participation in a Primex³ **CAP** will be subject to underwriting review, membership criteria, **CAP** criteria, determination of contribution and the maximum increase in place for the subsequent **CAP Period**.

The **Town of Exeter** further acknowledges that by extending its Membership Agreement for three (3) coverage period years, the Public Entity Coverage Documents, General Conditions Section (L) ("Terminating Participation in Our Program(s)") is suspended during year one (1) and year two (2) of the three (3) year term, as there is no right to cancel or terminate during year one (1) and year two (2) but shall be reinstated for the end of year three (3).

The **Town of Exeter** agrees that failure to provide notice in strict accordance with the Public Entity Coverage Documents, General Conditions Section (L) shall result in automatic renewal of risk management pool membership and continuation in the Primex³ Property & Liability Program, but not continuation of **CAP** which must be separately offered and accepted.

Primex³ acknowledges that the **Town of Exeter** is a NH public entity which receives budgetary authorization for appropriations from an annual meeting of its legislative body and pertains to a fiscal year which commences on the following January 1 or July 1, of any given year. The **Town of Exeter** also acknowledges that it is legally required to carry insurance coverage. As such, if the legislative body, at such annual meeting for any years that are within the anticipated term of the contract, fails to approve such appropriation, and there are no other lawful means of funding the coverage, this contract may be terminated by the **Town of Exeter** by notice to Primex³ made within 30 days of the legislative action at which such funding initiative was defeated and such cancellation shall be effective as of the commencement on the following fiscal year or on the anniversary of the policy, whichever first occurs.

The **Town of Exeter**, however, agrees that it shall seek the requisite appropriations in good faith and that the availability of lower cost or otherwise preferable coverage alternatives during the term of this Agreement shall not constitute a good faith and permissible basis on which to fail to pursue the appropriations or assert that appropriations are unavailable. In the event of an early termination, the **Town of Exeter** agrees to return the difference between the **CAP** increase and the uncapped contribution.

By affixing my signature below, I am attesting, representing and warranting that I am a duly authorized representative of the governing body of the **Town of Exeter** with legal authority to contractually bind the **Town of Exeter** to the terms of this Agreement, and that I understand the commitment being made to membership in the Primex³ risk management pool and participation in the Property & Liability Program.

Authorized Representative of the
Governing Body

Title

Date

Print Name

Town of Exeter
June 6, 2022
PL-2023-07-3

RESOLUTION TO ENTER PRIMEX³
Property & Liability Contribution Assurance Program (CAP)

RESOLVED: To hereby accept the offer of the New Hampshire Public Risk Management Exchange (Primex³) to enter into its **Property & Liability Contribution Assurance Program (CAP)** as of the date of the adoption of this resolution, and to be contractually bound to all of the terms and conditions of Primex³ risk management pool membership during the term of the **Property & Liability Contribution Assurance Program (CAP)**. The coverage provided by Primex³ in each year of membership shall be as then set forth in the Coverage Documents of Primex³.

I attest that the foregoing is a true copy of the Resolution of the Governing Board of the **Town of Exeter** adopted on _____.

Board: _____
Title of Board

Signature: _____

Name: _____

Title: _____ duly authorized

Date: _____

Pickleball Discussion



EXETER PARKS & RECREATION

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

MEMORANDUM

TO: Russ Dean, Town Manager

CC: Corey Stevens, Finance Director

David Tovey, Assistant Parks and Recreation Director

FROM: Greg Bisson, Director of Parks and Recreation

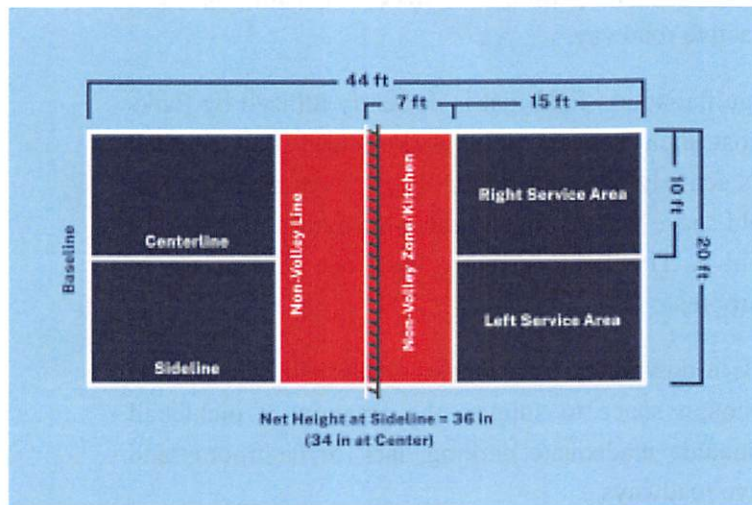
RE: Pickleball/Tennis Court Proposal

DATE: 06/13/2022

Many questions were raised during the May 9, 2022 Select Board meeting both by the public in attendance and Select Board members. This memo seeks to answer these questions and provide a recommendation on how to move forward while supporting both the Tennis and Pickleball communities here in Exeter.

Questions Raised During the May 9, 2022 Select Board Meeting

1. What are the requirements needed to choose a location for the successful implementation of a pickleball program? (acreage, parking, location to neighbors?)



- a. The USA Pickleball Rule Book states that “a total playing surface 30’X60’ is the minimum size that is recommended. A total size of 34’X64’ feet is preferred.” The actual playing lines measure 20’ x 44’. A single pickleball court needs 1,800 sq ft and to build 6 would require approximately 10,800 sq ft or ¼ of an acre for the courts themselves. This square footage does not include any other amenities. Any property considered should be at least

½ acre but 1 acre would best fit the needs of building 6 courts taking into consideration, viewing areas, amenities and safe parking.

2. Can Parks and Recreation gather additional feedback from the community in the form of a survey?

Exeter Parks and Recreation created a survey that was distributed to participants through the Constant Contact email newsletter and posted online on Facebook on the Exeter Community Forum group page.

3. What is the cost to build new pickleball courts and have alternative locations been reviewed to build Pickleball Courts?

- a. The cost to build 6 stand-alone pickleball courts in ideal conditions (flat surface, minimal excavation) is a minimum of \$350,000-\$500,000, including the substructure, pavement, fencing, court surfacing, lines, and pickleball equipment.
- b. Parks and Recreation reviewed all Town owned park spaces/properties in search of alternative options to build pickleball courts. Please see the list of Town owned parks and issues that would cause pickleball courts from being built at that site.
 - i. Founders Park: Is the small green space park adjacent to the Exeter Public Library. This park is small without enough space to support 6 pickleball courts. Other issues would include limited parking and the change of use to a populated downtown park.
 - ii. Gale Park - Is a small historical park that can not fit pickleball courts. Other issues would include insufficient parking, no access to bathrooms and close proximity to an active roadway.
 - iii. Brickyard Park - Is a large flat sports field that is currently utilized by Parks and Recreation to host their soccer, field hockey, and flag football programs. This field is actively used during the Spring, Summer, and Fall seasons. If athletic field space was removed, it would create a problem for all youth sports in Town. The field currently does not have access to amenities such as bathrooms.
 - iv. Town House Common: Is a downtown park located in the Historic District and does not have enough space to support the creation of pickleball courts. Other issues include inadequate parking, lack of bathrooms and close proximity to active roadways.
 - v. Skateboard Park: The skatepark is heavily used for its intended use, and currently a resident group is in the beginning phases of setting up a campaign to improve and renovate the park. If the Skateboard Park was removed, pickleball courts could be built there, however, it is not the recommendation of the Parks and Recreation Department.

- vi. Gilman Park: Gilman Park currently is under the restrictions of SELT, which prohibits the construction of courts on the property.
- vii. Kids Park: Is playground only, with no space for courts.
- viii. Park Street Common: Has a baseball field and will house a soon-to-be renovated playground. There is space for pickleball courts, however, changing the green space to pickleball courts may upset the local neighborhood as this park is actively used by families and children on a regular basis. Other issues include limited parking and no amenities such as bathrooms. The possibility of noise concerns by the local neighbors is a concern as well. Parks and Recreation staff do not recommend pickleball courts be built at Park Street Common.
- ix. Powder House Point: This park is a walking path only and can not support pickleball courts.
- x. Stewart Park: Stewart Park is mis-named as it is only river access and contains no green space. Courts are unable to be built here.
- xi. Swasey Parkway: Swasey Parkway does have enough acreage to support the construction of 6 pickleball courts, however, the property is under Trust restrictions and any change in usage would need the approval of the Trustees and the Select Board. Also, building pickleball courts would significantly change the nature of the downtown park and it is not recommended by the Parks and Recreation Department Staff.
- xii. 10 Hampton Road: Building courts at this location would significantly reduce current and potential parking, thus preventing use of the building as a community center.

4. What other options are there to build pickleball courts at the Recreation Park or purchase a new piece of property?

- a. Green space near the entrance to the park at 4 Hampton Road: This portion of the property is wet and collects runoff water from Hampton Road and the parking lot. In order to build courts in this space the Town would need to hire an engineering firm to design a drainage system for the area as well as a new traffic plan for the parking lot. Building the pickleball courts close to Windsor Crossing may create noise issues for the residents living in those condos. The Parking lot would lose some parking spaces as the green area is not large enough to support 6 courts without needing more space. The parks and Recreation Department hoped this area could be used for parking and other park amenities in the future.

- b. Wooded area behind the lower courts: The Town would need to hire an engineering firm to design the creation of pickleball courts in this area. The Town learned this potential area poses significant topographical constraints due to the increasingly drastic changes in grade as the property gets closer to the highway. Removal of a large amount of trees and the requirement of fill would make this option cost prohibitive.
- c. Build courts in the current parking lot near the pool: Building courts in this flat area would create several serious issues including eliminating approximately 34 parking and essentially negates any added space the Town gained with the purchase of 10 Hampton Road. This option would require hiring an engineering firm to develop proper parking flow. The Windsor Crossing abutters would be closer to the courts in this proposal which may cause noise issues since the courts would be less than 50 feet from the condos.
- d. Purchase a new piece of property: The challenge with purchasing additional land is the location, as it will create the same issues as the alternative sites on 4 Hampton Road. Pickleball courts should not be placed in high-density residential areas. Additionally, the cost of purchasing property will increase the cost of any proposal to build new courts thus making it cost prohibitive.

5. Can Pickleball and Tennis function together at a shared court?

Tennis and Pickleball can co-exist in many ways. Each sport requires a flat sport court surface with lines and a net. Pickleball is small and therefore can fit on a tennis court but tennis cannot fit on a pickleball court. The issue that Parks and Recreation departments most often see is a fight for space between the two groups. Since Exeter has invested in tennis courts it could be argued that some investment by the Town in pickleball courts would be a good next step. At this point, the discussion needs to be if the Town can manage with a few less tennis courts or if new pickleball courts would need to be built.

6. What's the cost to the Town for increased usage of the Recreation Park through pickleball tournaments, etc.?

When Parks and Recreation partners with an organization to host a pickleball tournament the Department receives a rental fee for usage of the facility. This fee goes into the Recreation Revolving Fund to offset the cost of bathroom supplies, court maintenance/upkeep and general Parks and Recreation expenses. Parks and Recreation has decided for the upcoming season there will be a parking pass system put in place to alleviate the congestion issues on Fridays during summer camp and on the weekends while the pool is open.

7. Can Parks and Recreation Staff assist in setup and breakdown of pickleball nets and equipment?

Yes. Parks and Recreation has set up a pickleball net that is left out each night which is bungee-corded to the fence. This pickleball net can be easily removed from the fence and set up on a court for pickleball play any day. During the summer, the concession stand will rent pickleball paddles and balls to residents who would like to play but don't have equipment. An ID/license will be required along with a fee of \$1.00 to offset purchasing more equipment and balls.

8. Please tell us how hosting Pickleball Tournaments will affect summer camp and the pool programs.

Parks and Recreation plans to keep 60 spaces reserved for pool/camp use and will distribute parking permits. Big Brothers Big Sisters of NH and the NH Senior Games have secured access to parking across the street at Access Sports to alleviate some of the parking issues.

Exeter's Pick-Up Pickleball Program averages 45-60 people and does not present parking issues on an average day. Both tournaments will have no more than 50 people playing (total throughout the day) during their Friday sessions. To alleviate parking issues, we will require all summer camp staff to park at 10 Hampton Road.

9. Can the lower tennis courts be utilized for a pickleball program instead of the upper three courts?

Yes. In fact, this is the recommended solution from Parks and Recreation and will be discussed in more detail below.

10. How does the Town address the issues brought forward regarding usage of the lower courts?

Multiple concerns were raised by participants regarding the use of the lower courts that need to be addressed.

- a. **ADA accessibility:** Approval was received by the Select Board to install an ADA ramp and expand the width of the entrance gate to the lower courts.
- b. **Shade and Debris:** Quotes are being gathered for tree work behind the lower courts to reduce debris, such as leaves and acorns from showering the courts during the fall. This will result in less shade on the courts.
- c. **Noise:** Unfortunately, the Department is unable to reduce noise from NH State Route 101.

How Does the Town Move Forward?

Parks and Recreation has set up a pickleball net for public use, as a temporary solution. The net will not hold up long-term and will easily blow over since it is not meant for permanent placement. It is the opinion of the Parks and Recreation Department that we temporarily utilize three of the lower tennis courts to be temporarily converted to pickleball courts for the remainder of the 2022 season. See our plan below.

Temporarily convert three lower tennis courts to pickleball for 2022.

1. Use 2022 as an opportunity to gather more data.
2. Purchase six portable pickleball nets to remain in place on the lower courts for the remainder of the 2022 season. Estimated delivery would take 10 weeks. (1st or 2nd week of August.)
3. Purchase portable free-standing fencing to separate pickleball courts from tennis courts. These could be repurposed by Powder Keg, Rec programming, or other special events.

4. Move the pickleball program to the lower courts for use assessment after the court becomes ADA accessible.
5. Move benches and bleachers to lower courts for viewing pickleball games.
6. Purchase windscreens for the backside of the tennis courts to help with leaves, debris, and wind. This would cost \$.91 per square foot and 700 square feet would be required. Eventually, the entire court system needs windscreens.
7. Provide tennis and pickleball players a way to give feedback on their experiences during the 2022 season (May - October), then review and decide if the courts should be converted permanently to pickleball. The Department would still use all equipment purchases during tournaments or summer camps. This would allow the Select Board and Parks and Recreation time to decide if they should present a warrant article or fundraising campaign for permanent courts.
8. During the summer, the concession stand will rent pickleball paddles and balls to residents who would like to play but don't have equipment. An ID/license will be required along with a fee of \$1.00 to offset purchasing more equipment and balls.
9. Purchase a small storage container with equipment such as brooms and court squeegees to aid in keeping the courts clear of debris from trees.

Budget for Proposed Solution: Propose using funds from Recreation Impact Fees for these expenses.

Nets: \$13,794.00 (free shipping)
Temporary Fence: \$2,224.61 (including shipping)
Wind Screens: \$750.00 (including shipping)
Bleachers: Free (already have some)
Tree Pruning and Removal TBD
Total: \$16,768.61

How would this proposal meet the needs of Exeter residents?

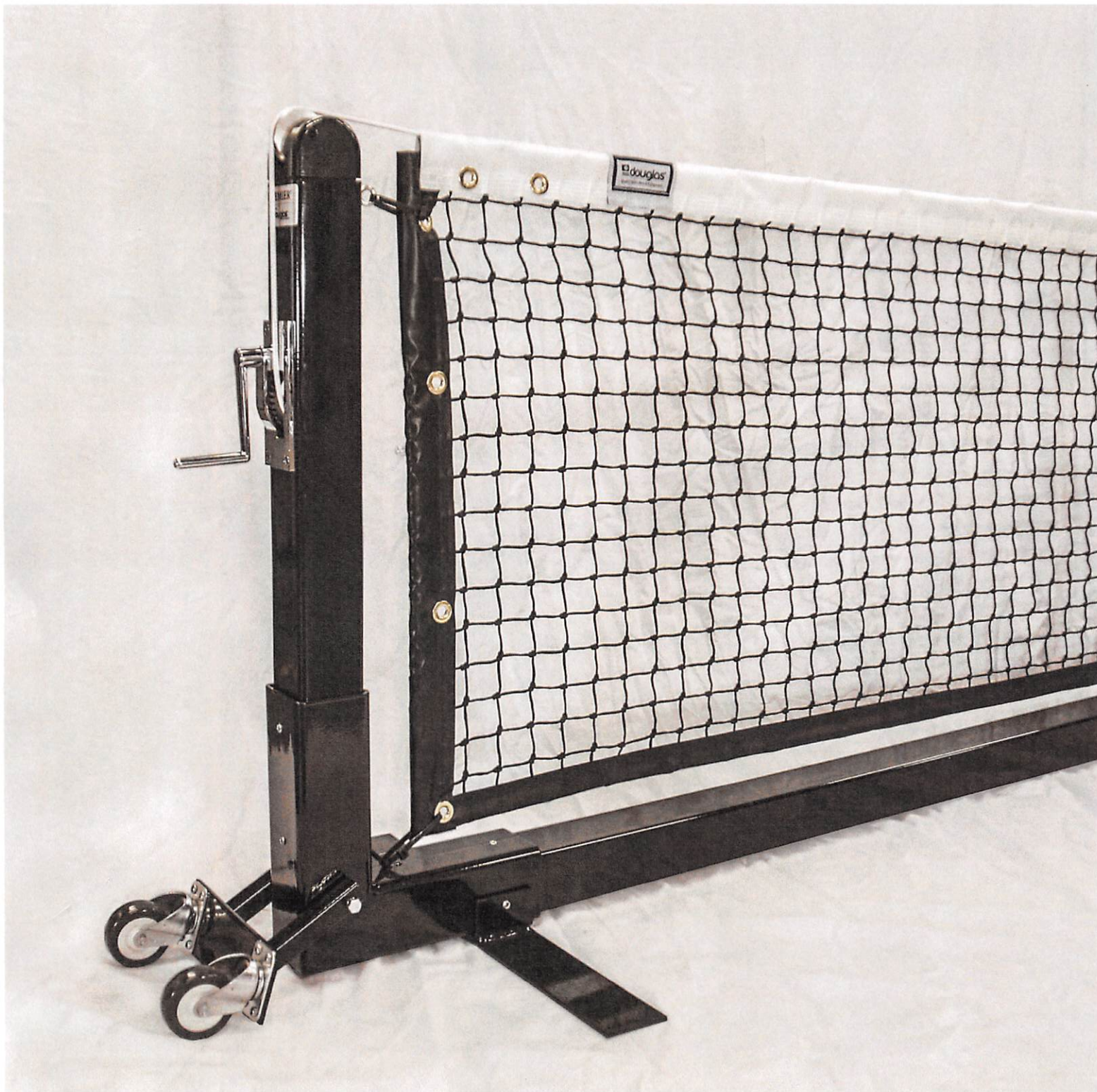
This proposal allows for a solution for the remainder of the 2022 season. The Parks and Recreation Department will gather data on court usage, success and concerns over the 2022 season. Everything purchased to create the pickleball courts could be reused for other programming in the future. The community wants to support both tennis and pickleball. This temporary solution allows the Town time to make an informed decision.

Motions:

To make a motion to allow the Parks and Recreation Department to expend \$16,768.61 out of the Recreation Impact Fees for pickleball nets, temporary fence, and wind screens.

Current Balance of Impact Fees: \$27,584.76 (as of June 9, 2022).

Respectfully Yours,
Greg Bisson
Director Exeter Parks and Recreation



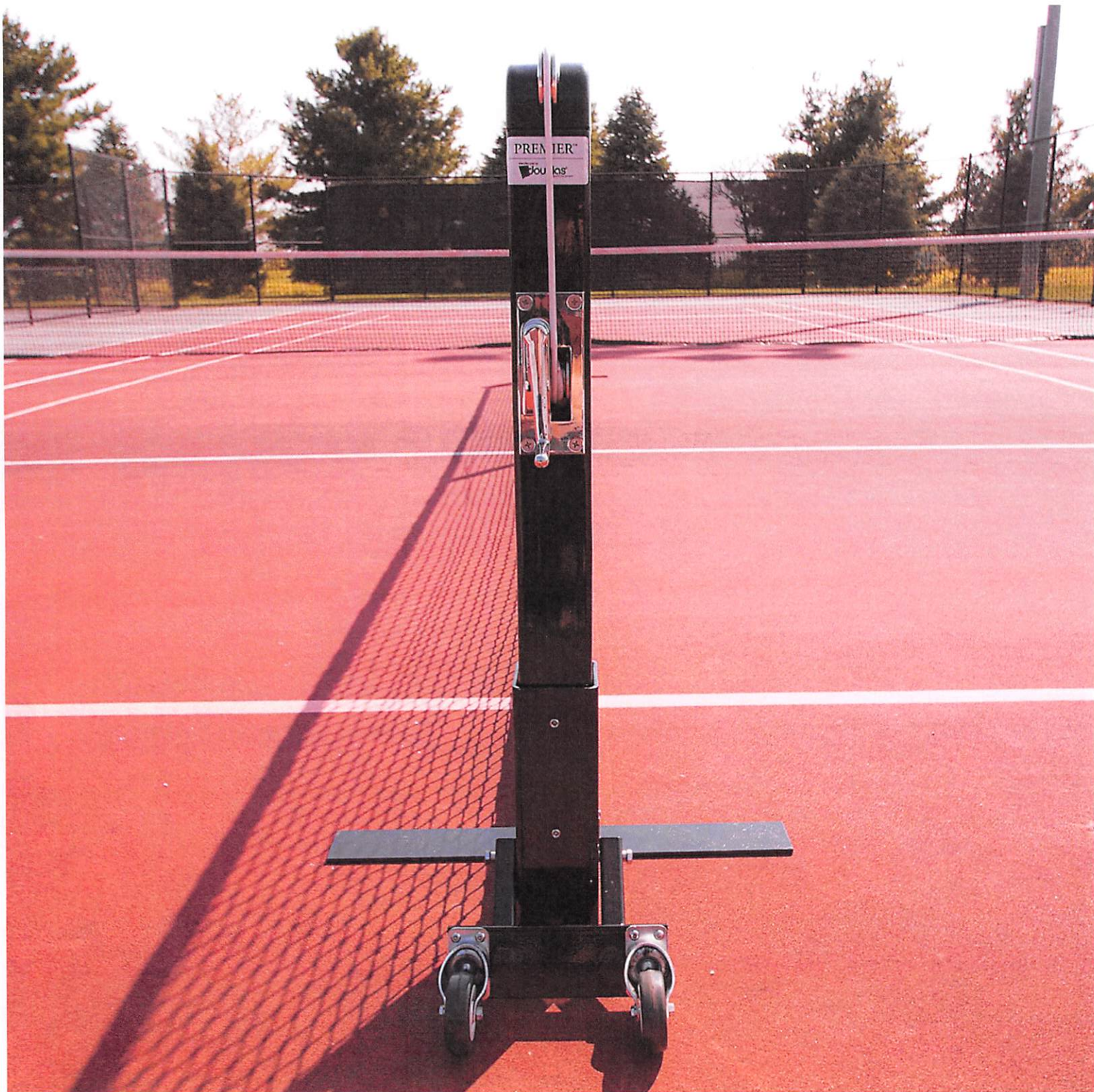


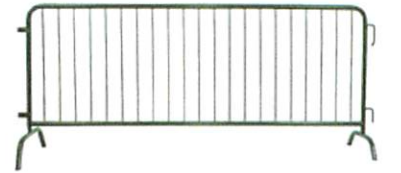
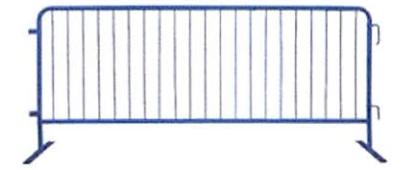
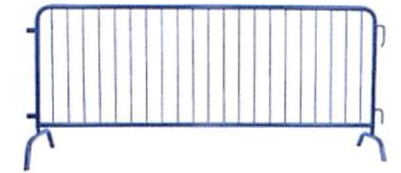
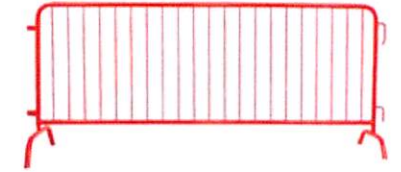
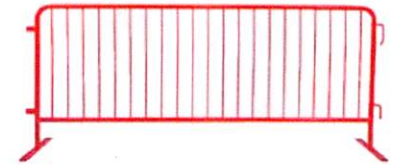
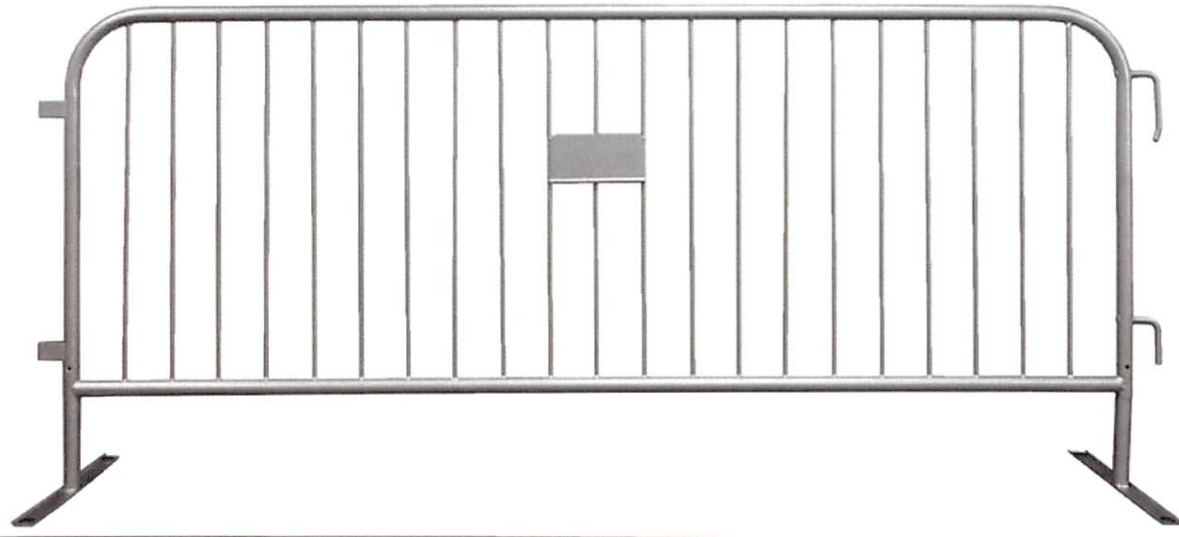








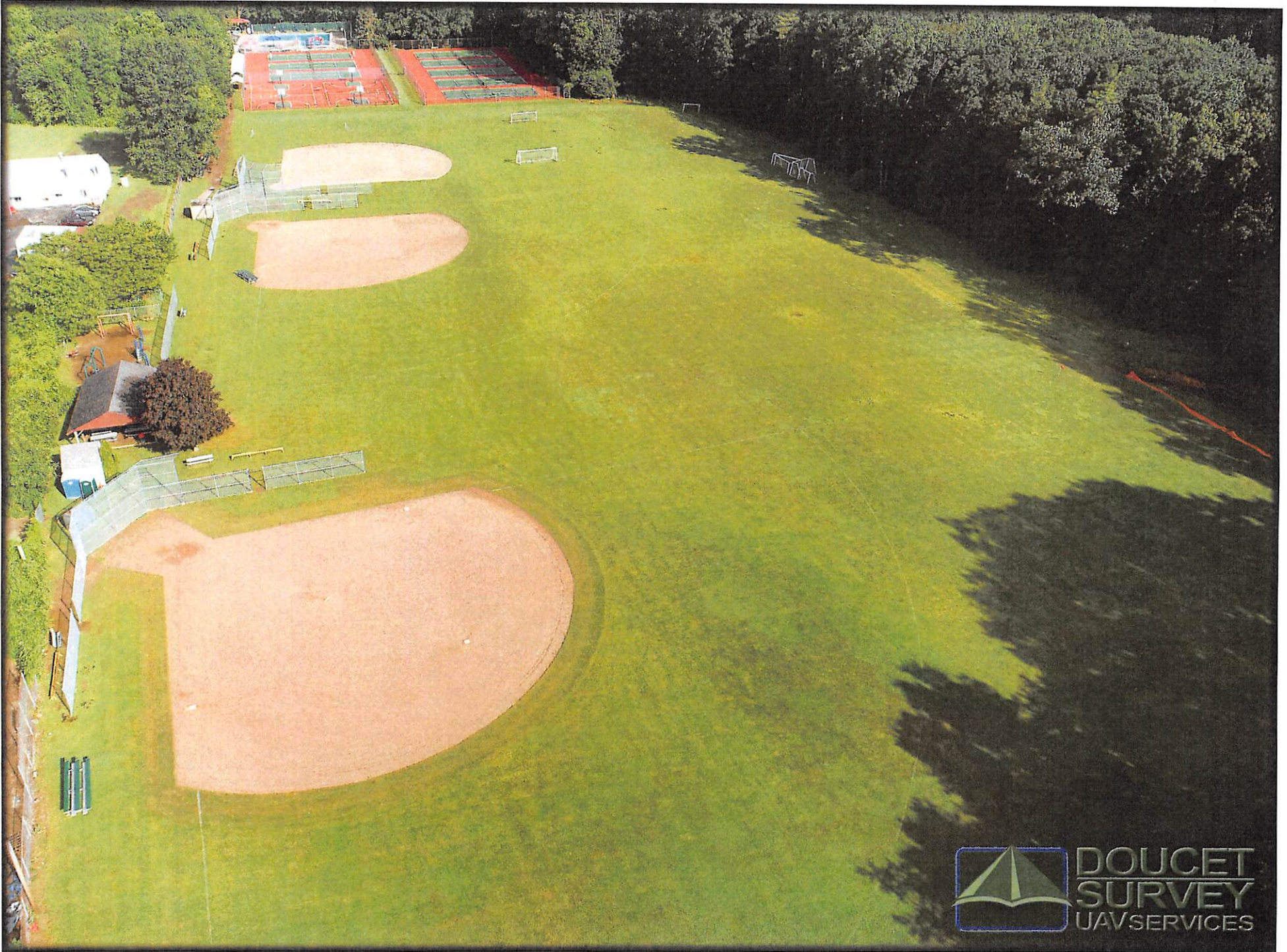








DOUCET
SURVEY
UAV SERVICES





Russ Dean <rdean@exeternh.gov>

Fwd: Select Board Meeting Follow-up

Niko Papakonstantis <npapakonstantis@exeternh.gov>
To: Russ Dean <rdean@exeternh.gov>

Thu, May 12, 2022 at 5:33 PM

For the next meeting's packet

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

From: Michele C. <micheletheresa22@gmail.com>
Date: Thu, May 12, 2022 at 2:50 PM
Subject: Select Board Meeting Follow-up
To: NPapakonstantis@exeternh.gov <NPapakonstantis@exeternh.gov>

Dear Niko and members of the select board,

I am writing as a follow up to the meeting held this past Monday, May 9th. As you know, the pickleball discussion was part of the agenda. This topic had been scheduled for a previous meeting, however it was pushed back until May 9th. At the May 9th meeting, it was announced that items on the agenda were not to be discussed during public comment. Although the pickleball discussion did not remain an item on the April 25th agenda, it was originally set to be an agenda item on that night. I feel as though the same courtesy should have been observed on that date, and public comments about the pending agenda item of pickleball, should have been held until it was brought up for discussion. I am extremely disappointed to learn that on April 25th, without any background information, the select board proceeded to allow comment from multiple residents opposed to the conversion of the tennis courts.

Also on the evening of May 9th, several members of the select board were clear in communicating the need for following correct procedure and the act of "due diligence". This communication referring to a unanimous motion passed by the recreation advisory board, on the evening of 11/9/21, regarding the conversion of three tennis courts into permanent pickleball courts. In looking at the members of the recreation advisory board, and the meeting minutes of that evening, I learned a couple of facts. I learned that as part of the Recreation Advisory Board, one non-voting Select Board member is appointed. Additionally, this representative was present at the 11/9/21 meeting, where the tennis court conversion conversation took place, including answering questions, and making a motion, which passed unanimously. If the recreation advisory board was, at this point, moving forward with a motion in a manner that did not follow correct procedure, why wasn't it brought to their attention by the select board representative at that time? Why didn't she take this opportunity to educate the board on how they should proceed, or question their "due diligence" at this time? Why did she remain silent? Furthermore, why didn't she share information with her fellow select board members? Mostly, why did she sit in silence at the select board meeting on May 9th, as others, fellow board members and residents, questioned how this had "gotten so far"?

I feel strongly, that the select board has not been transparent with the residents of the town. As elected officials, we trust that board members will be honest and true, looking out for the best interest of all of the residents in Exeter. By remaining silent, the select board has omitted essential facts of this controversial discussion, allowing the pickleball community to take the fall. False statements were spread throughout the community on social media, about "stealing courts" and "secret meetings", and the board remained silent. April 25th arrived, the pickleball agenda item was postponed, yet public comment opposing the court conversion was allowed. The board remained silent. May 9th arrived; still no support for the recreation advisory board voting members or the pickleball community in following a procedure that was not objected to, corrected, or even questioned by the select board member in attendance at the 11/9 meeting. The select board remained silent.

The decisions of the select board in allowing misinformation to continue to spread, through lack of transparency on the part of the board, and allowing public comment prior to discussion, has been harmful to the Exeter Community. A select board member has been part of the discussion from the start. The divisiveness and discord within the community is unnecessary and a direct result of the decisions of the select board. This is nothing less than shameful.

5/13/22, 8:28 AM

Town of Exeter, NH Mail - Fwd: Select Board Meeting Follow-up

Respectfully,

Michele Clock

Sent from Mail for Windows



Russ Dean <rdean@exeternh.gov>

Fwd: Pickleball

Niko Papakonstantis <npapakonstantis@exeternh.gov>
To: Russ Dean <rdean@exeternh.gov>

Thu, May 12, 2022 at 5:34 PM

For the next meeting packet

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

From: **Ann Cloutier** <annasnana7@icloud.com>
Date: Thu, May 12, 2022 at 11:03 AM
Subject: Pickleball
To: <npapakonstantis@exeternh.gov>

To the Board of Selectman....

The Pickleball group presentation of the conversion plan was scheduled to be presented at the April 25th Selectboard meeting and the Recreation director was notified that day the presentation was removed from the agenda. However at that meeting there were public comments made by 4 residents (minutes of Selectboard for verification) against the conversion. The Exeter Pickleball Club representatives had not been before the board as of this date.

Our reputation as a group was dragged through the mud because of a social media post filled with comments such as “stealing the courts”, “buying the courts”, “a bunch of old people that can’t run”.

This was never a “secret”. Pickleball players went out of their way to tell the few tennis players that occasionally were at the courts what we hoped to achieve & the process. We were always open to answering questions to all who asked. If there is a group that made this clandestine it’s you...our elected officials.

From Nov. 9 to the public FB post, our elected officials never said a word about the plan..not on the agendas or minutes...until it was “removed” from the 4/11 agenda, and at the 4/25 meeting you allowed 4 “protesters” to speak & finally the open meeting on 5/9. Adding insult to injury is the board allowing a resident of Rye to comment on the usage of the Portsmouth courts in the afternoon was inappropriate and here-say. There were a number of Stratham, Brentwood, Exeter residents present who could have given an eye witness account of the small number of tennis players at any given time at the Exeter courts and were never given the opportunity. Shame on you.

**Ann R. Cloutier
Prentiss Way
Exeter**



Russ Dean <rdean@exeternh.gov>

Fwd: Follow Up to Monday's meeting

Niko Papakonstantis <npapakonstantis@exeternh.gov>
To: Russ Dean <rdean@exeternh.gov>

Thu, May 12, 2022 at 5:34 PM

For the next meeting packet

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

From: **Nancy Riccio** <nancybriccio@gmail.com>

Date: Thu, May 12, 2022 at 10:19 AM

Subject: Follow Up to Monday's meeting

To: <nbelanger@exeternh.gov>, <loliff@exeternh.gov>, <npapakonstantis@exeternh.gov>, <mcowan@exeternh.gov>, jgilman <jgilman@exeternh.gov>

Select Board Members,

I am writing to you in response to the events that took place at the meeting from Monday, May 9th. I appreciate you taking the time to listen to our community members express both support and concern regarding the pickleball proposal. I want to reiterate, yet again, that my concerns are not about tennis vs pickleball. I believe that both sports can co-exist but I am very worried about the ability of the Rec Director to a) create a fair survey and b) to present other viable options. It seemed evident that the Rec Director is "team pickleball" on Monday evening. As far as I can tell there has been zero effort to examine alternatives to the proposal that would appease all sides. No survey, no data collection other than anecdotal, no usage study, no outreach to solicit feedback from the community. There is a local tennis professional,, Pavel Pazourek, who has reached out to the Rec Director in attempts to try to grow the tennis program in Kyle Littlefield's absence and he has been told no. There doesn't seem to be any effort by the Rec to grow or expand tennis but pickleball is widely promoted by the Rec.

Thank you for taking the time to read this.

Respectfully,

Nancy Riccio

Tax Abatements, Veterans Credits & Exemptions

Permits & Approvals

Correspondence

**Exeter Region Cooperative School District
30 Linden Street
Exeter, NH 03833**

May 17, 2022

Selectmen
Town of Exeter
10 Front Street
Exeter, NH 03833

Dear Sir or Madam:

Enclosed is the new assessment schedule for the Exeter Region Cooperative School District for the FY 2022-2023 school year. This is a preliminary calculation which will be revised once the State has set the final tax numbers this fall.

Please note: our payment schedule requests 10% of the total to be paid in each of the first two months of the fiscal year, July and August respectively. This is so we can satisfactorily prepare ourselves for the bond payment due in August each year.

Thank you in advance for providing a copy of this schedule to your Treasurer and/or your finance department.

If you have any questions or concerns, please do not hesitate to contact me at 603-775-8683 or klevesque@sau16.org.

Sincerely,



Kristin Levesque
Accountant ERCSD, Exeter SD

Town Manager's Office

MAY 20 2022

Received

ERCSD Cash Flow Projection - Town Assessment 2022-2023

	ALLOCATION BY ENROLLMENT	FY 2022-23 ASSESSMENT	FY 2022-23 ADEQUACY GRANT	NET ASSESSMENT
BRENTWOOD	15.934%	\$9,301,806	\$1,082,911	\$8,218,895
E.KINGSTON	7.524%	\$4,392,475	\$464,537	\$3,927,938
EXETER	40.880%	\$23,865,095	\$2,836,746	\$21,028,349
KENSINGTON	5.478%	\$3,197,731	\$309,996	\$2,887,735
NEWFIELDS	5.066%	\$2,957,396	\$313,671	\$2,643,724
STRATHAM	25.119%	\$14,664,402	\$1,394,968	\$13,269,434
TOTAL	100.00%	\$58,378,905	\$6,402,831	\$51,976,075

MONTHLY ASSESSMENT PAYMENT SCHEDULE

	BRENTWOOD	E.KINGSTON	EXETER	KENSINGTON	NEWFIELDS	STRATHAM	TOTAL
JULY	\$753,399	\$360,061	\$1,927,599	\$264,709	\$242,341	\$1,216,365	\$4,764,474
AUGUST	\$753,399	\$360,061	\$1,927,599	\$264,709	\$242,341	\$1,216,365	\$4,764,474
SEPTEMBER	\$671,210	\$320,782	\$1,717,315	\$235,832	\$215,904	\$1,083,670	\$4,244,713
OCTOBER	\$671,210	\$320,782	\$1,717,315	\$235,832	\$215,904	\$1,083,670	\$4,244,713
NOVEMBER	\$671,210	\$320,782	\$1,717,315	\$235,832	\$215,904	\$1,083,670	\$4,244,713
DECEMBER	\$671,210	\$320,782	\$1,717,315	\$235,832	\$215,904	\$1,083,670	\$4,244,713
JANUARY	\$671,210	\$320,782	\$1,717,315	\$235,832	\$215,904	\$1,083,670	\$4,244,713
FEBRUARY	\$671,210	\$320,782	\$1,717,315	\$235,832	\$215,904	\$1,083,670	\$4,244,713
MARCH	\$671,210	\$320,782	\$1,717,315	\$235,832	\$215,904	\$1,083,670	\$4,244,713
APRIL	\$671,210	\$320,782	\$1,717,315	\$235,832	\$215,904	\$1,083,670	\$4,244,713
MAY	\$671,210	\$320,782	\$1,717,315	\$235,832	\$215,904	\$1,083,670	\$4,244,713
JUNE	\$671,210	\$320,782	\$1,717,315	\$235,832	\$215,904	\$1,083,670	\$4,244,713
TOTAL	\$8,218,895	\$3,927,938	\$21,028,349	\$2,887,735	\$2,643,724	\$13,269,434	\$51,976,075

Initial Assessment prepared 05/16/22 based upon COOP projections MS-26 (Revenues)

Initial Assessment prepared 05/16/22 based upon COOP DRA Revised Appropriations MS-22-R

**Exeter School District
30 Linden Street
Exeter, NH 03833**

May 17, 2022

Selectmen
Town of Exeter
10 Front Street
Exeter, NH 03833

Dear Sir or Madam:

Enclosed is the new assessment schedule for the Exeter School District for the FY 2022-2023 school year. This is a preliminary calculation which will be revised once the State has set the final tax numbers this fall.

Please note: our payment schedule requests 10% of the total to be paid in each of the first two months of the fiscal year, July and August respectively. This is so we can satisfactorily prepare ourselves for the bond payment due in August each year.

Thank you in advance for providing a copy of this schedule to your Treasurer and/or your finance department.

If you have any questions or concerns, please do not hesitate to contact me at 603-775-8683 or klevesque@saul6.org.

Sincerely,



Kristin Levesque
Accountant ERCSD, Exeter SD

Town Manager's Office

MAY 20 2022

Received

**EXETER SCHOOL DISTRICT
TOWN ASSESSMENT 2022-2023**

EXETER SCHOOL DISTRICT TOWN ASSESSMENT 2022-2023	
School Operating Budget	
(Gross Appropriations - Revenues)	\$22,318,739
Less State Aid	\$2,311,614
Net Due Exeter SD	\$20,007,125
<u>Monthly Assessment Payment Schedule for Town of Exeter</u>	
July	\$1,833,986
August	\$1,833,986
September	\$1,633,915
October	\$1,633,915
November	\$1,633,915
December	\$1,633,915
January	\$1,633,915
February	\$1,633,915
March	\$1,633,915
April	\$1,633,915
May	\$1,633,915
June	\$1,633,915
Total:	\$20,007,125
Initial Assessment prepared 05/16/22 based upon ESD projections MS-26 (Revenues)	
Initial Assessment prepared 05/16/22 based upon ESD DRA Revised Appropriations MS-22-R	

Town Planner/ Exeter
10 Front St.
Exeter, NH 03833
June 2, 2022

RECEIVED

JUN 7 2022

EXETER PLANNING OFFICE

To whom it may concern,

I am writing regarding the "Truck route" in Exeter. Buxton Water has an 18-wheeler tractor trailer truck that carries water. Our Water plant is located on Charter St. Exeter since 1960. Buxton provides drinking water for Municipalities, Hospitals, Cisterns, Rinks, Fire Mutual Aide and much more.

Problems with the current route. Currently, we travel thru town stopping along the many cross walks for students and residences then around the bandstand (when taking Left) it is extremely tight due to parking and extended sidewalks and by a narrow patch near St. Anthony's bakery or (when turning Right) thru a squeezed area by Seadogs it is dangerous and difficult truck route.

Difficult maneuvering thru a busy town, PEA students at cross walks, construction on the route, downtown parking, tight streets and corners, congestion at a max.

Now, with the proposed rotary by St. Michaels church it would be almost impossible along this truck route.

A solution to this ordeal would be to allow Buxton Water to exit Charter St. and turn left to Railroad Ave/Winter St. to the truck route. This will allow Buxton not to be going thru an already busy and cramped down town area. This also reduces congestion for the downtown areas.

This solution is the best for the safety of the drivers, best for the pedestrians of Exeter and parking along the truck route. This change will impact the least amount of people.

Trucks already travel Winter/ Railroad Ave. to deliver product to McCoy's, RE Prescott and Cotes Auto.

Just yesterday, I witnessed a Tractor trailer truck trying to maneuver a Left turn around the bandstand. An accident was almost caused due to the very tight constraints due to parking and wide turns of commercial vehicles.

Common sense solution would be to allow Buxton to exit the town safely with the least amount of impact for a busy downtown. Please consider this necessary change.

Best,

Donna Buxton

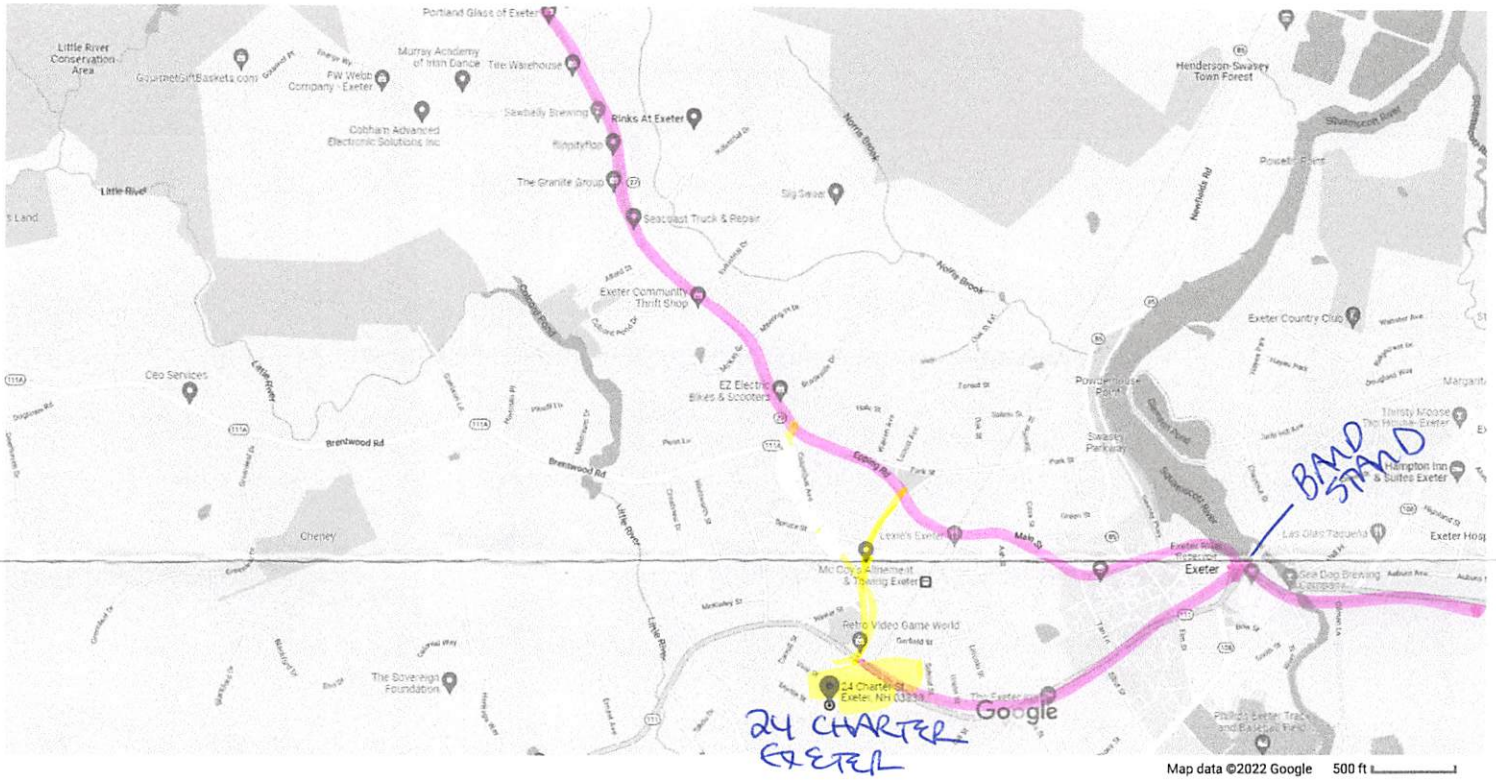
BUXTON WATER

Donna Buxton

PO BOX 8
EXETER, NH
03833

603-772-3400

WWW.BUXTONWATER.NET



PINK: CURRENT TRUCK ROUTE

YELLOW: PROPOSED SAFE/SHORTEST ROUTE
(Railroad Ave to Winter St. to Epping Rd.)

(CURRENTLY TRACTOR TRAILER ALREADY
USE THIS ROUTE)

TO DELIVER PRODUCT TO BUSINESS'S.
WE WOULD BE THRU TRUCKING



BUXTON WATER

PO BOX 8

EXETER, NH

603-772-3400



May 26, 2022

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

Dear Chairman and Members of the Board:

We are committed to keeping you and our customers informed about changes to Xfinity TV services. Accordingly, please note effective June 14, 2022, the subscription-only Russian language channels Channel One Russia, RTR Planeta, and Rossiya 24 will no longer be available through Xfinity and will be removed from any Russian language packages.

Customers are being provided this information via bill message.

Should you have any questions, please do not hesitate to contact me at Thomas_Somers@comcast.com.

Very truly yours,

Jay Somers

Jay Somers, Sr. Manager
Government Affairs

Town Manager's Office

MAY 31 2022

Received

Town Manager's Office

May 27, 2022

MAY 31 2022

Received

From: James L Poole
24 Willey Creek Rd, #405
Exeter, NH 03833
858-683-9383, jimpoole1976@gmail.com

To: President Biden
The White House
1600 Pennsylvania Ave NW
Washington, DC 20500

Sen. Hassan
324 Hart Senate Office Building
Washington, DC 20510

Sen. Shaheen
506 Hart Senate Office Building
Washington, DC 20510

Congresswoman Kuster
137 Cannon HOB
Washington, DC 20510

Congressman Pappas
319 Cannon HOB
Washington, DC 20515

Gov. Sununu
Office of the Governor
State House
107 North Main Street
Concord, NH 03301

City Manager Dean
10 Front St.
Exeter, NH 03833

Subj: Responding to school shootings.

I would like your attention and read this without saying a word or attempting your usual political postering.

These school shootings continue and you, the government should be ashamed of your inability/refusal to deal with these horrific, evil acts! Enough of your worthless talk, it is time to combat this evil.

I am a 24 year military veteran and a 15 year veteran of the San Diego Police Department (SDPD), all spend in patrol. While in SDPD, I received numerous training in school shootings, commonly known as “active shooter”. I have had to deal with thousands of victims because you the government would not do your job. That needs to stop now!

HERE IS WHAT YOU NEED TO DO:

First, you the government have got to start enforcing the law! The law applies equally to everyone. We have no southern border because the immigration laws are not being enforced. Criminals shoot/stab/maim innocent victims and are not prosecuted. Criminals steal and the police don't even show up. Victims live in fear while criminals laugh and take “selfies” as they work their evil.

Second, we do not need new gun laws as we do not enforce the current gun laws. Concentrate on enforcing the laws we have, whether it be gun or immigration. With the southern border totally unprotected, the idea of banning goods is insane. Drugs have been outlawed for decades, yet they continue to flood across the border. With no control of our southern border, the drug cartels of Mexico have stepped in and now control the US southern border!!

Third, stop supporting/excusing criminal behavior. Make criminal behavior accountable. Forget the idea that jails'/prisons' primary objective is to rehabilitate the criminal. The primary objective is to protect society. No jail/prison can rehabilitate a criminal, only the criminal, if he/she chooses to, can make that happen.

Fourth, support law enforcement. I find it disgusting that while criminals are getting more armed, police (including SDPD) are being disarmed. When I started patrol, I had my sidearm, pepper spray, shotgun and carbine. When I retired, all I had was my sidearm and pepper spray!! Improve and increase the equipment and training for all those in law enforcement.

Fifth, support victims. Protect victims. This is what law enforcement, and our legal systems should have as their primary objective: ensure justice is served and not looking for some technicality or social theory to excuse criminal behavior!

Sixth, those who cannot or will not abide by society's laws or present a danger to society due to mental problems must have their liberties constrained and should not be allowed to freely move about in society.

IMMEDIATE ACTIONS:

***Put armed citizens on each school campus now!!** This can include police and sheriff but also those citizens, including school staff who wish to, who have been properly screened and trained. **If it takes the national guard to man up first while the rest of us can be screened and properly trained, then so be it.**

***Take down the "Gun Free Zone" signs on each school campus.** This has been sending a signal for decades to these animals/shooters where to go to get the easiest kills.


***Train our kids in first aid, including the treatment of gun wounds. Have first aid kits in the classrooms.**

***Stop releasing criminals, including juveniles.** If we need more prisons, then build them and staff them. Remember, keeping society safe? Enforcing the law and punishing criminal activity do deter criminals, including those who like to kill kids.

***Stop honoring criminals.** Honor those who do what's right and just. Punish those who don't.

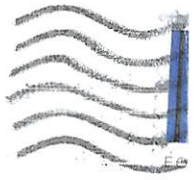
Enough of judging us by what color we are, sexual preference we have, nationality we come from, what college we went to or how much money we have and judge us by what we do and don't do. **Social justice? What is this crap?** If I am poor, do I get to break the law more than the rich do? (Ironic that our justice system has it backwards, the rich do get to break the law because they can afford expensive lawyers). Justice is justice, if the law is applied to everyone equally.

I don't care what party you belong to. You are the government; you took an oath to enforce the law. Do your job.


James L Poole

J. Pools
24 Willey Creek Rd #405
EXETER, NH. 03833

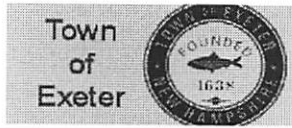
MANCHESTER NH 030
27 MAY 2022 PM 3 L



City Manager Dean
10 Front St.
EXETER, NH. 03833

03833-275405





Russ Dean <rdean@exeternh.gov>

Parking Spaces needed on Front Street

rose bryant. art up front street <artupfrontstreet@gmail.com>
To: Darren Winham <dwinham@exeternh.gov>, rdean@exeternh.gov
Cc: Mal Argondizza <ndizza@gmail.com>

Wed, May 18, 2022 at 4:37 PM

Hello Darren and Russ,

How are you?!
Hope you got a chance to step outside today.

I have a question about installing parking spaces on Front Street.

Do you have time for a chat? I would love to talk with one or both of you. Or if you could direct me where I should address the concerns, that would be great.

Basically, I think we REALLY need them.

Here are a few of my thoughts:

1. Speed is a problem at this end of Front Street. I see so many cars' brake lights flash as they head to town and suddenly realize there is a bend in the road as they approach Lincoln Street.(especially in morning and evening work traffic).

Marked parking spaces could visually "squeeze" the road to appear narrower and hopefully slow traffic.

2. Cars frequently pass around a turning vehicle without slowing. (I cringe every time I see that because the front of our building is only a few feet from the street. So far no one has accidentally jumped the curb.which could possibly take a porch roof post out.)

Sometimes cars pull around school buses as they are turning on to School Street (which is directly across the street). I think marked parking spaces would help slow some of those thoughts down a little.

3. People continually ask us if it is "ok" to park on the street. Having marked spaces would be beneficial to our business because it helps to visually validate "this a business" and "you can park here". (And we need that!)

4. Safety is always a concern of anyone currently parking on the street. It can feel like there is no barrier between their car and fast moving traffic. Having that visual line would provide a visual boundary to the cars passing by.

I don't know if you know that we live our apartment above the studio, so we see almost everything up and down this part of Front Street. I feel like we have really gotten a sense of the flow for this part of the community. Looking forward to many more years at this spot!

Thank you for taking the time....
I appreciate any advice or direction you can give me.

Hope all is really well with both of you! Look forward to hearing from you.

Rose
603-418-6286, Tuesday - Saturday 11-5

Rose Bryant
ART UP FRONT STREET studios & gallery



120 front street
exeter, nh 03833
603.418.6286

artupfrontstreet.com
like us on facebook
follow us on instagram

REGULAR HOURS
Tuesday - Saturday
11am - 5pm

OPEN STUDIOS
May & November



Virus-free. www.avg.com



Russ Dean <rdean@exeternh.gov>

Re: Overnight parking - First Baptist Church - 43 Front Street - Proposed Redevelopment

9 messages

Jennifer Perry <jperry@exeternh.gov>

Tue, Apr 19, 2022 at 10:00 AM

To: David Cowie <dac@plumislandllc.com>, Florence Ruffner <floenceruffner@gmail.com>

Cc: Russ Dean <rdean@exeternh.gov>, Melissa Roy <mroy@exeternh.gov>, Jay Perkins <jperkins@exeternh.gov>, Dave Sharples <dsharples@exeternh.gov>

Good morning David and Florence,

Last week Jay Perkins, Highway Superintendent, reviewed the following Exeter municipal parking lots and the overnight parking spaces currently available:

- Water St front lot 18 spaces
- Water St back lot 12 spaces
- Train Station lot 31 spaces
- Kossuth/Front St west end lot 7 spaces
- Center St lot 11 spaces
- Total 79 spaces

The Public Works Department suggests the following could be added to provide more overnight parking spaces without affecting winter maintenance operations, if the Town Manager and Select Board agree:

- Center St lot 10 on the left side of the lot
- Center St lot 4 in the center
- Water St / Boathouse lot 4 on the left side of the entrance
- Potential additional overnight parking spaces 18

Please let me know if we can be of further assistance.

Thank you,
Jennifer

Jennifer Perry, Director

Exeter Public Works

13 Newfields Road

Exeter, NH 03833

(603) 773-6157

Enhancing, Preserving Community & Environment

Like us on Facebook!

On Mon, Apr 18, 2022 at 5:54 PM David Cowie <dac@plumislandllc.com> wrote:

Hi Jenn – Just left you a voicemail message in follow-up to the below email from Florence last week. If there is any chance of a response it will be most appreciated. We understand that any additional designated public parking spaces for the winter season would be available on a first-come-first-serve basis.

Undoubtedly, the current and foreseeable demand for housing across all pricing levels in NH has never been higher. Adding housing capacity through our proposed development plans for the church is in keeping with the Town's Master Plan to deter urban sprawl and stimulate downtown activity. A deteriorating historic building receives a new path forward and joins the tax paying community.

Best regards - David

David A. Cowie, Owner



Exeter Station Properties, LLC

1 Rockingham Street

Exeter, NH 03833

(603) 583-5394

From: Florence Ruffner <florenceruffner@gmail.com>

Date: Wednesday, April 13, 2022 at 7:21 PM

To: Jay Perkins <jperkins@exeternh.gov>, Jennifer Perry <jperry@exeternh.gov>, Russ Dean <rdean@exeternh.gov>, Melissa Roy <Mroy@exeternh.gov>

Cc: David Cowie <dac@plumislandllc.com>

Subject: Overnight parking

Hello Jenn and Jay,

In preparing for our next meeting with the ZBA we understand from Russ that the Select Board would need to approve expanding overnight winter parking in municipal lots upon receiving a recommendation by DPW to do so.

Whereas we need to address the ZBA's concerns for accommodating winter overnight parking for our proposed redevelopment, we would like to report that in having met with the Town Manager, and having held discussions with the DPW, we have confirmed that the two closest municipal lots (Center Street and rear of Water Street), have physical capacity, as needed, for the DPW to add designated overnight parking spaces during the winter months, with Center Street alone being able to add another 10 spaces.

Can you please confirm if the above is an accurate understanding that we can report to the ZBA?

Best regards,

Florence Ruffner



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



Town Manager's Office

JUN - 6 2022

Received

June 1, 2022

Dave Richards
14 Hobart Street
Exeter, NH 03833

Re: Reported Alleged Violation
Land Resources Management File Number: 2022-01500
Subject Property: 14 Hobart Street, Exeter, Tax Map #74, Lot #88

Dear Mr. Richards:

The New Hampshire Department of Environmental Services' (NHDES) Land Resources Management Program has received a complaint of possible violations on your property. The complaint alleges that you or your agent have dredged the Little River by removing trees and vegetation in the river without a permit or proper authorization from NHDES and removed vegetation beyond the permissible limits of the protected shoreland of Little River. This letter is to notify you of this complaint and to provide you with an opportunity to respond.

We find no record of a permit being issued under your name for the work described above, but realize that a permit may have been obtained under another name, the work may be exempt from the below regulations, or the information provided to NHDES may be unfounded. If work has been performed without a permit or proper authorization, you are requested to voluntarily refrain from carrying out any additional work, except for the installation of siltation and erosion controls, until NHDES further investigates this matter.

Pursuant to RSA 482-A, a wetlands permit from NHDES shall be posted on site prior to excavating, removing, dredging, filling, or constructing any structure in or on any bank, flat, marsh, bog, or swamp, in and adjacent to waters of the state or within 100 feet of a designated prime wetland where a 100-foot buffer was required at the time of designation.

Pursuant to RSA 483-B, a shoreland permit or permit by notification is required from NHDES prior to conducting certain construction, excavation, and filling activities within the protected shoreland.

If there is a violation, NHDES has the authority to take enforcement action. **Within 20 days of the date of this letter**, please provide your comments in writing; submit a copy of any permits, plans, or other information related to this matter; and reference the above file number on all correspondence.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588
TDD Access: Relay NH 1 (800) 735-2964

File # 2022-01500

June 1, 2022

Page 2 of 2

This case has been added to our inspection list. Should you have any questions, please contact me at neil.bilodeau@des.nh.gov or (603) 559-1513. Further information about NHDES programs may also be found at the NHDES website: www.des.nh.gov.

Sincerely,



Neil Bilodeau
Compliance Specialist
Land Resources Management Program
Water Division

cc: Exeter Conservation Commission
~~Exeter Select Board~~



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



Victoria F. Sheehan
Commissioner

May 24, 2022

William Cass, P.E.
Assistant Commissioner

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

Re: Sale of State Owned Land in Exeter

Dear Mr. Russell:

The New Hampshire Department of Transportation is proposing to sell 2.82 +/- acres of state-owned vacant-land located at 1 Cronin Road in Exeter. This parcel is identified on the Exeter Tax Records as Map 40, Lots 9.

The Department is proceeding with listing this parcel through NAI Norwood Group (pending Governor and Executive Council approval), at the listing price of \$500,000.00. In addition to the listing price, the Department will also assess an administrative fee of \$1,100.00. The sale will include the following conditions:

- The buyer is required to solicit a NH Licensed Land Surveyor, to survey and prepare a Boundary Line/Right-of-Way Adjustment plan, to be submitted to the Department for review and approval. Upon approval by the Department, the Buyer is required to record the plan in the Rockingham County Registry of Deeds, from which the Department will prepare the conveyance deed. The Buyer will supply a full size copy of the recorded plan and draft description of the surveyed parcel(s).
- The State will retain a 400 and 4,275 SF Drainage easement, and a 4,000 SF Slope easement as shown on the plan titled Exhibit 3.

Pursuant to RSA 4:39-c: 1, the Department first solicits interest from the municipality in which the property is located, prior to it being sold to the general public. I am request that the Town of Exeter please contact me within thirty (30) days concerning their interest in the purchase of this State owned property for the listed value.

If you have any questions, please feel free to contact either Andrew R. Pacuk, Property Agent for the Department, or myself, at the phone number listed below.

Sincerely,

Stephen G. LaBonte
Administrator
Bureau of Right of Way

SGL/ARP/jl
Enclosures

Certified Mail

cc: Adam Smith, Assistant Bureau Administrator
Lisa Weir, Chief of Property Management

Bureau of Right of Way
JO Morton Building – Room 100
7 Hazen Drive PO Box 483
Concord, NH 03302-0483
Tel: (603)271-3222 Fax: (603)271-6915

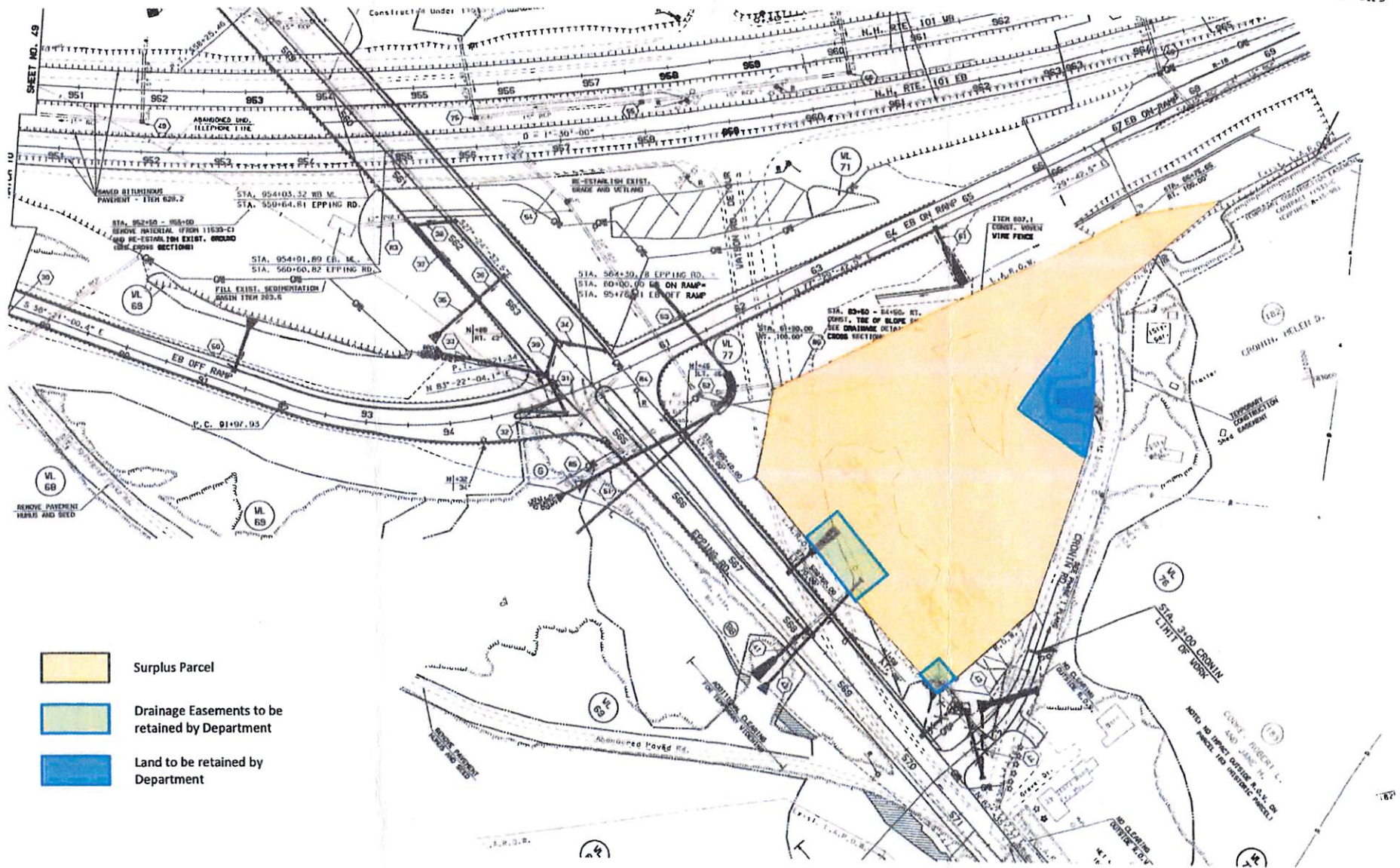
Town Manager's Office

JUN - 1 2022

Received

Project NHS-018-2(114), 11533-G, Portions of Sheets 50, 51, & 52 with Surplus Parcel and Drainage Easements

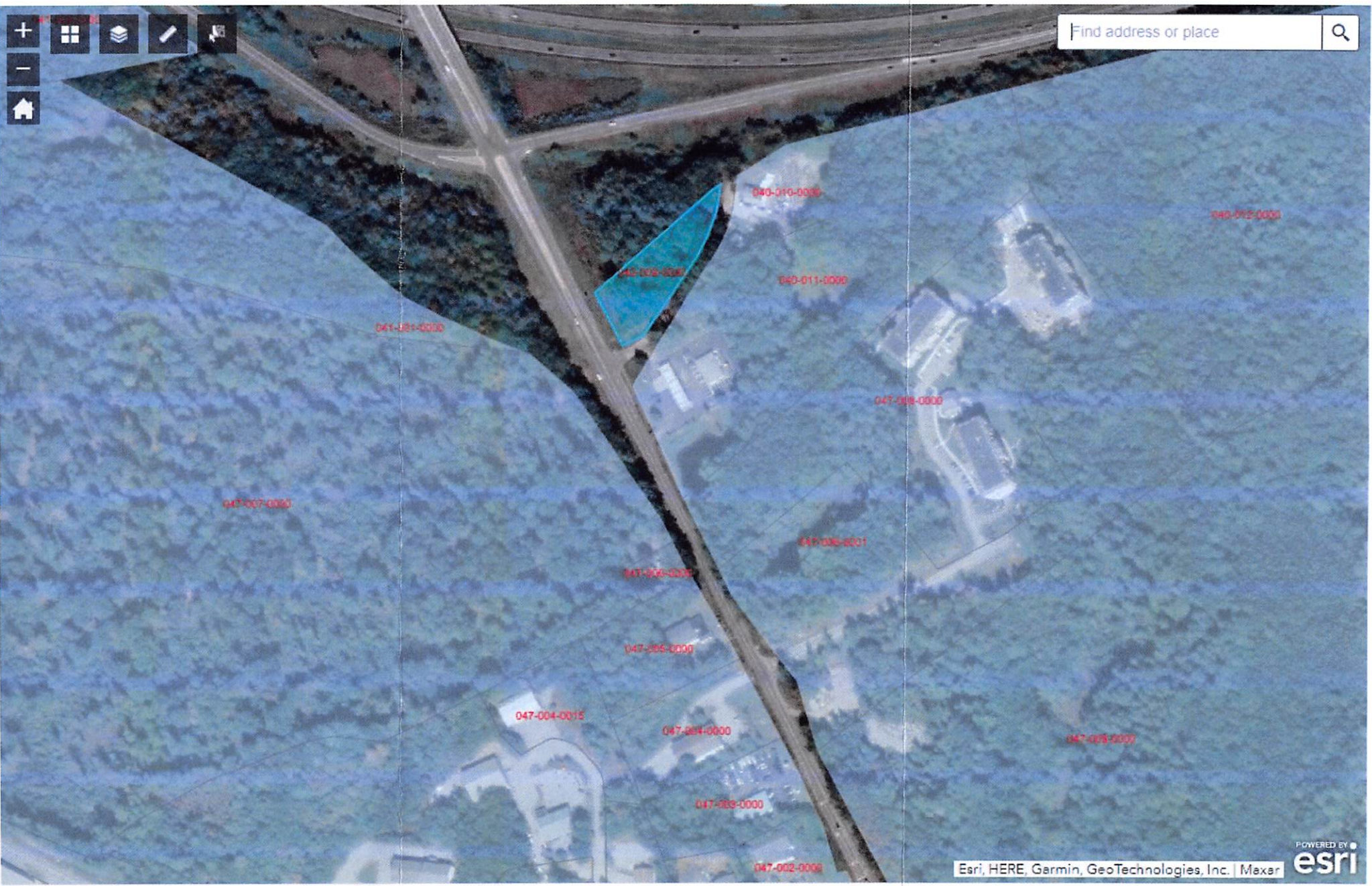
Exhibit 3



- Surplus Parcel
- Drainage Easements to be retained by Department
- Land to be retained by Department



Find address or place



047-007-0000

041-081-0000

048-008-0000

040-010-0000

040-011-0000

040-012-0000

047-008-0000

047-006-0001

047-004-0000

047-005-0000

047-004-0015

047-004-0000

047-009-0000

047-009-0000

047-002-0000

ANDREW PACUK
7 HAZEN DR RM 100
NH DEPARTMENT OF TRANSPORTATION
CONCORD NH 03301-6502

USPS CERTIFIED MAIL



9414 8118 9876 5874 0650 74

TOWN OF EXETER
DEAN RUSSELL TOWN ADMINISTRATOR
10 FRONT ST
EXETER NH 03833-2792



\$6.13 US POSTAGE
FIRST-CLASS
May 24 2022
Mailed from ZIP 03301
1 oz First-Class Mail Letter

11923275



062S0012913542

RE SALE OF STATE OWNED LAND A PACUK



Lindsey M. Stepp
Commissioner

State of New Hampshire Department of Revenue Administration

109 Pleasant Street
PO Box 487, Concord, NH 03302-0487
Telephone (603) 230-5000
www.revenue.nh.gov



MUNICIPAL AND PROPERTY
DIVISION

June 1, 2022

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

Re: Exeter 2021 Cyclical Monitoring

Dear Municipal Assessing Officials,

As part of the Department's duty under RSA 21-J:11 II, I am forwarding the final results of the monitoring activity of the 2021 Cyclical inspections for the Town of Exeter. Enclosed, please find the Monitoring Inspection Report. Please note, only property record cards with points and/or comments have been included.

The Monitoring Inspection Report was sent to the Municipal Resources Inc. for their review on April 8, 2022.

If you have any questions, please feel free to contact me at (603) 419-9791 or brenda.l.pabon@dra.nh.gov.

Sincerely,

Brenda Pabon, Real Estate Appraiser
Municipal and Property Division

Enclosure: Monitoring Inspection Report

cc: File

Town Manager's Office

JUN - 2 2022

Received

TDD Access: Relay NH 1-800-735-2964

Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.



NH DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPAL & PROPERTY DIVISION

MONITORING INSPECTION REPORT

Municipality:	Exeter	Year:	2021	Purpose:	Data Monitoring
DRA Monitor:	B.Pabon & C.Lagace	Date:	4/4/2022	Company Lister(s):	C. Gordon, P. McKenney, S. Marsh

Data Items	Points	Map/Lot Numbers of Samples				Comments:
		32/33	65/63	65/69	65/92	
Owner/Land Section		1	2	3	4	32/33
Address	1					DRA found no visit listed by the assessor for the 2020 cyclical work. *DRA found a 34x33 WDK, assessor picked up as 12x22, no points given as it looks new.
Land Factors (topo/driveway/road)	1 Per					
View / Waterfront	2 Per					
Parcel ID	1					
Lot Size	1					
Land Use Code	1					
Neighborhood	1					
Sale History Section						65/63
Sale Date	1					No Errors
Sale Price	2					
Sale Validity Code	2					
Improvement Section						
Visit History Documentation / Coding	6	6		6		
Story Height	2					
Style Type	2					
Foundation Type	1					
Incorrect Photo	1					
Exterior Siding	1					
Roof Style / Cover	1 Per					
Interior Wall / Floor	1 Per					
Heating / Cooling Type	1 Per					
Bedrooms	1					65/69
Bathrooms	2					DRA found no visit listed by the assessor for the 2020 cyclical work.
Grade	2					
Year Built	1					
Condition - Physical Conditon	2					
Func. Code / Under Construction	1 Per					
Comments / Notes	1 Per					
OB's if < 200 SF	1 Per					
OB's if > 200 SF	2 Per	*				
Extra Residential Features < \$5,000	1 Per					
Extra Residential Features > \$5,000	2 Per					
Sketch Accuracy < \$1,000 impact	1					65/92
Sketch Accuracy > \$1,000 impact	2					No Errors
Sketch Accuracy > \$5,000 impact	4					
Sketch Labeling < \$5,000 impact	2					
Sketch Labeling > \$5,000 impact	4					
Commercial Factors						
Wall Height	2					
Frame Type	2					
Site Improvement Elements	1 Per					
Sprinkler	1					
Elevator / Lifts / Loading docks	1 Per					
Interior Inspection						
By Company Lister Y/N		N	N	N	N	
By DRA Monitor Y/N		N	N	N	N	
Total Points		6	0	6	0	

Property Location 11 DEER RUN RD
 Vision ID 382

Account # C8077R

Map ID 32 / 33 /

Bldg # 1

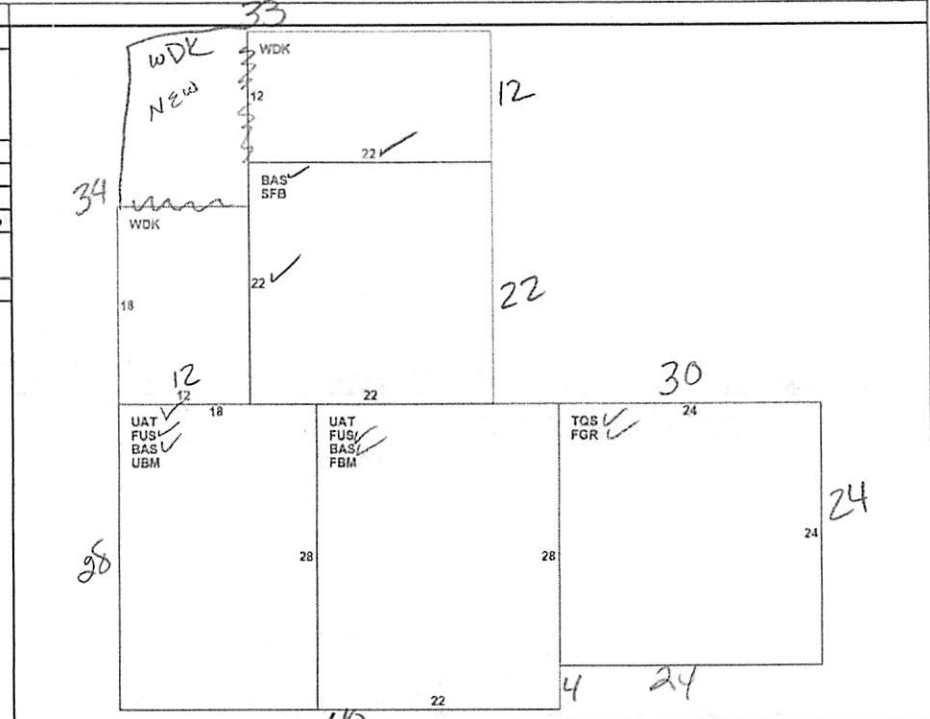
Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 1010
 Print Date 3/21/2022 8:30:49 AM

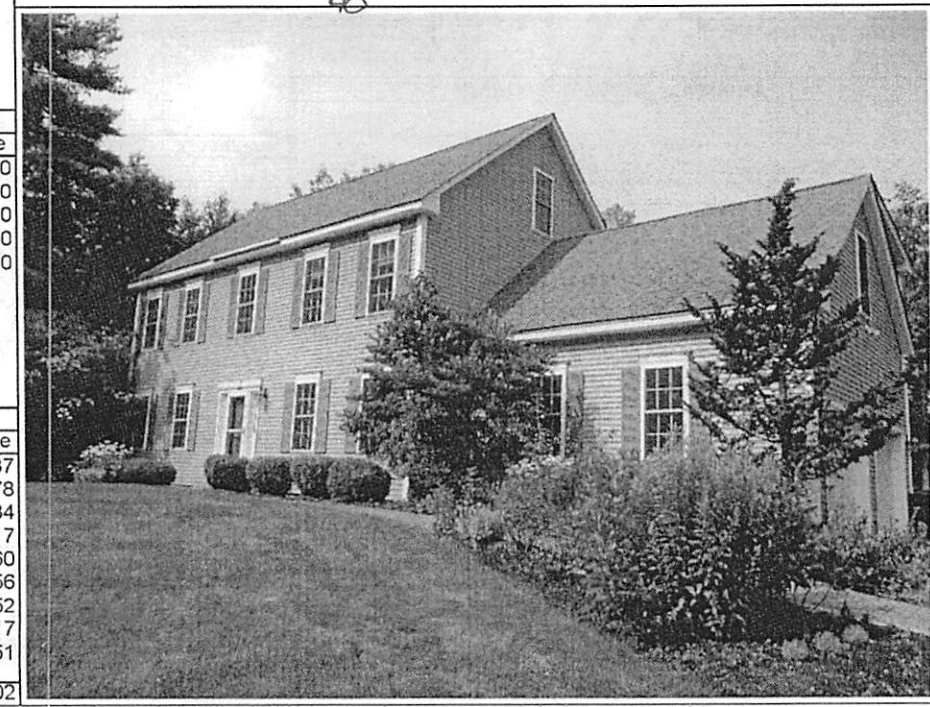
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2211	EXETER, NH	VISION				
DREW KIMBERLY		4 Rolling	5 Well	1 Paved	3 Rural	Description	Code	Assessed	Assessed							
11 DEER RUN RD						RESIDNTL	1010	396,600	396,600							
EXETER NH 03833						RES LAND	1010	186,500	186,500							
						RESIDNTL	1010	11,200	11,200							
						Total		594,300	594,300							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DREW KIMBERLY		6289 1727	06-09-2021	Q	I	725,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
REVILLA CHAD D		5941 2709	08-27-2018	Q	I	602,500	00	2021	1010	396,600	2020	1010	396,600	2019	1010	377,500
EDWARDS ADAM T		4491 0574	05-31-2005	Q	I	535,000	00		1010	186,500		1010	186,500		1010	186,500
EXECUTIVE HOMES		4235 2745	02-17-2004	U	V	170,000	1		1010	11,200		1010	8,200		1010	8,200
BROUILLETTE L PHILIP		4197 1675	11-24-2003	U	V	0	00	Total		594,300	Total		591,300	Total		572,200
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
Total			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name		B	Tracing		Batch										
0001																
NOTES																
1/19 GENERATOR COMPLETE																
11/19 BASEMENT FINISHED																
NOTE: LAND/LOT J																
PLAN: COURMA-371																
4-4-22 / cycd-21																
Bhopal ch / Gxt																
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
20-104	05-26-2020	SW	Swimming Pool	60,000		100		IN-GROUND 16X32 CANCEL	07-21-2021	CG			22	Sale Review @door		
19-022	02-14-2019	RE	Remodel	20,000	10-30-2019	100	10-30-2019	FINISH BASEMENT	09-24-2020	STM			62	BP Review - At Door		
18-205	11-15-2018	MS	Miscellaneous	6,000	01-30-2019	100		GENERATOR	10-30-2019	PGM			62	BP Review - At Door		
03-034	02-17-2004	NC	New Construct	225,000	04-01-2004	100	04-01-2005		03-25-2019	PGM			60	BP Review - Ext		
									02-12-2019	PGM			15	Res Field Reww		
									01-30-2019	JGW			60	BP Review - Ext		
									12-07-2018	PM			25	Sale Review-Suprvsr		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Fam MDL	R-1		43,560 SF	3.75	1.00000	5	1.00	60	1.100					
1	1010	Single Fam MDL	R-1		0.700 AC	8,800.00	1.00000	0	1.00	60	1.100		1.0000	4.13	179,700	
													1.0000	9,680	6,800	
Total Card Land Units					1.70	AC	Parcel Total Land Area					1.70	Total Land Value		186,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial ✓			
Model	01	Residential			
Grade:	05	Average +20 ✓			
Stories:	2	2 Stories ✓			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding ✓			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip ✓			
Roof Cover	03	Asph/F Gls/Cmp ✓			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	03	Gas ✓			
Heat Type:	04	Forced Air-Duc ✓			
AC Type:	03	Central ✓			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	8	8 Rooms			
Bath Style:	02	Average			
Kitchen Style:	03	Good			
MHP					
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			COST / MARKET VALUATION		
			Building Value New		434,902
			Year Built		2004
			Effective Year Built		2009
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		10
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		90
			RCNLD		391,400
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL2	1.5 STY ✓	B	1	4200.00	2009			90		0.00	3,800
WDK	WOOD DECK ✓	L	168	14.00	2008			50		0.00	1,200
RPV3	PAVED DRIVE ✓	L	1	2000.00	2000			100		0.00	2,000
HTH	HEARTH ✓	B	1	1500.00	2009			90		0.00	1,400
GEN	GENERATOR ✓	L	16	500.00	2018			100		0.00	8,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,604	1,604	1,604	103.14	165,437
FBM	Basement, Finished	0	616	216	36.17	22,278
FGR	Garage, Framed	0	576	202	36.17	20,834
FUS	Upper Story, Finished	1,120	1,120	1,120	103.14	115,517
SFB	Base, Semi-Finished	0	484	242	51.57	24,960
TQS	Three Quarter Story	432	576	432	77.36	44,556
UAT	Attic, Unfinished	0	1,120	112	10.31	11,552
UBM	Basement, Unfinished	0	504	101	20.67	10,417
WDK	Deck, Wood	0	480	48	10.31	4,951
Ttl Gross Liv / Lease Area		3,156	7,080	4,077		420,502



OK

Property Location 15 GREEN HILL RD
Vision ID 1788

Account # G5520R

Map ID 65 / 69 /

Bldg # 1

Bldg Name
Sec # 1 of 1

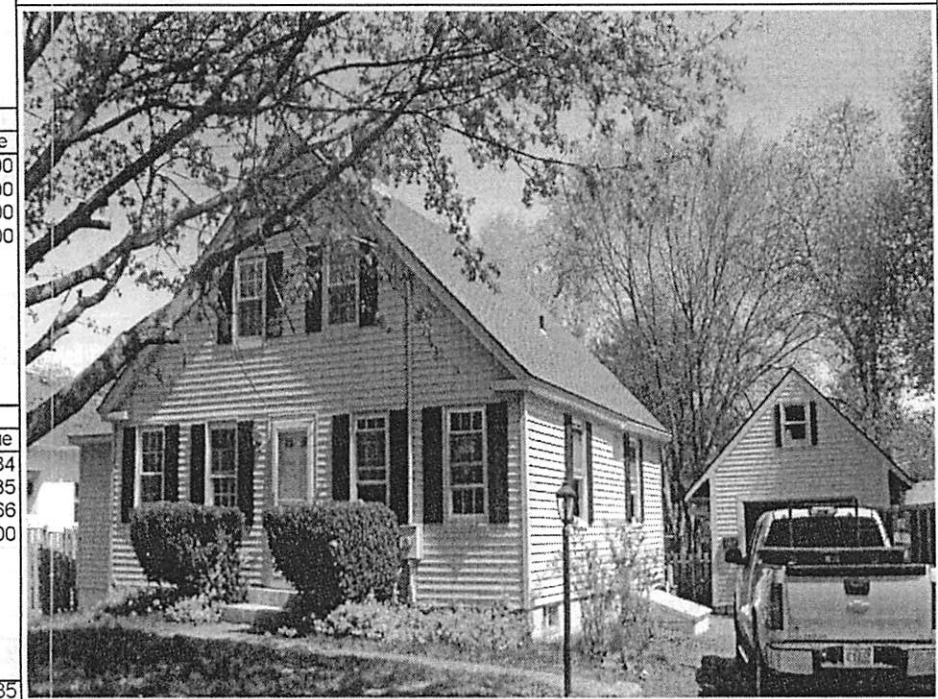
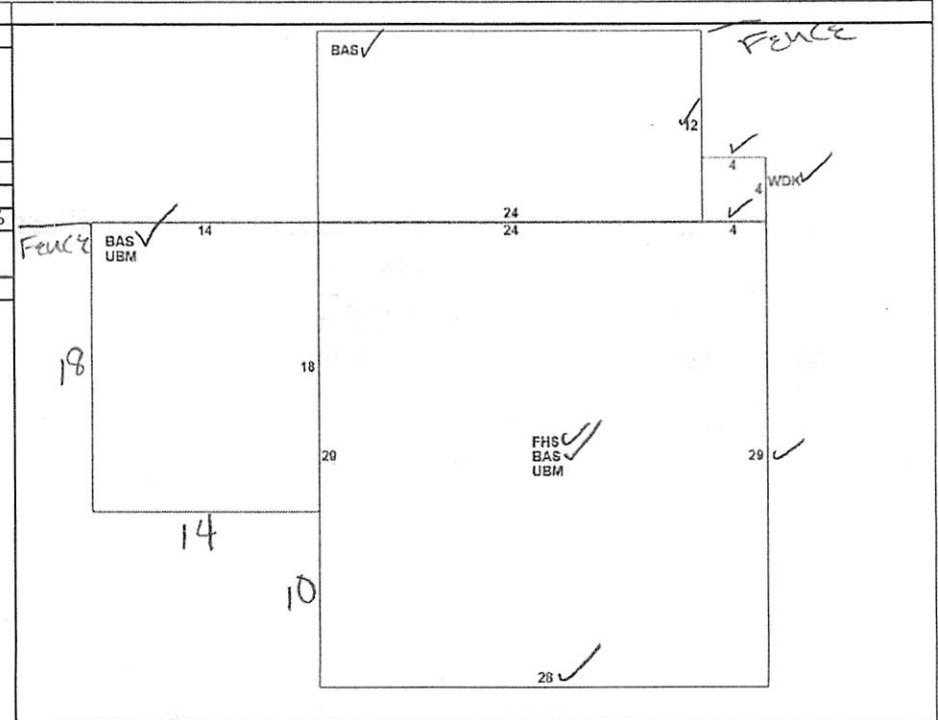
Card # 1 of 1

State Use 1010
Print Date 3/21/2022 8:32:19 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2211						
KILINC AYKUT KILINC BETH E 20 MAIN ST PEA #2311 EXETER NH 03833		1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed	EXETER, NH VISION						
						RESIDNTL	1010	171,800	171,800							
						RES LAND	1010	150,900	150,900							
		SUPPLEMENTAL DATA				RESIDNTL	1010	5,800	5,800							
		Alt Prcl ID 0065 0069 0000		A12: Historic: Antenna/T 79E Dist:												
		Easement: Book/Page		Assoc Pid#												
		TIF Dist: TIF Value: A9:														
		GIS ID 065-069-0000														
						Total		328,500	328,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KILINC AYKUT		6315 2171	08-13-2021	U	I	496,000	15	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
T&C HOME RENOVATIONS LLC		6248 1351	03-09-2021	Q	I	340,000	00	2021	1010	150,200	2020	1010	150,200	2019	1010	150,200
GOODRICH MARK A & JOSHUA T		5881 0113	12-18-2017	U	I	0	38		1010	150,900		1010	150,900		1010	150,900
GOODRICH JOHN M		3826 2827	08-28-2002	U	I	0	1		1010	15,700		1010	15,700		1010	15,700
GOODRICH DOROTHY		0		U		0		Total		316,800	Total		316,800	Total		316,800
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)				167,200							
0001					Appraised Xf (B) Value (Bldg)				4,600							
					Appraised Ob (B) Value (Bldg)				5,800							
					Appraised Land Value (Bldg)				150,900							
					Special Land Value				0							
					Total Appraised Parcel Value				328,500							
					Valuation Method				C							
					Total Appraised Parcel Value				328,500							
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpos/Result		
21-164	08-17-2021	DE	Demolish		12-06-2021	100	12-06-2021	DEMO POOL	12-06-2021	PGM			60	BP Review - Ext		
21-034		RE	Remodel	30,000	03-11-2021	100	09-15-2021	NEW KIT CABINETS, LVRM F	05-03-2021	PGM			20	Sale Review Ext		
									03-19-2021	PGM			12	MLS Review		
									02-08-2019	PGM			15	Res Field Revw		
									07-01-2010	PM			15	Res Field Revw		
									06-03-2004	EB			00	Measur+Listed		
									09-10-1996	NR			00	Measur+Listed		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Fam MDL	R-3		10,890 SF	12.59	1.00000	5	1.00	60	1.100		1.0000	13.85	150,900	
Total Card Land Units					0.25 AC	Parcel Total Land Area					0.25	Total Land Value			150,900	

4-4-22 / 09-11-21
Chp/12 / Ext

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod ✓			
Model	01	Residential ✓			
Grade:	03	Average ✓			
Stories:	1.5	1 1/2 Stories ✓			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding ✓			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip ✓			
Roof Cover	03	Asph/F Gls/Cmp ✓			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2	13	Parquet			
Heat Fuel	03	Gas ✓			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	9	9 Rooms			
Bath Style:	02	Average			
Kitchen Style:	03	Good			
MHP					
CONDO DATA					
Parcel Id		C	Owne	0.0	
Adjust Type			B	S	
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			208,984		
Year Built			1920		
Effective Year Built			1999		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			20		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			80		
RCNLD			167,200		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL2	1.5 STY ✓	B	1	4200.00	1989		80		0.00	3,400
FPO	EXTRA FPL O	B	1	1500.00	1989		80		0.00	1,200
FGR1	GARAGE-AVE	L	✓20	24.00	1996	14x30	50		0.00	5,000
RPV1	PAVED DRIVE	L	1	1000.00	2005		75		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,352	1,352	1,352	99.84	134,984
FHS	Half Story, Finished	406	812	406	49.92	40,535
UBM	Basement, Unfinished	0	1,064	213	19.99	21,266
WDK	Deck, Wood	0	16	2	12.48	200
Ttl Gross Liv / Lease Area		1,758	3,244	1,973		196,985



NH DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPAL & PROPERTY DIVISION

MONITORING INSPECTION REPORT

Municipality:	Exeter	Year:	2021	Purpose:	Data Monitoring
DRA Monitor:	B.Pabon & C.Lagace	Date:	4/4/2022	Company Lister(s):	C. Gordon, P. McKenney, S. Marsh

		Map/Lot Numbers of Samples					
Data Items	Points	73/173	85/35	87/3/9	89/14	Comments:	
Owner/Land Section		5	6	7	8	73/173	
Address	1					DRA found no visit listed by the assessor for the 2021 cyclical work. DRA found 16x20 FHS/BAS, assessor picked up as 16x20 TQS/BAS. DRA only observed Vinyl siding, assessor also picked up Wood Shingle for 2nd siding. DRA found a 10x12 shed, assessor picked up as 12x12.	
Land Factors (topo/driveway/road)	1 Per						
View / Waterfront	2 Per						
Parcel ID	1						
Lot Size	1						
Land Use Code	1						
Neighborhood	1						
Sale History Section						85/35	
Sale Date	1					DRA found no visit listed by the assessor for the 2021 cyclical work DRA found driveway to be gravel, assessor picked up as paved.	
Sale Price	2						
Sale Validity Code	2						
Improvement Section							87/3/9
Visit History Documentation / Coding	6	6	6				No Errors
Story Height	2	2					
Style Type	2						
Foundation Type	1						
Incorrect Photo	1						
Exterior Siding	1	1					
Roof Style / Cover	1 Per						
Interior Wall / Floor	1 Per						
Heating / Cooling Type	1 Per						
Bedrooms	1						
Bathrooms	2						
Grade	2						
Year Built	1						
Condition - Physical Conditon	2						
Functional Depreciation Code / UC	1 Per						
Comments / Notes	1 Per						
OB's if < 200 SF	1 Per	1					
OB's if > 200 SF	2 Per						
Extra Residential Features < \$5,000	1 Per		1				
Extra Residential Features > \$5,000	2 Per						
Sketch Accuracy < \$1,000 impact	1					89/14	
Sketch Accuracy > \$1,000 impact	2					No Errors	
Sketch Accuracy > \$5,000 impact	4						
Sketch Labeling < \$5,000 impact	2						
Sketch Labeling > \$5,000 impact	4						
Commercial Factors							
Wall Height	2						
Frame Type	2						
Site Improvement Elements	1 Per						
Sprinkler	1						
Elevator / Lifts / Loading docks	1 Per						
Interior Inspection							
By Company Lister Y/N		N	N	N	N		
By DRA Monitor Y/N		N	N	N	N		
Total Points		10	7	0	0		

Property Location 20 HARVARD ST
 Vision ID 2821

Account # W7801R

Map ID 73/173/1

Bldg # 1

Bldg Name

Sec # 1 of 1

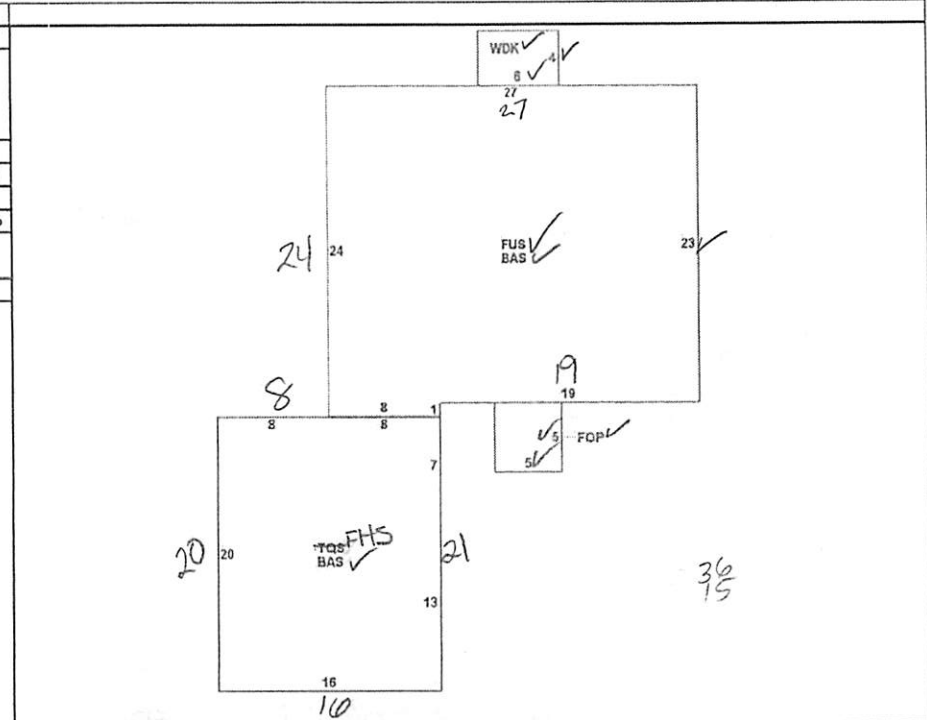
Card # 1 of 1

State Use 1010

Print Date 3/21/2022 8:35:09 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2211 EXETER, NH						
EXETER STATION PROPERTIES LLC		1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed							
1 ROCKINGHAM ST						RESIDNTL	1010	134,000	134,000	VISION						
EXETER NH 03833						RES LAND	1010	125,000	125,000							
						RESIDNTL	1010	2,000	2,000							
						Total		261,000	261,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
EXETER STATION PROPERTIES LLC		5932 0526	07-24-2018	Q	I	220,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CULLING PAUL		5289 1756	02-03-2012	U	I	115,000	1S	2021	1010	134,000	2020	1010	117,700	2019	1010	117,700
FEDERAL NATIONAL		5228 1274	06-30-2011	U	I	182,150	1L		1010	125,000		1010	125,000		1010	125,000
HOWARD BRENT		3409 1107	07-21-1999	Q	I	136,000	00		1010	2,000		1010	1,700		1010	1,700
THIBEAULT JONATHAN M		2862 0303		U		0		Total		261,000	Total		244,400	Total		244,400
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch												
0001																
NOTES																
10/17 CORRECTED STYLE,RPV1,PAT1 SHD1 SIZE, REMOVED ECO FOR LOCATION UC = 2018 HOUSE GUTTED , CHECK IN APR. 2019 <div style="text-align: center; font-size: 2em; margin-top: 10px;"> 4-4-22 / Cycled Bhp/cu / Ext </div>																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY							
20-084	05-05-2020	EL	Electric	8,000	09-14-2020	100	09-14-2020	REWIRE	Date	Id	Type	Is	Cd	Purpost/Result		
									09-14-2020	STM			60	BP Review - Ext		
									03-06-2019	PGM			60	BP Review - Ext		
									01-17-2019	PGM			15	Res Field Rewv		
									01-11-2019	ET			25	Sale Review-Suprvsr		
									08-28-2018	DS			20	Sale Review Ext		
									10-27-2017	MO			01	Measur+1Visit		
									07-08-2010	PM			15	Res Field Rewv		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Fam MDL	R-2		6,098 SF	20.70	1.00000	5	0.90	60	1.100		1.0000	20.5	125,000	
Total Card Land Units					0.14 AC	Parcel Total Land Area					0.14	Total Land Value			125,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial ✓			
Model	01	Residential ✓			
Grade:	03	Average ✓			
Stories:	2	2 Stories ✓			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding ✓			
Exterior Wall 2	14	Wood Shingle ✓			
Roof Structure:	03	Gable/Hip ✓			
Roof Cover	03	Asph/F Gls/Cmp ✓			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2	05	Vinyl/Asphalt			
Heat Fuel	03	Gas ✓			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
MHP					
			CONDO DATA		
Parcel Id		C	Owne		0.0
Adjust Type		Code	Description		Factor%
Condo Flr			Condo Unit		
			COST / MARKET VALUATION		
Building Value New				191,398	
Year Built				1911	
Effective Year Built				1989	
Depreciation Code				G	
Remodel Rating					
Year Remodeled					
Depreciation %				30	
Functional Obsol					
External Obsol					
Trend Factor				1	
Condition					
Condition %				70	
Percent Good				70	
RCNLD				134,000	
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAT1	PATIO-AVG	L	180	5.00	2020	15X15	50		0.00	500
RPV1	PAVED DRIVE	L	1	1000.00	2000		50		0.00	500
SHD1	SHED FRAME	L	144	14.00	2005	10X12	50		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	949	949	949	101.04	95,887
FOP	Porch, Open, Finished	0	25	5	20.21	505
FUS	Upper Story, Finished	629	629	629	101.04	63,554
TQS	Three Quarter Story	240	320	240	75.78	24,250
WDK	Deck, Wood	0	24	2	8.42	202
Ttl Gross Liv / Lease Area		1,818	1,947	1,825		184,398

* PAVER DRIVE

Property Location 6 MEADOW LN
Vision ID 3636

Account # M5884R

Map ID 85 / 35 /

Bldg # 1

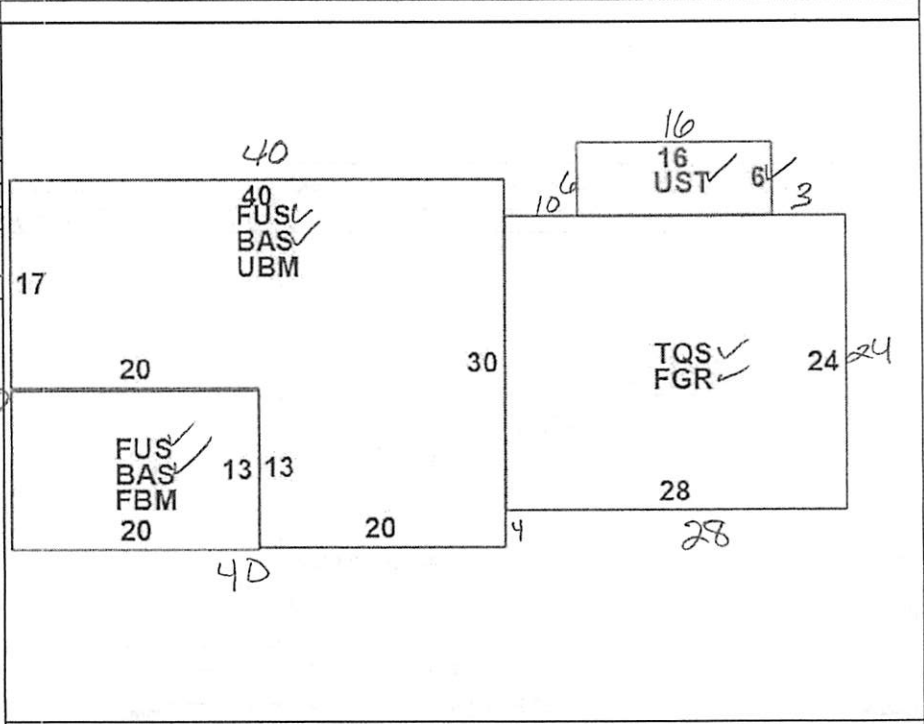
Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 3/21/2022 8:36:26 AM

CURRENT OWNER		TOPO	UTILITIES	STRY / ROAD	LOCATION	CURRENT ASSESSMENT				2211 EXETER, NH						
GIBSON DUSTIN M GIBSON KATHERINE A 6 MEADOW LN EXETER NH 03833		1 Level	1 All Public	1 Paved	2 Suburban	Description	Code	Assessed	Assessed							
						RESIDENTL	1010	386,000	386,000							
						RES LAND	1010	150,900	150,900							
						RESIDENTL	1010	1,500	1,500							
						Total		538,400	538,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GIBSON DUSTIN M		6090 0236	02-18-2020	U	I	262,000	51	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MICHAUD DAVID CHARLES		5458 0723	06-24-2013	U	I	0		2021	1010	386,000	2020	1300	150,900	2019	1010	137,400
MICHAUD REV TR		4901 0023	03-28-2008	U	I	0	1		1010	150,900				1010	150,900	
MICHAUD DAVID C		4892 0415	03-03-2008	U	I	0	1							1010	1,000	
MICHAUD REV TR		4322 0064	06-29-2004	U	I	0	1									
						Total		536,900		150,900		150,900		289,300		
EXEMPTIONS				OTHER ASSESSMENTS				APPROAISED VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
			Total				0.00									
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name		B	Tracing		Batch										
0001																
NOTES																
3/20 HOUSE DEMO'D FOUNDATION ONLY																
<p>NOTE: L&B PLAN: SANBORN-563</p> <p><i>4-4-22 / Cycl-21</i> <i>Bp/Ch / Ext</i></p>																
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
20-059	03-27-2020	NC	New Construct	275,000	09-21-2020	100	03-08-2021	SF HOME W/GAR	03-08-2021	PM			60	BP Review - Ext		
20-051	03-13-2020	DE	Demolish	0	03-25-2020	100	03-25-2020	DEMO LEAVING FOUNDATIO	09-21-2020	PGM			60	BP Review - Ext		
									03-25-2020	PGM			60	BP Review - Ext		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Fam MDL	R-2		10,890 SF	12.59	1.00000	5	1.00	60	1.100		1.0000	13.85	150,900	
Total Card Land Units					0.25 AC	Parcel Total Land Area					0.25	Total Land Value			150,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod ✓			
Model	01	Residential ✓			
Grade:	05	Average +20			
Stories:	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding ✓			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip ✓			
Roof Cover	03	Asph/F Gls/Cmp ✓			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil ✓			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central ✓			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs	1				
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
MHP					
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		386,022
			Year Built		2020
			Effective Year Built		2019
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		0
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		100
			RCNLD		386,000
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
RPV2	PAVED DRIVE	L	1	1500.00			100		0.00	1,500
	GRAVEL									

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	107.38	128,851
FBM	Basement, Finished	0	260	91	37.58	9,771
FGR	Garage, Framed	0	672	235	37.55	25,233
FUS	Upper Story, Finished	1,200	1,200	1,200	107.38	128,851
TQS	Three Quarter Story	504	672	504	80.53	54,118
UBM	Basement, Unfinished	0	940	188	21.48	20,187
UST	Utility, Storage, Unfinished	0	96	34	38.03	3,651
Ttl Gross Liv / Lease Area		2,904	5,040	3,452		370,662





NH DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPAL & PROPERTY DIVISION

MONITORING INSPECTION REPORT

Municipality:	Exeter	Year:	2021	Purpose:	Data Monitoring
DRA Monitor:	B.Pabon & C.Lagace	Date:	4/4/2022	Company Lister(s):	C. Gordon, P. McKenney, S. Marsh

Data Item	Points	Map/Lot Numbers of Samples				Comments:	
		90/32	95/2	95/28	95/64/192		
Owner/Land Section		9	10	11	12	90/32	
Address	1					No Errors	
Land Factors (topo/driveway/road)	1 Per						
View / Water Front	2 Per						
Parcel ID	1						
Lot Size	1						
Land Use Code	1						
Neighborhood	1						
Sale History Section						95/2	
Sale Date	1					DRA found no visit listed by the assessor for the 2021 cyclical work	
Sale Price	2						
Sale Validity Code	2						
Improvement Section							95/28
Visit History Documentation / Coding	6		6	6	6		DRA found no visit listed by the assessor for the 2021 cyclical work DRA found a 8x12 WDK/Patio and 3x13 WDK, assessor picked up as 11x13 WDK.
Story Height	2						
Style Type	2						
Foundation Type	1						
Incorrect Photo	1						
Exterior Siding	1						
Roof Style / Cover	1 Per						
Interior Wall / Floor	1 Per						
Heating / Cooling Type	1 Per						
Bedrooms	1						
Bathrooms	2					DRA found no visit listed by the assessor for the 2021 cyclical work DRA found a 8x12 WDK/Patio and 3x13 WDK, assessor picked up as 11x13 WDK.	
Grade	2						
Year Built	1						
Condition - Physical Conditon	2						
Func. Code / Under Construction	1 Per						
Comments / Notes	1 Per						
OB's if < 200 SF	1 Per				1		
OB's if > 200 SF	2 Per						
Extra Residential Features < \$5,000	1 Per						
Extra Residential Features > \$5,000	2 Per						
Sketch Accuracy < \$1,000 impact	1			1	1	95/64/192	
Sketch Accuracy > \$1,000 impact	2				2	DRA found no visit listed by the assessor for the 2021 cyclical work DRA found a 7x7 shed, assessor picked up as 10x14. DRA found 10x18 BAS, assessor picked up as 8x18 FSP. DRA found a 10x12 WDK, assessor picked up as 8x14 WDK.	
Sketch Accuracy > \$5,000 impact	4						
Sketch Labeling < \$5,000 impact	2						
Sketch Labeling > \$5,000 impact	4						
Commercial Factors							DRA found no visit listed by the assessor for the 2021 cyclical work DRA found a 7x7 shed, assessor picked up as 10x14. DRA found 10x18 BAS, assessor picked up as 8x18 FSP. DRA found a 10x12 WDK, assessor picked up as 8x14 WDK.
Wall Height	2						
Frame Type	2						
Site Improvement Elements	1 Per						
Sprinkler	1						
Elevator / Lifts / Loading docks	1 Per						
Interior Inspection							
By Company Lister Y/N		N	N	N	N		
By DRA Monitor Y/N		N	N	N	N		
Total Points		0	6	7	10		

Monitoring points should total less than (6) for Residential; (9) for Commercial

Revised: January 29, 2021

UK

Property Location 139 COURT ST
Vision ID 4168

Account # G6779R

Map ID 95/12/1

Bldg # 1

Bldg Name
Sec # 1 of 1

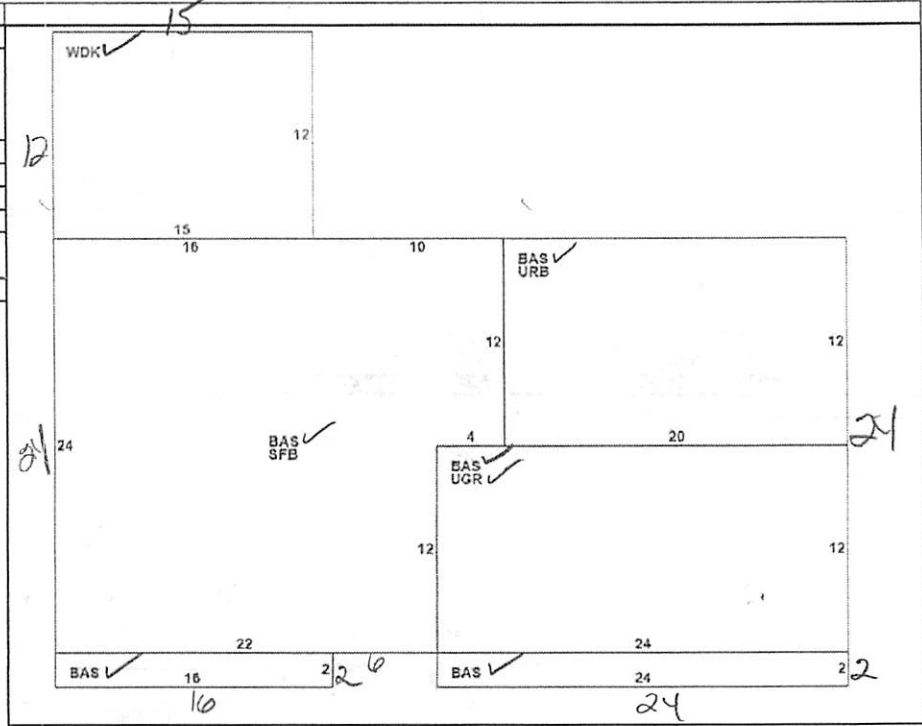
Card # 1 of 1

State Use 1010
Print Date 3/21/2022 8:40:41 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2211 EXETER, NH						
MELANSON SAMUEL BLANCHETTE KIM & TRICCA ANN 139 COURT ST EXETER NH 03833		1 Level 2 Above Street	1 All Public	1 Paved	2 Suburban	Description	Code	Assessed	Assessed							
						RESIDNTL	1010	164,300	164,300	VISION						
						RES LAND	1010	148,400	148,400							
						RESIDNTL	1010	6,700	6,700							
						Total		319,400	319,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MELANSON SAMUEL GRADY LORI M GRADY SEAN		6148 2503 3904 1048 2968 1141	08-06-2020 12-06-2002	Q U U	I I	382,500 0 0	00 38	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2021	1010	164,300	2020	1010	158,900	2019	1010	158,900
									1010	148,400		1010	148,400		1010	148,400
									1010	6,700		1010	4,500		1010	4,500
								Total		319,400	Total		311,800	Total		311,800
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
Total				0.00												
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name	B	Tracing	Batch												
0001																
NOTES																
BROWN IG-BUILT IN A/C 1 UNIT 4/1/98 DET. GAR FIN .18X2 3/21 ADDED HDWD, MLS NOTE: L&B/LOT A PLAN: PHILLIPS-294																
4-4-22 / Csch-21 Bhplcl / Ext																
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
									03-22-2021	PGM			12	MLS Review		
									10-07-2020	PGM			20	Sale Review Ext		
									01-30-2019	PGM			15	Res Field Revw		
									07-09-2010	PM			15	Res Field Revw		
									09-10-2004	BB			02	Measur+2Visit		
									06-11-2004	DG			01	Measur+1Visit		
									04-04-1997	RD			00	Measur+Listed		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Fam MDL	R-2		14,810 SF	10.02	1.00000	5	1.00	50	1.000		1.0000	10.02	148,400	
Total Card Land Units					0.34 AC	Parcel Total Land Area					0.34	Total Land Value			148,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	08	Raised Ranch ✓			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story ✓			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding ✓			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip ✓			
Roof Cover	03	Asph/F Gls/Cmp ✓			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil ✓			
Heat Type:	05	Hot Water			
AC Type:	04	Unit/AC <i>minisplit</i>			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5	5 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
MHP					

CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New	186,652		
Year Built	1985		
Effective Year Built	2007		
Depreciation Code	G		
Remodel Rating			
Year Remodeled			
Depreciation %	12		
Functional Obsol	0		
External Obsol	0		
Trend Factor	1		
Condition			
Condition %			
Percent Good	88		
RCNLD	164,300		
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
FGR1	GARAGE-AVE	L	432	24.00	1998	10124	50	2	0.00	5,200	
RPV2	PAVED DRIVE	L	1	1500.00	2000	10124	100		0.00	1,500	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,184	1,184	1,184	108.11	128,002
SFB	Base, Semi-Finished	0	576	288	54.06	31,136
UGR	Garage, Under	0	288	72	27.03	7,784
URB	Basement, Unfinished, Raised	0	240	72	32.43	7,784
WDK	Deck, Wood	0	180	18	10.81	1,946
Ttl Gross Liv / Lease Area		1,184	2,468	1,634		176,652



Property Location 10 THELMA DR
 Vision ID 4194

Account # A4809R

Map ID 95 / 28 /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

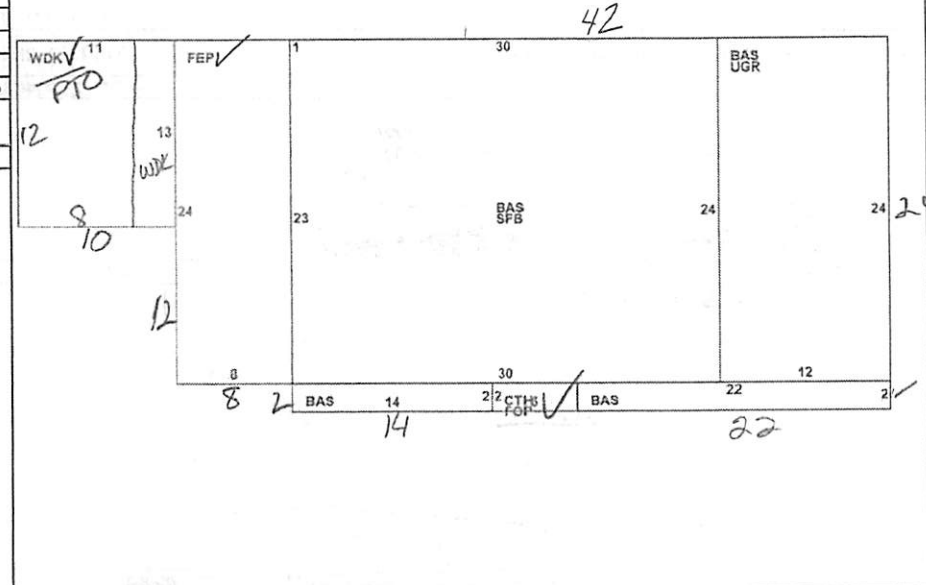
State Use 1010
 Print Date 3/21/2022 8:41:14 AM

WDA / ratio

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2211 EXETER, NH							
BIBEAU AMANDA MARIE BIBEAU CAITLIN ARMSTRONG 10 THELMA DR EXETER NH 03833		1 Level 2 Above Street	1 All Public	1 Paved	2 Suburban	Description	Code	Assessed	Assessed								
						RESIDENTL	1010	165,200	165,200								
						RES LAND	1010	163,900	163,900								
						RESIDENTL	1010	1,300	1,300								
						Total		330,400	330,400								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BIBEAU AMANDA MARIE HEALY TIMOTHY P PLUMPTON MARK H		6183 3206 2945	1809 0650 0215	10-23-2020 03-31-1997 09-23-1992	Q Q U	I V	405,000 138,000 0	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2021	1010	165,200	2020	1010	165,200	2019	1010	165,200	
									1010	163,900		1010	163,900		1010	163,900	
									1010	1,300		1010	1,700		1010	1,700	
								Total		330,400	Total		330,800	Total		330,800	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total			0.00														
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name		B	Tracing		Batch											
0001																	
NOTES																	
TAN/GREEN IA SHD12X8=NV																	
NOTE: L&B/LOT 50 PLAN: BELL & FLYNN-1093																	
<i>4-4-22 / Cycle 21</i> <i>Bhp/col Get</i>																	
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
03-074	04-21-2003	RE	Remodel	3,000	04-01-2004	100	04-01-2004		03-22-2021	PGM			12	MLS Review			
									12-10-2020	STM			22	Sale Review @door			
									01-31-2019	PGM			15	Res Field Revw			
									07-09-2010	PM			15	Res Field Revw			
									06-10-2004	DG			01	Measur+1Visit			
									12-02-1996	NR			00	Measur+Listed			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value		
1	1010	Single Fam MDL	R-2		15,246 SF	9.77	1.00000	5	1.00	60	1.100		1.0000	10.75	163,900		
Total Card Land Units					0.35 AC	Parcel Total Land Area					0.35	Total Land Value		163,900			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	08	Raised Ranch ✓			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story ✓			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding ✓			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip ✓			
Roof Cover	03	Asph/F Gls/Cmpl ✓			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	11	Ceram Clay Til			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil ✓			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	7	7 Rooms			
Bath Style:	03	Modern			
Kitchen Style:	02	Average			
MHP					

CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		188,390	
Year Built		1975	
Effective Year Built		2005	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		14	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		86	
RCNLD		162,000	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FIREPLACE 14	B	1	3700.00	2005		86		0.00	3,200
RPV1	PAVED DRIVE	L	1	1000.00	2000		100		0.00	1,000
SHD1	SHED FRAME	L	196	14.00	2000	8x12	25		0.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	107.27	115,852
CTH	Cathedral	0	12	1	8.94	107
FEP	Porch, Enclosed, Finished	0	192	134	74.87	14,374
FOP	Porch, Open, Finished	0	12	2	17.88	215
SFB	Base, Semi-Finished	0	720	360	53.64	38,617
UGR	Garage, Under	0	288	72	26.82	7,723
WDK	Deck, Wood	0	143	14	10.50	1,502
Ttl Gross Liv / Lease Area		1,080	2,447	1,663		178,390



Property Location 3 CEDAR ST
 Vision ID 4422

Account # b2516R

Map ID 95 / 64 / 192 /
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 1031
 Print Date 3/21/2022 8:41:44 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2211 EXETER, NH						
BROWN TRACEY A						Description	Code	Assessed	Assessed							
3 CEDAR ST						RESIDNTL	1031	43,400	43,400	VISION						
EXETER NH 03833						RESIDNTL	1031	1,000	1,000							
SUPPLEMENTAL DATA						Total		44,400	44,400							
Alt Prcl ID 0095 0064 0192		Easement:		A12:												
Book/Page		TIF Dist:		Historic:												
TIF Value:		A9:		Antenna/T												
GIS ID 095-064-0192		Assoc Pid#		79E Dist:												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BROWN TRACEY A		6192 2307	10-30-2020	U	I	122,500	14	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GILLIS VINCENT G JR		5893 1503	02-14-2018	U	I	20,000	35	2021	1031	43,400	2020	1031	39,500	2019	1031	39,500
NEW HAMPSHIRE COMMUNITY		5841 2230	08-02-2017	U	I	500	51		1031	1,000		1031	1,000		1031	1,000
BROWN CATHERINE		5209 2541	04-12-2011	U	I	4,000	1									
GRACE JULIANNE		3580 0435	05-11-2001	Q	I	36,500	00									
								Total		44,400	Total		40,500	Total		40,500
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)				43,400							
0001					Appraised Xf (B) Value (Bldg)				0							
					Appraised Ob (B) Value (Bldg)				1,000							
					Appraised Land Value (Bldg)				0							
					Special Land Value				0							
					Total Appraised Parcel Value				44,400							
					Valuation Method				C							
					Total Appraised Parcel Value				44,400							
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
									12-10-2020	STM			20	Sale Review Ext		
									01-30-2019	PGM			15	Res Field Reww		
									09-20-2018	PGM			20	Sale Review Ext		
									08-18-2017	JQ			47	Change Legal Owner		
									08-19-2014	STM			01	Measur+1Visit		
									07-08-2010	PM			15	Res Field Reww		
									06-30-2004	DG			00	Measur+I listed		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1031	Manf Hom NL M	M		0.000 AC	0.01	1.00000	5	1.00		1.000		0.0000	0.01	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

4/4/22 / cyc 21
 BP CL | EXT

Exeter Farms Homeowners' Association, Corporation

P.O. Box 541

Exeter, New Hampshire 03833

May 28, 2022
Town of Exeter
10 Front Street
Exeter, NH 03833

To Whom It May Concern:

SUBJECT: EXETER FARMS HOMEOWNERS' ASSOCIATION, BOARD OF DIRECTORS & OFFICERS CERTIFICATION OF ELECTION

This letter is to inform your office of the recent changes to the Exeter Farms Homeowners' Association (EFHA) Board of Directors (BOD) and Officers. BOD members and Officers will serve through April 2023.

The following homeowners have volunteered their time to represent the Exeter Farms Subdivision.

EFHA BOARD OF DIRECTORS 2022-2023

Bob Bilharz, President
Tom Navin, Vice President
Matt Rigatti, Secretary
Eugene Lambert, Treasurer
Yanni Karalis, Director
Brock Rutter, Director
Joseph Stagnone, Director

This letter serves as official notice and certification of the EFHA BOD election held on April 20, 2022.

Sincerely,



Matt Rigatti

Secretary

Exeter Farms Homeowners' Association

Town Manager's Office

JUN - 2 2022

Received